



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: Democratic Services
committee.services@tmbc.gov.uk

5 June 2023

To: MEMBERS OF THE FINANCE, REGENERATION AND PROPERTY
SCRUTINY SELECT COMMITTEE
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Finance, Regeneration and Property Scrutiny Select Committee to be held in the Council Chamber, Gibson Drive, Kings Hill on Tuesday, 13th June, 2023 commencing at 7.30 pm.

Members of the Committee are required to attend in person. Other Members may attend in person or participate online via MS Teams.

Information on how to observe the meeting will be published on the Council's website.

Yours faithfully

JULIE BEILBY

Chief Executive

A G E N D A

- | | | |
|----|--------------------------------------|--------|
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PART 1 - PUBLIC

3. Apologies for Absence
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Members are reminded of their obligation under the Council's Code of Conduct to disclose any Disclosable Pecuniary Interests and Other Significant Interests in any matter(s) to be considered or being considered at the meeting. These are explained in the Code of Conduct on the Council's website at [Code of conduct – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/code-of-conduct).

Members in any doubt about such declarations are advised to contact Legal or Democratic Services in advance of the meeting.

6. Minutes 17 - 20

To confirm as a correct record the Notes of the meeting of the Finance, Regeneration and Property Scrutiny Select Committee held on 14 March 2023.

Matters for recommendation to the Cabinet

7. TMBC Owned Sites - Local Plan 21 - 130

The purpose of this report is to seek Members' views on which sites are considered to be available/unavailable for development.

Matters submitted for Information

8. Household Support Fund 2023/24 131 - 134

A report outlining past, present and future administration of the Household Support Fund.

9. Key Performance Indicators 135 - 140

A number of Key Performance Indicators (KPIs) are presented to enable the Scrutiny Select Committee to assess and scrutinise performance.

If there are any questions regarding the KPIs provided, these should be submitted to the relevant Director/Chief Executive at least 2 days in advance of the Scrutiny Select Committee meeting in order to ensure that a suitable response can be provided at the meeting. If additional queries are raised at the Scrutiny Select Committee meeting, these will be responded to within 5 working days.

10. Work Programme 2023/24 141 - 142

The Work Programme setting out matters to be scrutinised during 2023/24 is attached for information. Members can suggest future items by liaising with the Chair of the Committee.

11. Urgent items

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

12. Exclusion of Press and Public

143 - 144

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

13. Urgent items

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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

Cllr D Harman (Chair)
Cllr C Brown (Vice-Chair)

Cllr L Athwal
Cllr T Bishop
Cllr P Boxall
Cllr R I B Cannon
Cllr Mrs T Dean
Cllr W J Mallard

Cllr A Mehmet
Cllr W E Palmer
Cllr B A Parry
Cllr M R Rhodes
Cllr C J Williams

GUIDANCE ON HOW MEETINGS WILL BE CONDUCTED

- (1) All meetings of the Borough Council will be livestreamed to YouTube here, unless there is exempt or confidential business be discussed:

<https://www.youtube.com/channel/UCPp-IJISNgoF-ugSzxjAPfw/featured>
- (2) There are no fire drills planned during the time a meeting is being held. For the benefit of those in the meeting room, the fire alarm is a long continuous bell and the exits are via the doors used to enter the room. An officer on site will lead any evacuation.
- (3) Should you need this agenda or any of the reports in a different format, or have any other queries concerning the meeting, please contact Democratic Services on committee.services@tmbc.gov.uk in the first instance.

Attendance:

- Members of the Committee/Advisory Board are required to attend in person and be present in the meeting room. Only these Members are able to move/ second or amend motions, and vote.
- Other Members of the Council can join via MS Teams and can take part in any discussion and ask questions, when invited to do so by the Chairman, but cannot move/ second or amend motions or vote on any matters. Members participating remotely are reminded that this does not count towards their formal committee attendance.
- Occasionally, Members of the Committee/Advisory Board are unable to attend in person and may join via MS Teams in the same way as other Members. However, they are unable to move/ second or amend motions or vote on any matters if they are not present in the meeting room. As with other Members joining via MS Teams, this does not count towards their formal committee attendance.
- Officers can participate in person or online.
- Members of the public addressing an Area Planning Committee can participate in person or online. Please contact committee.services@tmbc.gov.uk for further information.

Before formal proceedings start there will be a sound check of Members/Officers in the room. This is done as a roll call and confirms attendance of voting Members.

Ground Rules:

The meeting will operate under the following ground rules:

- Members in the Chamber should indicate to speak in the usual way and use the fixed microphones in front of them. These need to be switched on when speaking or comments will not be heard by those participating online. Please switch off microphones when not speaking.
- If there any technical issues the meeting will be adjourned to try and rectify them. If this is not possible there are a number of options that can be taken to enable the meeting to continue. These will be explained if it becomes necessary.

For those Members participating online:

- please request to speak using the 'chat or hand raised function';
- please turn off cameras and microphones when not speaking;
- please do not use the 'chat function' for other matters as comments can be seen by all;
- Members may wish to blur the background on their camera using the facility on Microsoft teams.
- Please avoid distractions and general chat if not addressing the meeting
- Please remember to turn off or silence mobile phones

Voting:

Voting may be undertaken by way of a roll call and each Member should verbally respond For, Against, Abstain. The vote will be noted and announced by the Democratic Services Officer.

Alternatively, votes may be taken by general affirmation if it seems that there is agreement amongst Members. The Chairman will announce the outcome of the vote for those participating and viewing online.

Terms of Reference

Finance, Regeneration & Property Scrutiny Select Committee

Title:	Finance, Regeneration & Property Scrutiny Select Committee
Membership:	15 Members
Quorum:	4 Members
Regeneration	
Attracting new business investment into the Borough	
Encouraging and supporting growth of existing businesses	
Engaging and listening to the local business community	
Promoting the Borough as a popular tourism destination/Tourism marketing	
Representing the Borough Council on the West Kent Partnership	
Supporting local entrepreneurship	
Working to improve the vitality of the Borough's town and local centres	
Economic Development Tasks	
Commission and fund: <ul style="list-style-type: none"> - Business support seminars - Free 1-2-1 business advice sessions 	
Ensure payments by the Council for services from local business are paid promptly	
Help to foster business networking via an online business directory	
Maximise use of the Council's own property portfolio to support local business	
Provide on-line advice for businesses in search of funding	
Signposting businesses to support provided by partner agencies	
Supporting Local Business	

Use the Council's own procurement processes to support local business
Business Engagement
Contribute to existing business networks and fora active in the Borough
Holding regular engagement events for local business
Receive and act upon feedback from local businesses
Support locally held business award initiatives
Promoting Inward Investment
Promote, support and bring forward new sites for employment use
Engage with developers to ensure new employment-related development is well planned
Signpost to on-line advice for businesses in search of new premises/sites
Work with Locate in Kent to promote the take up of vacant business property
Partnership Working
Achieve a higher economic priority for the area in relation to the wider LEP
Assist with the delivery of the West Kent Investment Strategy
Contribute to the economic work of the West Kent Partnership
Rural Business Sector
Commission and fund support for: <ul style="list-style-type: none"> - home-based businesses - the land-based sector
Matters related to Farmers' Markets
Promote the enhancement of local broadband services in areas of need

Skills and Employability
Commission services to promote entrepreneurship in deprived communities
Develop and support Job Clubs in areas of particular need
Help promote: <ul style="list-style-type: none"> - the take up of local apprenticeships available in the Borough - work experience opportunities for young people with local businesses
Offer regular Borough Council apprenticeships to local young people
Work with Job Centre Plus and other partners to tackle local worklessness issues
Work with local schools and colleges to develop work-readiness skills
Supporting Town Centres
Allocation of Innovation Fund
Contribute to the promotional work of the Town Team in Tonbridge and in other local centres
Encourage the improvement of the environment and appearance of town and local centres
Support a major redevelopment of Tonbridge Town Centre
Support opportunities for additional retail activities e.g. Farmers Markets
Tackle the need to find new uses for empty shop premises
Supporting the Tourism Sector
Deliver an annual programme of cultural events
Manage Tonbridge Castle as a key visitor attraction
Operate the Tourist Information Centre at Tonbridge
Prepare online visitor information
Work with operators to help promote cultural and entertainment events
Work with Visit Kent to promote the Borough's visitor attractions and accommodation

Finance
Administration of Housing & Council Tax Benefits and Council Tax Reduction Scheme
Annual Estimates & the provision of medium term forecasts
All strategic and corporate matters relating to Information Technology and E-government (not within the direct purview of other portfolio holders)
Capital Planning including the management of new 'bids' and the preparation of a medium term plan
Collection of Council Tax and Business Rates
Day to Day financial operations, including debt recovery / management and payment of staff & creditors
Developing shared service arrangements
Development of the Council's procurement strategy
Financial management for the Council as a whole in accordance with proper practices, including the preparation of annual estimates and the provision of medium term forecasts
Property
Operational management of acquisition and disposal of land and property including leases, easements and other interests
Maintenance and improvement of Council property
Operational management of Council land and property not falling within the purview of other portfolio holders, specifically offices, depots, commercial and industrial holdings and vacant land and premises
Strategic management of land and property requirements, resources and allocation in line with the Asset Management Plan
Usage of Council offices and allocation of accommodation
Customer Services
Meeting the Council's targets for customer satisfaction

Development of a corporate customer charter
Development and implementation of a customer contact strategy encompassing a range of access channels including face-to face, telephone, website, letters and text messaging
<p>To consider:</p> <ul style="list-style-type: none"> - VFM (Value for Money) and Performance Reviews - Service delivery improvement for customers in support of the Council's Diversity Policy and Equality Act requirements in consultation with service users - Options for local service delivery across the Borough in response to identified need
All matters relating to Data Protection and Freedom of Information
Personnel issues that do not fall within the purview of the General Purposes Committee
Matters relating to skills education and training

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Finance, Regeneration and Property Scrutiny Select Committee – Substitute Members (if required)					
	Conservative	Liberal Democratic	Green	Ind. Kent Alliance	Labour
1	Roger Dalton	Garry Bridge	Kath Barton		Angus Bennison
2	Dave Davis	James Clokey	Steve Crisp		Wayne Mallard
3	Sarah Hudson	Frani Hoskins	Anna Cope		
4	James Lark	Roger Roud	George Hines		
5	Alex McDermott	David Thornwell	Robert Oliver		
Members of Cabinet cannot be appointed as a substitute to this Committee					

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Declarations of interest

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TONBRIDGE AND MALLING BOROUGH COUNCIL

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

MINUTES

Tuesday, 14th March, 2023

Present: Cllr R I B Cannon (Chair), Cllr F G Tombolis (Vice-Chair), Cllr P Boxall, Cllr T Bishop, Cllr C Brown, Cllr M O Davis, Cllr D Harman, Cllr M A J Hood, Cllr D Lettington, Cllr B J Luker, Cllr H S Rogers and Cllr C J Williams. Cllr R W Dalton, Cllr J R S Lark and Cllr D Thornewell were present as substitute members.

In attendance: Councillors M A Coffin and P M Hickmott were also present pursuant to Council Procedure Rule No. 15.21.

Virtual: Councillors Mrs J A Anderson, Mr S Bell, R P Betts, M D Boughton, V M C Branson, D Keers, Mrs A S Oakley, W E Palmer, M R Rhodes, K B Tanner and Mrs M Tatton participated via MS Teams and joined the discussion when invited to do so by the Chairman in accordance with Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors M C Base, Mrs T Dean and N J Heslop.

PART 1 - PUBLIC

FRP 23/1 NOTIFICATION OF SUBSTITUTE MEMBERS

Notification of substitute members were recorded as set out below:

- Cllr Dalton substituting for Cllr Base
- Cllr Lark substituting for Cllr Heslop
- Cllr Thornewell substituting for Cllr Dean

In accordance with Council Procedure Rules 17.5 to 17.9 these Councillors had the same rights as the ordinary member of the committee for whom they were substituting.

FRP 23/2 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

FRP 23/3 MINUTES

RESOLVED: That the notes of the meeting of the Finance, Regeneration and Property Scrutiny Select Committee held on 15 November 2022 be approved as a correct record and signed by the Chair.

MATTERS FOR RECOMMENDATION TO THE CABINET

FRP 23/4 TMBC OWNED SITES - LOCAL PLAN

In preparing the Local Plan, the Council, acting as the Local Planning Authority, would be writing to all landowners whose sites were identified in the Urban Capacity Study (UCS) to seek additional information about those sites, which would include the Council itself as landowner.

The joint report of the Leader, the Cabinet Member for Finance, Innovation and Property and the Director of Central Services & Deputy Chief Executive sought Members' views on the list of Council owned sites, as set out in Annex A, which were suggested to be unavailable for development through the initial information gathering process.

Members had regard to the sites identified to be inappropriate for development at this stage, the legal implications and the financial and value for money considerations detailed in the report and sought clarity around the remaining Council owned sites as identified by the Urban Capacity Study. In response, Members were advised that once the analysis of the remaining sites had been completed, a further report would be presented to the Committee for consideration.

RECOMMENDED: That all sites set out at Annex A to the report, be considered as unavailable for development when formally responding to the letter from the Local Planning Authority, once received, regarding TMBC owned sites identified in the Urban Capacity Study.

*** Referred to Cabinet**

FRP 23/5 REVENUES LOCAL SCHEME DECISIONS

The report gave details of two new discretionary rate relief schemes and a new council tax support fund policy for 2023/24.

It was noted that in respect of the two discretionary rate relief schemes, the Government expected billing authorities to apply and grant relief to qualifying ratepayers from the start of the 2023/24 billing year, and with regard to the council tax support fund policy, the Government expected billing authorities to apply the reductions to the 2023/24 council tax bills.

Therefore, both the aforementioned schemes and the policy had been applied in accordance with the Government's expectations.

RECOMMENDED: That

- (1) a scheme for the 2023/24 Retail, Hospitality and Leisure Business Rates Relief, as set out in Annex 1, be retrospectively adopted;
- (2) a scheme for the 2023 Supporting Small Business Relief, as set out in Annex 2, be retrospectively adopted;
- (3) a policy for the 2023/24 Council Tax Support Fund, as set out in Annex 3, be retrospectively adopted;
- (4) delegated authority be granted to the Revenues Manager to award, revise or revoke business rates reliefs in accordance with the adopted schemes subject to any disputed entitlement to relief being referred to the Director of Finance & Transformation; and
- (5) delegated authority be granted to the Director of Finance & Transformation to make technical amendments to the Council Tax Support Fund as per para 10.1 of the policy set out in Annex 3.

***Decision Taken by Cabinet Member**

MATTERS SUBMITTED FOR INFORMATION

FRP 23/6 REVENUES AND BENEFITS PERFORMANCE INFORMATION

Members noted the recent developments in respect of council tax, business rates, council tax reduction and housing benefits as detailed in the report of the Director of Finance and Transformation.

Collection rates for council tax and business rates were currently above target. Despite expectations that the situation with rising energy payments and the general cost of living would have a detrimental impact on collection, the collection rates were ahead of the amount collected in the same period the previous year.

FRP 23/7 KEY PERFORMANCE INDICATORS

Members received a list of Key Performance Indicators (KPIs) that were relevant to the committee. A baseline covering April to June 2022 had been used, with the data for October to December 2022 representing the most up-to-date available statistics. The KPIs would be monitored on a quarterly-annual basis and would be made available on an ongoing basis.

Members were requested to submit any questions regarding the KPIs to the relevant Director/Chief Executive at least two days in advance of the meeting in order to ensure that a suitable response could be provided at the meeting.

FRP 23/8 WORK PROGRAMME 2022/23

The Work Programme setting out matters to be scrutinised during 2022/23 was attached for information. Members were invited to suggest future matters by liaising with the Chair of the Committee.

MATTERS FOR CONSIDERATION IN PRIVATE

FRP 23/9 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 7.55 pm

TONBRIDGE & MALLING BOROUGH COUNCIL

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

13 June 2023

Report of the Director of Central Services & Deputy Chief Executive

Part 1- Public

Matters for Recommendation to Cabinet - Non-Key Decision

1 TMBC OWNED SITES – LOCAL PLAN

1.1 Introduction

- 1.1.1 As Members will be aware, the Council, acting as the Local Planning Authority (LPA), is preparing its new Local Plan and toward the end of last year undertook its Regulation 18 consultation.
- 1.1.2 As part of that process there are several ways potential development sites can be identified, including the Urban Capacity Study (UCS). Details of the UCS can be found on the Council's website under the Regulation 18 consultation evidence base [Local Plan \(Regulation 18\) consultation evidence base – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/Local-Plan-Regulation-18-consultation-evidence-base)
- 1.1.3 Members will be aware that potential development sites can be brought forward through the planning approval process and do not specifically require allocation in the local plan to do so. There are specific benefits of allocation within the local plan, however at this stage no decisions on particular sites for inclusion have yet been made by the Council as LPA. The planning policy team are at this stage seeking to understand availability of sites which have been identified through the UCS.
- 1.1.4 At its meeting on 14th March 2023, this Committee considered a report relating to 12 TMBC owned sites which were identified by the UCS (a copy of the meeting agenda, where the report and annexes can be viewed, can be found here [Agenda for Finance, Regeneration and Property Scrutiny Select Committee on Tuesday, 14th March, 2023, 7.30 pm \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/Agenda-for-Finance-Regeneration-and-Property-Scrutiny-Select-Committee-on-Tuesday-14th-March-2023-7.30-pm)).
- 1.1.5 The report included sites where it had been quickly identified there were existing restrictions or specific characteristics which meant future development was considered unlikely. The Committee recommended to Cabinet the sites listed should be considered unavailable for development. Cabinet endorsed the Committee's recommendation at their meeting on 4th April 2023 (Decision No.D230035CAB).

- 1.1.6 The 14th March 2023 stated officers were analysing the remaining sites and a future report would be presented to the Committee with the findings.

1.2 TMBC Owned Sites

- 1.2.1 The Council as LPA has written to all landowners whose sites were identified in the UCS, which of course includes itself as landowner, seeking additional information about those sites.
- 1.2.2 Officers from several Services have input comments into the proforma supplied by the LPA to assist Members in deciding whether the sites should be considered available for development, which can be found at **Annex A**.
- 1.2.3 The information provided under the heading 'URBAN CAPACITY STUDY INFORMATION' has been populated by the study. The 'OPTIMISED RESIDENTIAL CAPACITY' figure is the number of residential units the software calculated as being suitable for the area based on the characteristics of the site.
- 1.2.4 Outlined below is some additional information which Members may find helpful in reaching a recommendation.

1.3 Housing Targets

- 1.3.1 The housing need figure generated by the government's standard method which features in the Council's Local Plan (Regulation 18) is 839 dwellings per annum. For the period up to 2040, this is over 15,000 homes (gross). This is a significant housing need, and in order to reduce the pressure for greenfield releases beyond existing settlements, opportunities within built-up areas with good proximity to local services need to be fully explored.

1.4 MDEDPD

- 1.4.1 The Managing Development and the Environmental Development Plan Document (MDEDPD) forms part of the Council's Local Development Framework and is used, amongst other things, to assess and determine planning applications for development. The MDEDPD was adopted in April 2010. The Plan can be found on the Council's website here [Managing development and the environment – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/managing-development-and-the-environment)
- 1.4.2 A number of the sites identified in the UCS are included in the MDEDPD under Policy Annex OS1A – Open Spaces to be Protected. Reference to this is included in the proforma at Annex A for each applicable site.
- 1.4.3 Members should note that where a site benefits from protection under the MDEDPD it would represent a significant hurdle to future development in terms of obtaining planning permission, however it does not automatically mean any form of development would be deemed to be unacceptable. For example, in the instance where a site had a number of other important factors or characteristics

which made future development appealing, these may outweigh the protection the MDEDPD affords it.

1.5 Biodiversity Net Gain (BNG)

- 1.5.1 Under the Environment Act 2021, all planning permissions granted in England will have to deliver 10% BNG to be calculated using the DEFRA Biodiversity Metric and that habitat managed for at least 30 years. BNG requirements will apply to most sites from November 2023, with small sites included from April 2024. Whilst further detailed guidance is awaited from DEFRA, to meet BNG requirements developers will need to assess the biodiversity and its condition on sites, and submit plans that will deliver a 10% increase.
- 1.5.2 In general, it will be more costly and technically challenging to increase biodiversity on a site that is currently green space and on which the development will remove mature trees and hedgerows, compared to a site that has already been developed.
- 1.5.3 The UCS TMBC owned sites include both undeveloped (e.g. open green spaces) as well as developed sites (e.g. car parks). If sites are sold for development it is likely that the differential costs and challenges of biodiversity assessments, improvements and long-term maintenance between types of sites would increase the tendency towards 'brownfield first' developments, over sites that are currently green spaces.

1.6 Interim Sustainability Appraisal

- 1.6.1 Included in the Council's Regulation 18 consultation was the Interim Sustainability Appraisal, which includes an assessment of alternative site options for the sites identified by the UCS. A full copy of the report can be found on the Council's website here ([Interim Sustainability Appraisal – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tonbridgeandmallingsborough.gov.uk/interim-sustainability-appraisal)).
- 1.6.2 The proformas for each of the Council owned sites which are the subject of this report have been extracted and can be found at **Annex B**. The sites are in the same order as in Annex A.
- 1.6.3 For each site 14 sustainability appraisal objectives were individually assessed and scored by the UCS software. Scores for each objective range from Significant Negative to Significant Positive. Members may find these scores helpful when arriving at recommendations for each site.

1.7 Local Lettings Policy

- 1.7.1 The Council has nomination rights to affordable housing in the borough and as per our agreed policy position, will seek to agree local lettings plans (LLP) with providers of affordable housing on new housing developments and if needed for

specific reasons in existing provision and communities, e.g. anti-social behaviour in a particular area containing affordable homes.

- 1.7.2 The Council has agreed to seek to prioritise affordable home ownership homes, such as shared ownership, for local households and will make arrangements to support this where appropriate. The main priorities for use of local lettings plans are to give top priority for households with a local connection to the immediate area of the development and to achieve 50 per cent of first lets to households who are economically active. Each LLP is considered, developed and agreed in its own right so the aims, objectives and criteria may vary.
- 1.7.3 Any housing developed on Council owned land could therefore have an LLP in place to help manage lettings on the site, providing a direct benefit to the local community.

1.8 Tonbridge Town Centre

- 1.8.1 Members will be aware the Council is currently reviewing its land and property assets within Tonbridge town centre. The surface car parks around the Sainsbury's and Angel Centre site have been captured by the UCS however it was noted the Angel Centre itself was not included by the software, on the basis it is an existing, occupied building.
- 1.8.2 For completeness, if Members recommend the inclusion of the surface car parks in the area it is also recommended the Angel Centre itself is included.

1.9 Legal Implications

- 1.9.1 The matters raised in this report are considered to be routine, uncontroversial or not legally complex and a legal opinion has not been sought on these proposals.
- 1.9.2 As part of the Local Plan process, the Council is no different to any other landowner and therefore, all suitable sites need to be submitted to the Local Planning Authority if they are to be considered as part of the formal consultation. It is important that the Council through the Local Plan process can demonstrate that it has considered all available sites for development. The Council has to be seen to be following due process in relation to the submission of sites for possible allocation in the Local Plan and so the considerations in this report are appropriate in relation to Council owned sites.

1.10 Financial and Value for Money Considerations

- 1.10.1 In deciding whether sites could be made available for development, or not, within the life of the Local Plan, the Council will not actually be deciding to develop the sites, that is, the decision to bring a site forward for development will be the subject of a separate decision. It is therefore felt there are no financial or value for money considerations at this stage.

1.11 Risk Assessment

- 1.11.1 If all of the sites within the built-up areas are rejected, there is likely to be greater pressure for greenfield releases outside of settlement confines to help address our assessed needs for housing through the Local Plan process.

1.12 Equality Impact Assessment

- 1.12.1 Based on the fact this decision is linked to whether the sites should be made available for development in the future, not to develop the sites now, it is considered the decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.
- 1.12.2 Should a site be brought forward to development in the future then at that stage an equality impact assessment would be undertaken.

1.13 Policy Considerations

- 1.13.1 Asset Management.

1.14 Recommendations

- 1.14.1 It is **RECOMMENDED** to Cabinet that;
- 1.14.2 Members' views on sites which are considered to be available/unavailable for development be taken into account in formally responding to the letter from the LPA regarding TMBC owned sites identified in the Urban Capacity Study.

Background papers:

contact: Stuart Edwards


Nil

Adrian Stanfield
Director of Central Services & Deputy Chief Executive


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Explanatory Note


Please note that the suitability and 'optimised residential capacity' fields within the proforma have been populated with information directly from the Urban Capacity Study, 2022 which assessed the site for residential use only. In certain locations (for example town centres) sites may be suitable for a mix of uses, and further work is ongoing to assess potential for non-residential uses, which may result in amendments to the residential capacity figure provided.

SITE DETAILS	
UCS SITE REFERENCE	59559
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.30
ACCESSIBILITY LEVEL	Excellent Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Mixed uses
OPTIMISED RESIDENTIAL CAPACITY	35
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Kent County Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) This car park forms part of the Council's Tonbridge Town Centre asset work</p> <p>2) Existing car park provision will need to be considered if the site is to be developed in the future</p>

SITE DETAILS	
UCS SITE REFERENCE	59560
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.49
ACCESSIBILITY LEVEL	Excellent Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Mixed uses
OPTIMISED RESIDENTIAL CAPACITY	57
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Kent County Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) This car park forms part of the Council's Tonbridge Town Centre asset work</p> <p>2) Existing car park provision will need to be considered if the site is to be developed in the future</p>

SITE DETAILS	
UCS SITE REFERENCE	59561
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	1.07
ACCESSIBILITY LEVEL	Excellent Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Mixed uses
OPTIMISED RESIDENTIAL CAPACITY	111
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Kent County Council, the Environment Agency
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) This car park forms part of the Council's Tonbridge Town Centre asset work and is subject to several agreements with Sainsburys</p> <p>2) Existing car park provision will need to be considered if the site is to be developed in the future</p>

SITE DETAILS	
UCS SITE REFERENCE	59562
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.18
ACCESSIBILITY LEVEL	Excellent Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	22
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Kent County Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) This car park forms part of the Council's Tonbridge Town Centre asset work</p> <p>2) Existing car park provision will need to be considered if the site is to be developed in the future</p>

SITE DETAILS	
UCS SITE REFERENCE	59563
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.10
ACCESSIBILITY LEVEL	Excellent Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	12
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Kent County Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>) <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards)


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) This car park forms part of the Council's Tonbridge Town Centre asset work and is subject to a right of access to the Indoor Bowls Club</p> <p>2) Existing car park provision will need to be considered if the site is to be developed in the future</p>

SITE DETAILS	
UCS SITE REFERENCE	59581
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.56
ACCESSIBILITY LEVEL	Excellent Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	65
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Sainsburys Supermarkets Ltd
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) This car park forms part of the Council's Tonbridge Town Centre asset work and is subject to an agreement with Sainsburys</p> <p>2) Existing car park provision will need to be considered if the site is to be developed in the future</p>

SITE DETAILS	
UCS SITE REFERENCE	59437
WARD	Larkfield
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.31
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	9
AVAILABILITY INFORMATION	
OWNERSHIP	East Malling and Larkfield Parish Council, Tonbridge & Malling Leisure Trust
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) This site is operated by the Tonbridge & Malling Leisure Trust via a sub-lease from the Borough Council. The Borough Council lease the site from East Malling & Larkfield Parish Council.</p> <p>2) The car park is used by customers and staff and at peak times is at capacity.</p>

SITE DETAILS	
UCS SITE REFERENCE	59449
WARD	East Malling, West Malling & Offham
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.42
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	19
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Mainly grassed area with a few mature trees and now a roadside nature reserve, well used for recreation 2) Site identified as amenity green space 'to be protected' within MDEDPD.

SITE DETAILS	
UCS SITE REFERENCE	59456
WARD	Birling, Leybourne & Ryarsh
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.24
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	7
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Private
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Mainly grassed area with a few mature trees around the edge 2) Part of a wider open space which gets more recreational use than this section 3) Although the UCS did not highlight the area, the Council does also own the open space directly to the north of this site, although the footpath which divides the two spaces is not owned by the Council 4) Identified as amenity green space to be protected and enhanced within MDEDPD.


SITE DETAILS	
UCS SITE REFERENCE	59469
WARD	Aylesford South & Ditton
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.81
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	23
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>

AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	1) Grass area with mature trees around the edge 2) Identified as open space to be protected within MDEDPD.


SITE DETAILS	
UCS SITE REFERENCE	59502
WARD	Snodland East and Ham Hill
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.16
ACCESSIBILITY LEVEL	Excellent Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	8
AVAILABILITY INFORMATION	
OWNERSHIP	Kent County Council, Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>) <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards)

AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	1) TMBC only owns an incredibly small amount of this site, with the vast majority of the site being owned by Kent County Council


SITE DETAILS	
UCS SITE REFERENCE	59515
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.15
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	5
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council,
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>) <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards)
AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	1) Small grass area with some mature trees - links to area at Salisbury Road 2) Identified as an amenity open space to be protected within MDEDPD.

SITE DETAILS	
UCS SITE REFERENCE	59516
WARD	Cage Green & Angel
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.75
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	22
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, The Rochester Diocesan Society And Board Of Finance
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Large predominantly grassed area with some mature trees, Church and play area nearby 2) Identified as an amenity open space to be protected within MDEDPD.

SITE DETAILS	
UCS SITE REFERENCE	59521
WARD	Trench
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.94
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	27
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<p>1) Large grass expanse with a few incidental trees, access to wooded and natural area to rear</p> <p>2) Identified as an amenity open space to be protected within MDEDPD</p>

SITE DETAILS	
UCS SITE REFERENCE	59522
WARD	Trench
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.29
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	8
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Amenity open space with an equal split of grass and mature trees 2) Amenity area to the northeast is also owned by the Council but was not highlighted by the UCS 3) Identified as an amenity open space to be protected within MDEDPD.

SITE DETAILS	
UCS SITE REFERENCE	59524
WARD	Higham
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.30
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	8
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>

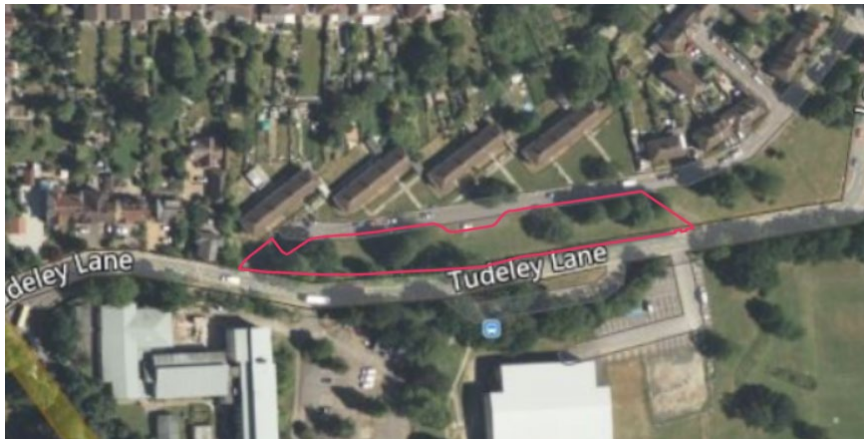
AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Amenity open space with small number of tree coverage, mostly grass 2) Classified as part of Woodland walk within MDEDPD and identified as a Natural and Semi-Natural Green Space to be protected.

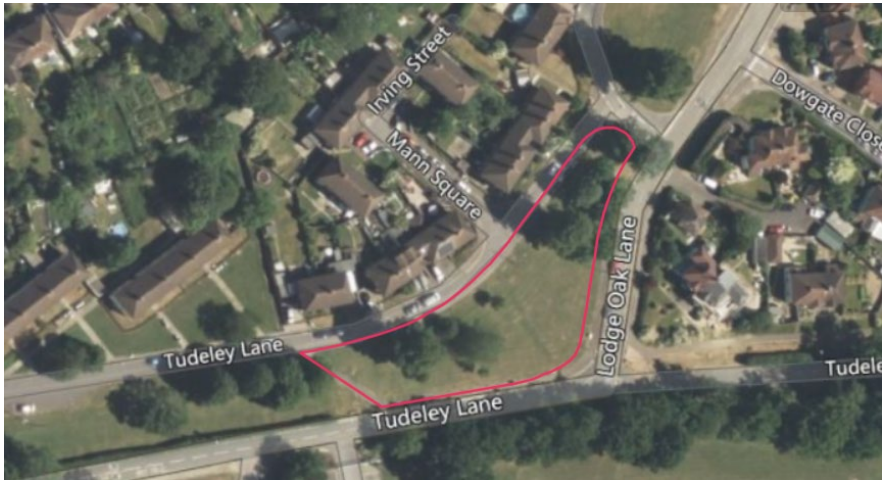
SITE DETAILS	
UCS SITE REFERENCE	59550
WARD	Judd
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.24
ACCESSIBILITY LEVEL	Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	8
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>


AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Amenity open space with trees and grassland, used for recreation and surrounding a play area 2) Some issues with anti-social behaviour 3) Identified as a play area to be protected within MDEDPD.

SITE DETAILS	
UCS SITE REFERENCE	59552
WARD	Judd
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.21
ACCESSIBILITY LEVEL	Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	7
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>

AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Amenity open space with trees and grassland, used for recreation and surrounding a play area 2) Some issues with anti-social behaviour 3) Identified as a play area to be protected within MDEDPD.

SITE DETAILS	
UCS SITE REFERENCE	59554
WARD	Vauxhall
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.28
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	8
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>
AVAILABILITY COMMENTS	<p><i>Please state for what uses the site may be available for</i></p> <p>1) Amenity open space with some tree coverage, minimal recreational usage</p> <p>2) Identified as an amenity open space to be protected within MDEDPD</p>

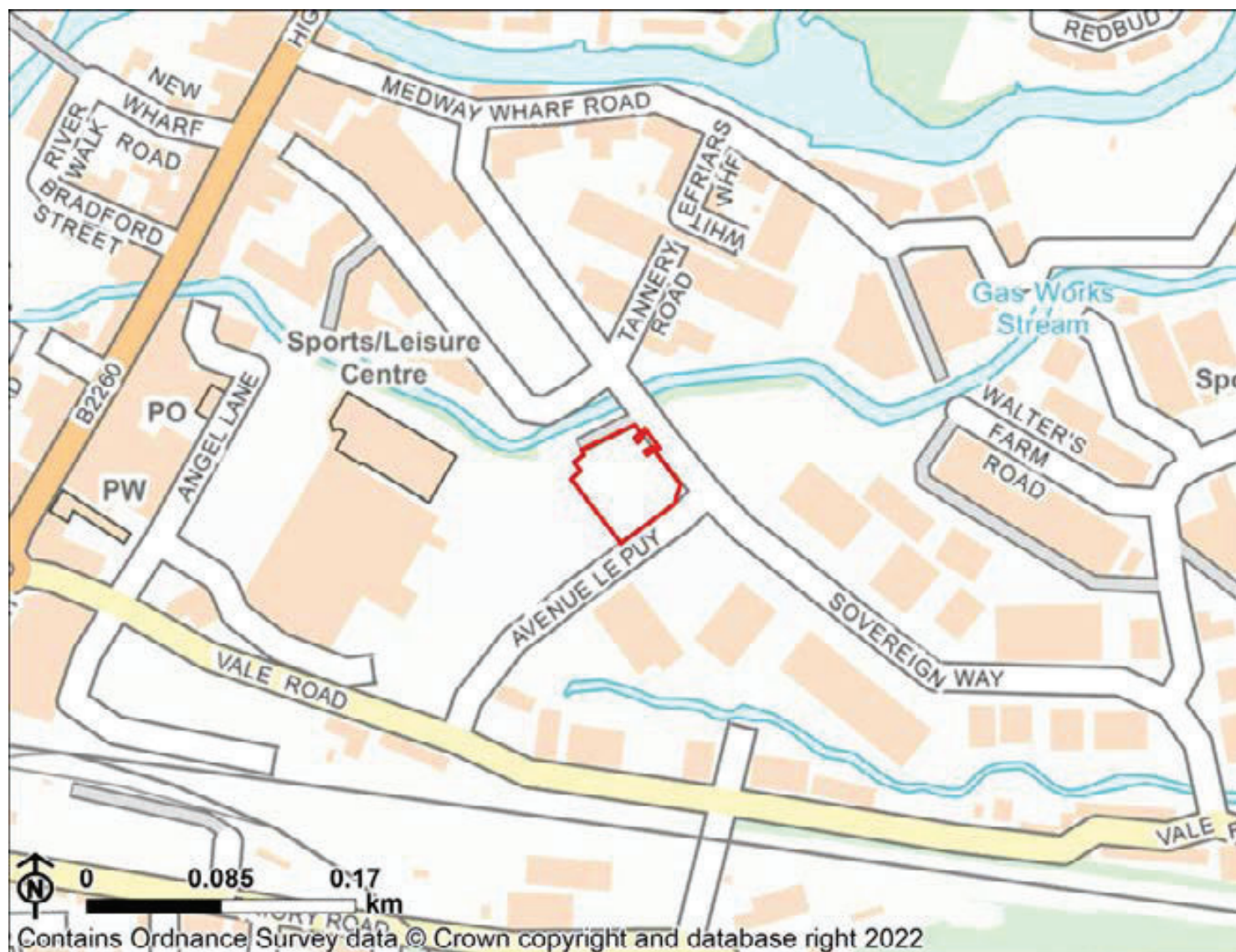
SITE DETAILS	
UCS SITE REFERENCE	59555
WARD	Vauxhall
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.24
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	7
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>) <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards)
AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	1) Amenity open space with some tree coverage, minimal recreational usage 2) Identified as an amenity open space to be protected within MDEDPD

SITE DETAILS	
UCS SITE REFERENCE	59572
WARD	Judd
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.46
ACCESSIBILITY LEVEL	Very Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	13
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough Council, Kent County Council, Clarion Housing Association Limited
AVAILABLE	<input type="checkbox"/> Yes – site is available for future redevelopment or other uses <input type="checkbox"/> No- site is not available for redevelopment or other uses
TIMESCALE	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</p> <p> <input type="checkbox"/> In the next 5 years (2023-2027) <input type="checkbox"/> 6 to 10 years (2028-2033) <input type="checkbox"/> 11 to 15 years (2034-2038) <input type="checkbox"/> 16 years + (2039 onwards) </p>

AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"> 1) Easement in place with Southern Gas Networks 2) Some tree coverage, minimal recreational usage 3) Identified as an amenity open space to be protected within MDEDPD.

Site 59559

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59560

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

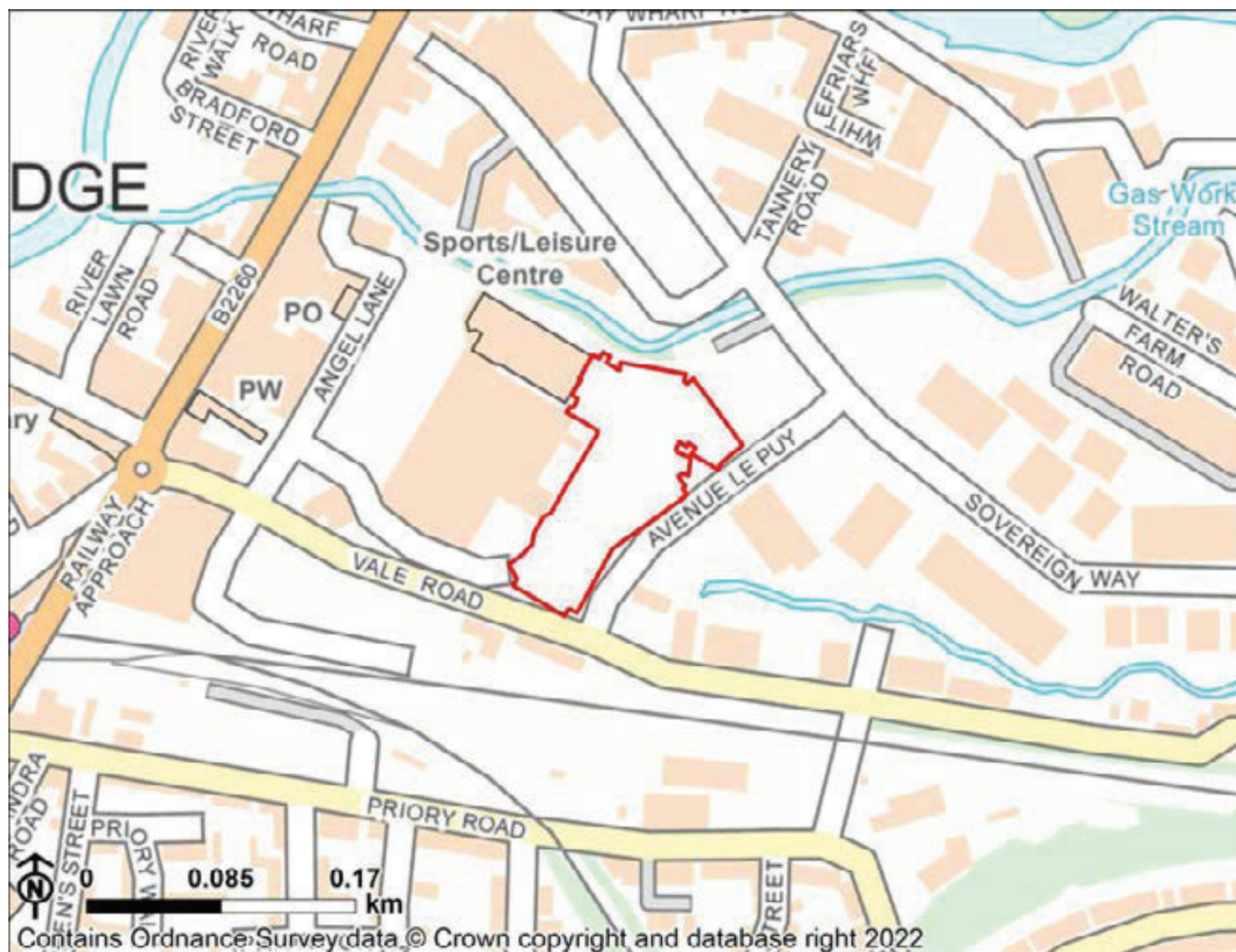
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59561

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

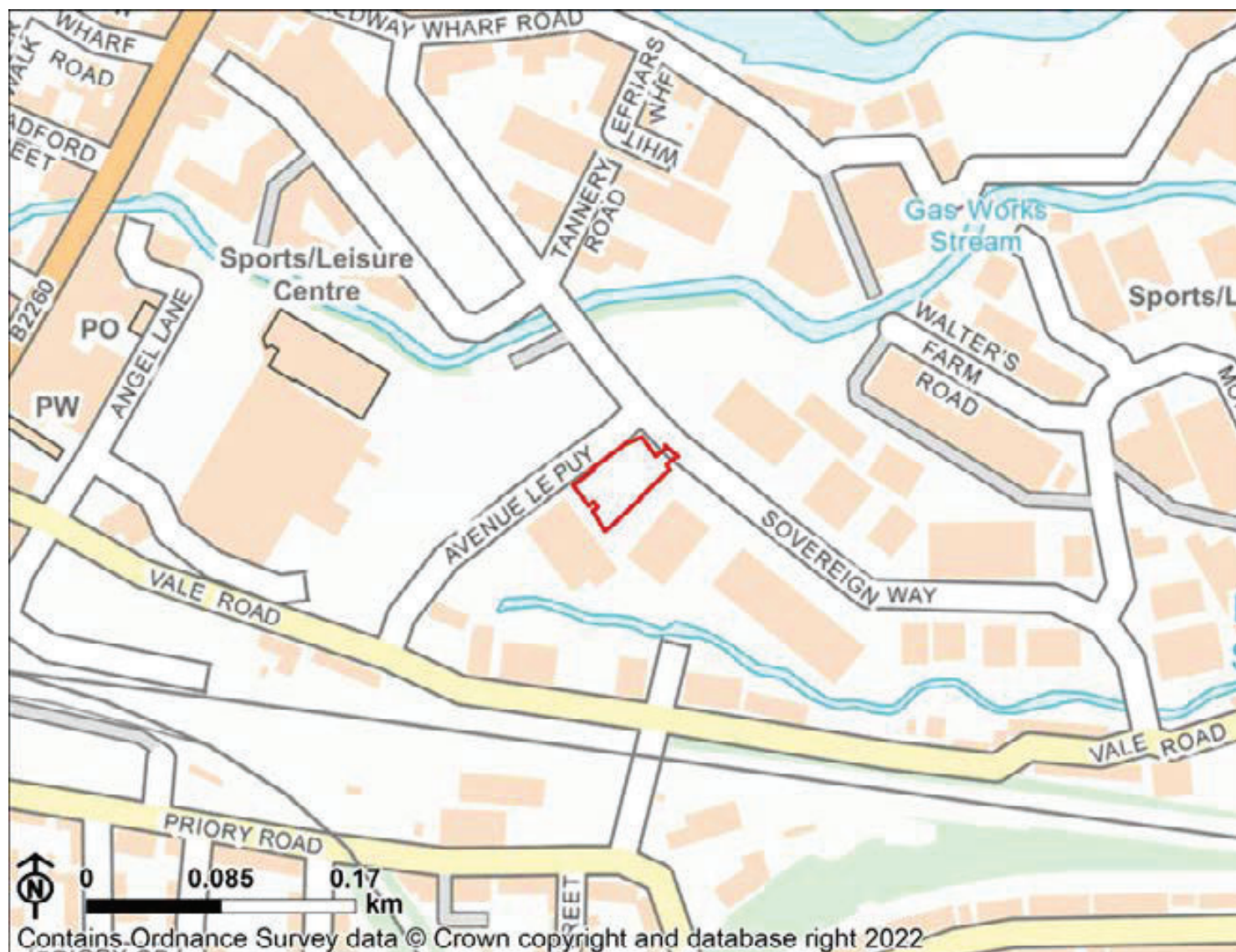
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Significant positive (++)

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

Site 59562

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

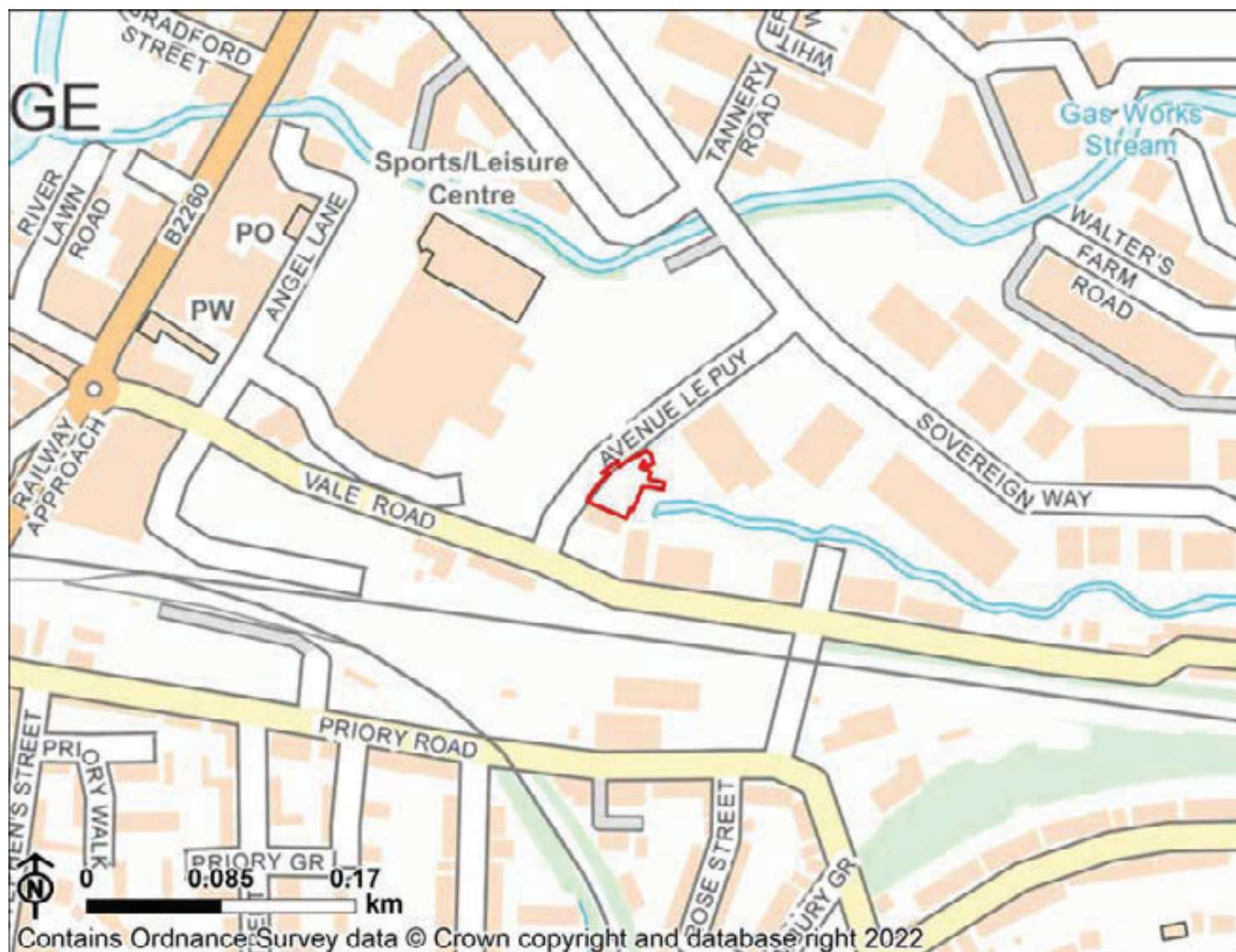
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59563

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on the capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

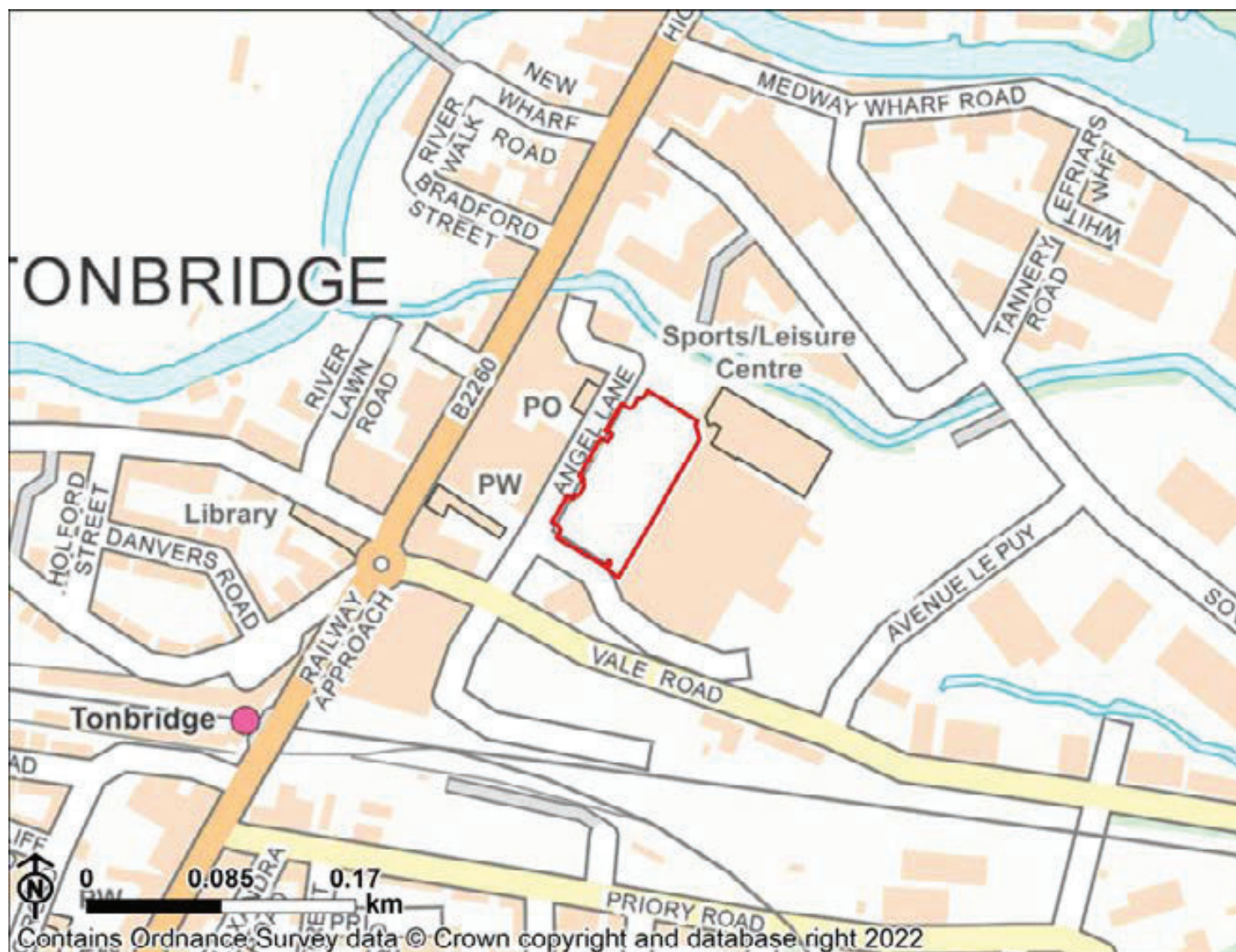
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59581

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Significant negative (--)

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

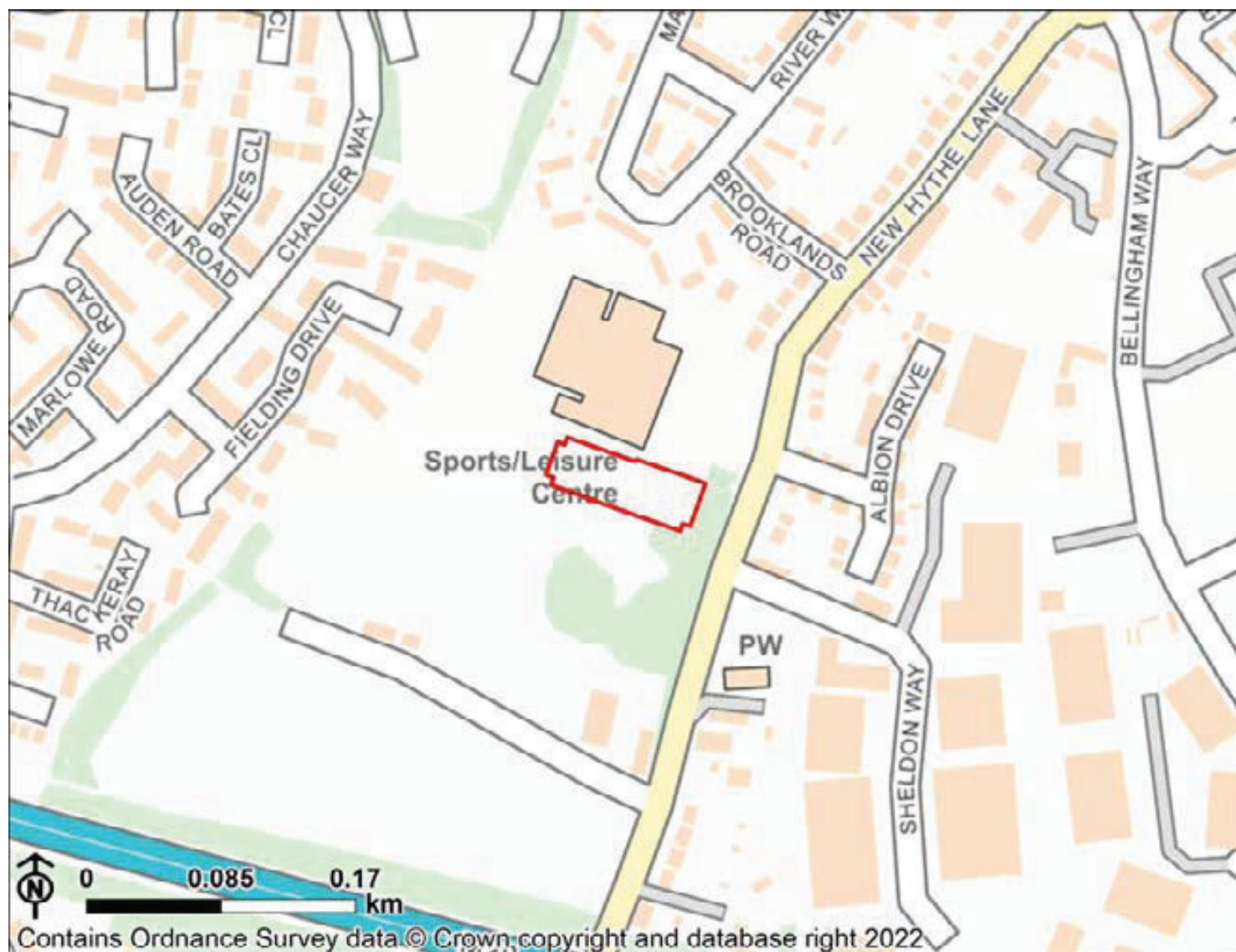
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59437

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.
The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant positive (++)

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station and within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

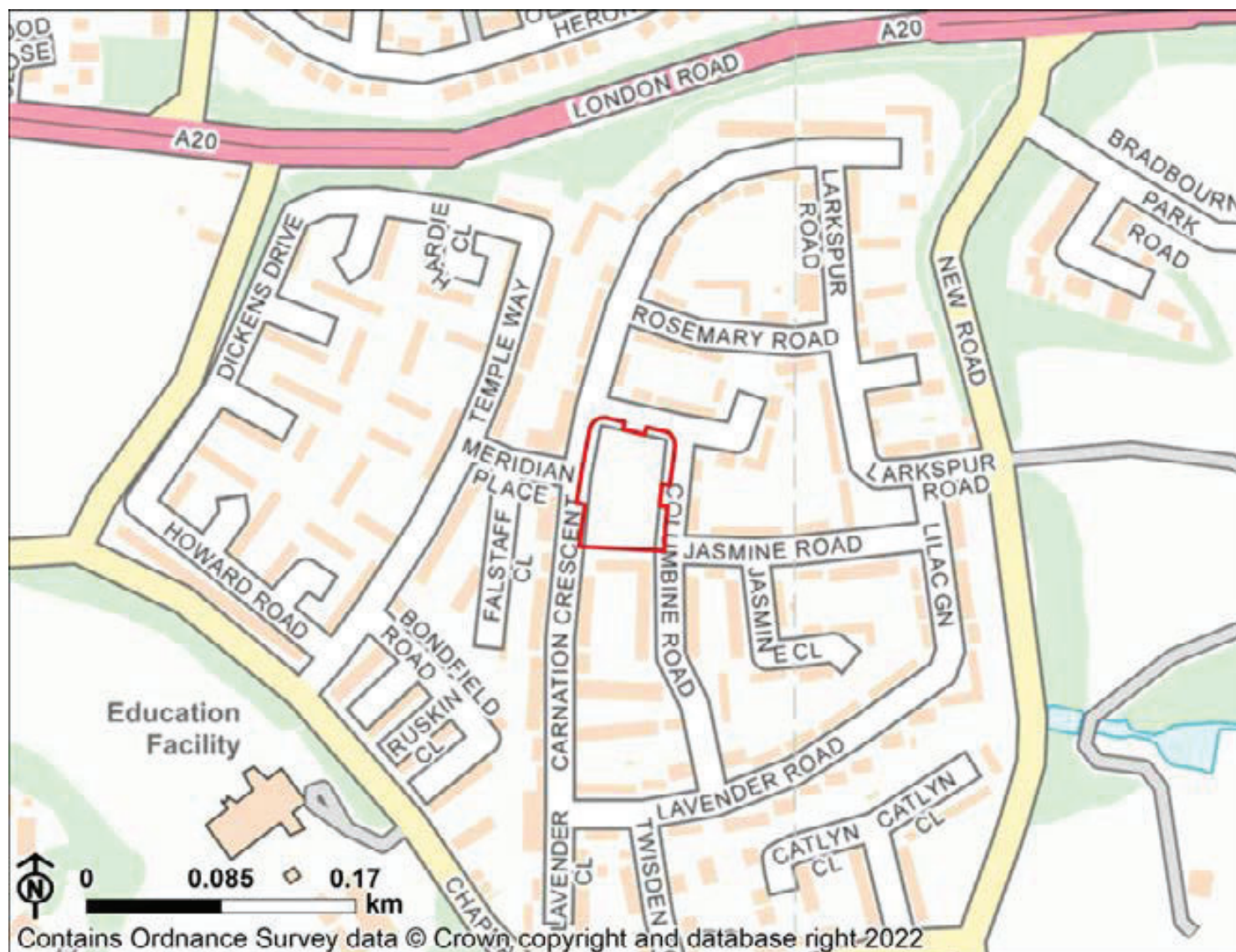
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59449

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++?)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on the capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain negligible (0?)

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)/Uncertain minor negative (-?)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to

minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

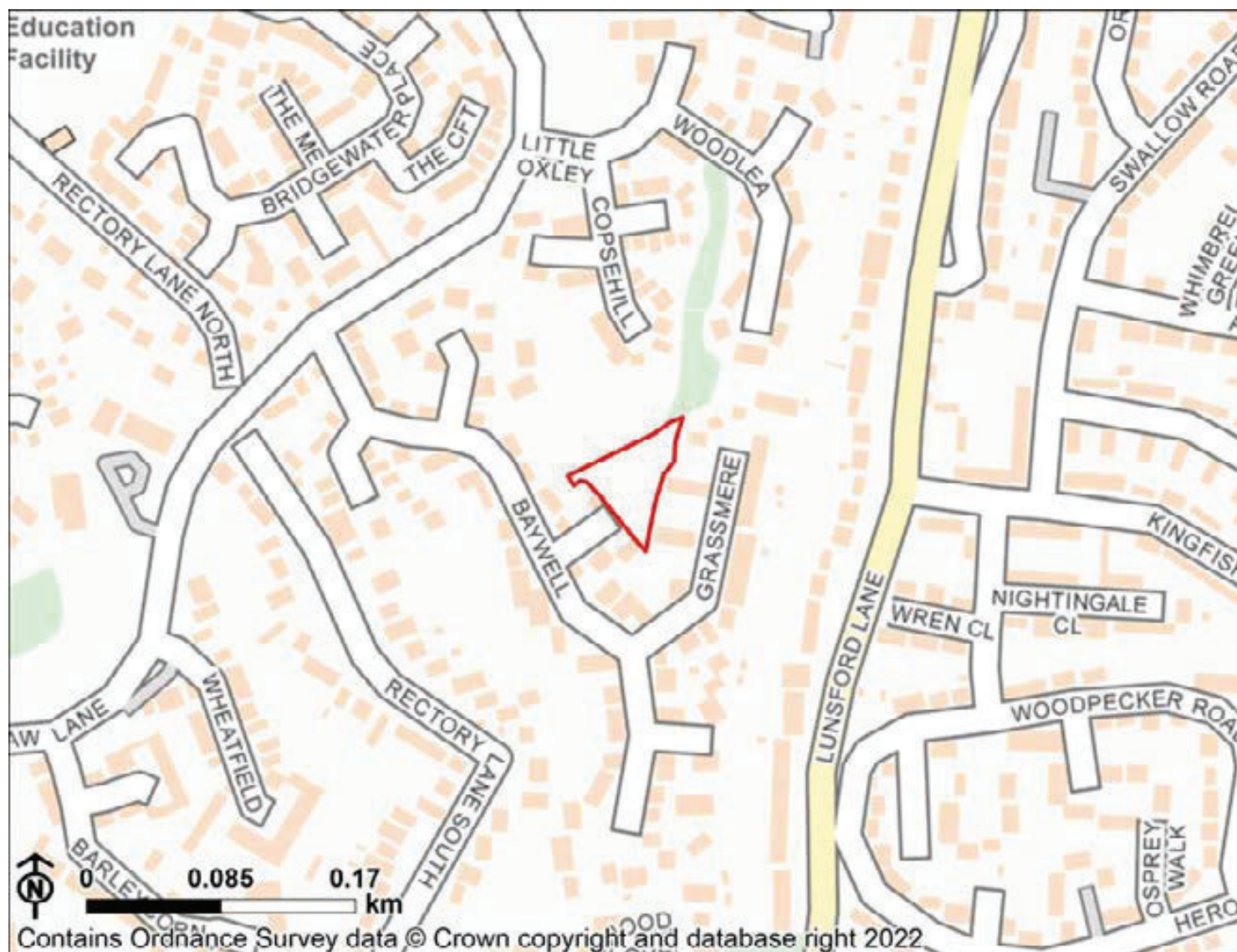
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59456

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential

development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Significant negative (--)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

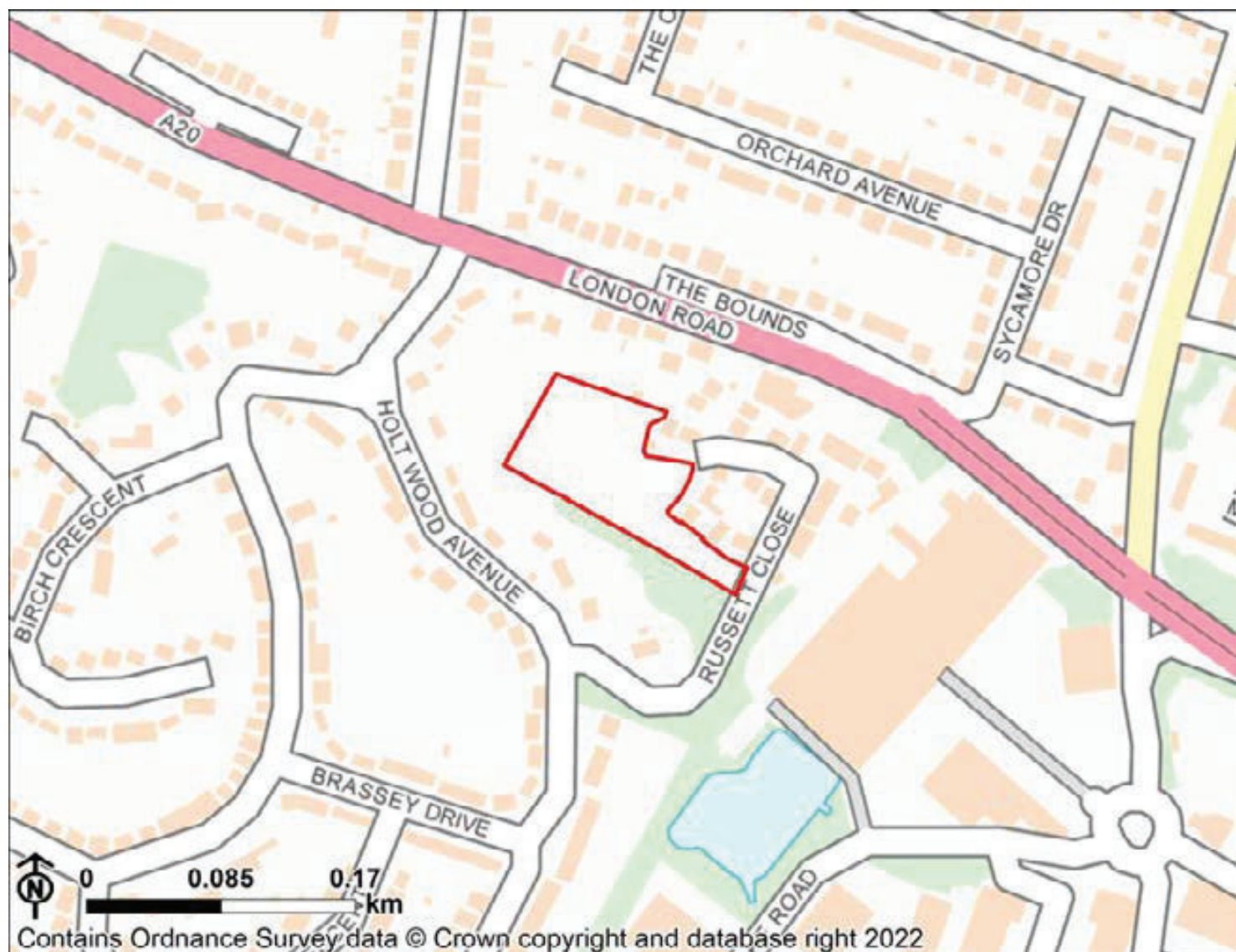
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59469

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on the capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59502

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: To improve equality and access to community facilities and services

Significant positive (++)

The site is placed within the Excellent Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to

accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Negligible (0)

This site is located within a settlement.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Significant positive (++)

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59515

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59516

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

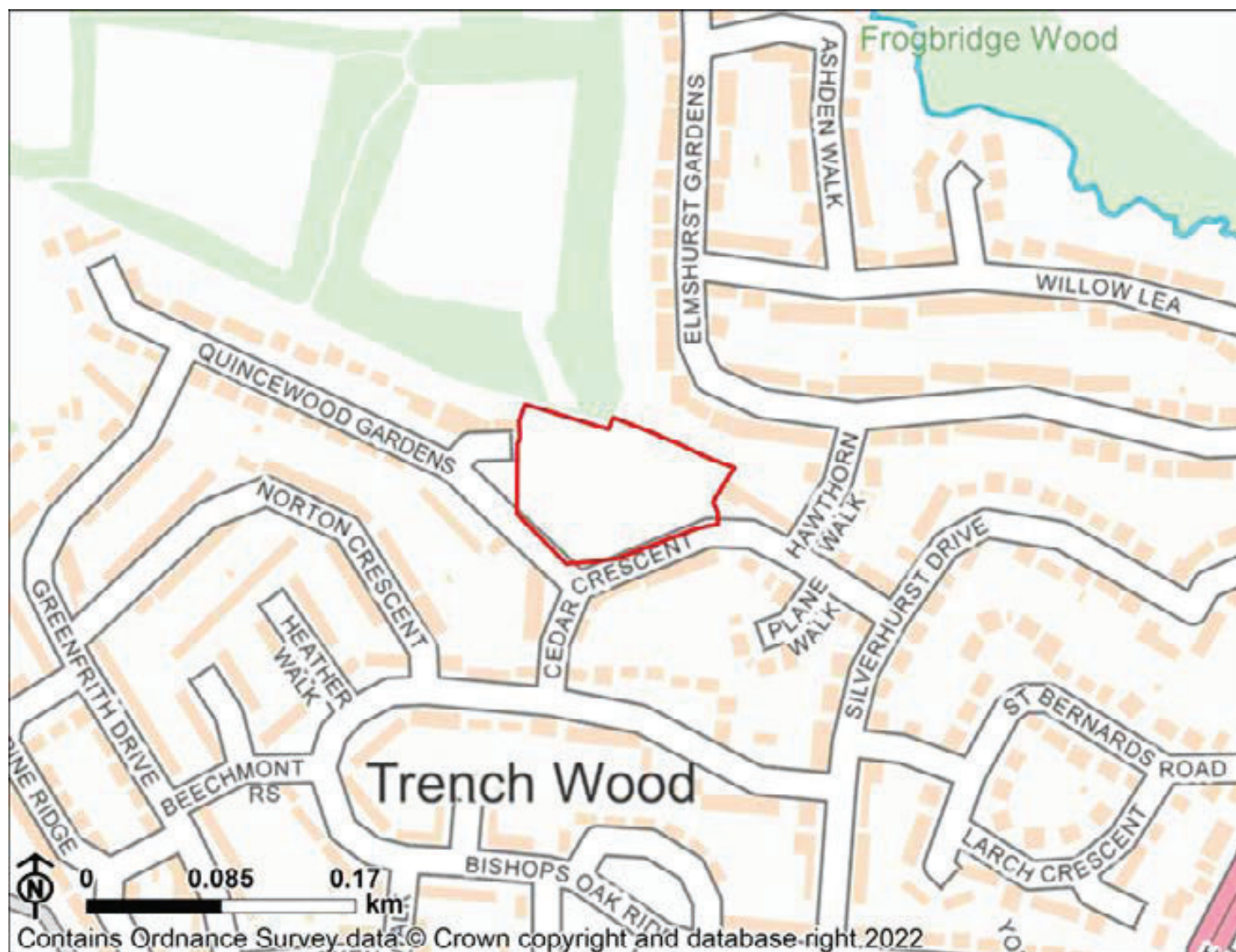
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59521

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

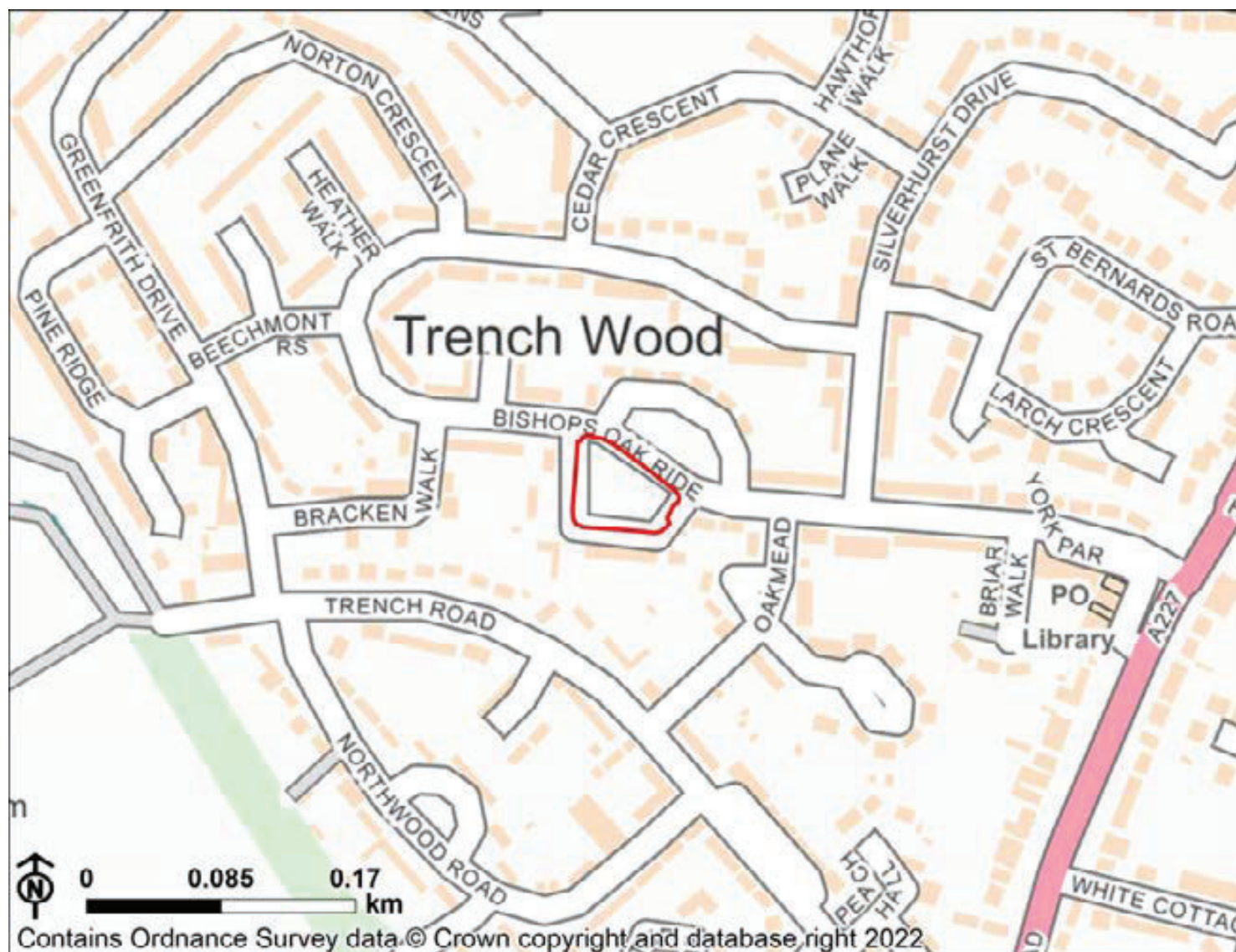
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59522

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain minor negative (-?)

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($<25\%$) of Grade 1, 2 or

3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59524

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59550

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

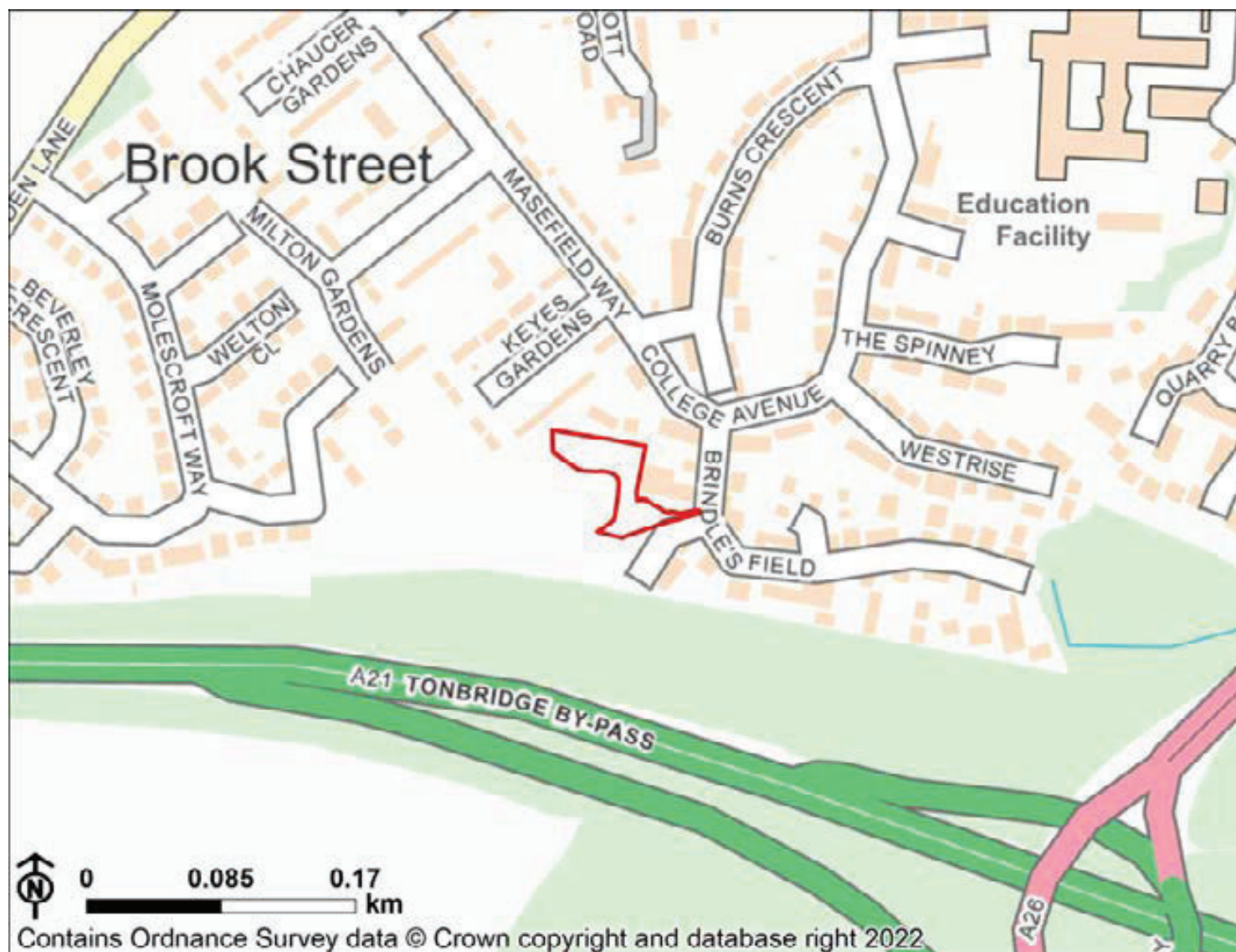
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59552

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Negligible (0)

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion (<25%) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Uncertain minor negative (-?)

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

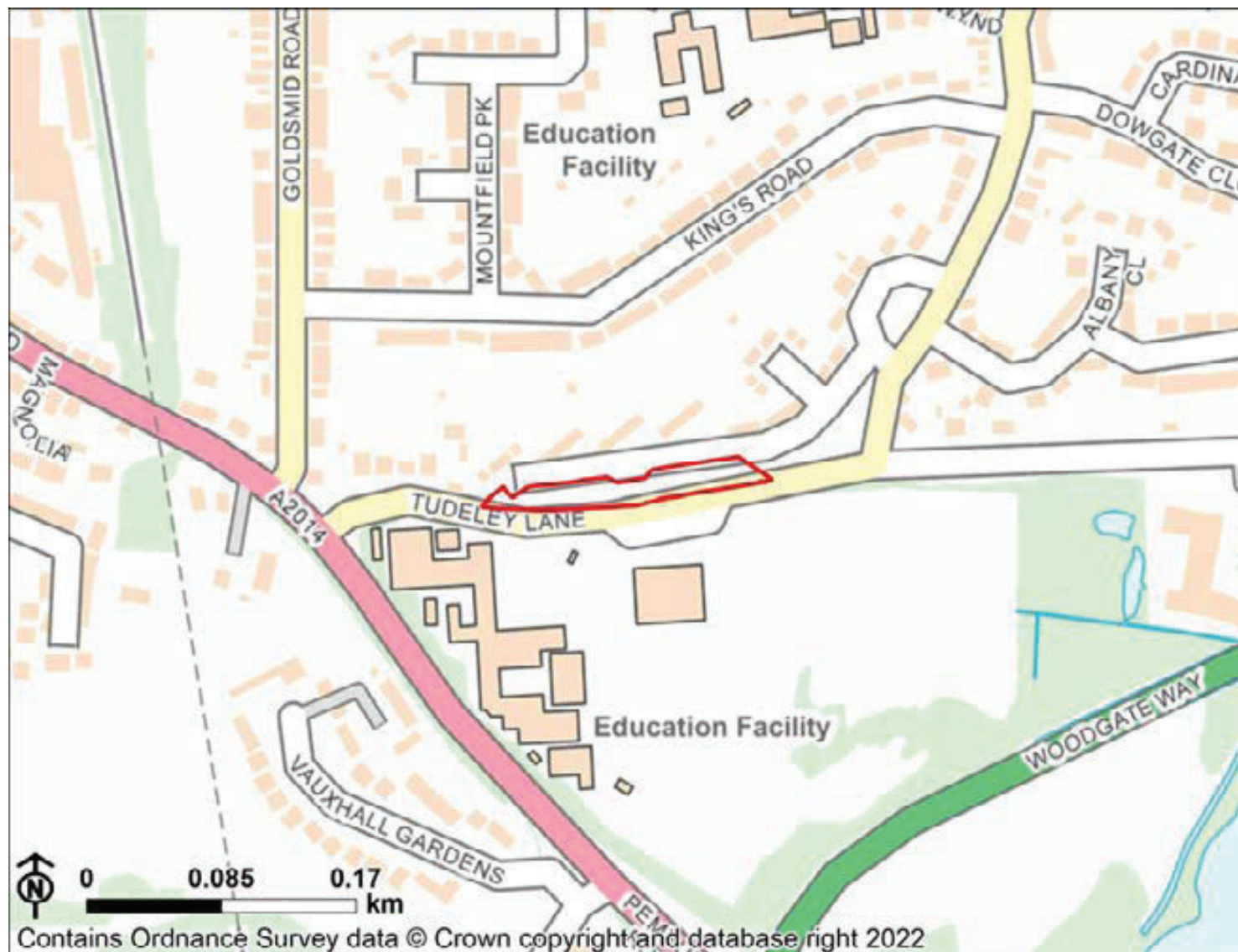
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59554

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on the capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Negligible (0)

The site is either entirely or largely ($\geq 75\%$) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

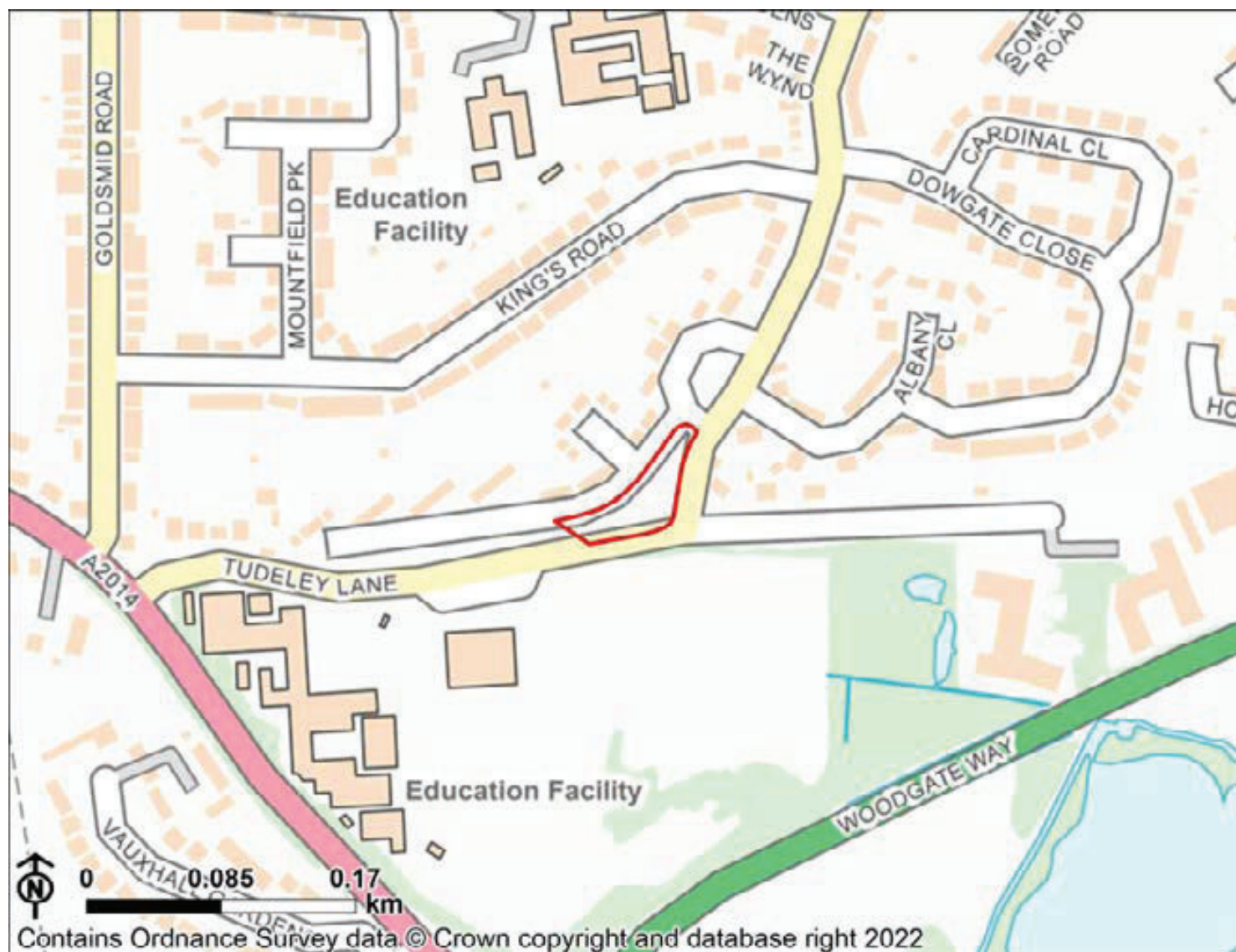
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59555

Residential



SA Objective 1: To improve human health and well-being

Significant positive (++)/Uncertain significant negative (--?)

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on the capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could

stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Minor negative (-)/Negligible (0)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 2 and/or contains land with a 1 in 100 year risk of surface water flooding.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

Minor negative (-)

The site is greenfield land that contains a less than significant proportion ($< 25\%$) of Grade 1, 2 or 3 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

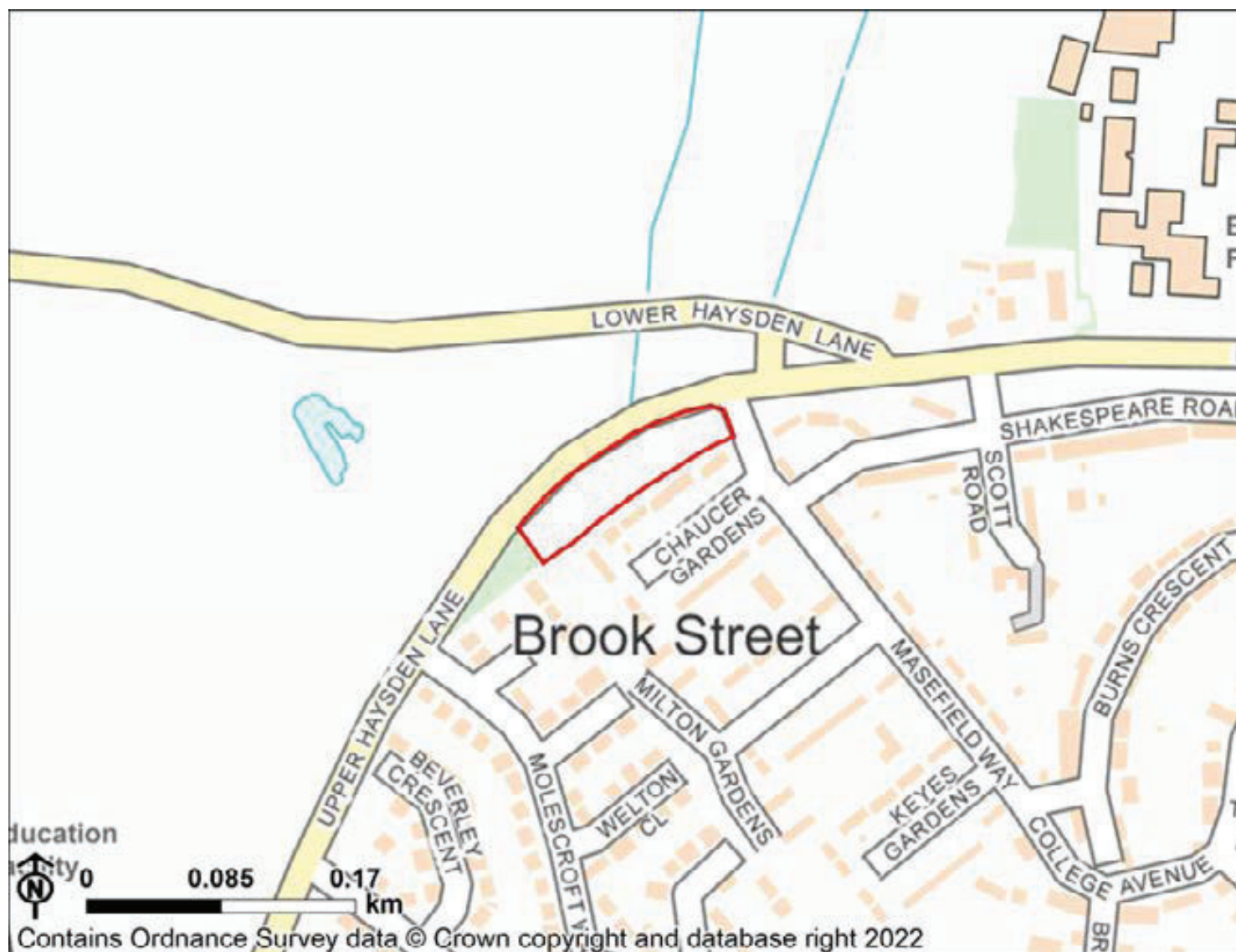
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

Site 59572

Residential



SA Objective 1: To improve human health and well-being

Minor positive (+)/Uncertain significant negative (--?)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

SA Objective 2: To improve equality and access to community facilities and services

Minor positive (+)

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and

skills and training development for all age groups and all sectors of society

Uncertain significant positive (++)

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

Uncertain significant negative (--?)

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality

Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

Significant negative (--)/Uncertain minor negative (-?)

The site is either entirely or significantly (i.e. $\geq 25\%$) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard

against land contamination

Uncertain significant negative (--?)

The site is greenfield land and contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

Minor positive (+)

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

Negligible (0)

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

Negligible (0)

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

Negligible (0)

The site does not fall within a Minerals Safeguarding Area.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

Minor positive (+)

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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TONBRIDGE & MALLING BOROUGH COUNCIL

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

13 June 2023

Report of the Director of Finance and Transformation

Part 1- Public

Matters for Information

1 HOUSEHOLD SUPPORT FUND 2023/24

A report outlining past, present and future administration of the Household Support Fund.

1.1 Background

- 1.1.1 Government announced the national Household Support Fund in late summer 2021. The fund was born from earlier Emergency Assistance Grants made available to councils to support households with food and essential supplies during the pandemic. There have been three awards each of six month periods since October 2021 and a current award from 1 April 2023 for a 12 month period.
- 1.1.2 In Kent, funding is granted to Kent County Council. KCC disperse allocations with their Member approval to KCC services who are able to target support. With each round of allocations, districts have been awarded a share of 20% of the total KCC fund, with a distribution methodology based on local deprivation indices.
- 1.1.3 Government guidance and direction to spend the funds give instruction to prioritise vulnerable households with the cost of energy and help with inflationary challenges. Initial rounds of funding specified a minimum threshold of support to pension age households, to make help available through an application process and precluded the support of debt advice services.

1.2 Past Funding

- 1.2.1 The Council has primarily taken an enabling role in the administration of our awards with each round of funding being agreed by Members. The cost of living crisis has dual impact on charities and third party organisations whose business is supporting households; on one hand causing demand to soar while at the same time withering public donations and funding streams. To that end we have used funding to bolster support to those essential services across the Borough during a time when they would otherwise be forced to scale back or withdraw their operations. This dispersal method also means that we get funds out rapidly to those services already working in our communities and known to residents, we do not reinvent the wheel, there is minimal resource requirement on our part and we

tap into an existing network of services. The alternatives such as forming an in-house multi-faceted welfare team and opening an application based scheme are costly and would be slow to react in comparison.

- 1.2.2 The three previous rounds of Household Support Fund total over £530,000. Help has been in the form of cashable vouchers sent to low income pension age residents, availability of fuel vouchers to help with energy costs and financial support for foodbanks across the Borough.
- 1.2.3 In addition to our allocated grants, KCC make funding available through application for individual projects. Bids are put forward to KCC, assessed and determined by a panel. The Council has been successful in applying for additional awards of £110,000 to assist households in housing difficulties, £30,000 to provide warm winter coats to children in financially vulnerable homes, £5,000 to support pastoral care for schools in our most deprived wards, £10,000 to help with boiler and heating repairs and £25,000 to support West Kent Mind in the provision of much needed mental health services across the Borough.
- 1.2.4 Our total spend of Household Support Fund to date is over £710,000 and using data drawn from all of these sources, we estimate that over 3,000 households have received help through the funding so far.

1.3 Current Position

- 1.3.1 Government announced the fourth round of Household Support Fund in early 2023. Allocations have been made in a similar way to previous awards although this time there is a commitment for 12 months. KCC has continued with the tried and tested distribution method, granting us a proportion of the award amounting to £278,526. Rules have changed slightly in that the restriction to finance debt advice services has been removed and KCC require 40% of the fund to be spent by the end of September 2023.
- 1.3.2 A welfare support workshop has been recently held at the Council offices to test our delivery model and inform a way forward. There was a good representation from our partners. Feedback from the event was positive, with praise for:
- Quick response to each partner's needs
 - Profiling spends to ensure help is there when needed
 - Funding a diverse and appropriate range of services
- 1.3.3 There was also helpful feedback in how we can improve on what we do:
- Increase the length of awards to provide greater certainty for partners
 - Provide core and additional award funding where appropriate

- Target funding between long term and immediate support – fund behavioural or educational skills compared to food and fuel ‘sticking plaster’ support
- Improve communication and networking between partners

1.3.4 As explained to the group, previous grants have been limited to six months with the Council not having agreement from KCC of our awards until at least two months into that period, making awards relative short term. The current 12 month allocation will enable us to agree longer lasting awards to partners. The change in rules to allow funding for debt advice enables us to identify and target areas in the Borough for outreach surgeries, providing debt assistance and budgeting skills training.

1.3.5 A further point we identified is that funding towards fuel voucher schemes has been Tonbridge centric. Although these services are generally access by referrals from professionals anywhere in the Borough, there has been a slight bias towards the south of the Borough. Crosslight and Citizens Advice North West Kent, both Tonbridge based, operate voucher schemes. During the third round of funding we brought East Malling Centre onboard as a voucher scheme administrator which will help to even the spread.

1.4 What’s Next

1.4.1 With each round of funding we have sought Member approval for a recommended way forward and set out our policy intentions in a document. Information is currently being pulled together that will be discussed with the Cabinet Member for Finance & Housing, considering any comments from this committee meeting, and a recommended way forward will be presented to Cabinet for decision on 4 July 2023.

1.4.2 We will then look to support and develop services from our partners to best meet the needs of our residents over this financial year.

1.5 Legal Implications

1.5.1 Use of the grant must comply with guidance:
<https://www.gov.uk/government/publications/household-support-fund-guidance-for-local-councils/1-april-2023-to-31-march-2024-household-support-fund-guidance-for-county-councils-and-unitary-authorities-in-england>

1.6 Financial and Value for Money Considerations

1.6.1 The established method of delivery has proven effective and efficient. Reasonable administration costs can be charged to the fund. These are kept to a minimal level, providing maximum support for residents.

1.7 Risk Assessment

- 1.7.1 Reputational risk and support to vulnerable households will be considered when taking decisions on spend for the latest grant.

1.8 Policy Considerations

- 1.8.1 None

Background papers:

Nil.

contact: Andrew Rosevear

Sharon Shelton
Director of Finance and Transformation

TONBRIDGE & MALLING BOROUGH COUNCIL

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

13 June 2023

Report of the Chief Executive

Part 1- Public

Matters for Information

1 KEY PERFORMANCE INDICATORS

Following the Peer Challenge Review in 2022, the Council established a Corporate Performance Framework which provides visibility and a formal mechanism to track progress across a number of aspects of its work. This covering report and appendix provides data on Key Performance Indicators (KPIs) that are monitored on quarterly or annual basis and made available to the select committees on an ongoing basis.

1.1 Overview of KPIs and Next Steps

- 1.1.1 The KPI dataset that is provided represents the key strategic indicators that the Council reports on to various Government departments and bodies. They are not designed to provide detailed service specific indicators.
- 1.1.2 The Finance, Regeneration and Property KPIs are provided in **Appendix 1**. A baseline covering April-June 2022 has been used, with the data for January-March 2023 representing the most up-to-date available statistics in most instances.
- 1.1.3 Now that the KPIs have been collated and reported on for approximately a year, there are some trends that can be identified and highlighted in this report:
 - Our rental properties continue to be well used with occupation consistently at 96%
 - Both salary monitoring data and income monitoring data show an improved picture in comparison to profile.
 - Overall, income from Tonbridge Castle has increased markedly from 2021/22, with a slight drop in wedding bookings income more than compensated by income from conference, the castle attraction and shop sales.
 - Unemployment and youth unemployment, whilst both comparatively low in a Kent context, have shown no signs of decreasing to date.

- Although there is still economic challenges, the collection of Council Tax and NNDR has been high at 98.4% and 99.4% respectively.
- 1.1.4 If there are any questions regarding the KPIs provided, **these should be submitted to the relevant Director/Chief Executive at least 2 days in advance of the scrutiny select committee meeting** in order to ensure that a suitable response can be provided at the meeting. If additional queries are raised at the scrutiny select committee meeting, these will be responded to within 5 working days.
- 1.1.5 As these statistics are collated on an annual or quarterly basis, and the scrutiny select committees are five times a year, it will not be possible to provide every meeting with new KPI information. For example, given that the next Finance, Regeneration and Property Scrutiny Select Committee meeting takes place next month, and will convene just a couple of weeks after the end of the April-June 2023 quarter, there will not be a KPI report going to that meeting. However, it is intended to report to upcoming select committees once the quarterly information is available.
- 1.1.6 This KPI reporting represents the first stage of a programme of activity to action the recommendation from the Peer Challenge Review. As the Corporate Strategy has developed, a gap analysis of the current KPIs has been undertaken to ensure that the indicators that are measured are those that reflect our strategic priorities. A gap analysis has been undertaken and been considered by Cabinet on 07 March 2023 and Overview and Scrutiny Committee on 06 April 2023. The current timetable indicates this analysis will go to Cabinet and Council for approval in Summer 2023. Once approved, there will be changes to some of the KPIs.
- 1.1.7 Future steps are likely to include;
- Regular review of the KPIs at Management Team and Service Management Teams, especially as the Corporate Strategy evolves and is finalised, in order to ensure that the KPIs are embedded within the organisation.
 - Providing comparator baselines for other Kent districts and other similar authorities (for example, our CIPFA grouping)
 - Agreeing KPI targets relating to improvement or maintenance of service delivery standards
 - Exploring opportunities for benchmarking offered by the LGA's performance management function
- 1.1.8 Further down the line, a technological solution, such as Power BI (which is currently being used for planning enforcement) may enable the collation of and access to KPIs to become more streamlined, with real-time, self-serve access for officers and Members. This will be explored alongside the rollout of Agile, which

utilises Power BI reporting already. This is likely to provide the opportunity for more detailed statistics about individual service areas and these models will be co-developed by officers and Members.

Background papers:

Nil

contact: Jeremy Whittaker,
Strategic Economic
Regeneration Manager

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Appendix 1 – Finance, Regeneration and Property Key Performance Indicators

	BASELINE				2022/23			2023/24				NOTES
	Value	Date	Frequency	Source	July-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	
INDICATORS - Finance, Regeneration and Property												
Property												
% Occupation of rental properties	100%	Jun-22	Quarterly	Property Database (Uniform)	96%	96%	96%					Consists of retail and office units let on commercial terms - 27 properties in total
Tonbridge Castle												
Total income from Weddings booked at Castle	£13,000	2021/22	Annually	Integra	N/A	N/A	£9,500					
Total income from Conferences booked at Castle	£15,000	2021/22	Annually	Integra	N/A	N/A	£24,000					
Total income from people visiting castle attraction	£25,000	2021/22	Annually	Integra	N/A	N/A	£36,000					
Total income from shop sales	£3,500	2021/22	Annually	Integra	N/A	N/A	£9,600					
Economic Development												
Town Centres Vacancy Levels (%)	7.65%	Aug-22	Annually	Economic Regeneration Town Centres Survey	N/A	N/A	N/A					Carried out in August on an annual basis.

Median gross weekly workplace earnings - Full Time (£)	£579.90	2021	Annually	ONS	N/A	£608.80	N/A					
Unemployment Rate (%)	2.10%	Jun-22	Quarterly	NOMIS LA profile	2.00%	2.10%	2.10%					Not noticeable from the previous quarter.
18-24 year olds claiming out of work benefits (%)	2.90%	Jun-22	Quarterly	NOMIS LA profile	3.00%	3.30%	3.30%					
Finance and Transformation												
Salary Monitoring data (£)	Please refer to monthly statement. Reported to MT monthly and reported to FRPSSC on latest position		Monthly	Financial Ledger System	N/A	£137,450 below profile budget	£106,150 below profile budget					For further information please contact the Financial Services Manager.
	Income Monitoring data (£)		Monthly	Financial Ledger System	N/A	£58,000 over profile	£65,409 over profile					For further information please contact the Financial Services Manager.
Council Tax collection (%)	46.38%	Aug-22	Monthly	Revenues System	N/A	84.03%	98.4%					
NNDR collection (%)	53.63%	Aug-22	Monthly	Revenues System	N/A	87.38%	99.4%					
Sales ledger - outstanding debt (£)	Please refer to quarterly position statement - commenced in Sept 2022.		Quarterly	Financial Ledger System	N/A	£963,028 .29	£786,627 .80					For further information please contact the Financial Services Manager

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

WORK PROGRAMME 2023/24

Members can suggest future items by liaising with the Chair of the Committee

Meeting Date	Matter for Discussion	Requested by:	Director/Officer
25 July 2023	(Preceded by Member Induction)		
	Key Performance Indicators Work Programme		
19 September 2023			
	Key Performance Indicators Work Programme		
14 November 2023			
	Key Performance Indicators Work Programme		

Meeting Date	Matter for Discussion	Requested by:	Director/Officer
28 February 2024			
	Key Performance Indicators Work Programme		
<p>Potential items to be considered for inclusion: (subject to Committee review/approval) Previously identified but not allocated/approved for meeting</p> <p>Future of TA units, Pembury Road Tonbridge (requested by Cllr Heslop at FRPSCC of 11.10.22)</p> <p>Future occupation of retail units on Station Approach, Tonbridge (requested by Cllr Heslop at FRPSCC of 11.10.22)</p>			

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 13

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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