

TONBRIDGE & MALLING BOROUGH COUNCIL



EXECUTIVE SERVICES

Chief Executive

Julie Beilby BSc (Hons) MBA

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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

24 July 2023

To: MEMBERS OF THE OVERVIEW AND SCRUTINY COMMITTEE
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Overview and Scrutiny Committee to be held in the Council Chamber, Gibson Drive, Kings Hill on Tuesday, 1st August, 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

1. Guidance on the Conduct of Meetings 5 - 6

PART 1 - PUBLIC

2. Apologies for absence

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4. Declarations of interest 9 - 10

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 for members – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/code-of-conduct-for-members).

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

Executive Decisions which have been 'called in'

5. Call In of Decision Notice D230061CAB - TMBC Owned Sites - Local Plan 11 - 128

The above decision (attached at Annex 1) has been called in. In accordance with "Call In" procedure, five members of the Overview and Scrutiny Committee have raised a valid "Call In" in respect of this decision.

Recommendation FRP 23/13 of the Finance, Regeneration and Property Scrutiny Select Committee of 13 June 2023 also attached.

6. Urgent Items 129 - 130

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

Matters for consideration in Private

7. Exclusion of Press and Public 131 - 132

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

PART 2 - PRIVATE

8. Urgent Items 133 - 134

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 Mrs A S Oakley (Chair)

Cllr R I B Cannon (Vice-Chair) and Cllr M A J Hood (Vice-Chair)

Cllr T Bishop

Cllr C Brown

Cllr A Cope

Cllr R W Dalton

Cllr D A S Davis

Cllr D Harman

Cllr P M Hickmott

Cllr G B Hines

Cllr F A Hoskins

Cllr S A Hudson

Cllr D W King

Cllr J R S Lark

Cllr W E Palmer

Cllr D Thornewell

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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.

Overview and Scrutiny Committee

	Conservative	Liberal Democratic	Green	Ind. Kent Alliance	Labour
1	Alex McDermott	Bill Banks	Lee Athwal		Angus Bennison
2	Adem Mehmet	Paul Boxall	Kath Barton		Wayne Mallard
3	Mark Rhodes	Garry Bridge	Steve Crisp		
4	Keith Tunstall	Trudy Dean	Robert Oliver		
5	Colin Williams	Roger Roud	Bethan Parry		

Members of Cabinet cannot be appointed as a substitute to this Committee

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Declarations of interest

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TONBRIDGE & MALLING BOROUGH COUNCIL

OVERVIEW AND SCRUTINY COMMITTEE

01 August 2023

Report of the Scrutiny Officer

Part 1- Public

1 CALL IN - DECISION NOTICE – D230061CAB – TMBC OWNED SITES – LOCAL PLAN

The above decision (attached at Annex 1) has been called in. In accordance with “Call In” procedure, five members of the Overview and Scrutiny Committee have raised a valid “Call In” in respect of this decision.

1.1 Background

1.1.1 On 7 July 2023 Cabinet Decision Notice D230061CAB was published relating to TMBC Owned Sites identified in the urban capacity study.

1.1.2 In accordance with Overview and Scrutiny – Cabinet Protocol, requests for Call In can be made by any five Members of the Overview and Scrutiny Committee. In this case, Councillors Hood, Hines, Cope, Hoskins and Thornewell, have made this request. The grounds of the call-in request (dated 10 July 2023) are set out below:-

“I wish to call in the decision by Cabinet to make available three sites 59554, 59555 and 59572 for consideration by the LPA in respect of the forthcoming Regulation 18 of the Local Plan making process to the Overview and Scrutiny Committee.

The rationale for including these sites but discounting the other non-car park sites is incomprehensible and actually contradictory to the reasoning used by the HPSSC and Cabinet. I wish to limit the call in to the three sites I have specified.

The views of local members had been acknowledged by members in all other sites considered by H&PSSC. Green Group members actually abstained on the vote regarding 59469 as the local members voted to include the land in their ward and we respected their decision which has just been reversed now that they have changed their minds.

We believe the decision to include these sites is contradictory to;

CP1-3 The need for development will be balanced against the need to protect and enhance the natural and built environment. In selecting locations for development and determining applications the quality of the natural and historic environment, the countryside, residential amenity and land, air and water quality will be preserved and, wherever possible enhanced.

CP24-4 The Council will seek to protect, and wherever possible, enhance, existing open spaces, including the provision of public art and ensure that new open space is made to meet the future needs of the Borough.

CP26-3 Proposals for development that will result in the loss of whole or part of sites and premises currently or last used for the provision of community or recreation, leisure or cultural facilities will only be proposed in the LDF or otherwise permitted if:

- A. An alternative facility of equivalent or better quality and scale to meet identified need is either available, or will be satisfactorily provided at an equally accessible location.*
- B. A significant enhancement to the nature and quality of an existing facility will result from the development or part of that facility or*
- C. the applicant has proved, the satisfaction of the council that for the foreseeable future there is likely to be an absence of need or adequate support for the facility.*

The sites listed in respect of this call in would deliver only 8, 7 and 13 units of housing respectively and the loss of these sites to their communities is unacceptable to deliver such a minuscule number of new properties. Many of the other sites rejected at this stage would have delivered many more units and there is no logic for the inclusion of these in the next Regulation 18 consultation.

These sites are identified as amenity spaces to be protected within MDEDPD, they are home to a considerable number of mature trees and some benefited from recent work to increase biodiversity. It is incomprehensible that a council that has declared a Climate Emergency would decide as a landowner to follow a course of action which would have such a detrimental effect on biodiversity.

This call in is supported by Cllrs Hood, Hines, Cope, Hoskins and Thornewell”

- 1.1.3 Pending further consideration by the Overview and Scrutiny Committee at this meeting, the decision at Annex 1 stands deferred.
- 1.1.4 If having considered the decision, the Overview and Scrutiny Committee wishes to make recommendations to the Cabinet, then it may refer it back to the Cabinet for reconsideration, setting out in writing the nature of those recommendations. If referred to the Cabinet they shall then reconsider it, amending the decision or not, before adopting a final decision.

- 1.1.5 If following a call in of the decision, the Overview and Scrutiny Committee does not refer the matter back to the Cabinet, the decision shall take effect on the date of this Overview and Scrutiny Committee i.e., 1 August 2023. Members of the Committee will note that the call-in request is limited to 3 sites only within the decision of Cabinet, although the entire decision currently stands deferred. For clarity, the Committee is asked to confirm that no recommendations are made in respect of all other sites within decision notice D230061CAB.
- 1.1.6 In accordance with paragraph 15(h) of the Overview and Scrutiny Procedure Rules, Cabinet can be required to reconsider any particular decision only once. No further call-ins are permitted of that particular decision.

1.2 Legal Implications

- 1.2.1 In compliance with Overview and Scrutiny Procedure rules, a meeting has convened within five working days of the initial “Call In” request.
- 1.2.2 The appropriate legal references relating to the TMBC Owned Sites are set out in the initial Report to Cabinet (Annex 2)

1.3 Financial and Value for Money Considerations

- 1.3.1 As set out in the Report to Finance, Regeneration and Property Scrutiny Select Committee (Annex 2)

1.4 Risk Assessment

- 1.4.1 As set out in (Annex 2)

1.5 Equality Impact Assessment

- 1.5.1 As set out in (Annex 2)

1.6 Policy Considerations

- 1.6.1 As set out in (Annex 2)

1.7 Recommendations

- 1.7.1 Members to **CONSIDER** the decision by Cabinet to make available three sites 59554, 59555 and 59572 for consideration by the LPA in respect of the forthcoming Regulation 18 of the Local Plan making process, set out in Decision Notice D230061CAB dated 7 July 2023 and the request for call-in, and:
- 1.7.2 Following further consideration, if Members remain concerned about any aspects of the decision **REFER** the decision in respect of sites 59554, 59555 and 59572 back to Cabinet for reconsideration.

1.7.3 In light of the call-in request being limited to sites 59554, 59555 and 59572, **CONFIRM** that no recommendations are made to Cabinet in respect of all other sites identified in the notice and that the decision in respect of these other sites may be implemented immediately.

Background papers:

contact: Gill Fox

Nil

Julie Beilby
Chief Executive

TONBRIDGE & MALLING BOROUGH COUNCIL**RECORD OF DECISION****Decision Taken By: Cabinet****Decision No: D230061CAB****Decision Type: Non Key****Date: 04 July 2023****Decision(s) and Reason(s)****TMBC Owned Sites - Local Plan**

Consideration was given to recommendation FRP 23/13 of the Finance, Regeneration and Property Scrutiny Select Committee of 13 June 2023.

Subsequent to the meeting of the Scrutiny Select Committee, further information in respect of site 59469 (land at Russett Close, Aylesford) had been provided and the previous views of the Planning Inspectorate supporting the protection of this green space were noted. The comments of the local ward Members were also taken into consideration and reflected the concerns raised by residents at the potential loss of this area of open public space.

On the grounds of the extra information provided and having regard to the comments of local Ward Members, Councillor Betts proposed, seconded by Councillor Taylor that site 59469 be unavailable for development when formally responding to the letter from the LPA.

RESOLVED: That

- (1) the following 9 TMBC owned sites identified in the urban capacity study be considered **available** for development when formally responding to the letter from the LPA:
 - 59559, 59560, 59561, 59562, 59563, 59581 (Cage Green and Angel);
 - 59554 59555 (Vauxhall); and
 - 59572 (Judd)
- (2) the Angel Centre, Tonbridge site be considered available for development when formally responding to the letter from the LPA; and
- (3) the following 12 TMBC owned sites identified in the urban capacity study be considered **unavailable** for development when formally responding to the letter from the LPA:
 - 59437 (Larkfield);
 - 59449 (East Malling, West Malling and Offham);
 - 59456 (Birling, Leybourne and Ryarsh);

- 59502 (Snodland East and Ham Hill);
- 59469 (Aylesford South and Ditton);
- 59515; 59516 (Cage Green and Angel);

- 59521; 59522 (Trench)
- 59524 (Higham); and
- 59550;59552 (Judd)

Reasons: As set out in the report submitted to the Finance, Regeneration and Property Scrutiny Select Committee of 13 June 2023

Signed Leader: M Boughton

Signed Chief Executive: J Beilby

Date of publication: 7 July 2023

This decision will come into force and may then be implemented on the expiry of 5 working days after publication unless it is called in.

TMBC OWNED SITES – LOCAL PLAN

Item FRP 23/13 referred from Finance, Regeneration and Property Scrutiny Select Committee of 13 June 2023

Careful consideration was given to a number of sites identified for potential development as part of the Local Plan process and Urban Capacity Study. Members were reminded that potential development sites could be brought forward through the planning approval process and did not specifically require allocation in the Local Plan to do so. However, at this stage no decisions on particular sites for inclusion had yet been made by the Borough Council acting as the Local Planning Authority.

The report of the Director of Central Services & Deputy Chief Executive sought Members' views on whether the Borough Council owned sites, detailed in Annex A, were available or unavailable for development.

Members had regard to housing targets for the Borough, the Management Development and Environmental Development Plan Document, Biodiversity Net Gain, the Interim Sustainability Appraisal and the Local Lettings Policy detailed in the report. It was also noted that housing targets remained subject to change pending the outcomes of the NPPF consultation. Particular reference was made to the Angel Centre site and although it was not identified in the UCS there was scope for this to be included as a potentially available site for development if the Borough Council, as landowner chose to do so.

The Committee recognised the value of open green spaces, especially on residents living in urban areas and this formed part of Members deliberations.

RECOMMENDED*: That

- (1) the following 10 TMBC owned sites identified in the urban capacity study be considered **available** for development when formally responding to the letter from the LPA:
 - 59559, 59560, 59661, 59562, 59563, 59581 (Cage Green and Angel);
 - 59469 (Aylesford South and Ditton);
 - 59554 59555 (Vauxhall); and
 - 59572 (Judd)
- (2) the Angel Centre, Tonbridge site be considered **available** for development when formally responding to the letter from the LPA; and
- (3) the following 11 TMBC owned sites identified in the urban capacity study be considered **unavailable** for development when formally responding to the letter from the LPA:
 - 59437 (Larkfield);
 - 59449 (East Malling, West Malling and Offham);
 - 59456 (Birling, Leybourne and Ryarsh);
 - 59502 (Snodland East and Ham Hill);

- 59515; 59516 (Cage Green and Angel);
- 59521; 59522 (Trench);
- 59524 (Higham); and
- 59550; 59552 (Judd)

***Referred to Cabinet**

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.tonbridgeandmallingborough.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.tonbridgeandmalling.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> <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	<ol style="list-style-type: none"><li data-bbox="564 239 1337 309">1) This car park forms part of the Council's Tonbridge Town Centre asset work <li data-bbox="564 353 1369 427">2) Existing car park provision will need to be considered if the site is to be developed in the future

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> <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	<ol style="list-style-type: none">1) This car park forms part of the Council's Tonbridge Town Centre asset work 2) Existing car park provision will need to be considered if the site is to be developed in the future

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	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	<ol style="list-style-type: none"><li data-bbox="576 239 1353 349">1) This car park forms part of the Council's Tonbridge Town Centre asset work and is subject to several agreements with Sainsburys<li data-bbox="576 394 1385 465">2) Existing car park provision will need to be considered if the site is to be developed in the future

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> <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	<ol style="list-style-type: none">1) This car park forms part of the Council's Tonbridge Town Centre asset work 2) Existing car park provision will need to be considered if the site is to be developed in the future

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	<ol style="list-style-type: none">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 2) Existing car park provision will need to be considered if the site is to be developed in the future

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	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	<ol style="list-style-type: none"><li data-bbox="549 239 1326 349">1) This car park forms part of the Council's Tonbridge Town Centre asset work and is subject to an agreement with Sainsburys<li data-bbox="549 394 1382 468">2) Existing car park provision will need to be considered if the site is to be developed in the future

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> <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	<ol style="list-style-type: none"><li data-bbox="576 239 1337 376">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.<li data-bbox="576 421 1353 488">2) The car park is used by customers and staff and at peak times is at capacity.

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> <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	<ol style="list-style-type: none"><li data-bbox="576 239 1321 338">1) Mainly grassed area with a few mature trees and now a roadside nature reserve, well used for recreation<li data-bbox="576 383 1257 454">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> <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	<ol style="list-style-type: none"> <li data-bbox="576 239 1369 309">1) Mainly grassed area with a few mature trees around the edge <li data-bbox="576 353 1251 423">2) Part of a wider open space which gets more recreational use than this section <li data-bbox="576 468 1374 622">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 <li data-bbox="576 667 1331 736">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> <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	<ol style="list-style-type: none"><li data-bbox="571 239 1278 275">1) Grass area with mature trees around the edge<li data-bbox="571 311 1278 378">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	<p>Subject to gaining necessary approvals including planning permission construction can commence (<i>please tick one box</i>)</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)

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 COMMENTS	<i>Please state for what uses the site may be available for</i> 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> <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	<ol style="list-style-type: none"><li data-bbox="576 239 1378 309">1) Large predominantly grassed area with some mature trees, Church and play area nearby<li data-bbox="576 344 1378 414">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> <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	<ol style="list-style-type: none"><li data-bbox="576 239 1315 309">1) Large grass expanse with a few incidental trees, access to wooded and natural area to rear<li data-bbox="576 344 1366 414">2) Identified as an amenity open space to be protected within MDEDPD

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> <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	<ol style="list-style-type: none"><li data-bbox="571 239 1362 304">1) Amenity open space with an equal split of grass and mature trees<li data-bbox="571 344 1347 409">2) Amenity area to the northeast is also owned by the Council but was not highlighted by the UCS<li data-bbox="571 450 1362 515">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	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	<ol style="list-style-type: none"><li data-bbox="564 239 1273 309">1) Amenity open space with small number of tree coverage, mostly grass<li data-bbox="564 344 1362 454">2) Classified as part of Woodland walk within MDEDPD and identified as a Natural and Semi-Natural Green Space to be protected.

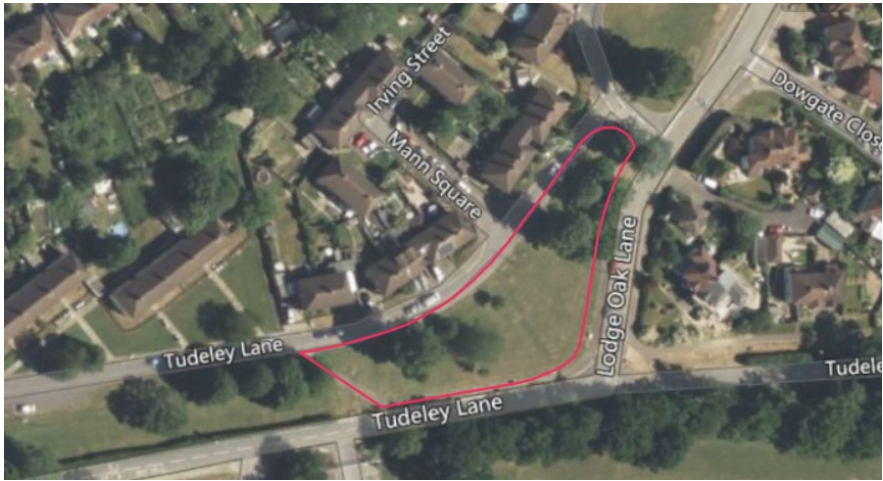
SITE DETAILS	
UCS SITE REFERENCE	59550
WARD	Judd
SITE BOUNDARY	
URBAN CAPACITY STUDY INFORMATION	
SIZE (HA)	0.24
ACCESSIBILITY LEVEL	Good Accessibility
OVERALL ASSESSMENT	Suitable
SUITABILITY	Residential
OPTIMISED RESIDENTIAL CAPACITY	8
AVAILABILITY INFORMATION	
OWNERSHIP	Tonbridge and Malling Borough 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	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	<ol style="list-style-type: none"><li data-bbox="539 239 1374 309">1) Amenity open space with trees and grassland, used for recreation and surrounding a play area<li data-bbox="539 344 1142 380">2) Some issues with anti-social behaviour<li data-bbox="539 416 1241 486">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> <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)

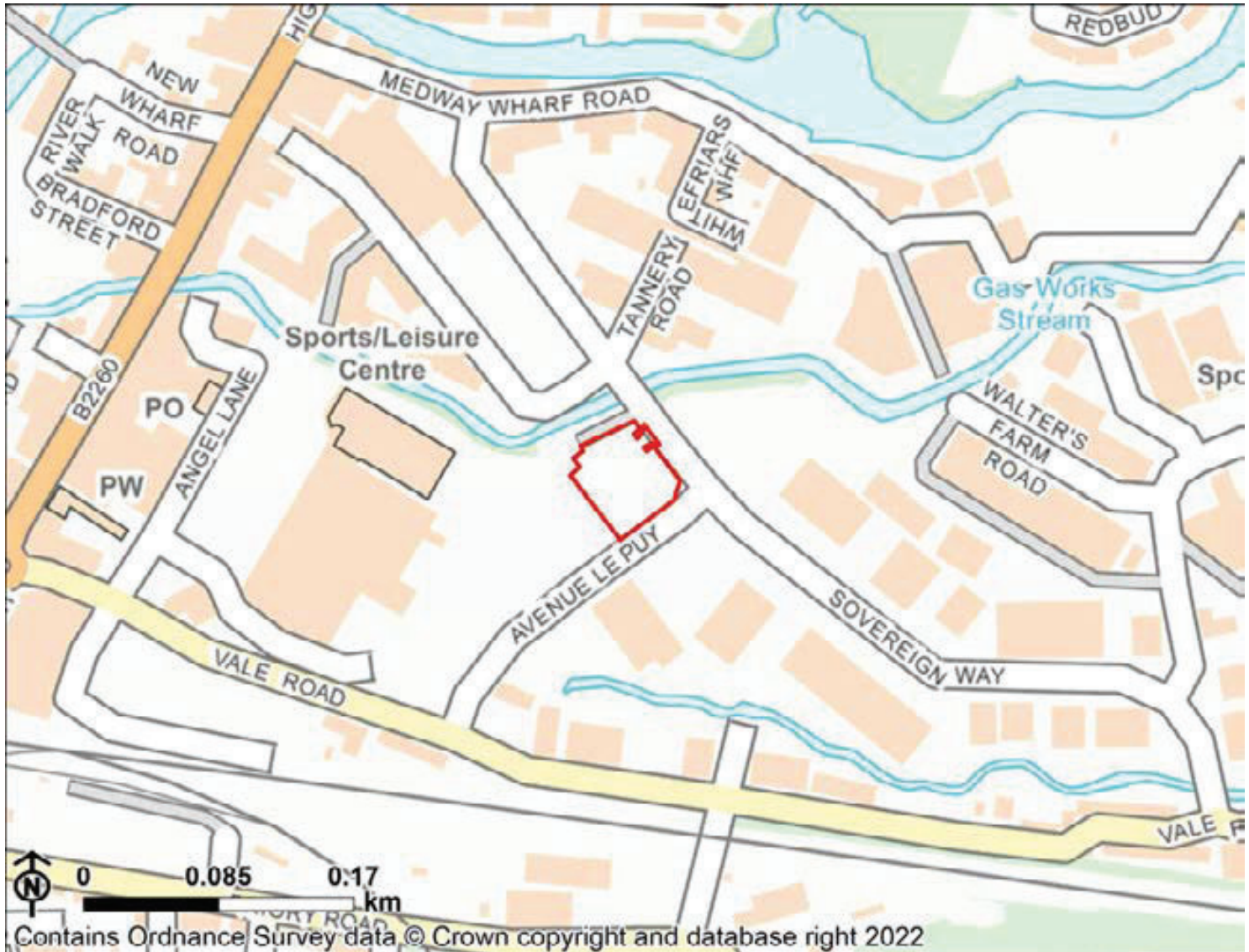
AVAILABILITY	<i>Please state for what uses the site may be available for</i>
COMMENTS	<ol style="list-style-type: none"><li data-bbox="571 237 1362 309">1) Amenity open space with trees and grassland, used for recreation and surrounding a play area<li data-bbox="571 344 1177 380">2) Some issues with anti-social behaviour<li data-bbox="571 416 1278 488">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	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 COMMENTS	<i>Please state for what uses the site may be available for</i> 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	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 COMMENTS	<i>Please state for what uses the site may be available for</i> 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	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	<ol style="list-style-type: none"><li data-bbox="576 237 1310 273">1) Easement in place with Southern Gas Networks<li data-bbox="576 309 1310 344">2) Some tree coverage, minimal recreational usage<li data-bbox="576 380 1358 456">3) Identified as an amenity open space to be protected within MDEDPD.



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. Annex 2B

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)

Annex 2B

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.



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

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.



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. Annex 2B

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

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

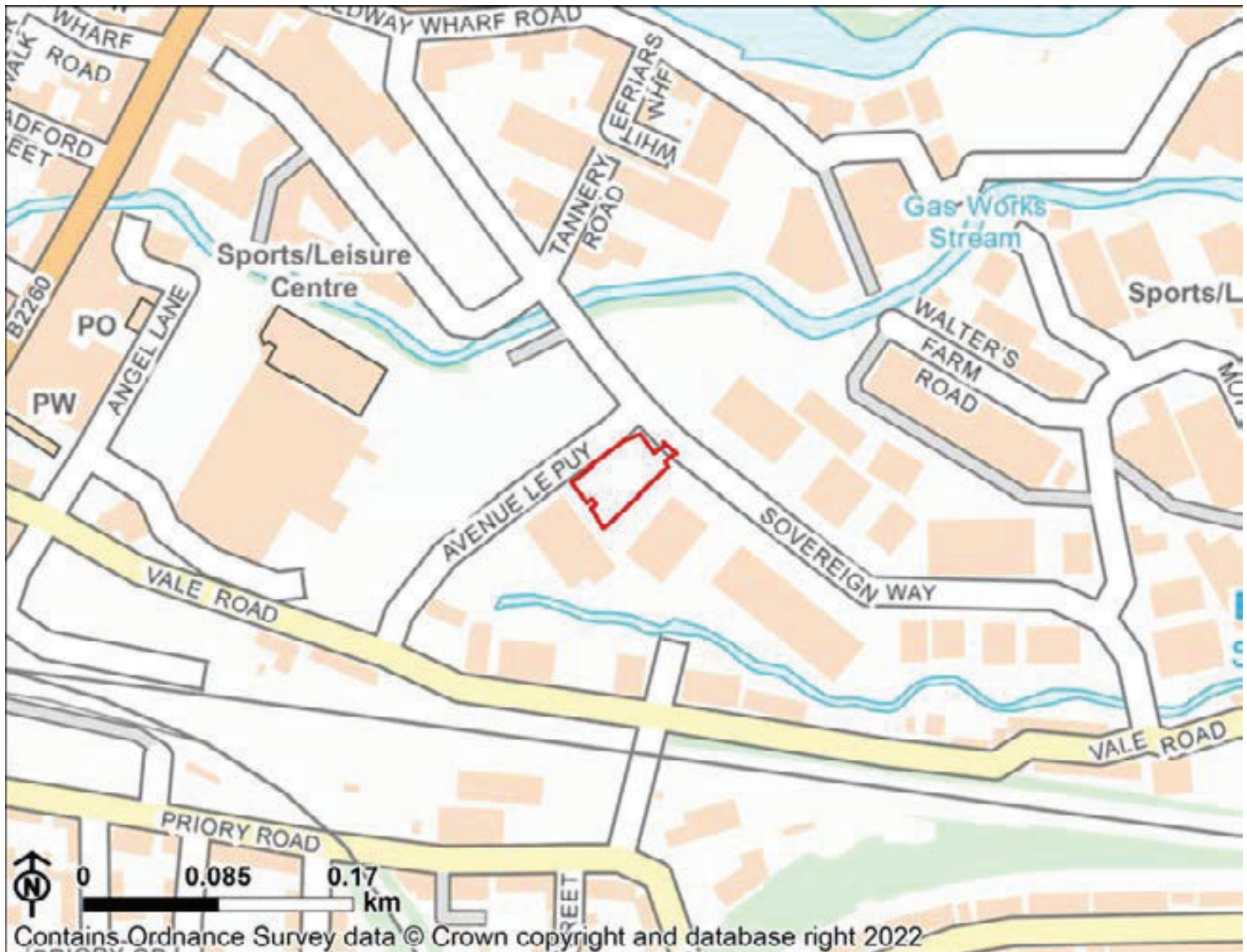
Negligible (0)

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.



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. Annex 2B

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)

Annex 2B

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

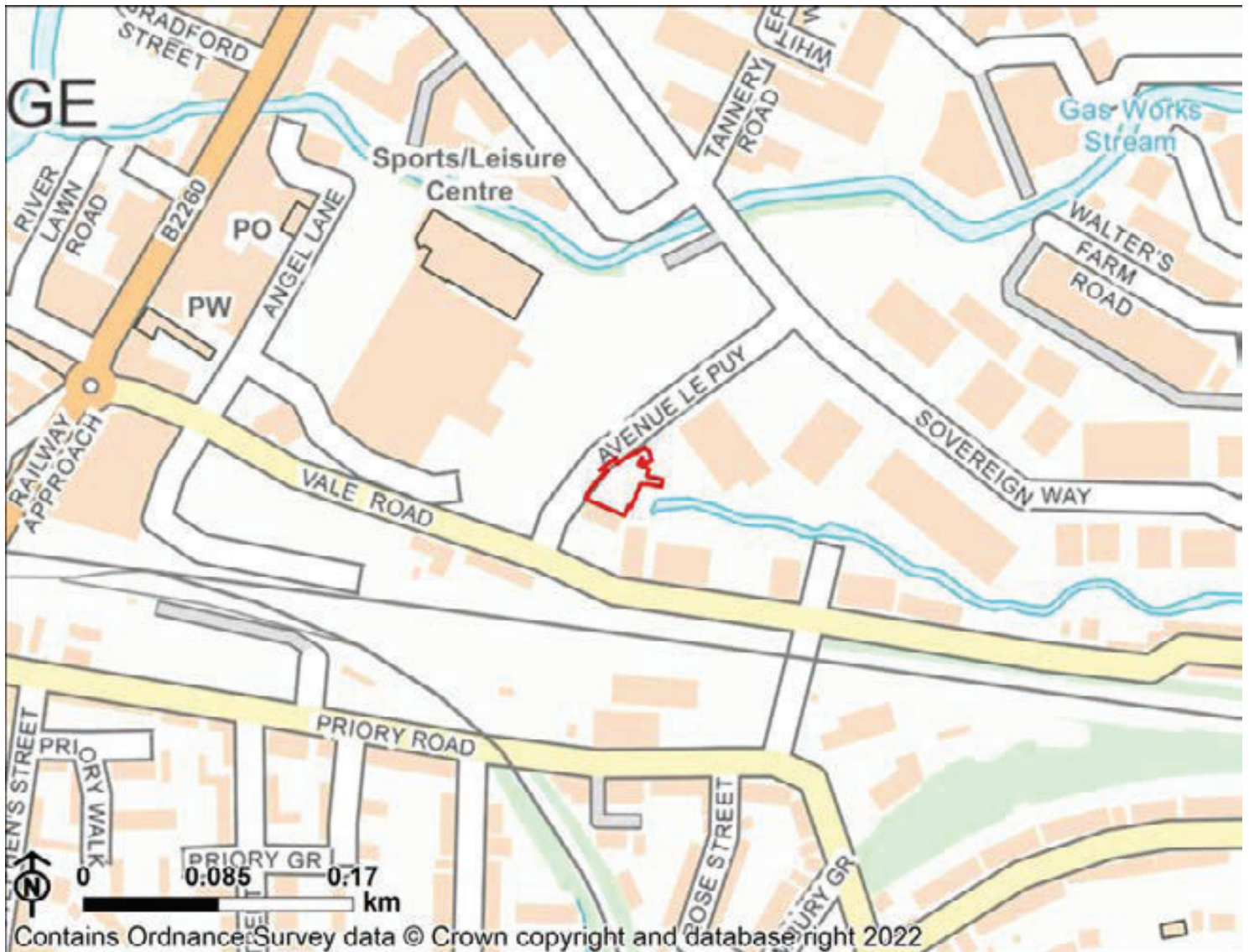
Negligible (0)

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.



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. Annex 2B

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

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

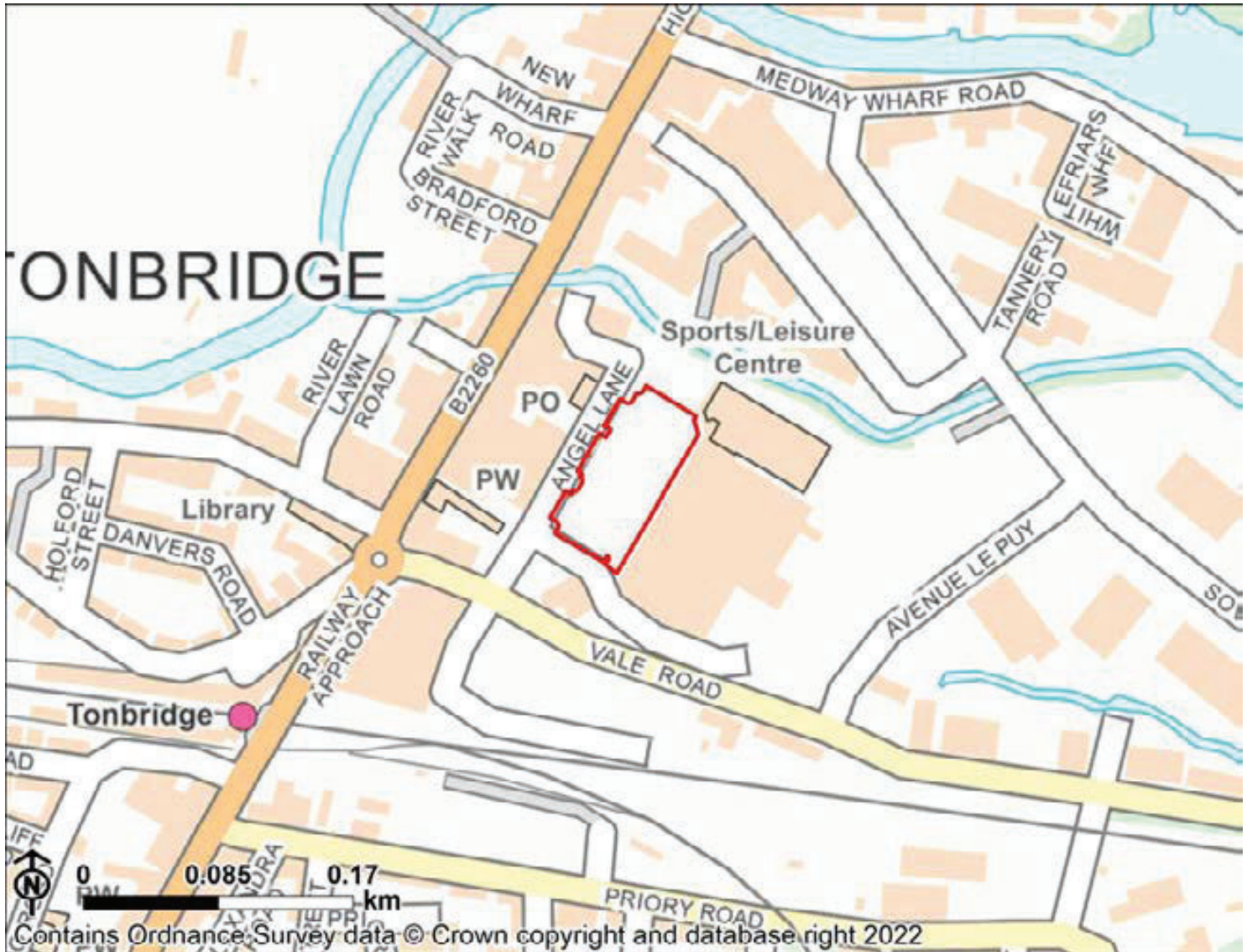
Negligible (0)

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.



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.

Annex 2B

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)

Annex 2B

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

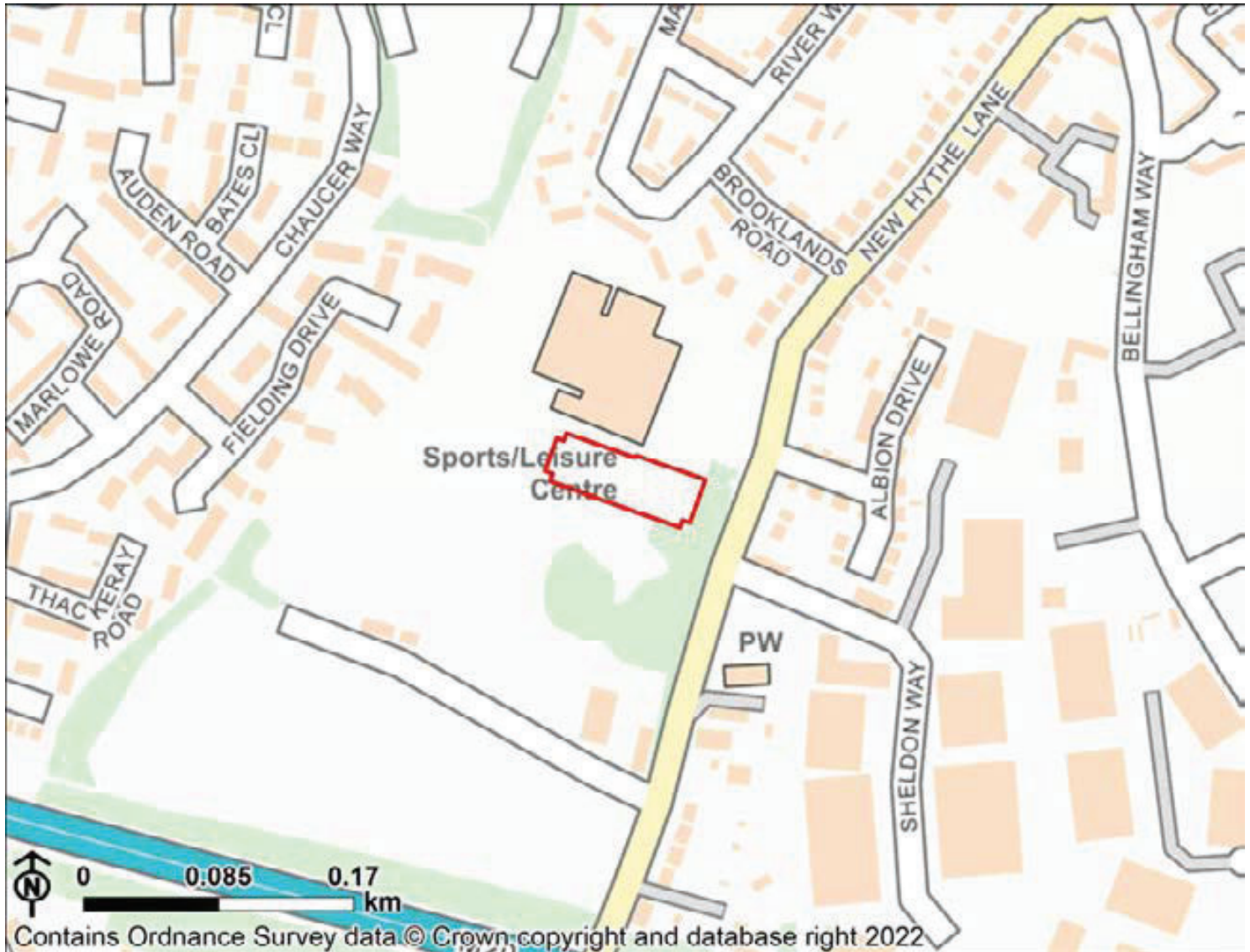
Negligible (0)

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.



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. Annex 2B

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

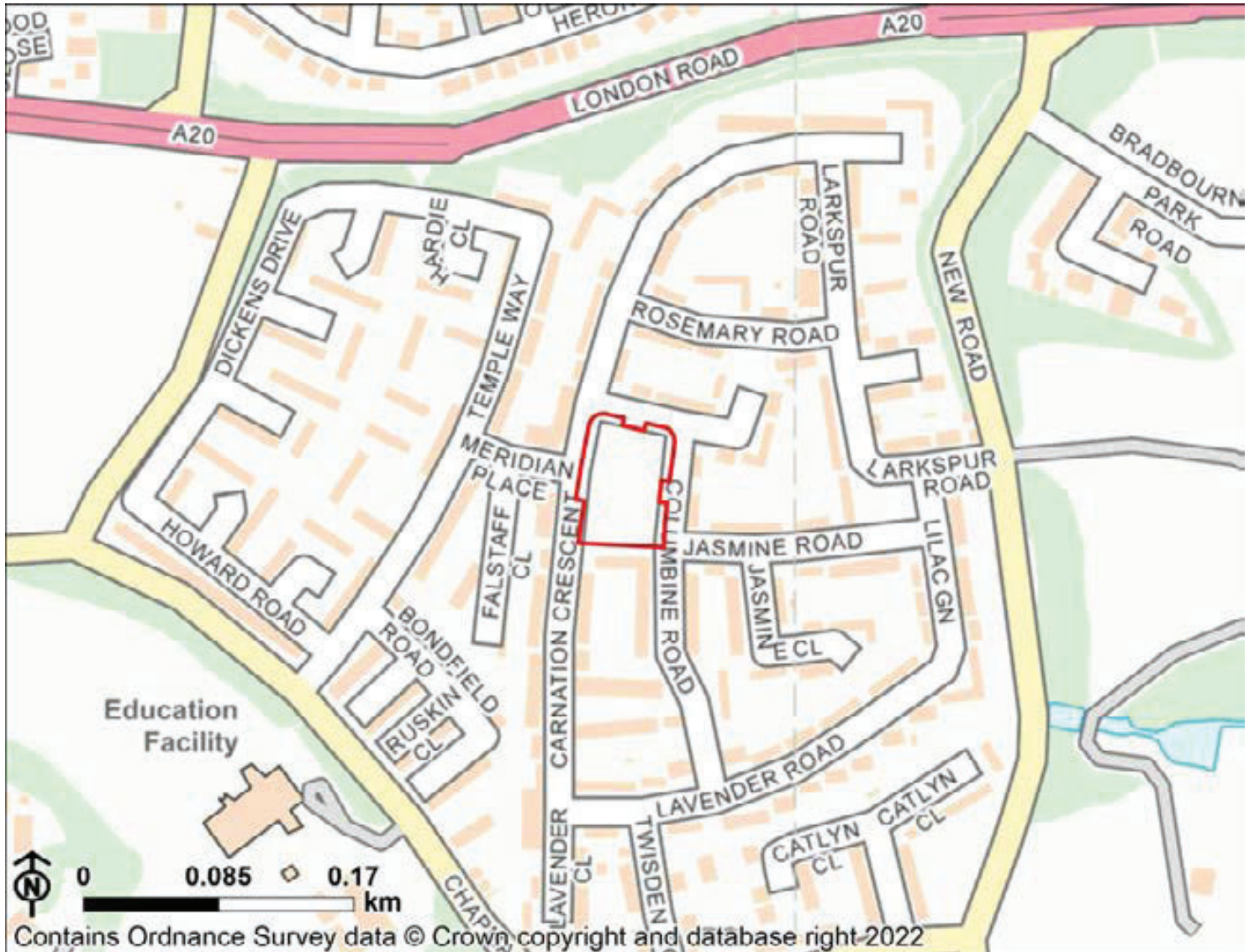
Uncertain minor negative (-?)

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.



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. Annex 2B

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

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

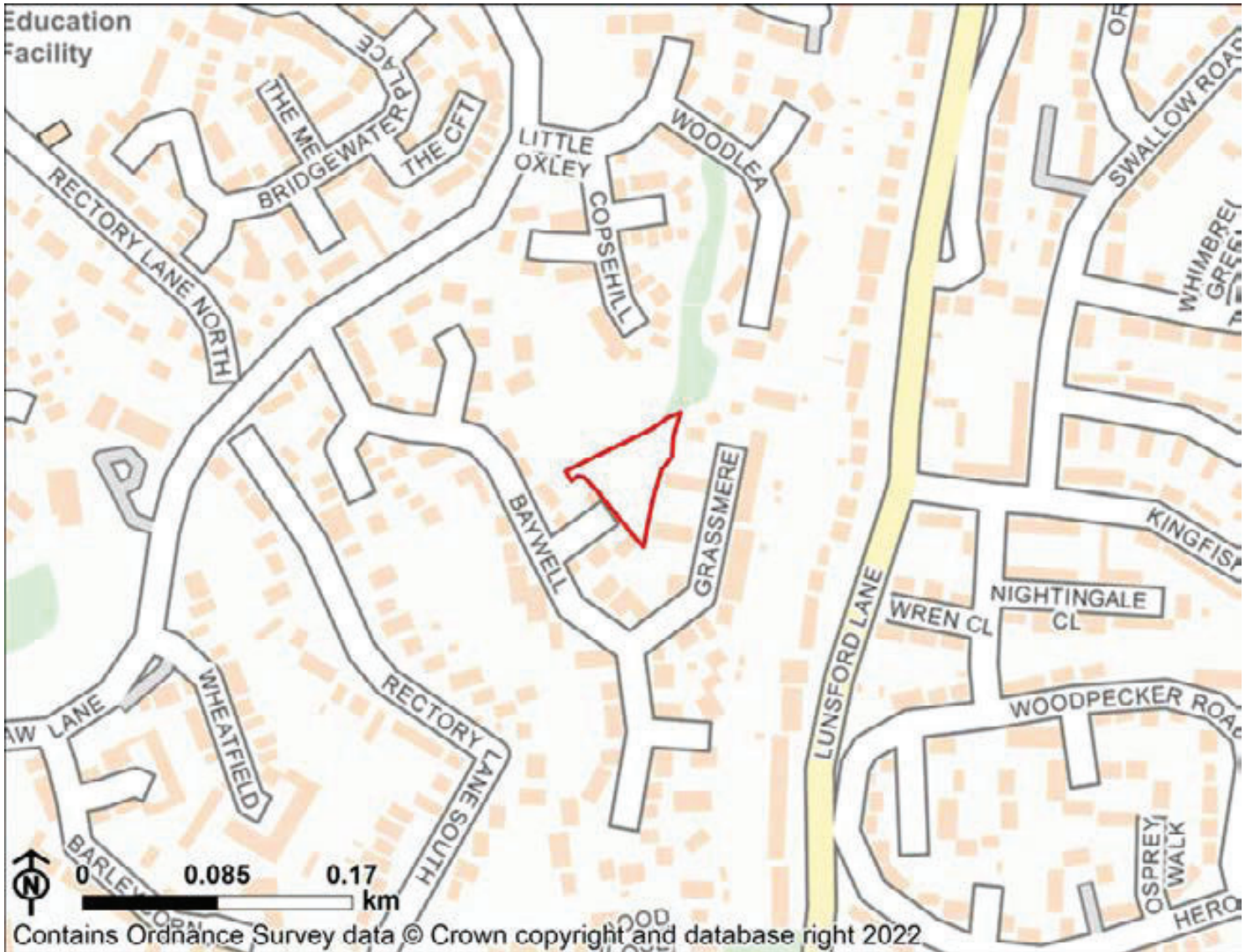
Negligible (0)

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.



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. Annex 2B

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

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

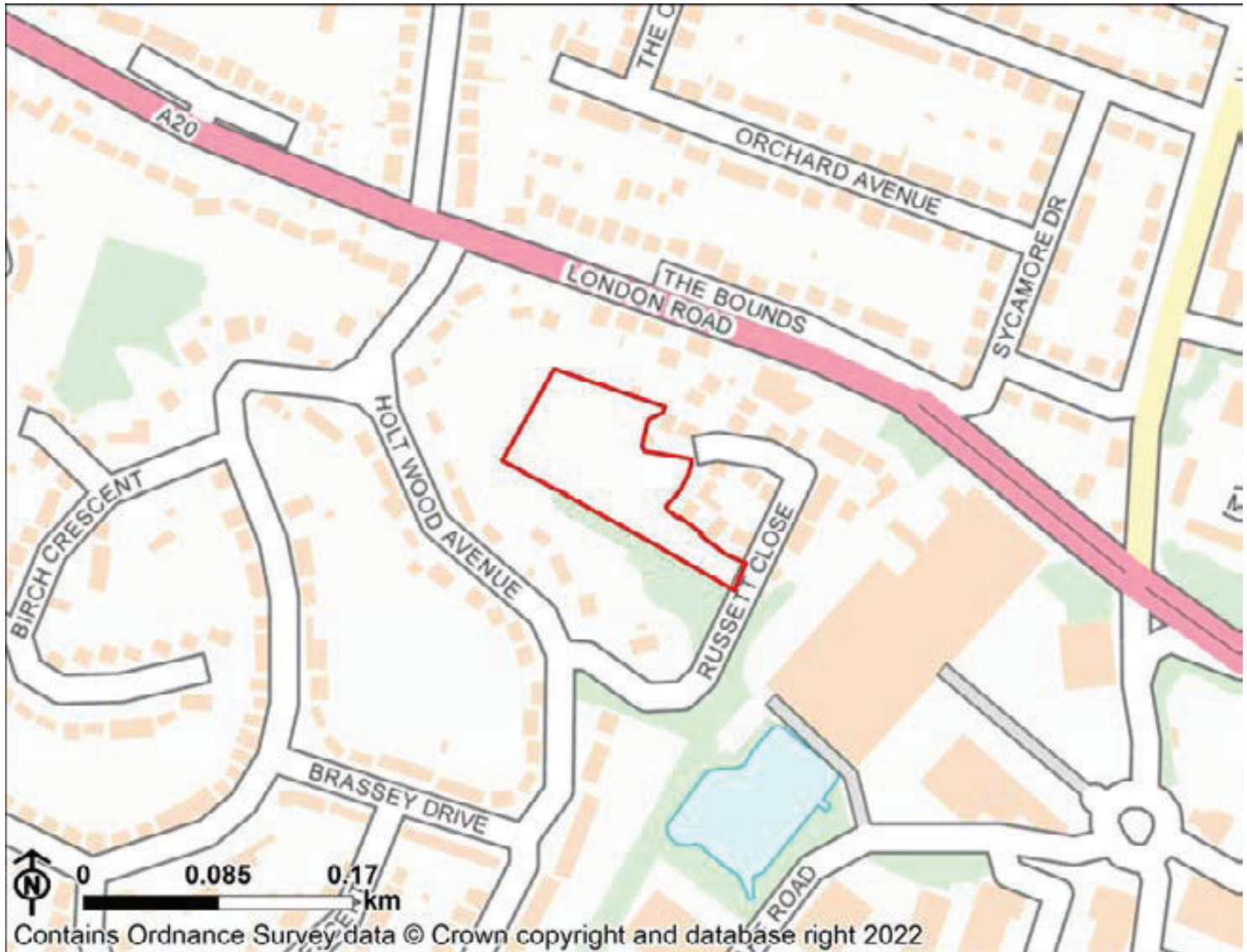
Uncertain minor negative (-?)

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.



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 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. Annex 2B

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.



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. Annex 2B

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.



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

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.



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

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.



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

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

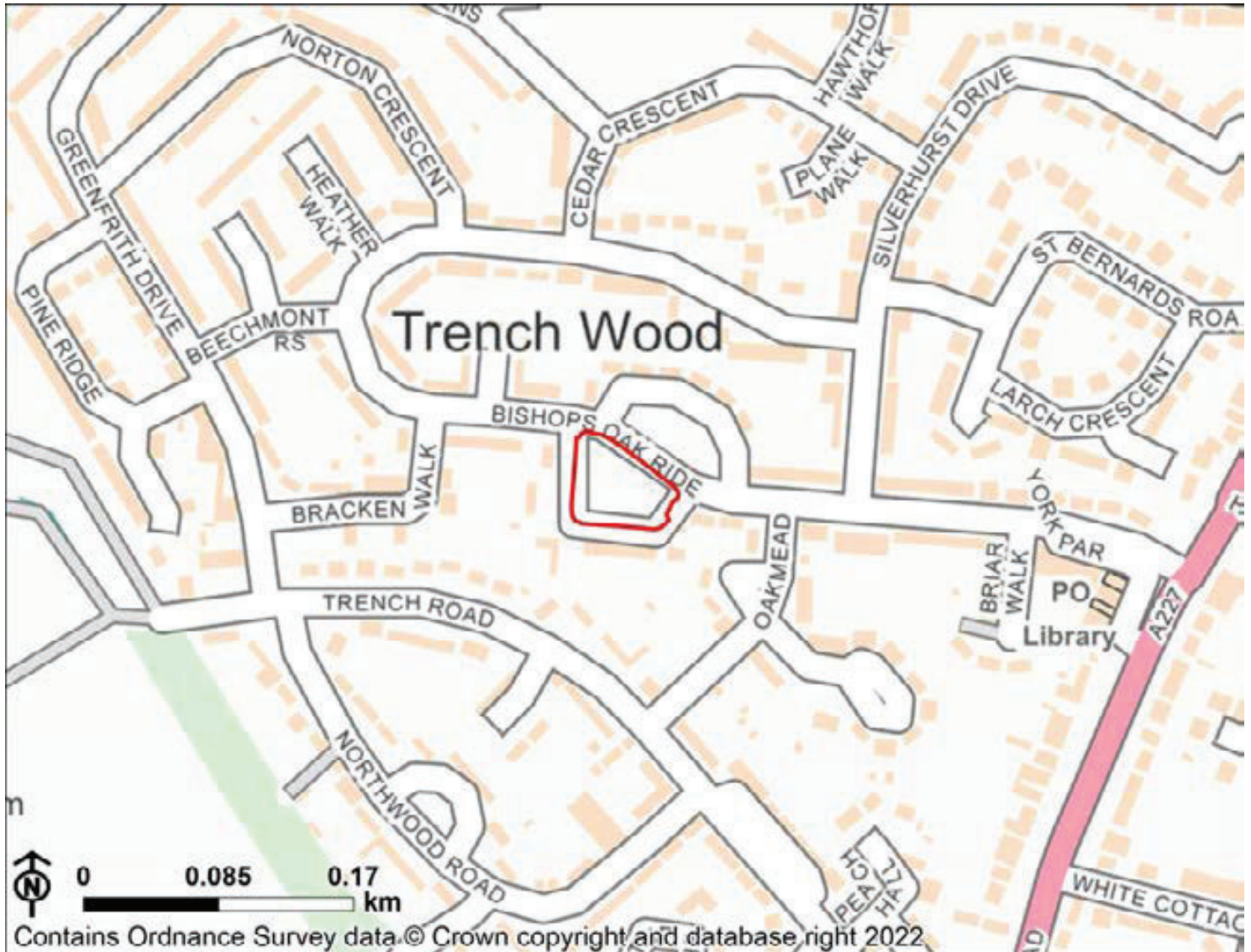
Negligible (0)

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.



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

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.



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

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.



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

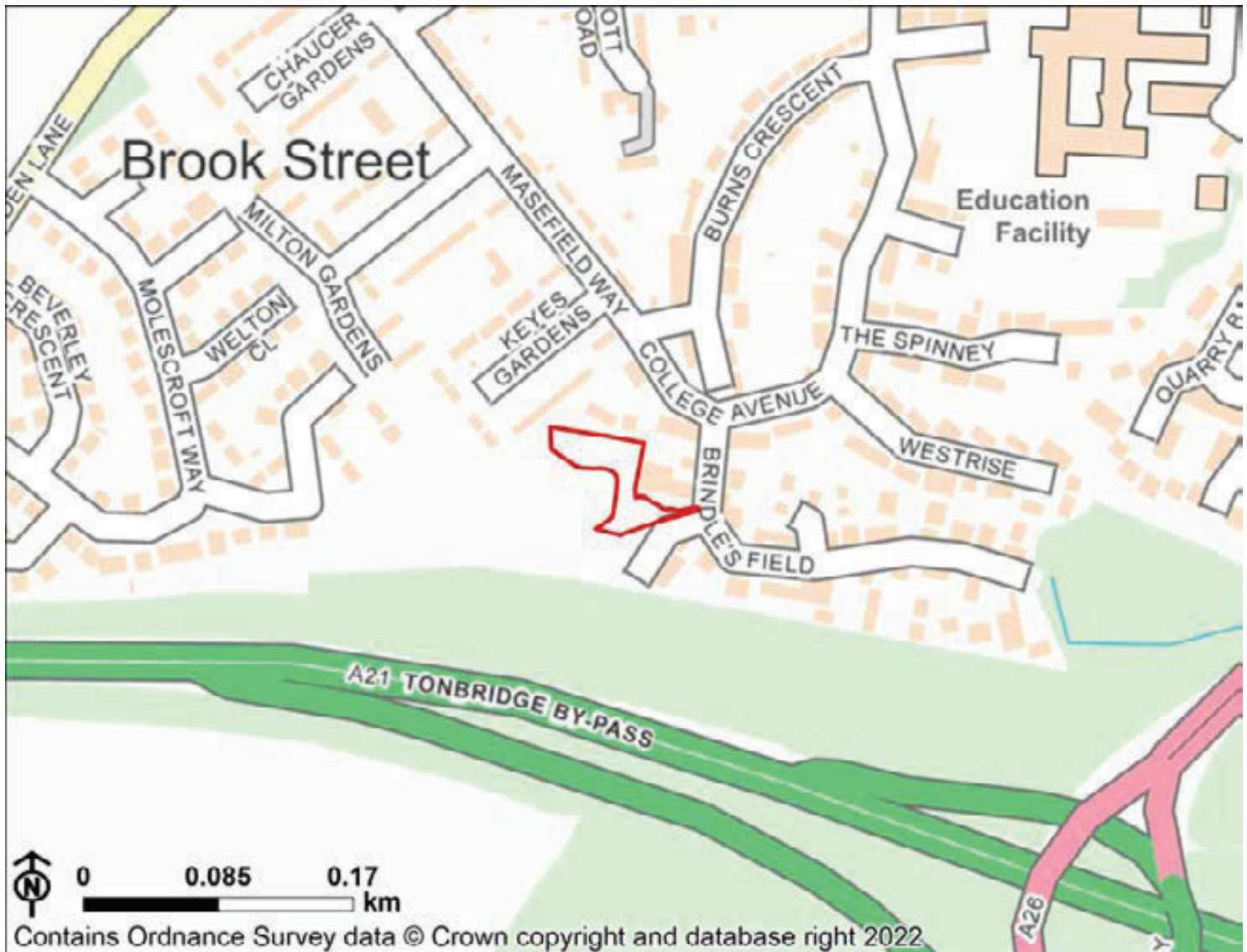
Uncertain minor negative (-?)

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.



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 (>=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 (-)

Annex 2B

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

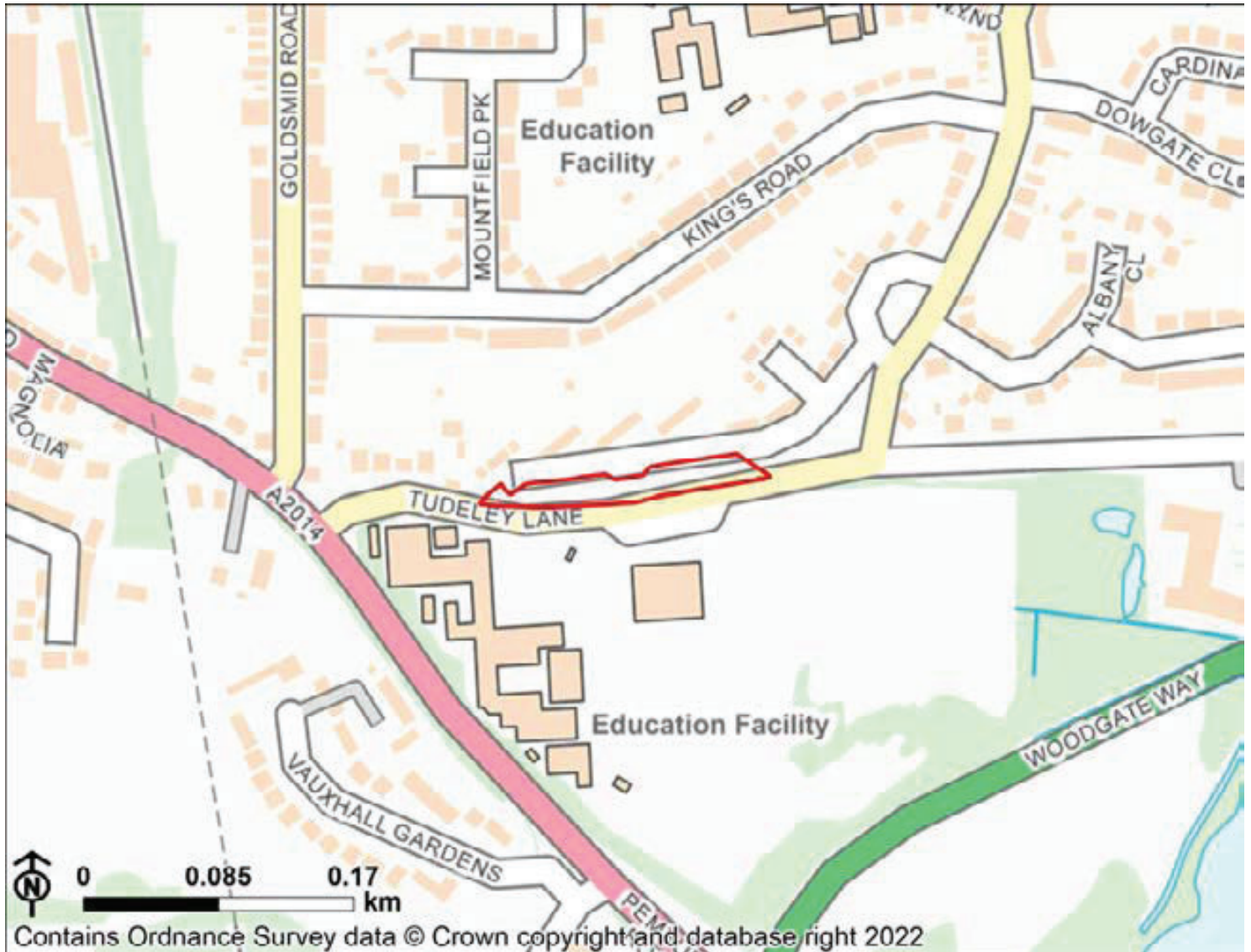
Uncertain minor negative (-?)

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.



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. Annex 2B

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

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

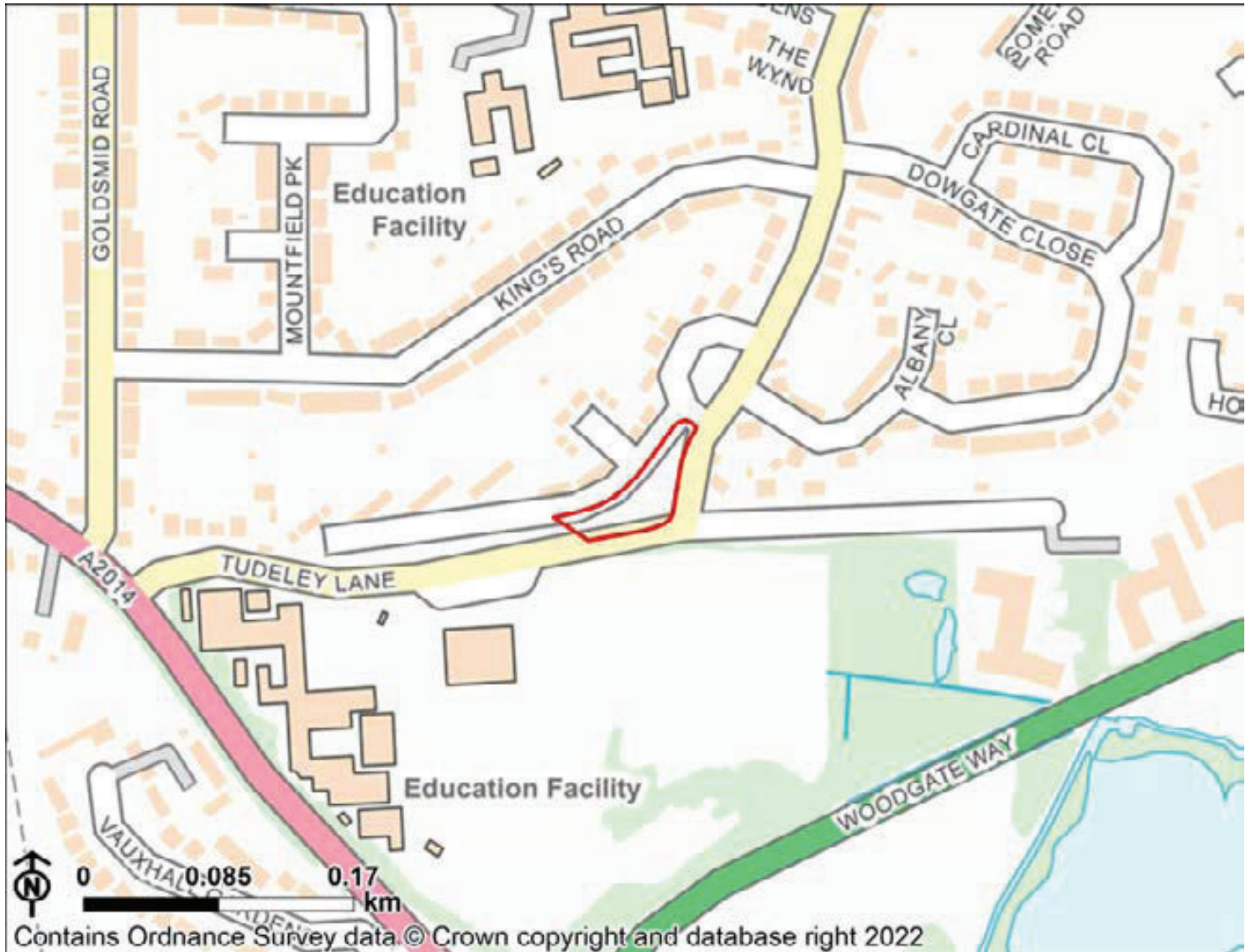
Negligible (0)

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.



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. Annex 2B

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 (+)

Annex 2B

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.



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

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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Agenda Item 6

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

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Agenda Item 7

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

**ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT
INFORMATION**

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Agenda Item 8

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

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