

Tonbridge & Malling Borough Council

Local Plan

**Sustainability Appraisal:
Environmental Report
Draft**

July 2018

1. NON-TECHNICAL SUMMARY

1.1. Introduction

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

1.2. What is Sustainability and the Sustainability Appraisal

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

Final Sustainability Appraisal Report

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

1.3. Sustainability Appraisal Framework

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

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

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

Final Sustainability Appraisal Report

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

- 1.3.3 Further details are included in Section 4.

1.4. Assessment of development strategy options

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

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

1.5. Assessment of sites

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

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

1.6. Assessment of policies

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

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

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

Final Sustainability Appraisal Report

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

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

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

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

1.9. What happens next

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

2. Introduction

2.1. Preparing a new Local Plan

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

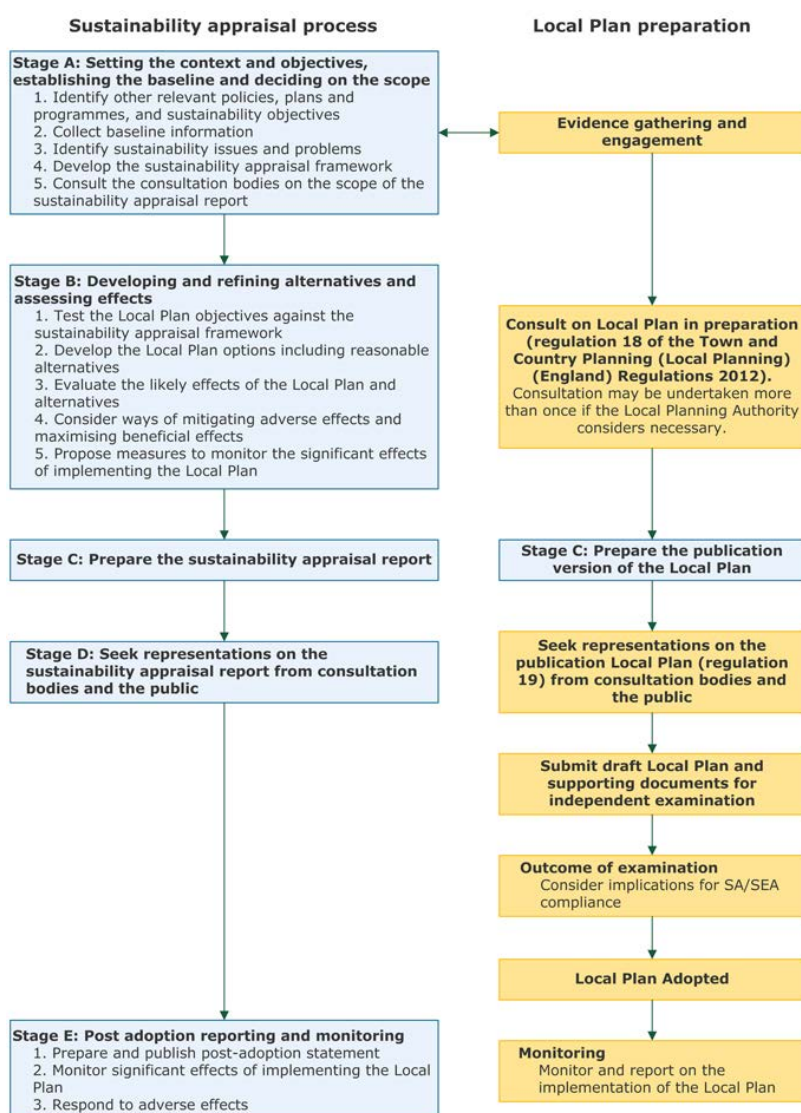
2.2. Sustainability Appraisal and Strategic Environmental Assessment

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

Final Sustainability Appraisal Report

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

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



2.3. Strategic Environmental Assessment

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

Final Sustainability Appraisal Report

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

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

2.4. Habitats Regulations Assessment

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

1.1.1. _____

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

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

Final Sustainability Appraisal Report

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

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

3. Establishing the Context and Baseline

3.1. Policies, Plans and Programmes

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

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

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

Final Sustainability Appraisal Report

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

Final Sustainability Appraisal Report

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

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

3.2. Baseline information

Task A2: Collect baseline information

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

Flooding

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

Final Sustainability Appraisal Report

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

Tidal and Fluvial Events in December 2013

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

Landscape Constraints

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

Green Belt

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

Ecology and Biodiversity Constraints

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

Final Sustainability Appraisal Report

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

Heritage Constraints

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

Agricultural Land Quality

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

Minerals

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

Final Sustainability Appraisal Report

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

Waste

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

Profile of the People

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

Current Profile (2017):

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

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

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

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

Future Profile – 2031⁵

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

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

Figures in 000s to one decimal place

1.1.1. _____

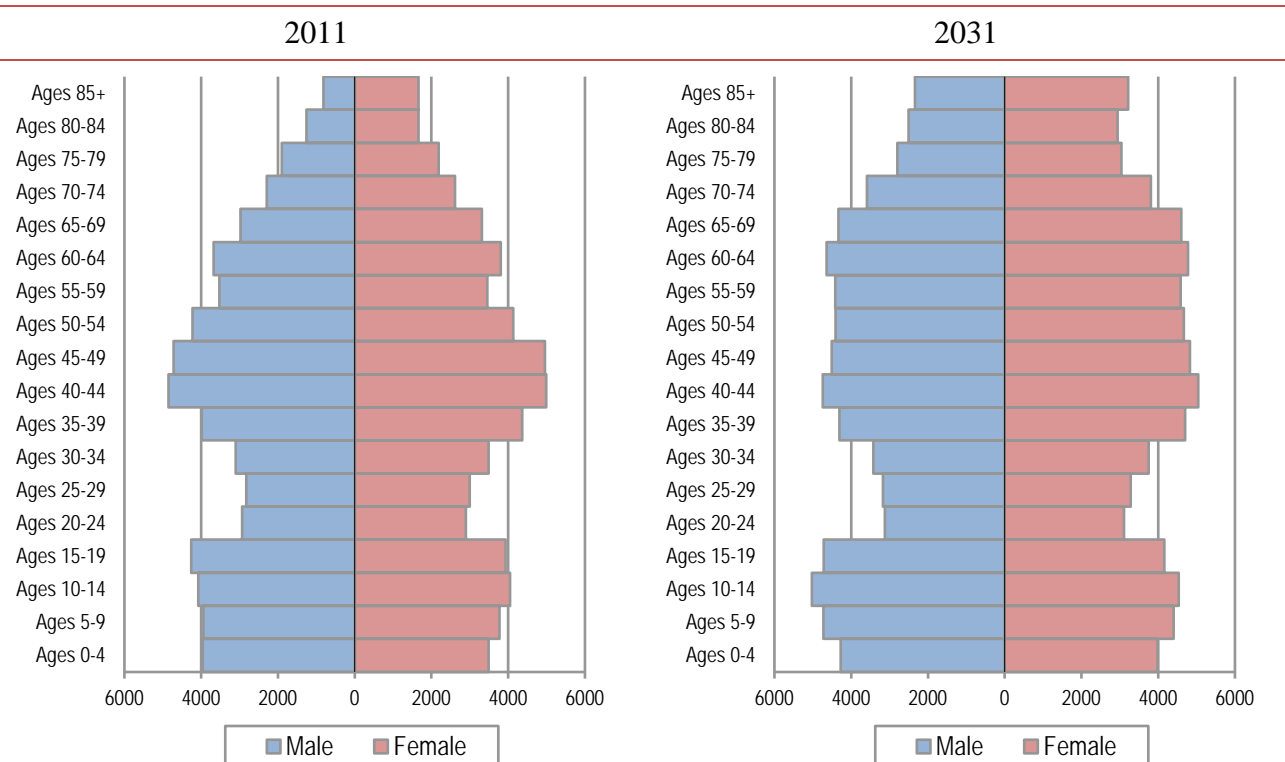
³ ONS Population estimates

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

⁴ Census 2011

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

Distribution of Population 2011 and 2031 – Tonbridge & Malling

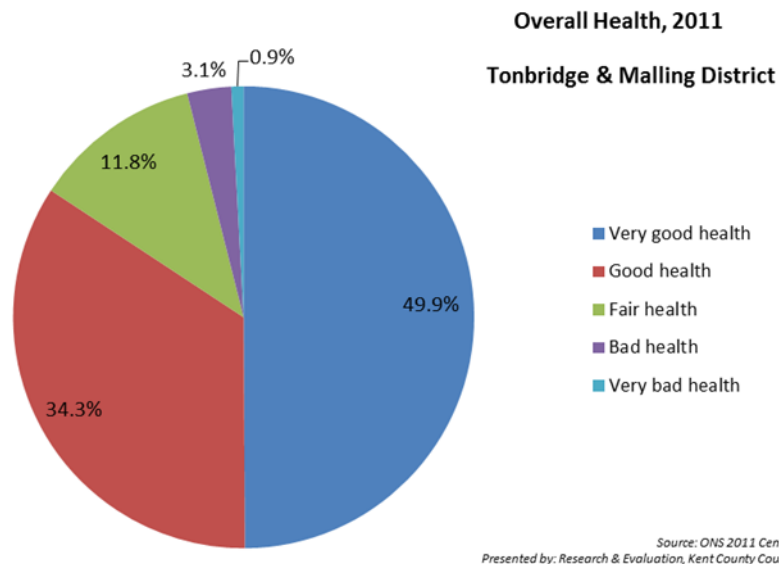


Source: ONS

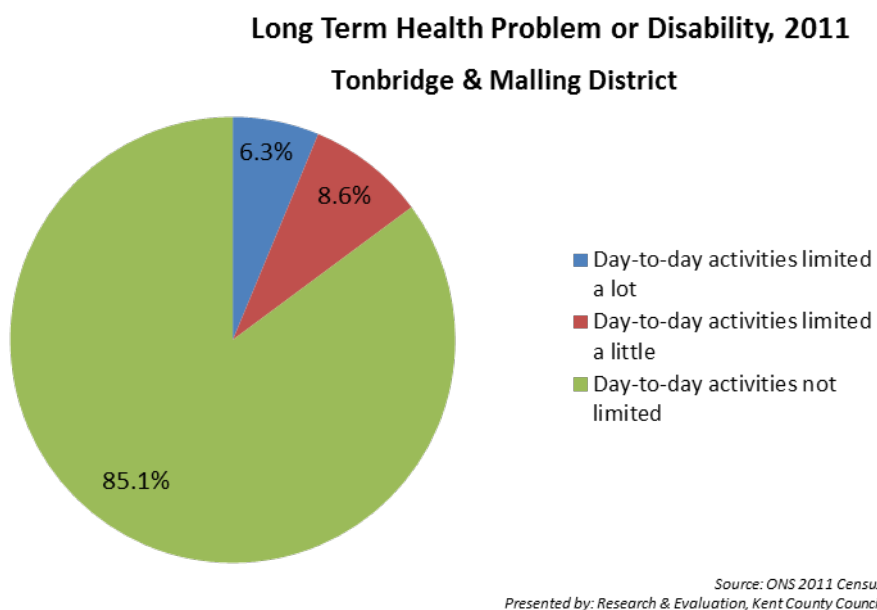
3.2.25. The pyramid (see above) clearly show the growth in population overall and highlight the ageing of the population with a greater proportion of the population expected to be in age groups aged 60 and over (and even more so for older age groups) – in particular the oldest age group (85+) shows an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

Profile of Health of Population

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



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



Final Sustainability Appraisal Report

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

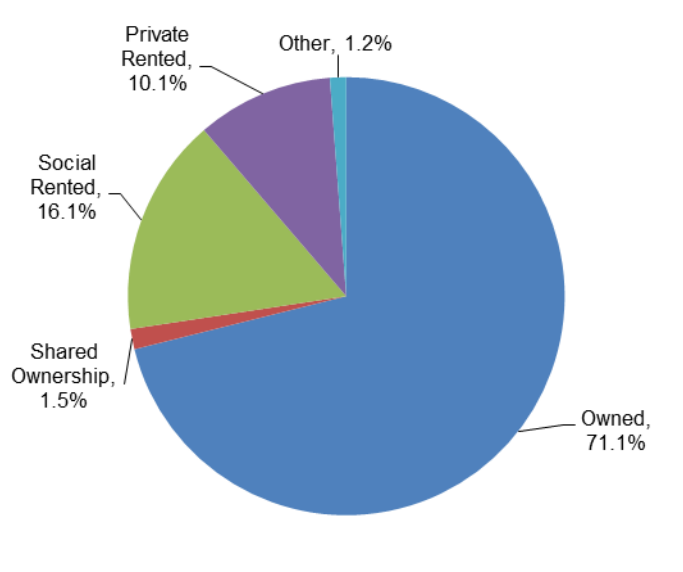
- In Year 6 (aged 10-11) 14.6% (194) of children are classed as obese, better than the average for England.
- Life expectancy is 4.6 years lower for men and 4.4 lower for women in the most deprived areas of Tonbridge and Malling than in the Least deprived areas
- Life expectancy at birth for males (2014-16)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

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

Profile of Housing

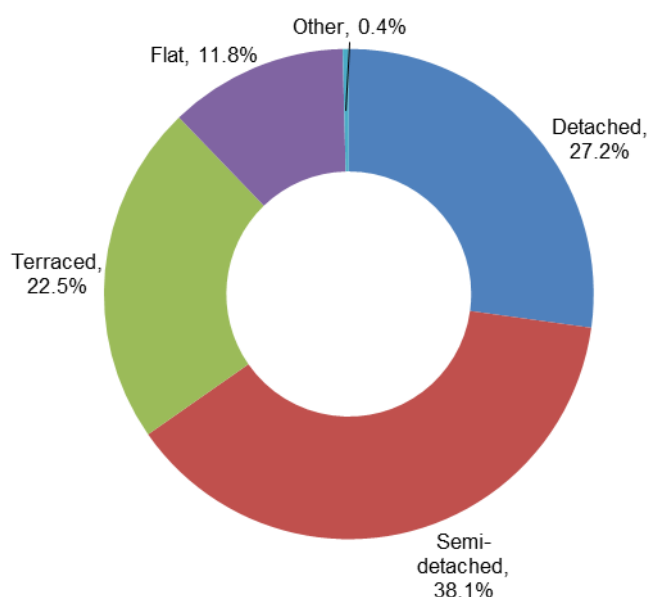
3.2.30. This section profiles the existing housing stock, housing market, housing affordability and the Objectively Assessed Need for Housing (OAN). The source of this data is the Strategic Housing Market Assessment (SHMA) published by the Borough Council in March 2014. This is available online from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

Tenure Profile (2011)



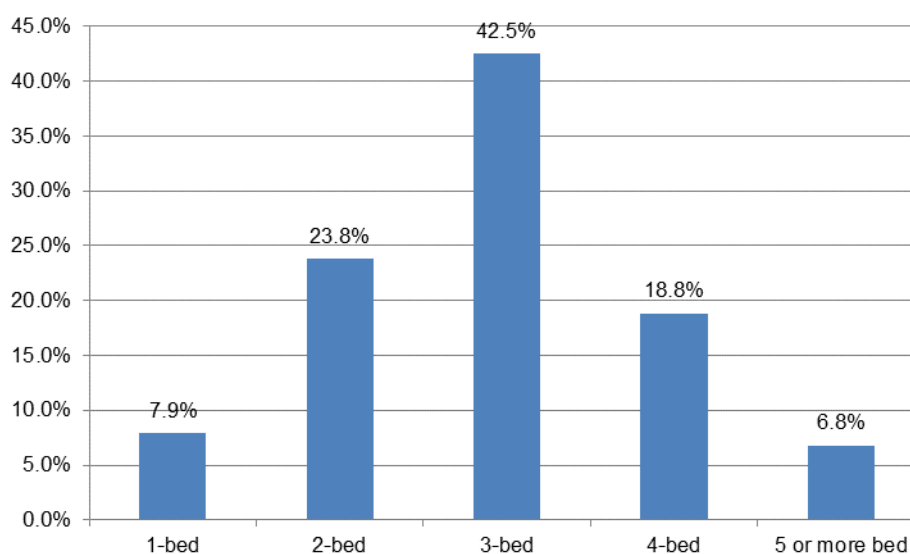
Source: Census 2011

Dwelling Stock Profile (2011)



Source: Census 2011

Size of Homes (2011)



Source: Census 2011

Average Median House Prices (2017⁶)

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

1.1.1. _____

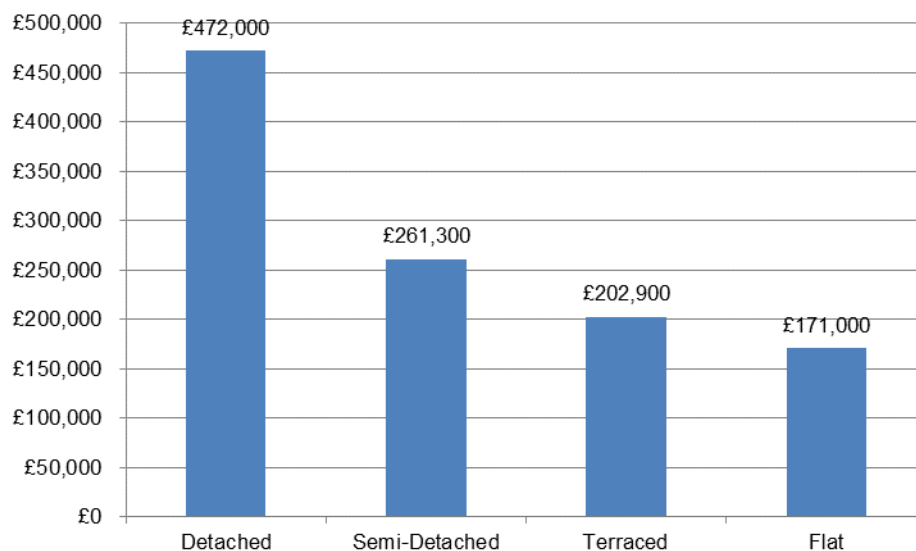
⁶ ONS:

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

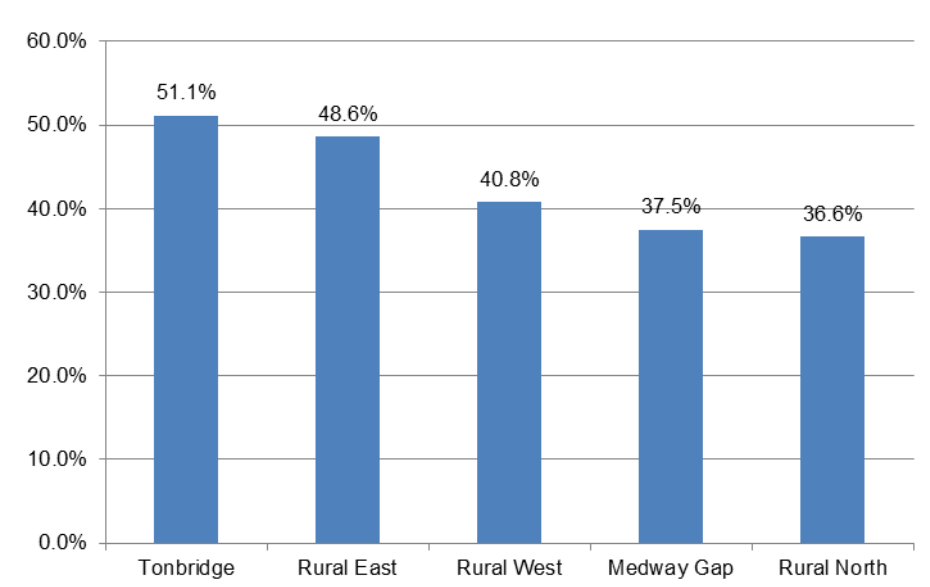
Final Sustainability Appraisal Report

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

Average House Prices by Property Type (2012)



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



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

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

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

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

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

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

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

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

Profile of the Economy

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

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

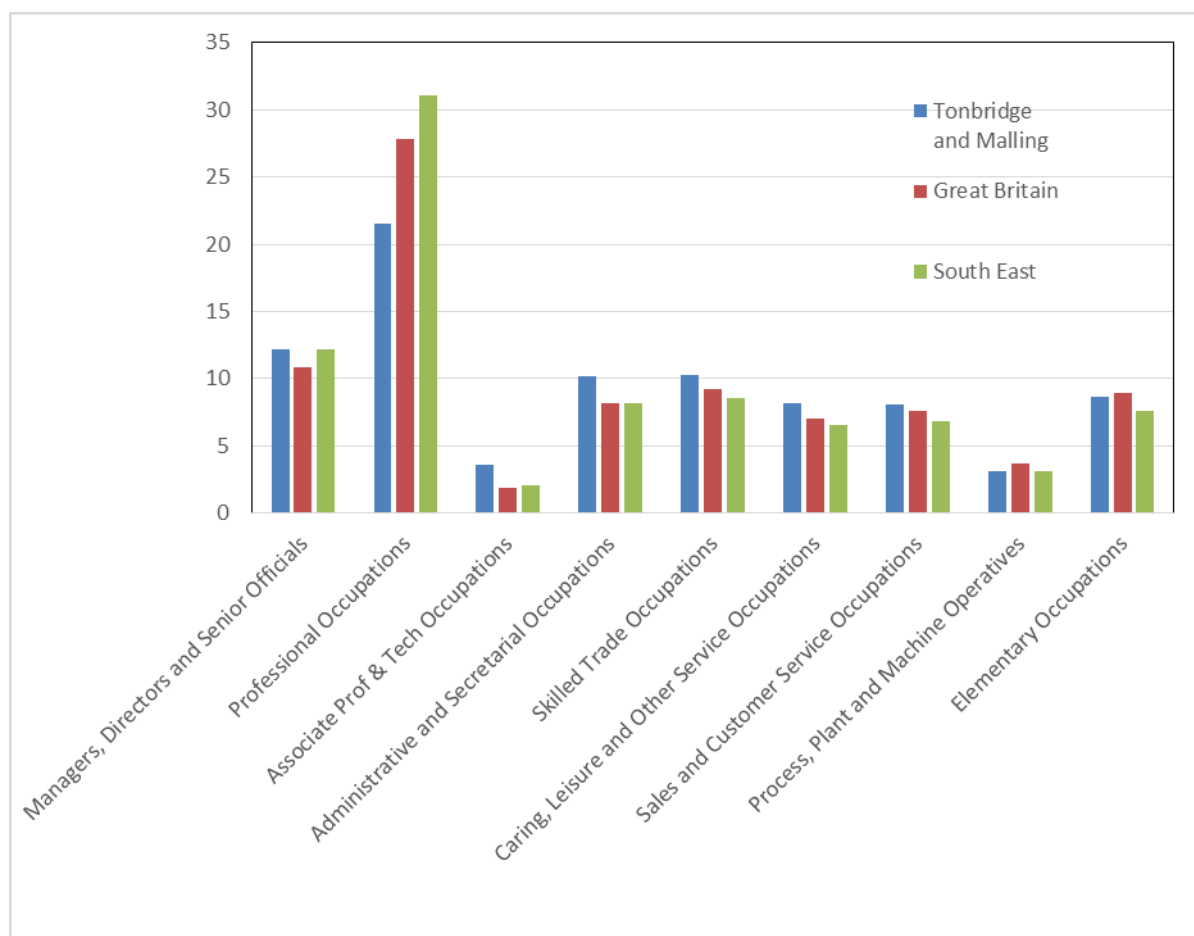
3.2.36. 8.2 %⁷ of the economically active population aged 16-64 was self-employed

1.1.1. _____

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

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

Resident Occupations (2013)



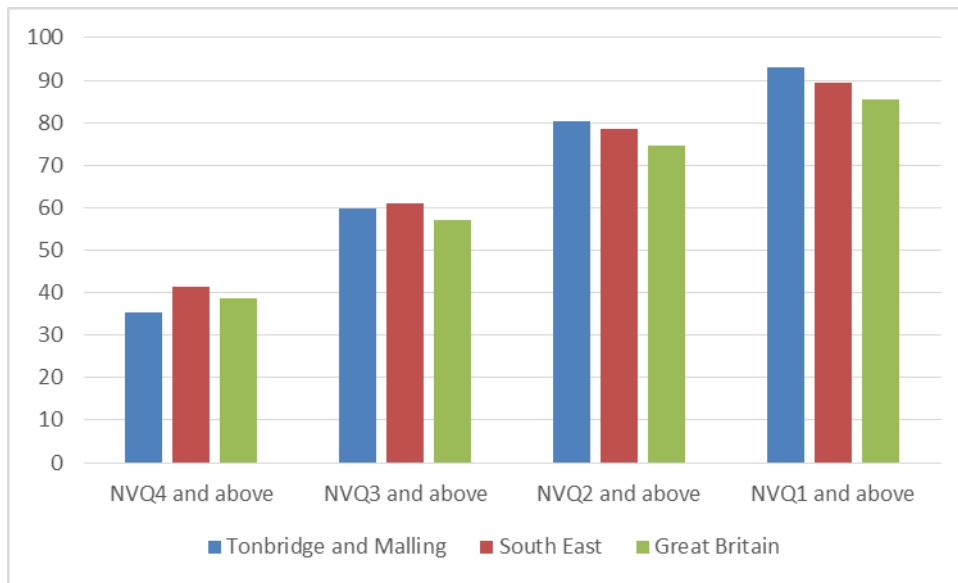
(source: Annual Population Survey (APS) March 2013)

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

1.1.1. _____

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

Resident Skills (2013)



(source: NOMIS 2013)

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

Earnings by residence (2013)



(source: NOMIS 2013)

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

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

Final Sustainability Appraisal Report

3.3. Predicted future trends

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

Environment

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

Housing

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

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

Year	Sites with Permission (1)	Small Sites Estimate (2)	Large Sites Windfalls	Allocations (3)	Kings Hill Phase 3	Kings Hill (4)	Hoborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Completions	5 Year Totals	Total Supply 2006-2021	5 Year Supply 2017/18-2021/22		
2006/07	437					281	85			47	850					
2007/08	349					300	137			53	839					
2008/09	280					224	91			203	798	3210				
2009/10	209					93	47	16		7	372					
2010/11	145					55	18	59		74	351					
2011/12	119					90	100	22		113	444					
2012/13	151					84	59	70		30	394					
2013/14	257					108	12	82		149	608	2845				
2014/15	267					91	43	26		60	487					
2015/16	441					74	64	14		319	912		9886			
2016/17	436					41	60	138	13	142	830					
2017/18	486	44		5		15	92	122	127	67	958					
2018/19	451	44		25	50	44	38	92	186	17	947	3831		3455		
2019/20	149	44		33	100	1	80	88	150	27	672					
2020/21	1	44		20	100		73		186	0	424					
2021/22		44		21	100		80		186	23	454					
2022/23		44			100		47		120		311					
2023/24		44			100				72		216	1173				
2024/25		44			85				19		148					
2025/26		44									44					
2026/27		44									44					
2027/28		44									44					
2028/29		44									44	220				
2029/30		44									44					
2030/31		44									44					
Totals	4178	616	0	104	635	1501	1126	729	1059	1331	11279	11279				
															SHMA 5 yr OAN +5% (8)	3654
															Difference	-199
															5 Year Supply (7)	95%
															No. of years of HLS (6)	4.7

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

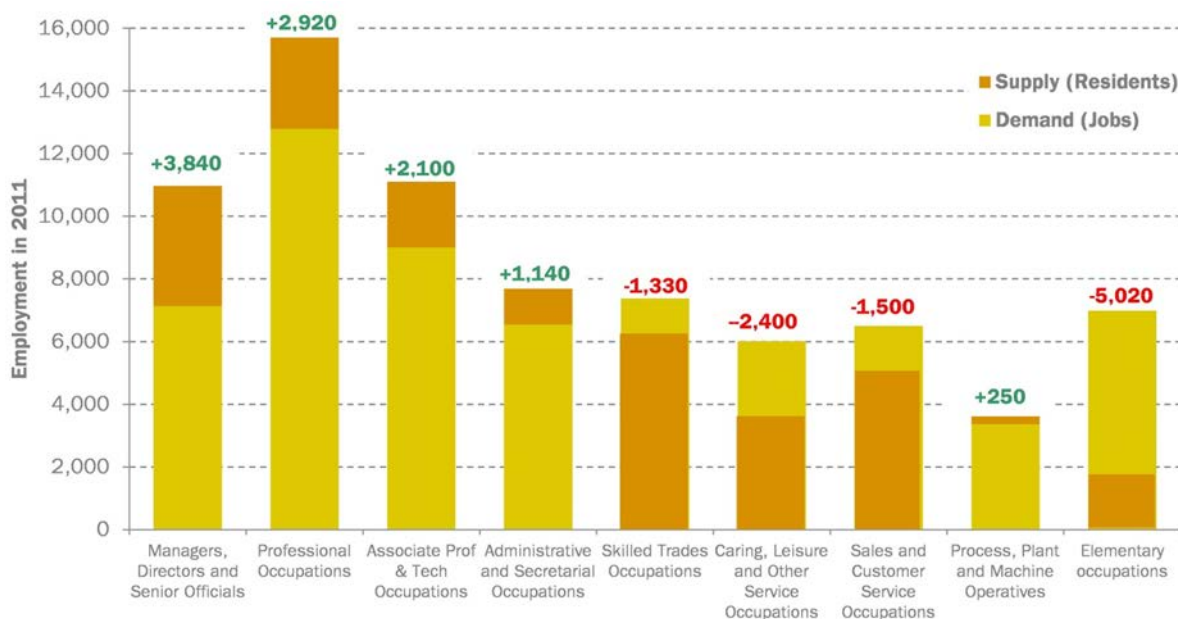
- Next 5 years of projected housing supply
- 5-year supply as a percentage of the OAN requirement (see footnote (6))
- Post Plan Period (2006-2021)
- Number of years of housing land supply measured against 5-year SHMA requirement (see footnote (6))

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

Economy

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

Occupational Demand/Supply Balance



Source: APS 2013/NLP Analysis

Final Sustainability Appraisal Report

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

3.4. Key Sustainability Issues

Task A3: Identify sustainability issues and problems

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

4. Sustainability Appraisal

4.1. Sustainability Appraisal framework

Task A4: Develop the sustainability appraisal framework

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

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

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

Final Sustainability Appraisal Report

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

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

Final Sustainability Appraisal Report

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

4.2. Appraisal of Draft Local Plan objectives

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

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

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

Final Sustainability Appraisal Report

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

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

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

Key	Green	Positive relationship	Amber	Uncertain relationship	Red	Negative relationship
-----	-------	-----------------------	-------	------------------------	-----	-----------------------

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

5. Options and reasonable alternatives

Task B2: Develop the Local Plan options including reasonable alternatives

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

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

5.1. Strategic development strategy options

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

Final Sustainability Appraisal Report

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

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

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

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

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

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

Final Sustainability Appraisal Report

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

5.2. Site options

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

Final Sustainability Appraisal Report

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

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

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

Final Sustainability Appraisal Report

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

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

5.3. Policy options

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

1.1.1. _____

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

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

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

6. Cumulative Impacts of the Draft Local Plan

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

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

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

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

Final Sustainability Appraisal Report

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

Final Sustainability Appraisal Report

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

Final Sustainability Appraisal Report

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

7. Next Steps and Monitoring

7.1. Timetable

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

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

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

7.2. Monitoring

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

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

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

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

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

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

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

Final Sustainability Appraisal Report

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

Final Sustainability Appraisal Report

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

8. Appendices

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

Appendix 1: Policies, Plans and Programmes

International

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

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

National

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

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

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

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

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

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

Local

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

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

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

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

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

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

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

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

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

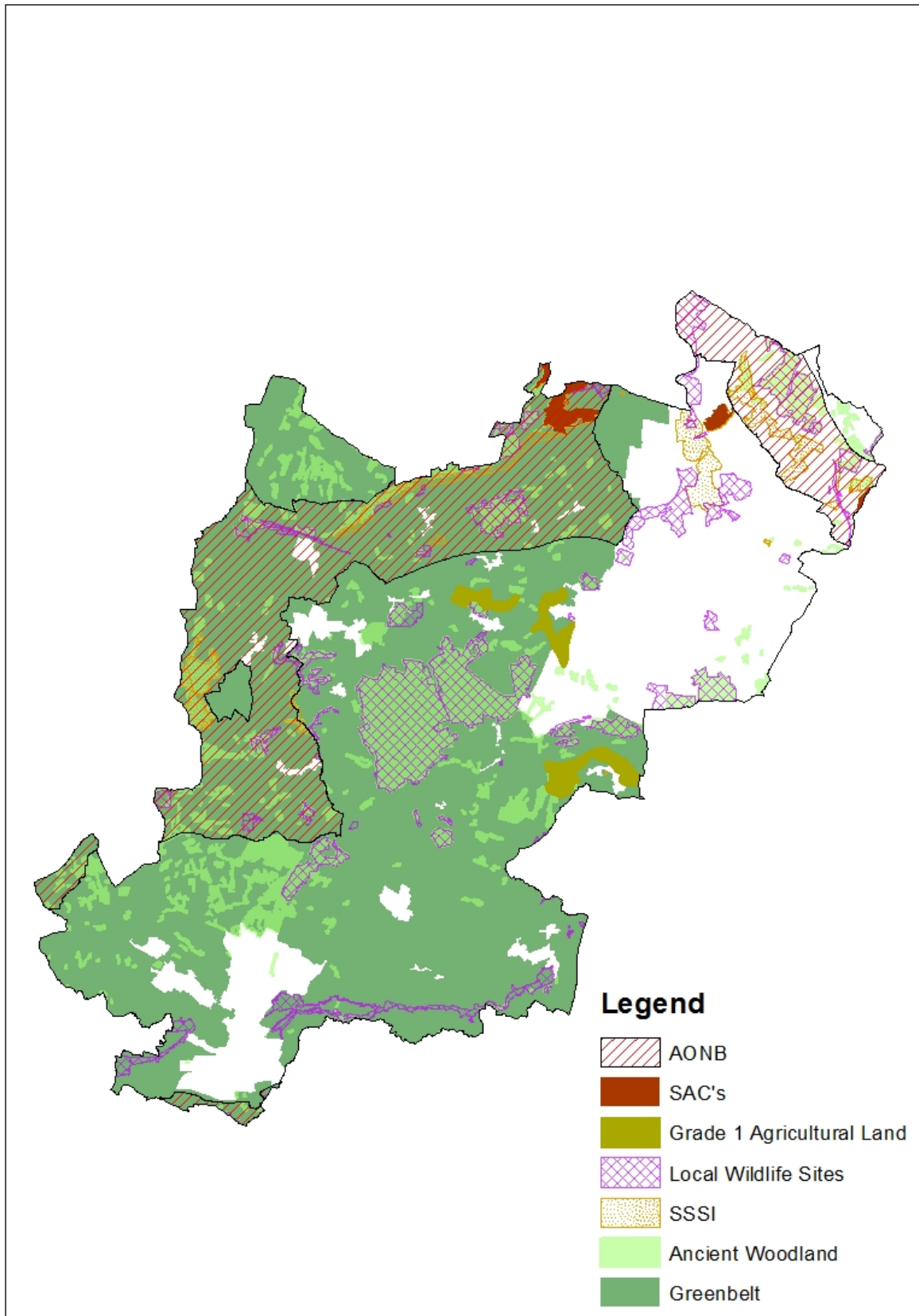
Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<ul style="list-style-type: none"> Factors such as the Sites of Special Scientific Importance (SSSI's), Areas of Outstanding Natural Beauty (AONB) and areas of Flood Risk, may all limit the potential of certain areas of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

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

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

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

Appendix 2: Designations Map



Appendix 3: SA of Development Options

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

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

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

Option 1: Building Blocks + focussing development adjacent to the existing urban areas of the Medway Gap and Tonbridge.

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

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

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

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

Option 2: Building Blocks + focussing development adjacent to a range of the settlements in the borough.

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

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

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

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

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

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

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

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

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

Option 4: Building Blocks + focussing development in the unconstrained part of the borough

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

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

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

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

Option 5: Hybrid Strategy

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

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

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

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

326	North of Offham Road, West Malling					Yellow		Red		Yellow		Red					Yellow	Yellow		Yellow	Red			Red
327	West of West Malling					Yellow		Red		Yellow		Red					Yellow	Yellow		Yellow	Red			Red
333	Plaxtol Allotments							Red		Yellow	Red							Yellow		Yellow	Red		Red	Red
334	South of Vauxhall Gardens, Tonbridge							Red		Yellow					Yellow			Yellow		Yellow	Red	Red	Yellow	Red
346	North of Barchester Way							Red		Yellow		Yellow					Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
353	West of The Orpines, Wateringbury							Red				Red					Yellow	Yellow		Yellow	Red	Red	Yellow	Red
358	North of Kings Hill			Red			Yellow			Yellow		Red			Red	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Yellow	Red
366	North of Hadlow Park							Red		Yellow								Yellow	Yellow		Yellow	Red	Yellow	Red
372	Banky Meadow, West Malling											Yellow			Red			Yellow	Yellow		Yellow	Red	Yellow	Red
378	Appledene Farm, Norman Road, West Malling							Red				Red					Yellow	Yellow		Yellow	Red	Red	Yellow	Red
381	Bunyards Farm, Allington									Yellow		Yellow					Yellow	Yellow		Yellow	Red	Red	Yellow	Red
384	The Paddock Common Road, Ightham							Red		Yellow	Yellow	Red					Yellow	Red		Yellow	Red	Yellow	Red	Red
385	Depot, Upper Haysden Lane, Tonbridge							Red		Yellow	Yellow						Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
387	adjacent Larkfield Library																						Yellow	Yellow
389	North of M20 Junction 5, Coldharbour Lane			Red			Yellow					Yellow					Yellow	Red		Yellow	Red	Red	Yellow	Red
390	Winterfield House, Larkfield																			Yellow	Red	Red	Yellow	Yellow
391	East of Aylesford Priory									Yellow				Red		Red	Yellow	Red		Yellow	Red	Yellow	Yellow	Red
392	Barming Depot, Hermitage Lane											Yellow					Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
393	Manor Farm, Upper Haysden Lane							Red		Yellow	Yellow						Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
396	Rear of London Road, West Malling									Yellow		Red					Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
403	Sportsman's Farm, Teston Road, West Malling									Yellow		Red					Yellow	Yellow		Yellow	Red	Yellow	Yellow	Yellow
408	North of Borough Green and Platt			Red			Yellow	Yellow	Red		Yellow	Yellow				Yellow		Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
410	East of Hermitage Lane									Yellow		Yellow					Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
417	Coblans Nursery, Trench Road, Tonbridge							Yellow		Yellow	Yellow						Yellow	Yellow		Yellow	Red	Yellow	Yellow	Yellow
419	North of RBLI Warehouse, Aylesford									Yellow		Yellow					Yellow	Yellow		Yellow	Red	Yellow	Yellow	Yellow
422	Tonbridge and Little Trench Farm							Red		Yellow	Yellow						Yellow	Yellow		Yellow	Red	Yellow	Yellow	Yellow
423	Frogbridge Wood, Tonbridge			Red				Red		Yellow	Yellow						Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
427	Church Lane, East Peckham							Red		Yellow	Yellow		Yellow				Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
435	Dog Kennel Wood, Aylesford						Yellow					Yellow					Yellow	Yellow		Yellow	Red	Red	Yellow	Yellow
447	Latter's Farm, Tonbridge						Yellow		Red								Yellow	Yellow		Yellow	Red	Yellow	Yellow	Yellow

Appendix 5: Unreasonable alternatives

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

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

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

Appendix 6: SA of sites

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

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

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

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

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

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

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

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

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

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

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

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

				existing facilities, particularly education and health in the medium to long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	?	?	-	The site is not located within any AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in Tonbridge High Street however vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage assets present on site. There is a small parcel of ancient woodland, however this falls within the area at high risk of flooding. Any development should avoid these areas. The site is located away from the High Weald AONB but it falls within the setting, with views south towards the Bidborough Ridge. Regard should be had to the potential impact on the setting of the AONB. As such development in this location protects generally natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.

To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Tonbridge, will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre and station allow for access to range of existing employment opportunities.
Summary	Part of this site is land safeguarded in the current development plan for residential development beyond 2021 and therefore the principle of development in this location is already established, although some areas are Green Belt. It is in a highly sustainable location with good access to Tonbridge town centre and station. Development should avoid those areas of the site at high risk of flooding, publicly accessible open space and ancient woodland. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt in this location.			

SLAA Site: 196 North of Dryhill Park Road, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site is safeguarded for residential development post 2021 in the Core Strategy. This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	Part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The site is entirely publicly accessible open space, and any development would result in a loss of this facility. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the urban area of Tonbridge and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities, particularly education and health in the medium to long term.

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

To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Tonbridge will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre allows for access to a range of existing employment opportunities.
Summary	This site is in a sustainable location. Development should avoid areas at high risk of flooding and regard should be had to the impact on the Conservation Area and its setting. Although development in this location would result in a loss of publicly accessible open space, the site has been safeguarded for residential development post 2021 through the adopted development plan, and the SLAA process has demonstrated that this land is now surplus to requirements by the landowner.			

SLAA Site: 197 Carpenters Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. This site is safeguarded for residential development post 2021 in the Core Strategy. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located outside areas at high risk of flooding and with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This small site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. The size of the site is unlikely place undue pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield and is located wholly within a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, outside of the Green Belt. The land is safeguarded in the current development plan for residential development beyond 2021.			

SLAA Site: 198 Land at Howlands Allotments				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	Part of this site is safeguarded for residential development post 2021 in the Core Strategy. This site has the potential to deliver residential units over the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. A portion of the site is publicly accessible open space. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the village of Wrotham and as such has access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, formerly used as allotments, although currently not in use for food or non-food crops

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area and has no heritage assets present on site. However, the site is wholly located within the Kent Downs AONB and is adjacent to the Butts Hill Conservation Area. Any development would need to have regard to these constraints. The scale of the site provides limited potential for the provision of multifunctional Green Infrastructure.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Wrotham village will promote access to a range of services and facilities in the local area and help support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself.
Summary	Part of this site is land safeguarded in the current development plan for residential development beyond 2021 thereby establishing the principle of development in this location. However some areas of the wider site are Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. Although the site is located within an AONB, the principle of small scale development is recognised in the adopted development plan, and any development should have regard to the AONB Management Plan in order to manage potential impacts.			

SLAA Site: 199 Bushey Wood				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	The majority of this site is identified as an Area of Opportunity for residential development post 2021 in the Core Strategy. This large site has the potential to deliver a substantial number of residential units over the medium to long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	Part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. A portion of the site is currently publicly accessible open space, being allotments and playing fields. Development should seek to avoid these areas or ensure the reprovision of facilities elsewhere on site. New open space and health facilities may not be fully operational in the early phase of development. The scale of this site may require some additional GP provision.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is adjacent to the settlement confines the village of Eccles and in close proximity to the Medway Gap Urban area.

				As such it has good access to services and facilities. The scale of this site could deliver a new primary school in the medium to long term to serve the new and existing community. New cycle routes and bus services could also be delivered in the medium to long term. There is potential to include a new link road connecting this site with New Court Road and the new Medway Crossing.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. Part of the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land, some of which is currently in use for food or non-food crops, as well as paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	-	?	This site falls partially within two different Biodiversity Opportunity Areas, therefore there is potential to both fragment and/or enhance existing habitats networks. A small part of the Holborough to Burnham Marshes SSSI is located in the west of the site and there are significant areas of Local Wildlife Sites present. The site is located outside the Kent Downs AONB, but does fall within its setting. Although parts of the site are visible from the AONB, the natural assets present on site provide some screening. The site is adjacent to Aylesford Conservation Area and there is a Scheduled Ancient Monument on site to the west of Eccles (Roman Villa). As such development in this location has the potential to negatively impact on both natural and heritage assets.

				However, large areas of the site are not subject to such constraints, and development could be directed towards these areas in order to protect these assets. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Eccles village, will promote access to a range of services and facilities in the local area, and further afield to the Medway Gap Urban area. However the site has been promoted for predominantly residential uses in the medium to long term only so is unlikely to provide new employment opportunities within this plan period. However there is potential for some employment development in the post plan period.
Summary	This site is located in a sustainable location, with good access to services. The site is a mixture of greenfield and previously developed land, and any development should seek to maximise PDL opportunities. The majority of the site is identified as an Area of Opportunity in the adopted development plan for residential development post 2021, and therefore the principle of development in this location is already established. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives over the medium to long term, as well as potential for further development beyond this plan period. There are a number of significant constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Regard should also be had to minimising any impact on the setting of the Kent Downs AONB.			

SLAA Site: 200 Rear of Robin Hood Lane, Blue Bell Hill				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located adjacent to Blue Bell Hill village and close to the Walderslade urban area, with easy access to the M2 and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services, and is unlikely to put significant pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield. It is located outside of any Minerals Safeguarding Areas and is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area. There is a significant parcel of ancient woodland in the west of the site, and any development should be located outside of this area. There are no other natural or heritage assets on site. The site is located in close proximity to the Kent Downs AONB, however the woodland and the strategic and primary road infrastructure in the immediate vicinity limit the potential for any development to negatively impact on the setting of the AONB. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Blue Bell Hill village and Walderslade, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location with good access to the strategic and primary road networks. Any development should avoid areas of Ancient Woodland on-site.			

SLAA Site: 206 North of Pratling Street, Aylesford				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is adjacent to the Aylesford Forstal Urban area. As such it has good access to services and facilities.
To improve efficiency of land use	-	-	-	This is a greenfield site that falls outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, which is currently in use as paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area and has no heritage assets present on site. There is a parcel of Ancient Woodland at the centre of the site and any development should be located outside of this area. The site is located away from the Kent Downs AONB but falls within its setting. Limited tree cover along the existing site boundaries mean that the site is highly visible from the AONB. As such

				development in this location may negatively impact on the setting of the AONB.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location, with limited on-site constraints. However there is potential to negatively impact on the setting of the AONB due to the site's relative visibility in the landscape.			

SLAA Site: 207 Rear of Greenview Crescent, Hildenborough				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	--	--	--	A significant portion of this site, including the likely entrance point, lie within an area at high risk of flooding as identified by the Strategic Flood Risk Assessment. The inability to ensure safe ingress and egress limits the development potential. Surface water flooding is not present. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure or place pressure on existing services.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is partially located within the Tonbridge (Hilden Park urban area and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services, and is unlikely to put significant pressure on existing facilities.
To improve efficiency of land use	-	-	-	This site is greenfield. It is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets identified on site. The site is remote from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Hilden Park and Tonbridge will promote access to a range of services and facilities in the local area, thereby supporting the local economy. However, due to the size of the site, it is unlikely to have a significant impact. The site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location, partially within the settlement confines of the Tonbridge (Hilden Park) urban area. However part of the site also lies in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 does not propose to amend the Green			

	Belt boundary in this location. The risk of flooding on site limits the development potential, and reduces the developable area to below the threshold for inclusion in the Local Plan.
--	---

SLAA Site: 212 Land off Oakapple Lane, Barming				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable but Undeliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver a substantial number of residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities, particularly in the long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	-	This site is adjacent to the settlement confines of the Maidstone Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term when combined with development on that part of the site, falling within the Maidstone area.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to

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

To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the Maidstone urban area, will promote access to a range of services and facilities in the local area, including those in Maidstone. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives. The site is immediately adjacent to land allocated for residential development in the adopted Maidstone Local Plan (Policy H1(4)), though which access would need to be provided in order to access this site. A coordinated approach would need to be taken by TMBC and MBC to ensure appropriate infrastructure is delivered to meet the combined needs to these two sites.			

SLAA Site: 218 Land at Birling Road, Leybourne				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	?	?	?	Not applicable as the site is promoted for employment uses only. There is potential for noise and air quality implications due to its proximity to the M20.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	0	0	This site is remote from any settlement confines. However it is close proximity to Junction 4 of the M20, enabling good access to services and facilities.
To improve efficiency of land use	-	-	-	This site is a combination of greenfield site and previously developed land. It falls within a Minerals Safeguarding Areas. It is Grade 3 agricultural land not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the Kent Downs AONB but falls within its setting. However the M20 corridor and existing tree cover

				along the site boundaries mean that the site is screened from the AONB. As such development in this location is unlikely to have a negatively impact on the setting of the AONB.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy. It is in an accessible location with good access to the M20 and A228, however it is remote from any settlement so development would be isolated.
Summary	The site is in an accessible location, with limited on-site constraints. However there is potential for noise and air quality implications due to its proximity to the M20. The site is also in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity.			

SLAA Site: 223, off Cobtree Close, Fairseat				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site falls outside of any settlement confines and has limited access to public transport.
To improve efficiency of land use	++	++	++	This site is previously developed land that is wholly located outside of a Minerals Safeguarding Area. It is Grade 3 agricultural land, although it is currently a variety of industrial units.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is not located within a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.

To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	?	?	?	This rural site would help to continue to support the rural economy, however it is relatively inaccessible due to its remote location. The site is already used for employment and has been promoted for a continuation of employment uses. Due to the site boundaries there is limited opportunity for intensification of use.
Summary	This small previously developed site, within the Green Belt, is only in a relatively sustainable location, being remote from any settlement. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity.			

SLAA Site: 227 Chequers Farm, Hildenborough				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hildenborough and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services but it may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area. There are no natural assets present on-site. The northern section of the site falls within the Hildenborough Conservation Area, and sits wholly within the Foxbush Historic Park and Garden. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints, but could have a negative impact on heritage assets. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hildenborough, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	Although this site is a sustainable location on the edge of a Rural Service Centre, Tonbridge Road forms a boundary which confines development to the north of this road. Development to the south, would intrude into the countryside. This site is located within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are significant heritage assets present, and development has the potential to negatively impact on these.			

SLAA Site: 230 Dark Hill Farm/Gracelands Park, Ightham (Duplicate of 296)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	?	?	This site is located adjacent to Ightham village and as such has limited access to services and facilities. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is comprised both greenfield and previously developed land. It is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is located in close proximity to the Borough Green AQMA. Development on this site has the potential to increase vehicle flows through the AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	- -	- -	This majority of the site is located within a Biodiversity Opportunity Area. The site is wholly located within the Kent Downs AONB. As such development in this location has the potential to negatively impact on a protected landscape. There are no heritage assets present on site. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Ightham and Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for

				residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a village, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The site sits wholly within an AONB and the scale of the site has the potential to impact on a protected landscape.			

SLAA Site: 231 Rear of Platt Mil Close, Platt				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to Platt village and close to the Rural Service Centre of Borough Green, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Borough Green AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Platt and Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location with good access to services. The site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it is			

	unlikely to overburden existing facilities. However the Highways Authority has raised concerns over the restricted width of the access to the site, which limits the development potential of the site to below the threshold for inclusion on the Local Plan.
--	--

SLAA Site: 233 South of Church Lane, East Peckham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units over the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	The southern part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located adjacent to the village of Hale Street and close to the Rural Service Centre of East Peckham, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	0	--	--	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hale Street and East Peckham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. The scale of the site means it is unlikely to overburden existing facilities. Development should avoid those areas at high risk of flooding.			

SLAA Site: 235 North of Maidstone Road, Platt				
SLAA Proposed Use: Residential/ Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to Platt village and close to the Rural Service Centre of Borough Green, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or but could place pressure on existing facilities.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Borough Green AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	The majority of the site is located in a Biodiversity Opportunity Area and therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. However part of this site is currently a receptor site for translocated protected species including Great Crested Newts. Such sites are not common in the borough and development may negatively impact on the protected species.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Platt and Borough Green, will promote access to a range of services and facilities in the

				local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it is unlikely to overburden existing facilities. However part of this site is currently a receptor site for translocated protected species including Great Crested Newts. Such sites are not common in the borough and development may negatively impact on protected species.			

SLAA Site: 236 Land off Cobdown Close, Ditton				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	?	?	?	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	++	++	++	This site is located within the Medway Gap urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is greenfield land within the settlement confines. It is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is in close proximity to the M20 Aylesford and the A20 Ditton AQMAs. Development on this site has the potential to increase vehicle flows through the A20 Ditton AQMA however due to the scale of the site, impacts are likely to be negligible. However this impact is likely to be significantly

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

SLAA Site: 237 Land at Stocks Green Road, Hildenborough (Duplicate of 402)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Urban Area of Tonbridge and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, currently used for paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Tonbridge, will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre and station allow for access to a range of existing employment opportunities.
Summary	This site is a sustainable location on the edge of the urban area, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no significant constraints on site to restrict the developable area. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 238 Westbrook Farm, East Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to East Malling village and close to the Medway Gap urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is Grade 2 agricultural land, currently

				not in use for food or non-food crops, and part is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However it lies adjacent to the Mill Street conservation area, so there may be potential to impact on this. The site is located away from AONBs and their setting. As such development in this location protects heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to East Malling village and the Medway gap urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of East Malling village. There are no significant constraints on site to restrict the developable area, however regard should be had to the setting of the adjacent to conservation area. The scale of the site would enable a			

range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives. However the Highways Authority has raised concerns over narrow width of Stickens Lane, and potential for congestion through Mill Street which limits the development potential of the site. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.

SLAA Site: 239 Land South of Hermitage Court, Hermitage Lane				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is not adjacent to any settlement confines, however it is adjacent to an existing employment area; Hermitage Court, with good access to services and facilities in the Medway Gap urban area, and Maidstone.
To improve efficiency of land use	--	--	--	This is a greenfield site that is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMAs. However it has potential to increase vehicle flows through the London Road/Hermitage Lane AQMA to the north, as well as the Maidstone AQMA to the south which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are

				expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However, the site lies adjacent to an area of ancient woodland, and development should be located outside of these assets. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site the Maidstone urban area will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a relatively sustainable location, with limited constraints and good access to services.			

SLAA Site: 242 North of London Road, Ditton				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	++	++	++	This site is located within the Medway Gap urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is greenfield land within the settlement confines. It is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. The site is not classified as agricultural land.

To protect and improve air quality	-	-	?	The A20 frontage of the site falls within the A20 Ditton AQMA. Development on this site has the potential to increase vehicle flows through this AQMA however due to the scale of the site, impacts are likely to be negligible. Any impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area. The west of the site falls within the Cobdown Farm Conservation Area. The site is located away from the AONBs and their setting. As such development in this location broadly protects natural assets by locating development outside of these constraints, but could have a negative impact on heritage assets.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the Medway Gap urban area, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a highly sustainable location within settlement confines, with good access to services. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts.			

	The scale of the site means it is unlikely overburden existing facilities.
--	--

SLAA Site: 243 Station Road, Ditton				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This small site has the potential to deliver residential units over the short term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	?	?	?	The northern and western parts of this site are located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	0	0	0	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure or place a burden on existing facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	++	++	++	This site is located within the Medway Gap urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is greenfield land within the settlement confines. It is wholly located within a Minerals Safeguarding Area. The site is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within or adjacent to an AQMA. Development on this site has the potential to increase vehicle flows through the A20 Ditton, however due to the scale of the site, impacts are likely to be negligible. Any impact is likely to

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

SLAA Site: 247 Land at Tile Barn Corner, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	A small part of the site is located in an area at high risk of flooding, but with no surface water flooding. Any development on this site should be located outside of these areas. SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to the Tonbridge Urban area and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	-	-	-	This site is greenfield and the majority is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is remote from any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is predominantly located inside of a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural and heritage assets present on-site, however it lies adjacent to a Local Wildlife Site. The site is located away from the AONBs and their setting. As such development has the potential to impact on some natural assets.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Tonbridge will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, although outside of the existing settlement confines, with good access to services. The site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it is unlikely to overburden existing facilities. There is potential to impact on adjacent natural assets.			

SLAA Site: 248 Drayton Road Industrial Estate, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	++	?	This site is located within the urban area of Tonbridge and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities in the long term.
To improve efficiency of land use	0	++	++	This site is previously developed land and is located outside of any Minerals Safeguarding Areas. It is not classified as agricultural land.

To protect and improve air quality	0	?	-	The site is not located within any AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in Tonbridge High Street which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	-	-	The proximity of this site to Tonbridge will promote access to a wide range of services and facilities in the local area and support the local economy. However the site is currently used as employment land, so redevelopment to residential would result in a loss of employment opportunities in the area.

Summary

This site is in a highly sustainable location with good access to Tonbridge town centre. Development of this previously developed site makes efficient use of land. Residential uses in this location are in keeping with the surrounding land uses, but would result in a loss of employment land.

SLAA Site: 251 Land off Court Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. It is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However the site falls within the setting of the Hadlow Conservation Area. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no significant constraints on site to restrict the developable area. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 256, Dark Hill Farm, Borough Green				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	?	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has access to a range of services and facilities. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is greenfield. It is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	-	-	The site is partially located in the Borough Green AQMA. Development on this site has the potential to increase vehicle flows through the AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	--	--	It is located outside of a Biodiversity Opportunity Area. The site is wholly located within the Kent Downs AONB. As such development in this location has the potential to negatively impact on a protected landscape. There are no heritage assets present on site. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.

Summary

This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 does not propose to amend the Green Belt boundary in this location. The site sits wholly within an AONB and the scale of the site has the potential to impact on a protected landscape.

SLAA Site: 259 Munday Works, Tonbridge				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at high risk of flooding with no surface water flooding, and is therefore suitable for employment uses. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site falls within the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	0	++	++	This site is previously developed land that is wholly located outside of a Minerals Safeguarding Area. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located within a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating

				development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	++	++	The location of this site within the Tonbridge urban area will promote access to a range of services and facilities in the local area. The site is already used for employment, has been promoted for a continuation of employment uses. Therefore there is potential to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a highly sustainable location with good access to services. The on-site flood risk does not impact on the potential of this site to deliver employment uses.			

SLAA Site: 262 Detling Field, Hermitage Lane, Aylesford				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable but Undeliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	+	++	++	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The provision of new open spaces may not be fully accessible or operational during the early phase of development. Their benefits are likely to be experienced during the medium to long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	-	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the medium to long term.

To improve efficiency of land use	--	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the A20/Hermitage Lane AQMA and the Maidstone Town Centre AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area. There is a substantial parcel of Ancient Woodland in the west of the site, known as Deadman Wood, and any development should be located outside of this area. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.

To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. The site has potential to impact on two AQMAs. Any development should avoid areas of Ancient Woodland on-site. There remains uncertainty over the site as it could possibly only be developed alongside land under third part ownership.			

SLAA Site: 264 Land off Court Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. It is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. However the site falls within the setting of the Hadlow Conservation Area. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no significant constraints on site to restrict the developable area. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 266 Fishpond Farm, Lower Haysden Lane, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	++	?	This site offers a range of travel choices due to its proximity to Tonbridge Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the Tonbridge urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.

To improve efficiency of land use	0	-	-	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the Tonbridge High Street AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the High Weald AONB but falls within its setting. The elevated section of the A21, to the south of the site, provides some screening, therefore limiting the sites impact on the setting. However regard should be had to the views south towards the Bidborough Ridge. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.

To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt in this location. The scale of the site would enable a range of open space and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 267 Branbridges Wharf, East Peckham				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at high risk of flooding with no surface water flooding, and is therefore suitable for employment uses. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site falls within the East Peckham Rural Service Centre area with good access to services and facilities.
To improve efficiency of land use	+	+	?	This site is previously developed land that is partially located outside of a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is part Grade 2 and part Grade 3 agricultural land, currently not in use for food or non-food crops
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located wholly located within a Biodiversity Opportunity Area but has no other natural or heritage assets present on site. It is adjacent to a Listed Building, and regard

				should be had to the potential impact on its setting. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The location of this site within the East Peckham Rural Service Centre will promote access to a range of services and facilities in the local area. The site is already used for employment, has been promoted for a continuation of employment uses. Therefore there is potential to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location with good access to services. The on-site flood risk does not impact on the potential of this site to deliver employment uses.			

SLAA Site: 268 Hermitage Farm, Winterfield Lane, East Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

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

To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives. The site has potential to impact on adjacent heritage assets. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 269 Bull Lane, Eccles				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This small site has the potential to deliver residential units in the medium term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	0	0	0	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure. Due to its scale, it is unlikely put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located adjacent to the village of Eccles and as such has access to a range services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is a greenfield site. It is located outside a Minerals Safeguarding Area. It is Grade 2 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.

To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the Kent Downs AONB but falls within its setting. However due to its small scale, any impact is likely to be minimal. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Eccles village will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location with good access to services. The scale of the site means it is unlikely overburden existing facilities.			

SLAA Site: 270 Bell Lane, Burham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to Burham village and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is part Grade 2 and part Grade 3 agricultural land, currently used for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located outside of the Kent Downs AONB, but falls within its immediate setting and is highly visible from the protected landscape. As such development of this scale in this location has the potential to impact on the setting of the AONB. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Burham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of Burham village. There are no constraints on site. However the site falls within the setting of the Kent Downs AONB and is highly visible from the protected landscape. This may limit the developable area.			

SLAA Site: 273 Wouldham Allotments				
SLAA Proposed Use: Residential/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	The Local Plan seeks to meet the Objectively Assessed Need for housing in the Borough. This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to Wouldham village and as such has good access to services and facilities. Part of the site is publicly accessible open space, and any development should avoid this. The size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently partly used as allotments.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located outside of the Kent Downs AONB, but falls within its immediate setting and is highly visible from the protected landscape. As such development of this scale in this location has the potential to impact on the setting of the AONB. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Wouldham village will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of Wouldham village. There are no constraints on site. However the site falls within the setting of the Kent Downs AONB and is highly visible from the protected landscape. In addition, the Highways Authority has raised concerns over access to the site due to the restricted width of Oldfield Drive and limited visibility onto the High Street.			

SLAA Site: 274 North of Postern Lane, Tonbridge				
SLAA Proposed Use: Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for a marina only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at high risk of flooding with no surface water flooding, and is therefore suitable water compatible uses, including a marina. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for a marina only.
To reduce crime and the fear of crime	0	0	0	Not applicable as the site is promoted for a marina only.
To improve accessibility for everyone to services and facilities	0	+	+	This site lies adjacent to the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	0	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is partly classified a Grade 3 and partly Grade 4 agricultural land currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	Not applicable as the site is promoted for a marina only.
To protect and enhance natural and heritage assets	0	-	-	The majority of the site is located within a Biodiversity Opportunity Area therefore there is potential to both fragment

				and/or enhance existing habitats networks. A small section falls within East Tonbridge Copses And Dykes And River Medway Local Wildlife Site, and any development should avoid this. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Not applicable as the site is promoted for a marina only.
To achieve and maintain a vibrant economy	0	+	+	The location of this site adjacent to the Tonbridge urban area will promote access to a range of services and facilities in the local area. The site has been promoted for marina uses so there is some potential for new small scale employment opportunities.
Summary	The site is in a sustainable location with good access to services. The risk of flooding does not preclude marina uses. However, the site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Highways Authority has raised concerns over the lack of connection to the public highway. Kent County Council have also identified the site as a potential minerals allocation as part of the Minerals and Waste Local Plan which raises uncertainty as to its availability.			

SLAA Site: 275 Grange Farm, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	Although this site is predominantly located in an area at low risk of flooding, a small part is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is no existing surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The provision of new open spaces may not be fully accessible or operational during the early phase of development. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the Tonbridge urban area, and as such has good access to services and facilities. The scale of this site could provide a new primary school in the long term.

To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of a Minerals Safeguarding Area. It is also Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	?	This site is partially located inside a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. It is adjacent to Ancient Woodland. There are no natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	Although this site is located in a sustainable location, adjacent to the Tonbridge urban area, it is some distance from the town centre services and facilities. The site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments			

to the Green Belt boundary in this vicinity. The scale of the site could enable a range of infrastructure, open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives.

SLAA Site: 278 Aylesford Quarry, Aylesford				
SLAA Proposed Use: Residential/ Employment/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This large site has the potential to deliver a substantial number of residential units over the medium to long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	?	?	Part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. New open space and health facilities may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is adjacent to the settlement confines the village of Aylesford and in close proximity to the Medway Gap Urban area. As such it has good access to services and facilities. The scale of this site could deliver a new primary school in the long term to serve the new and existing community.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. Part of the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded

				minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land, some of which is currently in use for food or non-food crops, as well as paddocks and mineral extraction. The eastern part of the site is Grade 3.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	-	?	This site falls partially within a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. There is geological SSSI onsite, as well as a parcel of Ancient Woodland centred round the SSSI. The site is located outside the Kent Downs AONB, but does fall within its setting, and the northern parts of the site are particularly visible from the AONB. However some parts of the site are less visible from the protected landscape, and are not subject to constraints, and development could be directed towards these areas in order to protect these assets. The site is also adjacent to Aylesford Conservation Area and regard should be have to potential impacts. As such development in this location has the potential to impact on both natural and heritage assets. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	++	The proximity of this site to Aylesford village, will promote access to a range of services and facilities in the local area, and further afield to the Medway Gap Urban area. The site has been promoted for a mix of uses and has the potential to provide new employment opportunities in the long term.
Summary	This site is located in a sustainable location, with good access to services. The site is a mixture of greenfield and previously developed land, and any development should seek to maximise PDL opportunities. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Regard should also be had to minimising any impact on setting of the Kent Downs AONB.			

SLAA Site: 280 Little Postern, Postern Lane, Tonbridge				
SLAA Proposed Use: Employment/ Potential Other Use				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located outside an area at high risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is adjacent to the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	-	-	-	This is a greenfield site that is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land currently in use as orchards.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is not located within a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and

				heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The location of this site adjacent to the Tonbridge urban area will promote access to a range of services and facilities in the local area. The development of this site will provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location, in the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no on-site constraints to limit the development potential.			

SLAA Site: 281 Paris Farm, Rocks Road, East Malling (Duplicate of 369)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the medium to long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to East Malling village and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 2 agricultural land, currently used for paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets on site. However it lies adjacent to the East Malling Village conservation area and several listed buildings, so there may be potential to impact on these and their setting. The site is located away from AONBs and their setting. As such development in this location protects assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to East Malling village will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of East Malling village. There are no significant constraints on site to restrict the developable area, however regard should be had to the setting of the adjacent to conservation area and listed buildings. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range			

of local plan and sustainability appraisal objectives. However the Highways Authority has raised concerns over the site access as it is from a privately maintained section of road and situated on a tight bend with restricted visibility.

SLAA Site: 282, North of Norman Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	--	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. The site is predominantly Grade 1 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways			

	Authority has raised concerns that due to the limited width of Norman Road, development could not easily accommodated on this site.
--	---

SLAA Site: 283 North of Tolsey Mead, Borough Green (part of 408)				
SLAA Proposed Use: Residential/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. This site offers a range of travel choices due to its proximity to Borough Green & Wrotham station, therefore offering alternatives to the private car. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located in a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	--	--	This site is predominantly located inside a Biodiversity Opportunity Area therefore there is potential to both fragment and/or enhance existing habitats networks. The north of the site falls within the Kent Downs AONB. Any development should be located outside of this area, and regard should be had to the potential impact on the setting of the AONB. There are no heritage assets present on site. As such development in this location protects heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. Part of the site falls within the Kent Downs AONB, and the remainder of the site falls within the setting, therefore there is potential to negatively impact on a protected landscape.			

SLAA Site: 299 East of Offham Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. However the site is adjacent to West Malling Conservation Area so there may be potential to impact on this and its setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. There are no constraints on site, however there			

	may be potential to impact on the neighbouring conservation area. The Highways Authority have raised concerns regarding the impact of traffic from this site on Offham Road and West Street, which are of restricted width.
--	---

SLAA Site: 300 Crouch Lane, Borough Green				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within or adjacent to an AQMA. Development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.

Summary

This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are no significant constraints on site to restrict the developable area. The scale of the site could place significant pressure on existing services without providing any new facilities.

SLAA Site: 302 Goblands Farm, Court Lane, Hadlow				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units over the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from AONBs and their setting. However it is adjacent to the Hadlow Conservation Area, and there is some potential to impact on it and its setting. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Council's Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Hadlow, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are no significant constraints on site to restrict the developable area, however regard should be had to adjacent heritage assets and their setting. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives. The Highways Authority have raised concerns about the junction of Court Lane and the A26 due to its limited width, and this may constrain the potential development yield.			

SLAA Site: 303, off Fields Lane, Watringbury				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to Watringbury village and as such has access to a range of services and facilities. The size of the site is unlikely to deliver any new services or but could place pressure on existing facilities.
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is wholly Grade 1 agricultural land, currently used as paddocks.

To protect and improve air quality	?	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Wateringbury AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	The site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Waterinbury will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The whole site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has raised concerns regarding congestion and air quality around the junction of the A26 / B2015.			

SLAA Site: 304 East Malling Research Station				
SLAA Proposed Use: Residential/ Employment/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This large site has the potential to deliver a substantial number of residential units over the medium and long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	A small part of the west of the site is located in an area at high risk of flooding. Any development should avoid this. There is no existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. The provision of new open spaces and GP facilities may not be fully accessible or operational during the early phase of development. Their benefits are likely to be experienced during the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	A small portion of the site falls within the Medway Gap urban area site, however the majority of the site is adjacent to the settlement confines of the Medway Gap Urban area and East Malling village, and as such has good access to services and facilities. The scale of this site could deliver new primary

				school facilities to serve the new and existing community. New cycle routes and bus services could also be delivered.
To improve efficiency of land use	0	?	-	This site is a mixture of greenfield and previously developed land and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is also Grade 2 agricultural land, currently used for horticulture.
To protect and improve air quality	0	?	?	The site is not located within any AQMAs, however it is in close proximity to the London Road, Ditton AQMA. Development on this site has the potential to increase vehicle flows through this AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area and has no other natural assets present on site. However there are number of natural assets adjacent to the site including ancient woodland at Deadman Wood and Ditton Court Quarry Local Wildlife Site and Local Nature Reserve. The site is located away from the AONBs and their setting. There are two listed buildings on site, and the northern part of the site falls within the Bradbourne East Malling Conservation Area. Development should avoid these assets. As such development in this location could protect natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of

				multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	++	++	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. Some of the site is already used for employment, has been promoted for a mix of uses including employment uses. Therefore there is potential to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	This site is located in a highly sustainable location, with good access to services. The scale of the site could enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. However there is potential to impact on natural and heritage assets.			

SLAA Site: 310 Barfield House, Teston Road, Offham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located outside areas at high risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure or place a burden on existing facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	The majority of this small site is located within the village of Offham and as such has access to a range services and facilities. The size of the site is unlikely place undue pressure on existing facilities.
To improve efficiency of land use	?	?	?	This site is a mixture of greenfield and previously developed land. It is located wholly within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is adjacent to a Biodiversity Opportunity Area, therefore there is potential to enhance existing habitat networks. It is also adjacent to ancient woodland and a Local Wildlife Site. It has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Offham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, with the majority of the site within settlement confines. Part of the north of site lies within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study part 2 proposes to amend the Green Belt boundary in this location. The scale of the site means it unlikely overburden existing facilities.			

SLAA Site: 311 North of Fairfield Road, Borough Green (part of 408)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	+	This site has the potential to deliver residential units in the long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	+	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, or put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	0	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	0	+	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. This site offers a range of travel choices due to its proximity to Borough Green & Wrotham station, therefore offering alternatives to the private car. However the size of the site is unlikely to deliver any new services.
To improve efficiency of land use	0	0	-	This site is greenfield and is partially located in a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	0	0	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	0	+	This site is predominantly located inside a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural or heritage assets present on site. Although the site falls within the setting of the Kent Downs AONB, it is small scale and any impact is likely to be minimal. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides limited potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	0	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	0	0	+	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site means it unlikely overburden existing facilities.			

SLAA Site: 312 West of Wrotham Road, Borough Green (part of 408)				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, but may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. This site offers a range of travel choices due to its proximity to Borough Green & Wrotham station, therefore offering alternatives to the private car. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located in a Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, currently used for a mixture of food or non-food crops and paddocks.
To protect and improve air quality	0	?	?	The site is not located within an AQMA. However development on this site has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is predominantly located inside a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are no other natural or heritage assets present on site. However, the site falls within the setting of the Kent Downs AONB and regard should be had to the potential impact on both the setting of the AONB and the adjacent listed building. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There is potential to impact on the setting of the Kent Downs AONB.			

SLAA Site: 316 Off Drylands Road, Borough Green				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	The majority of the site is located in an area at low risk of flooding with some surface water flooding. Development should avoid those areas at high risk of flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Borough Green and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	?	?	The site is not located within or adjacent to an AQMA. Development on this site and on this scale has the potential to significantly increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is partially located within a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are no natural or heritage assets present on site. However the site is adjacent to large areas of ancient woodland and the Bourne Valley Woods Local Wildlife Site. The site falls outside the Kent Downs AONB, but within its setting. Regard should be had to the potential impact on the setting As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Borough Green, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There are no significant constraints on site but regard should be had to adjacent natural assets and the setting of the AONB. The scale of the site could place significant pressure on existing services without providing any new facilities.			

SLAA Site: 317 Bells Wood Yard, Kings Hill				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the urban area of Kings Hill and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously development land and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is partially Grade 2 agricultural land, and partially not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	+	+	This site is located outside of a Biodiversity Opportunity Area, however a significant part of the site is ancient woodland. Any development should avoid these areas. The site is located away from AONBs and their setting. There are no heritage assets present. Development in this location could protect and enhance natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Kings Hill will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a highly sustainable location on the edge of the urban area, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. Any development should avoid the area of Ancient Woodland. The scale of the site would enable a range of open space, and affordable housing			

to be provided to meet a range of local plan and sustainability appraisal objectives but could place pressure on existing services. The Highways Authority has raised concerns regarding the width and alignment of the A228 Kent Street as well as local highway safety concerns about the Kent Street crossroads junction.

SLAA Site: 325 West of Fatherwell Avenue, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is Grade 1 agricultural land and part

				of it is Grade 3 both of which are in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	0	0	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has identified significant highway and access constraints which would likely restrict potential development yields considerably.			

SLAA Site: 326 North of Offham Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. Part of the site is Grade 1 agricultural land and part of it is Grade 3 both of which are in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways			

	Authority has identified significant highway and access constraints which would likely restrict potential development yields considerably.
--	--

SLAA Site: 327 West of West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a significant number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	-	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	-	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	--	--	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is Grade 1 agricultural land and part

				of it is Grade 3 both of which are in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The majority of the site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority have identified significant highway and access constraints which would likely restrict potential development yields considerably.			

SLAA Site: 333, Plaxtol Allotments				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	The Local Plan seeks to meet the Objectively Assessed Need for housing in the Borough. This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	The site is located in an area at low risk of flooding with no surface water flooding on site. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. A portion of the site is currently publicly accessible open space, being allotments. Development should seek to avoid this area. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is located adjacent to the village of Plaxtol and has access to existing services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.

To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	-	-	-	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage asset present on-site. It is wholly located in the Kent Downs AONB. As such development in this location has the potential to impact on a protected landscape. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Plaxtol will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. It has access to existing services. The site falls wholly within the Kent Downs AONB, therefore there is potential to impact on a protected landscape.			

SLAA Site: 334, South of Vauxhall Garden, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the urban area of Tonbridge and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be

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

To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Tonbridge will promote access to a wide range of services and facilities in the local area and support the local economy. Although the site has been promoted for residential uses only so is unlikely to provide new employment opportunities itself, proximity to the town centre allows for access to a range of existing employment opportunities.
Summary	This site is in a highly sustainable location. This site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. Regard should be had to the potential impact on the adjacent heritage assets.			

SLAA Site: 346 North of Barchester Way				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Tonbridge urban area and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is also Grade 2 agricultural land, currently in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	Although this site is located in a sustainable location, adjacent to the Tonbridge urban area, it is some distance from the town centre services and facilities. This site falls within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities including primary education, particularly in the long term.			

SLAA Site: 353, West of The Orpines, Wateringbury				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units over the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to Wateringbury village and as such has access to a range of services and facilities. The size of the site is unlikely to deliver any new services or but could place pressure on existing facilities.
To improve efficiency of land use	0	--	--	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is wholly Grade 1 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	?	?	The site is remote from any AQMAs. However development on this site has the potential to increase vehicle flows through the Watlington AQMA and the surrounding road network which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	The site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Watlington will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The whole site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has raised concerns regarding congestion and air quality around the junction of the A26 / B2015.			

SLAA Site: 358 North of Kings Hill				
SLAA Proposed Use: Residential/ Potential Other Use Area				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units over the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	+	+	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. New open space and health facilities may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the Kings Hill Urban area. As such it has good access to services and facilities. The scale of this site could deliver new primary and secondary education facilities in the medium to long term to serve the new and existing community. New cycle routes and bus services could also be delivered in the medium to long term.
To improve efficiency of land use	-	-	-	This site is greenfield and the majority of the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land, which is currently in use for food or non-food crops, including orchards. There is some Grade 1 agricultural land in the north west of the site. Development should avoid this area.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	Parts of the site fall within a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There is a parcel of ancient woodland on site and the site falls partially within the New Barns and Broadwater Farm Conservation Area. Development should avoid these areas. It is also adjacent to the West Malling and the Mill Street East Malling Conservation Areas, as well as further parcels of ancient woodland. Regard should be had to these assets and their setting. Large areas of the site are not subject to such constraints, and development could be directed towards these areas in order to protect these assets. The site is located outside the AONBs and their setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.

To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to Kings Hill will promote access to a range of services and facilities in the local area, and further afield to the Medway Gap Urban area. Although the site has been promoted for predominantly residential uses, some employment uses are also proposed thereby potentially providing new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Part of this site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 366 North of Hadlow Park				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Rural Service Centre of Hadlow and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is largely located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

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

SLAA Site: 372, Banky Meadow, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units over the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would not be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, but it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is in close proximity to West Malling village and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or but may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 3 agricultural land, currently in use as paddocks.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. However the site is located wholly within the West Malling Conservation Area. There is therefore potential to negatively impact on a heritage asset.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to West Malling village will promote access to a range of services and facilities. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability appraisal objectives without placing significant burden on existing services. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent			

	coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.
--	---

SLAA Site: 378, Appledene Farm, Norman Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	+	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and or put pressure on existing facilities,
To improve efficiency of land use	--	--	--	This site is greenfield and is wholly located inside a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. The site is wholly Grade 1 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 does not propose to amend the Green Belt boundary in this location. The site is Grade 1 agricultural land, and development should be directed to areas of poorer land quality. The Highways Authority has raised concerns that due to the limited width of Norman Road, development could not easily accommodated on this site.			

SLAA Site: 381 Bunyards Farm, Allington				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This large site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	The site is close to Barming Station. However access to the station is across third party land. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of Maidstone, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.

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

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site could enable a range of open space, and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. However is unlikely to deliver any new services and may, at this scale, place significant pressure on existing facilities particularly in the long term.			

SLAA Site: 384, The Paddock, Common Road, Ightham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is remote from any settlement and as such has limited access to services and facilities. The size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located predominantly within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located outside of the Kent Downs AONB, but falls within its setting. However the extensive mature tree cover along the site boundaries provide screening therefore limiting the sites impact on the setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Ightham Common will promote access to a limited range of services and facilities. The site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is in a relatively unsustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. There is potential for the site to impact on the setting of the Kent Downs AONB.			

SLAA Site: 385, Depot, Upper Haysden Lane, Tonbridge				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is adjacent to the Tonbridge urban area with good access to services and facilities.
To improve efficiency of land use	?	?	?	This site is previously developed land that is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 3 agricultural land, however it is currently in use as a depot, as well as providing access to the adjacent education facilities.
To protect and improve air quality	0	0	0	The site is not located within or in close proximity to any AQMAs.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	+	+	+	This site is not located within a Biodiversity Opportunity Area but has no other natural or heritage assets present on site. The site is located away from the High Weald AONB but falls

				within its setting. However the elevated section of the A21, to the south of the site, provides screening therefore limiting the sites impact on the setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints and provides an opportunity to enhance the habitat network.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The location of this site adjacent to the Tonbridge urban area will promote access to a range of services and facilities in the local area. The site is already used for employment, has been promoted for a continuation of employment uses. Therefore there is potential to help maintain a vibrant economy.
Summary	The site is in a sustainable location, within the Green Belt, with good access to services. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity.			

SLAA Site: 389 North of M20 Junction 5, Coldharbour Lane				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is suitable for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding with no surface water flooding, and is therefore suitable for employment uses. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is in close proximity to the Aylesford Forstal urban area and is adjacent to junction 5 of the M20, enabling good access to services and facilities.
To improve efficiency of land use	-	-	-	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 2 agricultural land currently used for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMA, however development on this site has the potential to increase vehicle flows through the M20 AQMA. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	?	?	?	This site is adjacent to a Biodiversity Opportunity Area, therefore there is potential to enhance existing habitat networks. There is a parcel of Ancient Woodland in the west of the site, and any development should be located outside of this area. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to the Aylesford Forstal urban area and the M20 will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, and would provide an extension to an existing employment area, it is likely to provide new employment opportunities to help maintain a vibrant economy.
Summary	The site is in a highly sustainable location with good access to services. Any development should avoid the area of Ancient woodland.			

SLAA Site: 390 Winterfield House, Larkfield				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This small site has the potential to deliver residential units in the medium term. The site is below the size threshold for delivering affordable housing and enhanced accessibility or adaptability.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding and there is no surface water flooding on site. Development of this scale would not be expected to include on-site SUDS and any impacts are likely to be negligible.
To improve the health and care of the population	0	0	0	The site falls below the size threshold for the provision of new publicly accessible open space and is not expected to deliver any additional health infrastructure. The scale of this site means that it unlikely to place pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	0	++	++	This site is previously developed land and is predominantly located outside of a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within any AQMA. However development on this site has the potential to increase vehicle

				flows through the A20 AQMA, however due to the scale of the site, any impacts are likely to be negligible and vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would not be expected to include on-site SUDS in order to manage run-off into water courses, and any impacts are likely to be negligible.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site means it is unlikely to overburden existing facilities. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 391, East of Aylesford Priory				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	+	+	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would not expected to include on-site SUDS.
To improve the health and care of the population	0	+	+	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and is unlikely to put pressure on existing health facilities.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	+	This site is located between the Medway Gap urban area and Aylesford village, although not adjacent to their confines, it has good access to services and facilities. The size of the site is unlikely to deliver any new services or place pressure on existing facilities.
To improve efficiency of land use	0	-	-	This site is greenfield and is wholly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. The majority of the site is Grade 2 agricultural land, however the eastern extent is not classified as agricultural land.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located outside of a Biodiversity Opportunity Area and has no natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural assets by locating development outside of these constraints. However the site is located wholly within the Aylesford Conservation Area. There is therefore potential to negatively impact on a heritage asset.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the Medway Gap urban area will promote access to a range of services and facilities. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location with good access to services. The scale of the site means it is unlikely to overburden existing facilities. There is potential to impact on a heritage asset.			

SLAA Site: 392 Barming Depot				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, and it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the Medway Gap urban area and as such has good access to a wide range of services and facilities. However the size of the site is unlikely to deliver any new services on site and may place pressure on existing facilities in the long term.
To improve efficiency of land use	0	+	+	This site is previously developed land. It is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 2 agricultural land, however it is currently used for warehousing.
To protect and improve air quality	0	?	-	The site is not located within any AQMA. Development on this site has the potential to increase vehicle flows through the A20 AQMA which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	-	-	The proximity of this site to the Medway Gap and Maidstone will promote access to a wide range of services and facilities in the local area and support the local economy. However the site is currently used as employment land, so redevelopment

				to residential would result in a loss of employment opportunities in the area.
Summary	This site is in a highly sustainable location with good access to services. Development of this previously developed site makes efficient use of land. Residential development would result in a loss of employment land.			

SLAA Site: 393 Manor Farm, Upper Haysden Lane				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	++	This site has the potential to deliver a substantial number of residential units in the long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	The majority of this site is located in an area at low risk of flooding. Development should be located away from areas at high risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	0	?	This site offers a range of travel choices due to its proximity to Tonbridge Station. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	0	0	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	0	?	This site is adjacent to the Tonbridge urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities.
To improve efficiency of land use	0	0	-	This site is greenfield and is partially located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals

				development take place to avoid the sterilisation of the minerals. It is also Grade 3 agricultural land, currently in use for food or non-food crops.
To protect and improve air quality	0	0	?	The site is not located within any AQMA. However development on this site has the potential to increase vehicle flows through the Tonbridge High Street AQMA, which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	0	+	This site is located outside of a Biodiversity Opportunity Area. There are no natural or heritage assets present on site. The site is located away from the High Weald AONB but falls within its setting. The elevated section of the A21, to the south of the site, provides some screening, therefore limiting the sites impact on the setting. However regard should be had to the views south towards the Bidborough Ridge. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	0	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.

To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	0	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. The scale of the site would enable a range of open space and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives.			

SLAA Site: 396 Rear of London Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Undeliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	?	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to the Rural Service Centre of West Malling and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is predominantly Grade 3 agricultural land,

				currently not in use for food or non-food crops. There is a small area of Grade 1 agricultural land to the west of the site, and any development should be located outside of this area.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to West Malling will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is a sustainable location on the edge of a Rural Service Centre, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. The scale of the site would enable a range of open space, and affordable housing to be provided to meet a range of local plan and sustainability			

	appraisal objectives without placing significant burden on existing services. Since the publication of the SLAA Call for Sites exercise, the availability of the site has been confirmed, thereby making the site Suitable and Deliverable.
--	---

SLAA Site: 403, Sportsman's Farm, Teston Road, West Malling				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is located in an area at low risk of flooding. There is some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is close to the Kings Hill Urban area. As such it has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and the site falls within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the

				minerals. It is Grade 2 agricultural land, which is currently not in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	The site falls outside a Biodiversity Opportunity Area. There are no other natural or heritage assets on-site. The site is located outside the AONBs and their setting. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to Kings Hill will promote access to a range of services and facilities in the local area. Although the site has been promoted for predominantly residential uses, some employment uses are also proposed thereby potentially providing new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site would enable a range of open space and affordable housing to be provided on-site to meet a range of local plan and sustainability appraisal objectives. This site is within the proposed Green Belt extension. It is justified in terms of the NPPF to prevent coalescence between the urban areas of Kings Hill and the Medway Gap as well as to preserve the setting of the historic town of West Malling.			

SLAA Site: 408 North of Borough Green and Platt (duplicate of 416, 312, 311, 283)				
SLAA Proposed Use: Residential/ Employment/ Potential Other Use Area				
SLAA Assessment outcome: Suitable but Undeliverable				
	Assessment			
SA Objectives	Short	Medium	Long	Comments
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units over the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Council's Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is predominantly located in an area at low risk of flooding, however there is an area at high risk of flooding to the west of the site. Any development should avoid this. There is some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	+	++	++	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site may require some additional GP provision. New open space and health facilities may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is adjacent to the Rural Service Centre of Borough Green. As such it has good access to services and facilities. The scale of this site could deliver new primary education facilities in the medium to long term to serve the new and existing community. New cycle routes and bus services could also be delivered in the medium to long term.

To improve efficiency of land use	?	?	?	This site is a mixture of greenfield and previously developed land. Parts of the site fall within Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is entirely Grade 3 agricultural land, some of which is in use for food or non-food crops, some is currently used for active quarrying, and some is restored former quarries.
To protect and improve air quality	?	?	?	The site is not located within an AQMA. However development on this site, and at this scale, has the potential to increase vehicle flows through the AQMA in the centre of Borough Green which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles. In addition, the provision of a new road linking the A25 to the A227 and the A20 would bifurcate traffic flows, and help reduce flow of traffic through the AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	-	-	-	The majority of the site falls within a Biodiversity Opportunity Area, therefore there is potential to both fragment and/or enhance existing habitats networks. There are some small parcels of Ancient Woodland in the eastern half of the site. Any development should avoid these areas. There are no heritage assets present on-site. Part of the site falls within the Kent Downs AONB, and significant areas of the site fall within its setting, and as such development in this location has the potential to impact on a protected landscape. Large areas of the site are not subject to such constraints, and development

				could be directed towards these areas in order to protect these assets, whilst having regard to the setting of the AONB. The scale of the site provides significant potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site to Borough Green will promote access to a range of services and facilities in the local area. Although the site has been promoted for predominantly residential uses, some employment uses are also proposed thereby potentially providing new employment opportunities.
Summary	This site is located in a sustainable location, within the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposed to amend the Green Belt boundary in this location. It has good access to services. The scale of the site could enable a range of infrastructure, open space, and affordable housing to be provided on-site to meet a range of local plan, including providing a mechanism to help alleviate air quality issues in the vicinity, and sustainability appraisal objectives over the plan period. There are a number of constraints present on-site, and development should be located outside of these sensitive locations to minimise any negative impacts. Regards should be had to the Kent Downs AONB and its setting. Since the publication of the SLAA Call for Sites exercise, the availability of the site has been confirmed, thereby making the site Suitable and Deliverable.			

SLAA Site: 410 East of Hermitage Lane				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver a substantial number of residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	+	?	?	The site is close to Barming Station, thereby promoting alternative to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the medium and long term.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is adjacent to the settlement confines of Maidstone, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, in the medium and long term.
To improve efficiency of land use	-	-	-	This site is greenfield and is located within a Minerals Safeguarding Area. Opportunities should be explored to

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

To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area, and further afield to Maidstone Town Centre. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location, with good access to services. The scale of the site could enable a range of open space, and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives. However this may place significant pressure on existing facilities and the highway network with potential impacts on existing AQMAs, particularly in the long term. The Highways Authority have raised concerns regarding potential impacts on the already congested junctions of the A20 London Road / B2246 Hermitage Lane to the north, and the A26 Tonbridge Road / B2246 Hermitage Lane junction to the south.			

SLAA Site: 417 Coblands Nursery, Trench Road, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is predominantly located in an area at low risk of flooding, with only a small section in the south in an area at high risk. Any development should be located outside of this. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of Tonbridge, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	+	+	This site is previously developed land. A small part of the south of the site is located within a Minerals Safeguarding

				Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Half of the site is not classified as agricultural land, and half is classified as Grade 3, all of which is currently in use as a commercial nursery.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. It is adjacent to ancient woodland along part of the eastern boundary. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this			

vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. It has good access to services. It is previously developed land, which makes efficient use of land. The scale of the site could enable a range of open space, and affordable housing to be provided on- site to meet a range of local plan and sustainability appraisal objectives.

SLAA Site: 419 North of RBLI Warehouse, Aylesford				
SLAA Proposed Use: Employment				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding but with some surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	0	0	0	Not applicable as the site is promoted for employment uses only.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	?	?	?	This site is adjacent to the Medway Gap urban area with good access to services and facilities in the local area, and further afield into Maidstone.
To improve efficiency of land use	-	-	-	This is a greenfield site that is wholly located in a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. It is Grade 2 agricultural land, currently not in use for food or non-food crops.
To protect and improve air quality	?	?	?	The site is not located within any AQMAs. However it has potential to increase vehicle flows through the London Road/Hermitage Lane AQMA to the south which could result in a worsening of air quality in the area. However this impact is likely to be significantly reduced over the lifetime of the Plan as vehicle emissions and background concentrations are expected to reduce due to improved emission performance and uptake of electric vehicles.

To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no natural or heritage assets present on site. The site is located away from the AONBs and their settings. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	++	++	++	The proximity of this site the Medway Gap urban area will promote access to a range of services and facilities in the local area. As the site has been promoted for employment uses, it is likely to provide new employment opportunities within this plan period to help maintain a vibrant economy.
Summary	The site is in a sustainable location with good access to services.			

SLAA Site: 422 Tonbridge and Little Trench Farm				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site (comprising one large site, and smaller parcel of land to the north) has the potential to deliver a substantial number of residential units in the medium and long term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	Parts of the site are located in area at high risk of flooding. Any development should be located outside of these areas. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The majority of the site is currently publicly accessible open space. Development should seek to avoid these areas. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put significant pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is adjacent to the settlement confines of Tonbridge, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing

				facilities, particularly in the long term. Loss of the existing allotments on site should be avoided.
To improve efficiency of land use	0	?	?	This site is a mixture of greenfield and previously developed land. Part of the site is located within a Minerals Safeguarding Area. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Half of the site is not classified as agricultural land, and half is classified as Grade 3, all of which is currently in use as publicly accessible open space.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	++	++	This site is located outside of a Biodiversity Opportunity Area and has no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area will promote access to a range of services and facilities in the local area.

				However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. It has good access to services. The majority of the site is publicly accessible open space, and development should avoid these areas.			

SLAA Site: 423 Frogbridge Wood, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This site has the potential to deliver a substantial number of residential units in the medium term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is predominantly located in an area at low risk of flooding. Development should avoid those areas at high risk of flooding along the southern site boundary. There is some existing surface water flooding on site and SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	0	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities in the long term.
To reduce crime and the fear of crime	0	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	0	+	?	This site is located adjacent to the Tonbridge urban area and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	0	-	-	This site is greenfield and is partially located inside a Minerals Safeguarding Area. Opportunities should be explored to

				extract safeguarded minerals prior to non-minerals development take place to avoid the sterilisation of the minerals. Part of the site is not classified as agricultural land, and part is Grade 3. Part of the site is currently in use for food or non-food crops.
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	0	?	?	This site is located adjacent to a Biodiversity Opportunity Area, therefore there is potential to enhance existing habitat networks. There are significant parcels of ancient woodland on-site. Any development should be located outside of these areas. There are no other natural or heritage assets present on site. The site is located away from the AONBs and their setting. As such development in this location broadly protects natural and heritage assets by locating development outside of these constraints. The scale of the site provides potential for the provision of multifunctional Green Infrastructure in line with the Councils Open Space Policy which in the long term could enhance the ecological networks of the borough.
To reduce waste and achieve sustainable waste management	0	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	0	+	+	The proximity of this site to the urban area, and good transport links, will promote access to a range of services and facilities in the local area. However the site has been

				promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	<p>Although this site is located in a sustainable location, adjacent to the Tonbridge urban area, it is some distance from the town centre services and facilities. The site also falls in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities including primary education, particularly in the long term. Locating any development outside of the Ancient Woodland would isolate any future development from the existing settlement confines.</p>			

SLAA Site: 427 Church Lane, East Peckham				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units within the plan period. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	?	?	?	The southern part of this site is located in an area at high risk of flooding. Any development on this site should be located outside of these areas. There is also some surface water flooding on site. Development of this scale would be expected to include on-site SUDS to address this.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	+	This site is located adjacent to the village of Hale Street and close to the Rural Service Centre of East Peckham, and as such has good access to services and facilities. The size of the site is unlikely to deliver any new services or place significant pressure on existing facilities.
To improve efficiency of land use	-	-	-	This site is greenfield and is located outside of any Minerals Safeguarding Areas. It is Grade 2 agricultural land, currently not in use for food or non-food crops.

To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	It is expected that all new development will be built in accordance within the energy performance aspects of the Building Regulations.
To protect and enhance natural and heritage assets	++	++	++	This site is located outside of a Biodiversity Opportunity Area and has no heritage or natural assets present on site. The site is located away from the AONBs and their setting. As such development in this location protects natural and heritage assets by locating development outside of these constraints.
To reduce waste and achieve sustainable waste management	?	?	?	Development is expected to minimise the production of construction, demolition and excavation waste and manage waste in a way that is moves up the waste hierarchy.
To maintain and improve water quality and to use water more efficiently	0	0	0	Development of this scale would be expected to include on-site SUDS to manage run-off into water courses in order to minimise opportunities for pollution.
To achieve and maintain a vibrant economy	+	+	+	The proximity of this site to Hale Street and East Peckham will promote access to a range of services and facilities in the local area. However the site has been promoted for residential uses only so is unlikely to provide new employment opportunities.
Summary	This site is located in a sustainable location in the Green Belt. Exceptional circumstances would need to be demonstrated to justify any amendments to the Green Belt boundary in this vicinity. The Green Belt Study Part 2 proposes to amend the Green Belt boundary in this location. It has good access to services. The scale of the site means it is unlikely to overburden existing facilities. Development should avoid those areas at high risk of flooding.			

SLAA Site: 435 Dog Kennel Wood, Aylesford				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This large site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding on site. SUDs will be applied to developments of 10 units or more in order to manage this.
To improve the health and care of the population	?	?	?	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The site is publicly accessible open space. Any development would result in a loss of this asset. The provision of new open spaces may not be fully accessible or operational during the early phase of development.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	?	?	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place pressure on existing facilities in the medium and long ter.
To improve efficiency of land use	-	-	-	This site is greenfield and is predominantly located within a Minerals Safeguarding Area. Opportunities should be

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

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

SLAA Site: 447 Latter's Farm, Tonbridge				
SLAA Proposed Use: Residential				
SLAA Assessment outcome: Suitable and Deliverable				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This site has the potential to deliver residential units in the short term. A portion of all units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy. 25% of dwellings will provide enhanced accessibility or adaptability in order to meet a range of needs.
To reduce and manage the risk of flooding	0	0	0	This site is wholly located in an area at low risk of flooding with no surface water flooding. Development of this scale would be expected to include on-site SUDS.
To improve the health and care of the population	+	+	?	Developments of 10 units or more will contribute to publicly accessible open space, covering a range of typologies promoting healthy lifestyles for a range of ages. The scale of this site is unlikely to deliver any additional health infrastructure, however it may put pressure on existing health facilities.
To reduce crime and the fear of crime	?	?	?	New development should have regard to the Secured by Design standards.
To improve accessibility for everyone to services and facilities	+	+	?	This site is located adjacent to the Urban Area of Tonbridge (Hilden Park) and as such has good access to services and facilities. However the size of the site is unlikely to deliver any new services and may place significant pressure on existing facilities, particularly in the long term.
To improve efficiency of land use	?	?	?	This site is a mix of greenfield and previously developed land. It is broadly located outside of any Minerals Safeguarding Areas. Opportunities should be explored to extract safeguarded minerals prior to non-minerals development take

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

Appendix 7: SA of policies

Policy LP1: Presumption in Favour of Sustainable Development				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				

Summary

This policy is an overarching statement that there will be a presumption in favour of sustainable development in respect of all planning proposals and policies, and reflects the Planning Inspectorate's model sustainable development policy. It is not site specific and is aimed at achieving sustainable development. This policy should have significant positive effects on all objectives.

Policy LP2: Strategic Objectives				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	The Plan objectives have been appraised in Section 4.2 of the SA Report.			

Policy LP3: Housing Provision				
	Assessment			
SA Objectives	Short	Medium	Long	Comments
To ensure that everyone has the opportunity to live in an affordable home.	+	++	++	The inclusion of sites at a range of scales enables a supply of housing to meet identified needs over the whole plan period, with the larger strategic sites likely to be developed in the medium to long term. Other policies in the plan set out requirements in order to meet a range of housing needs.
To reduce and manage the risk of flooding	0	0	0	The sites proposed avoid areas at high risk of flooding (Flood Zone 3a plus 35% flows climate change allowance). There is some surface water flooding on some sites, however other policies in the plan require SUDs to be provided as part of major development to mitigate this.
To improve the health and care of the population	?	?	+	New housing developments would be served by a range of new and existing publicly accessible open spaces, promoting healthy lifestyles. New health care provision is included in the policies for the strategic sites, but these developments are programmed for later in the plan period. The close proximity of sites in the development strategy to existing settlements should promote walking and cycling to access facilities.
To reduce crime and the fear of crime	0	0	0	This policy does not directly reference crime. However other policies in the plan seek to address this.
To improve accessibility for everyone to services and facilities	+	++	++	By locating a significant portion of development adjacent to the urban areas and Rural Service Centres, this maximises access to existing services and facilities. Other policies in the plan address the provision of new facilities to support large scale new developments.
To improve efficiency of land use	-	-	-	The development strategy seeks to maximise the use of brownfield land, however this is insufficient to meet our identified need. Therefore greenfield sites have had to be included. The strategy avoid areas of Grade 1 agricultural

				land, however areas of Grade 2 and Grade 3 have been included.
To protect and improve air quality	0	0	0	The development strategy avoids locating development within existing Air Quality Management Areas, however there is potential to increase traffic flows through them. Other policies in the plan are in place to mitigate this as far as possible. Locating development in accessible locations provides opportunities for transport by non-vehicular modes, therefore reducing the potential for air pollution.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	The development strategy proposed avoid areas at high risk of flooding (Flood Zone 3a plus 35% flows climate change allowance).
To protect and enhance natural and heritage assets	0	0	0	The development strategy has avoided sites designated for their nature conservation value. The strategic site at Borough Green does include some land within the Kent Downs AONB. This site, as well as Bushey Wood and South-west Tonbridge, fall within the setting of AONBs. However other policies in the plan seek to mitigate impacts on protected landscapes, and designated sites (both natural and heritage).
To reduce waste and achieve sustainable waste management	0	0	0	This policy does not directly make reference to waste. However policies in the Kent Waste and Minerals Local Plan will apply to mitigate any impacts.
To maintain and improve water quality and to use water more efficiently	0	0	0	The development strategy is likely to increase the demand for water, but other policies in the plan are in place to mitigate this as far as possible.
To achieve and maintain a vibrant economy	+	+	+	The development strategy for housing supports that for the economy by providing sufficient housing to meet the needs of the workforce and in locations which are accessible to employment opportunities.
Summary	This policy has a broadly positive effect on all social objectives. The identification of strategic scale sites, provides the opportunity to create sustainable communities from the outset along with the infrastructure necessary to support them. This will be developed further through the			

	<p>master planning process as required by policies LP27-31. There is some potential for negative impacts on the natural environment in some of these locations, but these are addressed by the mitigation requirements in the accompanying policy. The smaller sites also have the ability to contribute positively to a wide range of objectives, particularly ensuring a delivery of housing in the short to medium term, and any negative impacts will be managed through other topic based policies in the plan.</p>
--	--

Policy LP4: Economic Provision				
	Assessment			
SA Objectives	Short	Medium	Long	Comments
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To improve efficiency of land use	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To protect and improve air quality	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	The impacts against this object is uncertain as they will vary depending on their location.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	The policy should have a positive impact against this objective as the identification of additional employment within the Local Plan, should support the economy by providing new business opportunities in the borough.

Summary

This is an overarching policy and would be expected to have significant positive effects against the economic objectives. However as the policy is not site specific the extent of these effects are dependent on the application of other Local Plan policies and the identification of sites for allocation.

Policy LP5: Settlement Hierarchy				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy contributes to the increasing the supply of housing in the Borough throughout the plan period.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	Directing development to existing settlements will facilitate access to a range of existing services rather than locating development in isolated locations.
To improve efficiency of land use	+	+	+	Prioritising development within existing settlement confines will reduce the pressure for development of high quality agricultural land and maximise the use of previously developed land. However the policy does allow for development in the countryside, which could have a negative impact. But the policy contains a list of criteria to manage impacts. Therefore the overall impact is likely to be positive.
To protect and improve air quality	?	?	?	Directing development to existing settlements, with existing public transport networks, offers alternatives to travelling by private car. However in these locations may also increase the flow of vehicles through existing AQMAs. However other policies in the plan seek to address this.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship.

To protect and enhance natural and heritage assets	++	++	++	This policy seeks to locate development within existing settlements where natural assets are largely avoided. Furthermore the policy specifically requires that development outside of the settlement confines should meet the requirements of other policies in the plan which seek to manage any impacts on the natural and heritage assets.
To reduce waste and achieve sustainable waste management	0	0	0	
To maintain and improve water quality and to use water more efficiently	0	0	0	
To achieve and maintain a vibrant economy	++	++	++	This policy supports the delivery of additional development within existing settlements which will contribute to their vitality. It also provides some support to additional development in rural areas in certain circumstances, where this supports rural businesses.
Summary	This policy should have significantly positive effects on a number of objectives. Directing development to existing settlements, before rural areas, has a positive effect in reducing the need to travel and ensure that development is delivered in sustainable locations with good access to existing facilities. Mitigation measures are included within this policy to minimise impacts on the rural areas. Other policies within the plan provide mitigation for impacts within settlement confines.			

Policy LP6: Rural Exception Sites				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy relates to the provision of affordable housing in rural areas, and where provided, it seeks it to remain affordable in perpetuity. Therefore maintaining the unit as affordable in the long term.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	This policy specifically relates to rural areas, therefore in locations which are unlikely to have access to a wide range of services and facilities. Therefore there is potential for a negative impact against this objective. However such developments are like to be small scale, therefore having a minimal impact. On balance it is felt that this policy will have no significant impact.
To improve efficiency of land use	0	0	0	As this policy relates to land outside of settlements, there is potential that such development may be on greenfield sites or on areas of high quality agricultural land. However such developments are likely to be small scale, therefore having a minimal impact. On balance it is felt that this policy will have no significant impact.
To protect and improve air quality	0	0	0	This policy specifically relates to rural areas, therefore in locations which are unlikely to have access to a wide range of public transport. Therefore there is potential for a negative impact against this objective due to the reliance on private cars. However such developments are like to be small scale,

				therefore having a minimal impact. On balance it is felt that this policy will have no significant impact.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	There is potential for developments outside of settlement confines to impact on natural and heritage assets Other policies in the plan will manage impacts.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	+	+	+	Small scale residential developments outside of settlement confines, may help support the local economy in these locations as more people are likely to access the services within the villages.
Summary	This policy is likely to deliver small scale but significant social benefits to rural communities.			

Policy LP7: Tonbridge Town				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	The policy allows for some change of use or conversion of upper floors to residential uses, so potentially adding to the supply of both market and affordable housing.
To reduce and manage the risk of flooding	0	0	0	No relationship.
To improve the health and care of the population	0	0	0	No relationship.
To reduce crime and the fear of crime	0	0	0	No relationship.
To improve accessibility for everyone to services and facilities	++	++	++	By identifying a range of town centre uses, this policy seeks to deliver new services and facilities in highly sustainable location, which is served by variety of modes of transport.
To improve efficiency of land use	+	+	+	The policy relates to the intensification of land uses within the urban area, therefore reducing the pressure on greenfield sites.
To protect and improve air quality	?	?	?	This policy promotes development in an area that could result in increases in vehicle movements through an existing AQMA. However the policy includes reference to unacceptable impacts on air quality as a way of managing this. Therefore the impact is uncertain.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship.
To protect and enhance natural and heritage assets	0	0	0	No relationship.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship.

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	++	++	++	This policy will have a significantly positive impact on vitality of the Tonbridge Town Centre, and also could deliver employment opportunities.
Summary	This policy should have a significant positive effect on economic objectives as well as access to services and delivery of housing in sustainable locations.			

Policy LP8: Retail Development				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	A strong retail offer in sustainable locations, accessible by public transport, will facilitate good access to services and facilities.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	A number of existing AQMAs are located in close proximity to retail areas, and an increase in traffic flows may impact on air quality. However the policy includes mitigation to address this. Therefore there is not anticipated to be an impact.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	This policy will have a significant positive impact on the economy.

Summary	This policy has a positive impact on the economic and access objectives, and helps to enhance the role of Tonbridge Town Centre whilst allowing development in other location to support a range of communities across the borough.
----------------	---

Policy LP9: Safeguarding of Community Services and Transport				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy resists the loss of community services, this could include health and social care facilities. If reprovided elsewhere, the facilities must be or equivalent or better, therefore potentially resulting in an enhancement of services, although in an alternative location.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	By resisting the loss of community services and transport, thereby protecting existing services and access to facilities. The policy requires replacement services and facilities be in an equally accessible location.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy supports some of the social objectives to ensure there is access to a range of services and facilities to meet people's needs.			

Policy LP10: Infrastructure Requirements				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy has a positive impact on this objective by requiring all development to provide additional infrastructure, thereby increasing the range of facilities available, including health care provision.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy has a positive impact on this objective by requiring all development to provide additional infrastructure, thereby increasing the range of services and facilities available.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	This policy may have a positive impact on this objective by requiring all development to provide additional infrastructure, including open space. Additional green spaces can provide new facilities to support recreation activities, and potentially reduce recreational pressure on more sensitive designated natural assets.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This is an overarching policy that sets out how new development will be expected to provide infrastructure in order to support the needs generated by that development. It is expected to have positive impacts on a number of social and environmental objectives over the plan period.			

Policy LP11: Designated Areas				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	+	+	+	This policy seeks to avoid areas at high risk of flooding for more vulnerable uses such as residential. However employment uses may be considered.
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	++	++	++	This policy seeks to protection of natural and heritage assets thus contribution significantly to this objective.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy seeks the protection of designated areas. Therefore a significant positive impact on the environmental objectives is expected. In some instances, in line with the NPPF, some			

	level of impact may be acceptable to some designated areas if this is outweighed by other benefits. In these instances, mitigation in line with national policy would be pursued.
--	---

Policy LP 12: Areas of Outstanding Natural Beauty				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This policy provides the opportunity to contribute to the supply of housing in the borough to support rural communities.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	++	++	++	This policy contributes significantly to this objective. It acknowledges the status of the AONBs, and seeks to manage development impacts on the AONBs and their setting.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	+	+	+	This policy provides the opportunity to contribute to the supply of employment land in the borough, and can help support rural businesses.
Summary	This policy should have positive impacts across a range of environmental, social and economic objectives relevant to the protected landscapes and their setting. Where			

	development is acceptable, the policy sets out mitigation measures to manage impacts in line with the Management Plans.
--	---

Policy LP13: Local Natural Environment Designations				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	The protection and possible enhancement of publicly accessible open space and allotments should ensure that these facilities continue to be accessible to the population.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	Seeking the strengthening of the Green Infrastructure and Ecological Network should help facilitate species migration in response to a changing climate. Therefore this policy has a positive impact against this objective.
To protect and enhance natural and heritage assets	++	++	++	This policy has a significant positive impact by requiring the protection, and where possible enhancement, of the boroughs biodiversity, geological and amenity assets.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary	This policy aims to protect local sites of biodiversity, geological and amenity value, and seek to strengthen the Green Infrastructure and Ecological Networks of the borough where possible. This will have significant positive environmental impacts through the protection local natural assets.
----------------	--

Policy LP14: Achieving High Quality Sustainable Design				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	The policy should have a positive impact against this object as it seeks to maximise opportunities for health active lifestyles.
To reduce crime and the fear of crime	+	+	+	The policy should have a positive impact against this object as it seeks to deter crime and reduce the fear of crime.
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	High quality design, including the protection of local distinctiveness, settlement pattern, historical interest and landscape character should have a positive impact on this objective. Although opportunities for achieving net biodiversity gains should also have a positive impact, the policy only requires this where it is practicable and proportionate, therefore the scale of any impact may be limited.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy aims to protect local distinctiveness through promoting high quality design and provides clear criteria against which proposals will be assessed. Positive impacts can be expected against environmental and social objectives. However some positive impacts may be limited as aspects of the policy are only applied where practicable and proportionate.			

Policy LP 15: Residential Extensions				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	This policy supports this objective by requiring extensions to avoid an adverse impact on the character of the building or the street scene.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy sets out the requirements that must be met to ensure that an extension is acceptable. Effects are unlikely to be significant, but with positive impacts in respect of the			

	built environment as the policy seeks to ensure that extensions are sympathetic to the character and street scene.
--	--

Policy LP 16: Shopfront Design				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	1. This policy supports this objective by requiring shopfronts to respect the character of the individual building and wider area.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary	Effects are unlikely to be significant, but with positive impacts in respect of the built environment (including heritage assets) as the policy seeks to ensure that shopfronts are sympathetic to the character of the individual building and wider area.
----------------	---

Policy LP 17: Flood Risk				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	++	++	++	This policy seeks to avoid areas at high risk of flooding for more vulnerable uses such as residential. However employment uses may be still considered in line with the NPPF.
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy has a positive impact as it looks to protect people and property from flooding.			

Policy LP 18: Sustainable Drainage Systems (SuDS)				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	++	++	++	This policy has a significant positive impact against this objective as it seeks SuDS for all major development to manage surface water flooding, thereby reducing the risk of flooding to properties
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy has a positive impact against this objective as it seeks to manage surface water flooding in response to an increased likelihood of more intensive rainfall.
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy has a positive impact as it looks to protect people and property from flooding.			

Policy LP 19: Habitat Protection and Creation				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	Creation of new areas of Green Infrastructure can have a positive impact on the objective by increasing opportunities for outdoor recreation.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	Enhancing the existing ecological network should allow greater connectivity between habitats, therefore helping to facilitate species migration in response to a changing climate.
To protect and enhance natural and heritage assets	++	++	++	This policy seeks opportunities for habitat creation to enhance the existing ecological network.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary

This policy should have significant positive impacts on biodiversity. Providing opportunities for the delivery of new Green Infrastructure to support the Biodiversity Opportunity Areas can help to provide habitats and enhance habitat connectivity to help species respond to a changing climate. Green infrastructure can also have a positive impact on health and well-being by providing areas for outdoor recreation.

Policy LP 20: Air Quality				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	?	?	?	There is some potential to impact on this objective. However the nature of any impact will depend on the location of the proposed development and the proximity of local people and any mitigation measure proposed. Therefore the impact is uncertain.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	+	+	+	This policy should have a positive impact against this objective.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	There is some potential to impact on this objective. However the nature of any impact will depend on the location of the proposed development and the sensitivity and proximity of any natural assets and any mitigation measure proposed. Therefore the impact is uncertain.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy does not seek improvements in air quality, instead it aims to ensure that proposals for development do not significantly worsen air quality, either individually or cumulatively. Air quality is an issue in certain parts of the borough and taking measures to avoid worsening the situation this could have some positive effects by helping to manage pollution levels, but it is unlikely to have significant positive impacts against environmental objectives. The council accepts that any growth is likely to result in an increase in vehicle numbers, which in turn could impact on pollutant levels. Other policies within the plan provide ways of helping to mitigate any impacts. There could also be secondary positive effects on health and biodiversity although the nature of these impacts is uncertain.			

Policy LP 21: Noise Quality				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy seeks to manage the impact of noise to an acceptable level in line with British Standards. This should have appositive impact on the health and well-being of local residents.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have a positive impact on health and well-being.			

Policy LP 22: Contamination				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy seeks to investigate, assess and address contamination which would in turn could impact positively on people's health by reducing levels of risk.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	+	+	+	This policy seeks to investigate, assess and address contamination which would in turn could impact positively on the natural environment by reducing potential levels of pollution.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	+	+	+	This policy seeks to investigate, assess and address contamination which would in turn could have a positive impact on water quality by reducing potential risks of water pollution.
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary	The policy seeks to ensure that appropriate investigation and assessment is undertaken in relation to proposals for development, and remediation measures taken to address and concerns. This policy has the potential for positive environmental and health impacts through addressing areas of contaminated land.
----------------	---

Policy LP 23: Sustainable Transport				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	++	++	++	This policy is likely to have a significant positive impact on this objective as it promotes alternatives modes of transport to the private car, which may have a positive impact on air quality as well as supporting walking and cycling routes.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	++	++	++	Promotion of public transport, as well as walking and cycling, increase access to services and facilities to those without access to or the ability to use private vehicles.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	+	+	+	Promotion of alternatives modes of transport is likely to reduce the dependence on private vehicles, which may result in some reduction in air pollution. Therefore there is potential for a positive impact against this objective.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	The policy makes reference to users of low and ultra-low emission vehicles which is likely to have a positive impact on this objective.
To protect and enhance natural and heritage assets	+	+	+	A positive impact is likely against this objective as a reduction in dependence on car travel could result in air quality improvements which could be beneficial to natural assets in close proximity to the highway network.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy aims to maximise opportunities for sustainable transport modes associated with new developments. It is likely to have significant positive impacts on a range of environmental and social objectives including health, accessibility and air quality. It is also likely to have secondary positive impacts on the natural assets.			

Policy LP 24: Minerals and Waste				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	+	+	+	This policy is likely to have some positive impact against this objective as the Kent Minerals and Waste Local Plan seeks to manage the extraction and safeguarding of minerals in the area.
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	+	+	+	This policy is likely to have some positive impact against this objective as the Kent Minerals and Waste Local Plan seeks to increase amounts of waste being re-used, recycled or recovered and promotes the movement of waste up the waste hierarchy
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is an overarching statement that development will need to comply with the Kent Minerals and Waste Local Plan. It would be expected to have some positive impacts against land use and waste objectives.			

Policy LP 25: Housing Allocations - Overview				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy is likely to have a significant positive impact against this objective as it seeks to increase the supply of housing over the plan period across the settlement hierarchy.
To reduce and manage the risk of flooding	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To improve the health and care of the population	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To protect and improve air quality	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the

				impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
Summary	It is expected that this policy would have significant positive impacts against the housing objective by planning for enough new housing to meet our assessed need over the plan period. Limited environmental impacts are anticipated, as these allocations avoid areas of high environmental value and constraints such as areas a high risk of flooding. The precise nature of the impacts will depend on the application of other policies within the plan as well as providing ways of helping to mitigate any impacts. There is potential for some secondary positive impacts on the economy as there will be an increase in the population that could support local services and businesses.			

Policy LP 26: Housing Allocations – Policy Requirements				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	This policy is an overarching statement that development will need to comply with the requirements of other policies in the Local Plan. Therefore any impacts would be associated with, and have been assessed as part of, the individual policy assessments.			

Policy LP 27: Strategic Site - Bushey Wood, Eccles				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This policy has the potential to deliver a substantial number of residential units over the medium to long term, to reflect the anticipated phasing of the development. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	0	?	+	The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. However part of the site is currently publicly accessible open space, being allotments and playing fields. The policy seeks the re-provision of these assets through the masterplan process in order to ensure no loss of facilities. This policy is likely to have a positive impact on this objective in the long term, however no timeframes are set out for the re-provision of existing facilities, new open space or health facilities, and these may not be fully operational in the early phase of development.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	0	+	++	This site is adjacent to the settlement confines the village of Eccles and in close proximity to the Medway Gap Urban area. As such it has good access to services and facilities. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a

				positive impact on this objective in the long term, however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development. The policy also makes provision for a new link road connecting the site with New Court Road which will help to improve access to services in the wider area.
To improve efficiency of land use	0	?	?	The policy avoids locating development in minerals safeguarding areas and Grade 1 agricultural land. However development in this location will result in the development of greenfield land. Therefore there are both positive and negative impacts on this objective
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	0	+	+	No development is being proposed in areas designated for their natural or heritage assets. Therefore there should be no direct negative impact. However the site is located in close proximity to a range of assets including a SSSI, a Scheduled Ancient Monument and a Local Wildlife Site where secondary impacts may be experienced. In addition the site falls within the setting of the Kent Downs AONB. Other policies in the Local Plan seek to mitigate any impacts, and specific reference is included within this policy to manage any impact on the setting of the protected landscape. The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment. Therefore over all, there is potential to have a positive impact on this objective subject to mitigation.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	0	+	+	This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities, and the site is remote from the town centre. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in Eccles village and the Medway Gap Urban Area.
Summary	This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the medium to long term, however the timing of these will be dependent on the delivery of new facilities and infrastructure. Once operational, these new facilities can also serve to benefit to the existing population of Eccles. There is some potential for negative impacts, particularly in relation to natural and heritage assets. The area around this site is subject to a number of national and local designations for landscape, biodiversity and heritage. The policy includes specific mitigation measures to manage any impact on the AONB and its setting, and policies elsewhere in the Local Plan seek to manage other impacts of development on other assets.			

Policy LP 28: Strategic Site – South Aylesford				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy has the potential to deliver a substantial number of residential units over the plan period. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	?	+	++	This site offers a range of travel choices due to its proximity to Barming Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective in the medium to long term, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the settlement confines of the Medway Gap Urban area, and as such has good access to services and facilities in Tonbridge and Malling and Maidstone. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a positive impact on this objective in the medium to long term,

				however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development.
To improve efficiency of land use	?	?	?	The policy locates development away from areas of Grade 1 agricultural land which has a positive impact on this objective. However development in this location will result in the development of greenfield land and land within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	?	+	+	The site is not located within an AQMA, however it is adjacent to the London Road/Hermitage Lane AQMA. The policy includes highways proposals for a new link road to bifurcate traffic and reduce traffic flows through the AQMA helping to avoid a deterioration in air quality. The policy includes a timeframe by which the link road is required to be completed, providing some certainty as to the timing of the impacts. Until this infrastructure is in place, the precise impacts remain uncertain. Therefore the policy is likely to have a positive impact against this objective. Other policies in the Local Plan also seek to promote sustainable modes of transport.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	++	++	++	No development is being proposed in areas designated for their natural or heritage assets, and there are no designated assets in close proximity. The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment. Therefore over all, there is potential to have a positive impact on this objective.

To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	+	+	+	This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in the Medway Gap Urban Area and Maidstone.
Summary	This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these will be dependent on the delivery of new facilities and infrastructure. The policy includes specific proposals to manage traffic flows and improve air quality, which may have a positive secondary impact on health. Once operational, the new infrastructure and facilities can also serve to benefit the existing population.			

Policy LP 29: Strategic Site – Borough Green Gardens				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	++	++	This policy has the potential to deliver a substantial number of residential units over the medium to long term, to reflect the anticipated phasing of the development. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	0	?	+	This site offers a range of travel choices due to its proximity to Borough Green Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	0	+	++	This site is adjacent to the settlement confines of Borough Green, Platt and Wrotham Heath, and as such has good access to services and facilities in the area. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a positive

				impact on this objective in the medium to long term, however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development.
To improve efficiency of land use	0	?	?	The policy is likely to have a positive impact against this objective as it locates development away from areas of Grade 1 agricultural land and proposes the development of current and past minerals operations. However some of the land is within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic mineral reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	0	?	+	The site is not located within an AQMA, but is in close proximity to one. The policy includes highways proposals for a new relief road to bifurcate traffic and reduce traffic flows through the AQMA helping to avoid a deterioration in air quality. The policy includes a timeframe by which the relief road is required to be completed, providing some certainty as to the timing of the impacts. However until this infrastructure is in place, the precise impacts remain uncertain. Therefore the policy is likely to have a positive impact against this objective in the long term. Other policies in the Local Plan also seek to promote sustainable modes of transport.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	?	?	?	The policy proposes to allocate land within the Kent Downs AONB which could have significant negative impacts. Residential or commercial development within the AONB will only be permitted where it can be demonstrated that it makes a critical contribution to the overall development. Other uses are considered appropriate, but the policy includes for

				<p>appropriate mitigation. Significant areas of land are also identified for development within the setting of the Kent Downs AONB and specific reference is included within this policy to manage any impacts on this. The scale of the development and the proximity to the AONB mean there remains some uncertainty as to the precise nature of any impact.</p> <p>The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment and other policies in the Local Plan seek to manage impacts on ancient woodland. Therefore this policy is likely to have some positive impacts in these areas.</p>
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	0	+	+	This policy is likely to have a positive impact on this objective as there are proposals for 2ha of new employment land, which could provide job opportunities. There is also some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in the local area.
Summary	<p>This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these impacts will be dependent on the delivery of new facilities and infrastructure. There remains some degree of uncertainty as to the nature of the impacts in relation to the AONB and its setting due to the scale and proximity of the site to the protected landscape. Other policies elsewhere in the Local Plan seek to manage other impacts of development on other assets. The policy includes specific proposals to manage traffic flows and improve air quality, which may have a positive secondary positive impact on health. Once operational, the new infrastructure and facilities can also serve to benefit to the existing population.</p>			

Policy LP 30: Strategic Site – Broadwater Farm, north of Kings Hill				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy has the potential to deliver a substantial number of residential units over the plan period. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	?	+	++	This site offers a range of travel choices due to its proximity to West Malling Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the settlement confines of the Kings Hill urban area and as such has good access to existing services and facilities in the area. The policy seeks healthcare, a new primary school and land for a new

				secondary school to support the development. Therefore this policy is likely to have a significant positive impact on this objective in the medium to long term, however no timeframes are set out for the facilities, and these may not be fully operational in the early phase of development. The provision of land for a secondary school is likely to have significant positive impacts against this objective for both the new and existing communities. The new link road should improve access to West Malling station.
To improve efficiency of land use	?	?	?	The policy locates development away from areas of Grade 1 agricultural land which has a positive impact on this objective. However development in this location will result in the development of greenfield land and land within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	0	0	0	The site is not located within, or in close proximity, to any AQMA.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	?	+	++	The majority of the site is free from areas designated for their natural or heritage assets. There are some small parcels of ancient woodland on site and adjacent to it, and other policies in the Local Plan seek to manage any impacts on these. There are a number of heritage assets in close proximity, and the policy includes a requirement for sensitive design along the access road and northern edge of the development to mitigate impacts. However landscaped boundary treatments may take a while to mature, and therefore in the short term there may be some uncertainty as to the impact. The policy

				also seeks to maximise opportunities for biodiversity gains to enhance the natural environment. Therefore this policy is likely to have some positive impacts on this objective in the medium to long term.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	+	+	+	This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities, and the site is remote from the town centre. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in Kings Hill.
Summary	This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these will be dependent on the delivery of new facilities and infrastructure. The provision of land for a new secondary school will help meet the demand for secondary school places over a wide area. Once operational, these new facilities can also serve to benefit to the existing population. There is some potential for uncertain impacts in relation to heritage assets. However the policy seeks to mitigate the impact of the link road and northern boundary to the site.			

Policy LP 31: Strategic Site – South West Tonbridge				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy has the potential to deliver a substantial number of residential units over the plan period. A portion of these units would include a range of affordable housing products on-site in line with the Councils Affordable Housing Policy.
To reduce and manage the risk of flooding	0	0	0	No relationship. No development is being proposed in areas at high risk of flooding. Other policies in the Local Plan seek to manage surface run-off. Therefore there is unlikely to be any impact on this objective.
To improve the health and care of the population	?	+	++	This site offers a range of travel choices due to its relative proximity to Tonbridge Station, therefore offering alternatives to the private car. This has health benefits as well as potential secondary benefits to air quality. The policy seeks provision of healthcare infrastructure to support the development. Other policies in the Local Plan seek provision of additional publicly accessible open spaces which facilitate recreation opportunities to support healthy lifestyles. This policy is likely to have a positive impact on this objective, however no timeframes are set out for delivery of new open space or health facilities, and these may not be fully operational in the early phase of development and may place pressure on existing services.
To reduce crime and the fear of crime	0	0	0	No relationship. Other policies in the Local Plan seek to manage design.
To improve accessibility for everyone to services and facilities	+	++	++	This site is adjacent to the settlement confines of the Tonbridge and as such has good access to existing services and facilities in the area. The policy seeks healthcare and a new primary school to support the development. Therefore this policy is likely to have a significant positive impact on this objective in the medium to long term, however no timeframes

				are set out for the facilities, and these may not be fully operational in the early phase of development. The policy also includes a requirement for mitigation to the junction of Brook Street and Quarry Hill to improve access.
To improve efficiency of land use	?	?	?	The policy locates development away from areas of Grade 1 agricultural land and part of this site is land safeguarded in the current development plan for residential development beyond 2021. However development in this location will result in the development of greenfield land and some land within a Minerals Safeguarding Area. Policies in the Kent Minerals and Waste Local Plan will weight up and seek to manage any impacts on economic reserves. Therefore there are likely to be both positive and negative impacts on this objective
To protect and improve air quality	0	0	0	The site is not located within an AQMA, however it is in relatively close proximity to an AQMA in Tonbridge High Street. There is some potential to see an increase in vehicle flows through this, however other policies in the Local Plan seek to manage air quality. Therefore this policy is unlikely to have a direct impact on this objective.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship. However other policies in the Local Plan seek to influence energy consumption through design to respond to climate change.
To protect and enhance natural and heritage assets	?	+	++	No development is being proposed in areas designated for their natural or heritage assets. However there are a number of heritage assets in close proximity, and the policy includes a requirement for sensitive design along western edge of the development to mitigate impacts. However landscaped boundary treatments may take a while to mature, and therefore in the short term there may be some uncertainty as to the impact. In addition the site falls within the setting of the High Weald AONB and specific reference is included within

				<p>this policy to manage any impact on the setting of the protected landscape.</p> <p>The policy also seeks to maximise opportunities for biodiversity gains to enhance the natural environment.</p> <p>Therefore this policy is likely to have some positive impacts on this objective in the medium to long term.</p>
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship.
To achieve and maintain a vibrant economy	+	+	+	<p>This policy is not likely to have a significant positive impact on this objective as there are no proposals for new employment opportunities, and the site is remote from the town centre. However there is some potential to positively impact on the local economy due to the scale of the proposals and proximity to facilities and businesses in Kings Hill.</p>
Summary	<p>This policy is likely to have positive impacts across a range of environmental, social and economic objectives over the plan period, however the timing of these will be dependent on the delivery of new facilities and infrastructure. Once operational, these new facilities can also serve to benefit to the existing population. There is some potential for uncertain impacts in relation to heritage assets, however the policy includes mitigation to address these. The policy also includes specific mitigation measures to manage any impact on the AONB and its setting.</p>			

Policy LP 32: Safeguarded Land				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	This policy identifies locations for development beyond 2031. As a result, no impacts are anticipated within the plan period.			

Policy LP 33: Areas of Opportunity				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.				
To reduce and manage the risk of flooding				
To improve the health and care of the population				
To reduce crime and the fear of crime				
To improve accessibility for everyone to services and facilities				
To improve efficiency of land use				
To protect and improve air quality				
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.				
To protect and enhance natural and heritage assets				
To reduce waste and achieve sustainable waste management				
To maintain and improve water quality and to use water more efficiently				
To achieve and maintain a vibrant economy				
Summary	This policy identifies locations for development beyond 2031. As a result, no impacts are anticipated within the plan period.			

Policy LP 34: Employment Sites and Land				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	The policy promotes the retention of existing employment areas across a range of settlements which contributes to the vibrant economy and is therefore likely to have a significant positive impact against this objective.
Summary	This policy should have significant positive economic impacts as it seeks to protect those employment sites key to the local economy. Identifying employment sites across a range of			

	settlements helps to ensure jobs are available in locations which are accessible to the local population via a variety of transport options, which can have secondary positive impacts on health and air pollution.
--	---

Policy LP 35: Employment Land: Former Aylesford Newsprint Site				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	This policy is likely to have no impact on this objective, as although there are some areas of the site at high risk of flooding, employment is a less vulnerable use so is acceptable in such locations.
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy is likely to have a positive impact as the opening up of a second route should improve access to the employment opportunities on site.
To improve efficiency of land use	++	++	++	This policy should have a significant positive impact on this objective as it seeks to maximise the use of PDL through the intensification of uses on site.
To protect and improve air quality	?	+	+	This policy has the potential to deliver secondary positive benefits to air quality in the A20 corridor through the better management of traffic flows. However the impacts are dependent on the timing of the opening of the secondary access point.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship

To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	This policy is likely to have significant positive impacts on this objective as the policy seeks retain existing employment land and deliver new employment opportunities on site to support the local economy.
Summary	This policy will have significant positive impacts on the economic objectives, and on the efficient use of land due to the intensification of employment uses on site when compared to its former paper making plant operations. The policy seeks to ensure the better management of traffic flows within the A20 corridor by providing a second access route to the site. This also has the potential to deliver secondary positive impacts to air quality along the A20. However this proposal may not be fully operational in the early phase of development, so impacts remain uncertain in the short term.			

Policy LP 36: Employment Land Allocations				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To protect and improve air quality	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	?	?	?	Individual allocations within this policy are likely to have differing levels of impact against this objective. Therefore the impact of the policy as a whole it uncertain. See individual site appraisals for specific impacts.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship

To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	++	++	++	This policy promotes the delivery of a range of new employment sites in which will help to sustain and add to the vibrancy of the local economy. Therefore it is likely to have a significant positive impact on this objective.
Summary	This policy should have positive impacts on economic objectives by providing new areas and opportunities for existing businesses to expand, and also attract new businesses into the area. There is some potential for negative impacts on some environmental objectives but this will depend on the specific site. Other policies in the Local Plan seek to mitigate adverse impacts.			

Policy LP 37: Other Employment Land Opportunities				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	?	?	?	
To reduce and manage the risk of flooding	?	?	?	
To improve the health and care of the population	?	?	?	
To reduce crime and the fear of crime	?	?	?	
To improve accessibility for everyone to services and facilities	?	?	?	
To improve efficiency of land use	?	?	?	
To protect and improve air quality	?	?	?	
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	
To protect and enhance natural and heritage assets	?	?	?	
To reduce waste and achieve sustainable waste management	?	?	?	
To maintain and improve water quality and to use water more efficiently	?	?	?	
To achieve and maintain a vibrant economy	+	+	+	
Summary	The policy is likely to have a positive impact on the economic objectives as it would help to facilitate an increase in the supply of employment land and associated job opportunities in the borough. However impacts against other objectives are uncertain as they will vary on a			

	case by case basis depending on the precise location of the proposal. Other policies in the Local Plan seek to mitigate a range of impacts.
--	---

Policy LP 38: Travellers and Travelling Showpeople				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This policy protects existing accommodation for travellers and travelling showpeople living in the borough and supports the intensification of these sites where they accord with other policies in the Local Plan. Therefore there is likely to be a positive impact on this objective.
To reduce and manage the risk of flooding	?	?	?	
To improve the health and care of the population	?	?	?	
To reduce crime and the fear of crime	?	?	?	
To improve accessibility for everyone to services and facilities	?	?	?	
To improve efficiency of land use	?	?	?	
To protect and improve air quality	?	?	?	
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	?	?	?	
To protect and enhance natural and heritage assets	?	?	?	
To reduce waste and achieve sustainable waste management	?	?	?	
To maintain and improve water quality and to use water more efficiently	?	?	?	
To achieve and maintain a vibrant economy	?	?	?	
Summary	This policy should have positive impacts against some social objectives as it supports the provision of sites for accommodation for Travellers and Travelling Showpeople through			

	<p>safeguarding land and establishing criteria against which future proposals will be assessed. The precise impacts against other objectives are uncertain as they will vary on a case by case basis depending on the precise location of the proposal. Other policies in the Local Plan seek to mitigate a range of impacts. The safeguarded sites were identified through the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment.</p>
--	---

Policy LP 39: Affordable Housing				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	++	++	++	This policy supports the delivery of additional affordable housing in the borough to meet identified needs. It therefore has a significant positive impact on this objective.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have significant positive impacts against the social objective of ensuring that everyone has the opportunity to live in an affordable home.			

Policy LP 40: Mix of Housing				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have some positive impact on the social objectives by ensuring a mix of housing types both market and affordable, to suit a range of requirements.			

Policy LP 41: Publicly Accessible Open Space				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy is likely to have a positive impact on this objective as the provision of additional publicly accessible open space will help to promote recreational activities to support healthy lifestyles.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy is likely to have a positive impact on this objective as it will facilitate the provision of new open space facilities.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy has the potential to have a positive impact on this objective as it seeks opportunities for habitat creation to strengthen the Green Infrastructure and Ecological Network which helps species move in response to a changing climate.
To protect and enhance natural and heritage assets	+	+	+	This policy has the potential to have a positive impact on this objective as opportunities for habitat creation can support and reinforce the existing network of designated sites which form part of the Green Infrastructure and Habitat Network.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive impacts on a range of social and environmental objectives through increasing the amount of publicly accessible open space available for use by humans to promote healthy lifestyles and wildlife in response to climate change.			

Policy LP 42: Parking Standards				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	?	?	?	There is some potential to have a positive impact on this objective through the support of the use of electric vehicles which may have benefit to air quality. However the scale of any impact is unknown at present, so the impact remains uncertain.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy is likely to have a positive impact on this objective as it includes a requirement for provision of charging points for electric vehicles, and could have some secondary benefit to health and air quality.
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	+	+	+	This policy is likely to have some positive impact on this objective as provision of adequate parking should facilitate access to services which can support the local economy.
Summary	This policy is likely to have positive impacts on some environmental and economic objectives, however there is some uncertainty as to the scale of those impacts at present.			

Policy LP 43: Internal Space Standard				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	?	?	?	There is some potential for a positive impact on this objective as the internal space standard aims to ensure that new dwellings are designed with adequate space to live in to meet the needs of different households. This can have a positive impact on resident's quality of life.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship

Summary	This policy is an overarching statement that major development will need to comply with the Government's nationally described space standard and some positive quality of life impacts are anticipated.
----------------	---

Policy LP 44: Water Efficiency Standard				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	+	+	+	This policy is likely to have appositive impact on this object as the more efficient use of natural resources in response to a changing climate.
To protect and enhance natural and heritage assets	?	?	?	There is potential for secondary positive impacts on the natural environment a reduction in human use of water may place reduce pressure on those habitats dependent on water. However the precise impacts are uncertain.
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	++	++	++	This policy is likely to a have a significant positive impact on this objective as it requires all new dwellings to meet tighter water efficiency standards which promotes the more efficient use of natural resources.
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive impacts on a number of environmental objectives.			

Policy LP 45: Accessibility and Adaptability Standard				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	0	0	0	No relationship
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	+	+	+	This policy is likely to have some positive impacts on health and quality of life as a proportion of dwellings are designed to meet the changing needs of occupiers throughout their lifetime.
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	+	+	+	This policy is likely to have a positive impact on this objective as houses built to this standard are designed to meet the needs of occupiers throughout their lifetime, providing accessible and adaptable dwellings.
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship

To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive impacts on some of the social objectives.			

Policy LP 46: Self-Build and Custom House Building				
SA Objectives	Assessment			Comments
	Short	Medium	Long	
To ensure that everyone has the opportunity to live in an affordable home.	+	+	+	This policy is likely to have a positive impact on this objective as it seeks to widen the range of dwellings available to meet a range of needs and incomes.
To reduce and manage the risk of flooding	0	0	0	No relationship
To improve the health and care of the population	0	0	0	No relationship
To reduce crime and the fear of crime	0	0	0	No relationship
To improve accessibility for everyone to services and facilities	0	0	0	No relationship
To improve efficiency of land use	0	0	0	No relationship
To protect and improve air quality	0	0	0	No relationship
To ensure that the Borough responds positively, and adapts to, the impacts of climate change.	0	0	0	No relationship
To protect and enhance natural and heritage assets	0	0	0	No relationship
To reduce waste and achieve sustainable waste management	0	0	0	No relationship
To maintain and improve water quality and to use water more efficiently	0	0	0	No relationship
To achieve and maintain a vibrant economy	0	0	0	No relationship
Summary	This policy is likely to have positive social impacts as it seeks to widen the range of home ownership opportunities available to residents.			

1

Appendix 8: Sites being carried forward

There are a number of sites allocated and/or safeguarded for development in the adopted Development Land Allocations DPD (2008), under policies H1, E1 and E2 (see table below). These will be included in the new Local Plan. These sites were subject to Sustainability Appraisal in 2005 through the Strategic Environmental Assessment / Sustainability Appraisal of Tonbridge and Malling Local Development Framework – Development Land Allocations Preferred Options. <https://www.tmbc.gov.uk/services/planning-and-development/planning/local-development-framework/ldf/1608>

H1 sites	E1 and E2 sites
109 Hall Road, Aylesford	Holborough, Snodland
Oil Depot, Station Road, Aylesford	Land east of the bypass, Snodland
Nu-Venture Coaches, Mill Hall, Aylesford	Ham Hill, Snodland
Park House, 110-112 Mill Street, East Malling	New Hythe area, Larkfield
Kings Hill - remainder	Forstal Road, Aylefsord (part)
	Quarry Wood (west of Mills Road) including Priory Park
	20/20 Estate, Aylesford (part)
	Branbridges, East Peckham
	Bourne Enterprise Centre, Borough Green
	Land West of Woodgate Way, Tonbridge
	Tonbridge Industrial Estate
	Laker Road, Bridgewood
	Rochester Airfield
	Little Preston, Aylesford
	Lower Bell, Aylesford
	Hall Road, Aylesford
	Quarry Wood, east of Mills Road
	Platt Industrial Estate
	Long Pond Works, Borough Green
	Works, south of Cricketts Farm, Ightham

	The Alders Mereworth
	East of Tonbridge Road, Little Mill, East Peckham
	Nepicar Area West, London Road, Addington
	Tower Garage, Wrotham Hill, Wrotham
	North of Station Approach, Borough Green
	North of Fairfield Road, Borough Green
	Hermitage Lane, Aylesford
	Rockfort Road, Snodland
	Kings Hill
	East Malling Research Station
	Bradbourne, East Malling