

Tonbridge and Malling Borough Council

Local Plan

Sustainability Appraisal Scoping Report

September 2014



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1. INTRODUCTION

1.1. Background

1.1.1 A Local Plan guides the future development in the Borough and provides the planning framework within which this will be delivered. The adopted Tonbridge and Malling Local Development Framework (LDF)¹ covers the period to 2021. There is a need to review the current LDF documents to take into account changes to government legislation, policy and guidance. The current suite of LDF documents will remain in place until a new Local Plan is adopted

1.1.2 The Tonbridge and Malling Local Plan is a document which will contain the strategic policies, site allocations and development management policies which will influence development in the Borough until 2031.

1.2. Sustainable Development

1.2.1 The term “sustainable development” has been used in policy-making since 1987 following the publication of the World Commission on Environment and Development Report ‘Our Common Future’, commonly referred to as the Brundtland Report. The report developed guiding principles for sustainable development as it is generally understood today, and contained the following definition of sustainable development.

*“Development that meets the needs of the present
without compromising the ability of future generations
to meet their own needs”*

1.2.2 The concept of sustainable development gained additional momentum after the Rio Earth Summit in 1992, which encouraged the UK government to develop its own themes for sustainable development. The initial themes were presented in a document entitled ‘A Better Quality of Life: a Strategy for Sustainable Development in the United Kingdom’. This was updated in 2005, when the Government produced a new UK framework for sustainable development ‘Securing the Future’. This document listed the following five principles of sustainable development which are used to guide the implementation of sustainable development in the UK:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

¹ Comprising Core Strategy, Development Land Allocations, Tonbridge Central Area Action Plan and The Managing Development and the Environment Development Plan Documents

- 1.2.3 In March 2012 the UK Government published the National Planning Policy Framework (NPPF). Paragraphs 18-219 of the NPPF indicate the Government's view of what sustainable development in England means for the planning system, but three dimensions are specifically highlighted:
- “an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - “a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - “an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.” (DCLG, 2012)

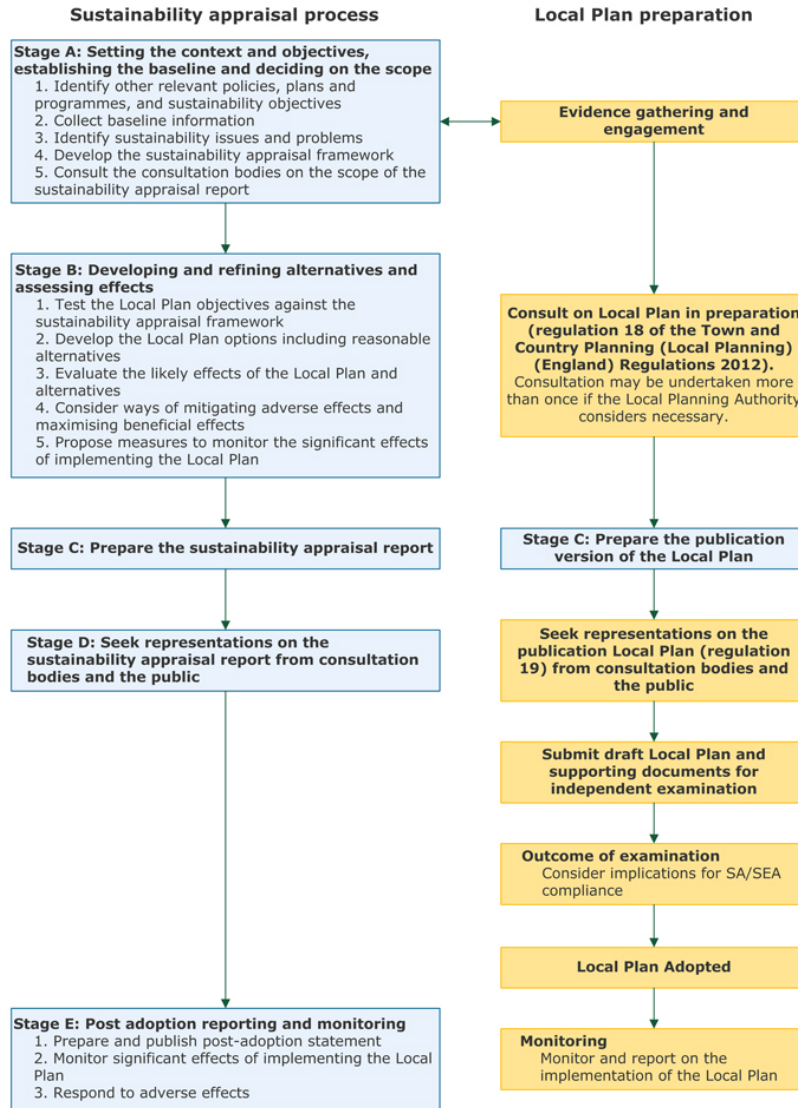
1.3. Sustainability Appraisal and Strategic Environmental Assessment

- 1.3.1 Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004. All Local Plans are subject to SA. SA considers how the principles of sustainable development have been taken into account in the development of the Local Plan.
- 1.3.2 Strategic Environmental Assessment (SEA) is required in the EU 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 effects (positive or negative) are required to undergo SEA. All Local Plans are considered to have the potential for significant environmental effects.
- 1.3.3 SA and SEA are required by separate legislation, however, as there are many cross-overs between the two processes, they are usually undertaken together. The Government's approach is to incorporate the requirements of the SEA Directive into a wider SA process. To this end the Government has published guidance² on undertaking SA of Local Plans that incorporates the requirements of the SEA Directive. The combined SEA / SA process is referred to in this document as Sustainability Appraisal (SA).

² Contained within the National Planning Practice Guidance website (<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>) and A Practical Guide to the Strategic Environmental Assessment Directive, ODPM September 2005

1.3.4 There are several stages to the SA process. Figure 1 sets out these stages and indicates how these relate to the different stages of preparing a Local Plan.

Figure 1



1.3.5 This SA Scoping Report represents Stage A. The following section will outline in more detail the methodology that has been followed.

2. STAGE A: SCOPING

2.1. Introduction

2.1.1 This section of the report sets out how the scoping stage of the SA has been carried out with reference to the tasks listed under Stage A in Figure 1.

2.2. Policy Context

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

2.2.1 This task requires a review of policies, plans and programmes relevant to the Local Plan to establish the sustainability objectives which need to be considered.

2.2.2 A comprehensive review of relevant policies, plans and programmes highlighting their key sustainability objectives is provided in Appendix A. This information will be kept under review as it is likely that further related policies, plans and programmes will emerge during the preparation of the Local Plan. Table 1 below lists all the documents included.

Table 1: Policies, plans and programmes

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)

SA/SEA of Local Plan – Scoping Report (September 2014)

Planning Policy for Traveller Sites (DCLG, 2012)
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)
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)
Local
Kent Local Transport Plan (2011-2016)
Kent Minerals and Waste Local Plan (Reg.19) (July 2014)
West Kent Homelessness Strategy (2011-2016)
Kent Health and Affordable Warmth Strategy (2012-2014)
Kent Environment Strategy (2011)
South East LEP: Growth Deal and Strategic Economic Plan (March 2014)
Kent and Medway Unlocking the Potential: Going for Growth (2013)
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 Resources Management Plan (2010-2035) (Southern Water)
Water Resources Management Plan (2010-2035) (South East Water)
Joint Strategic Needs Assessment: Working Together to Keep Kent Healthy (2012)
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 Strategic Flood Risk Assessment (2006) + Updated Flood Mapping (2011)
TMBC Strategic Housing Market Assessment (2014)

SA/SEA of Local Plan – Scoping Report (September 2014)

TMBC Economic Futures Forecasting Study (2014)
TMBC Development Capacity Study (2013)
TMBC Leisure and Arts Strategy (2008-2013)
TMBC Open Space Strategy (2009)
TMBC Cycling Strategy (2014-2019)
T&M Community Safety Partnership Plan (2013-2014)
TMBC Gypsy and Traveller Accommodation Needs Assessment (2013)
TMBC Air Quality Action Plan (draft) (2011)
TMBC Contaminated Land Inspection Strategy (2010)
TMBC Housing Strategy (2012-2015)

2.3. Baseline

Task A2: Collecting baseline information

- 2.3.1 This task requires the collection of baseline information about the plan area and anywhere outside the plan area which may be relevant. This section initially presents a series of indicators and then goes on to a profile Tonbridge and Malling Borough, highlighting information on the state of the environment, local people, housing and the economy. This is followed by an analysis of how this will evolve moving forward, highlighting what would happen if there was a future without a new Local Plan being prepared.
- 2.3.2 Since the first Sustainability Appraisal work was undertaken for the Core Strategy, back in 2004, the monitoring framework of indicators has changed significantly. In 2010, the government removed the requirement on Local Authorities to report on their performance through the Local Area Agreements and as a result the number of local indicators, previously monitored by a Local Authority, was significantly reduced. It is now for each Local Authority to determine what is monitored locally through their Corporate Performance Plan. Table 2 sets out those local indicators relevant to the Local Plan.

Table 2: Baseline Indicators

Theme	Indicator	Source	Target	Performance commentary
Community and Wellbeing	Total number of crimes recorded by the police	Corporate Performance Plan 2012/15	5,508 2012/13	5,471 2012/13
Economy	Percentage of properties vacant in Tonbridge Upper High Street and Lower High Street	Corporate Performance Plan	Reduction in vacancy rate from the previous year	Upper High Street: 7.82% (2013/14) Lower High Street: 10.39% (2013/14)
	Pedestrian counts at various locations along	Corporate Performance	Increase from	Botany - 1110

SA/SEA of Local Plan – Scoping Report (September 2014)

Theme	Indicator	Source	Target	Performance commentary
	Tonbridge High Street	Plan	previous year	Pavillion - 1590 High Street east - 1643 High Street west - 1489
	New floor space developed for employment (financial and professional services, offices, industry and storage/distribution)	Corporate Performance Plan (HIA)	Increase from previous year	1378m ² 2011/12
Housing	Number of new affordable housing completion to buy or rent	Corporate Performance Plan 2012/15	108 2012/13	100 2012/13
	Number of completions (housing trajectory)	Annual Monitoring Report 2013	517 ³ 2012/13	394 2012/13
Land and Soil	Percentage of new and converted dwellings on previously developed land	Annual Monitoring Report 2012	90%	98.7% 2011/12
Waste	Percentage of household waste sent for reuse, recycling and composting	Corporate Performance Plan 2012/15	45% 2012/13	42.04% 2012/13
Water Resources and Flood risk	Number of properties at risk from flooding	Annual Monitoring Report 2012		The current total number of properties at risk (within Flood Zone 3) in Tonbridge and Malling Borough Council area is 3490, this figure is for Tonbridge and Malling Constituency (MP) boundary. The figure for Tonbridge and Malling District (B) is 6583 (Flood Zone 2 & 3).
	Number of planning permission granted contrary to the advice	Annual Monitoring Report 2012	0	0 2011/12

³ http://www.tmbc.gov.uk/_data/assets/pdf_file/0019/109522/AMR_2012.pdf

Theme	Indicator	Source	Target	Performance commentary
	of the Environment Agency on either flood defence grounds or water quality			

Profile of the Environment

2.3.3 Appendix B maps existing environmental designations and assets. These include:

- Flood Zones 2 and 3
- Landscape Constraints
- Ecology and Biodiversity Constraints
- Heritage Constraints
- Agricultural Land

2.3.4 This mapping has been drawn from the Development Capacity Study (December 2013) prepared by Nathaniel Lichfield & Partners which is available from the Council’s Local plan web page:

<http://www.tmbc.gov.uk/services/environment-and-planning/planning/planning-local-plans>. This Study analyses in more detail the existing evidence for environmental designations in terms of their ability to potentially constrain the ability of the Borough to accommodate development. It then draws conclusions, taking into account the provisions of the NPPF.

Flooding

2.3.5 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.

2.3.6 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

2.3.7 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.

- 2.3.8 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

- 2.3.9 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

- 2.3.10 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

- 2.3.11 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.
- 2.3.12 Eleven 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.
- 2.3.13 Just under 11% of the Borough is covered by Ancient Woodland (2,621 ha).

- 2.3.14 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).

Heritage Constraints

- 2.3.15 Within Tonbridge and Malling there are 60 Conservation Areas and over 1,300 Listed Buildings.
- 2.3.16 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

- 2.3.17 Extensive areas of higher 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.

Minerals

- 2.3.18 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.
- 2.3.19 Safeguarding –The geology of Tonbridge and Malling means that there are several known mineral resources in the Borough including construction sand, silica sand (see previous paragraph) and limestone (Kentish Ragstone). The emerging Minerals and Waste Local Plan (MWLP) prepared by Kent County Council (Reg.19, July 2014) proposes to protect these mineral resources from unnecessary sterilisation through the designation of Mineral Safeguarding Areas (MSAs). The purpose of MSAs is to ensure that 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. The MWLP has not been subject to a public examination.
- 2.3.20 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.
- 2.3.21 The site of the proposed Medway Cement Works, Holborough and its permitted mineral reserves are together identified as the Strategic Site for Minerals in Kent in the emerging Kent and Minerals and Waste Local Plan.

Waste

- 2.3.22 Over 90% of the waste collected by the Borough Council is either recycled, composted or used to produce energy from⁴.
- 2.3.23 80% of the waste collected by the Borough Council is processed in the borough.
- 2.3.24 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.⁵
- 2.3.25 Blaise Farm, near West Malling has a large, modern enclosed plant for composting of green and kitchen waste.

Profile of the People

- 2.3.26 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 (mid-2012):

Population by Gender	
Males:	59,800
Females:	62,100
Total Population:	121,900

Population by Age Group	
0-15:	25,100
16-64:	75,200
65+:	21,600

Population by Ethnicity	
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

⁴ Tonbridge and Malling Corporate Performance Plan 2012-15 (Review and update, July 2014)

⁵ Kent Minerals and Waste Local Plan (2013-30)

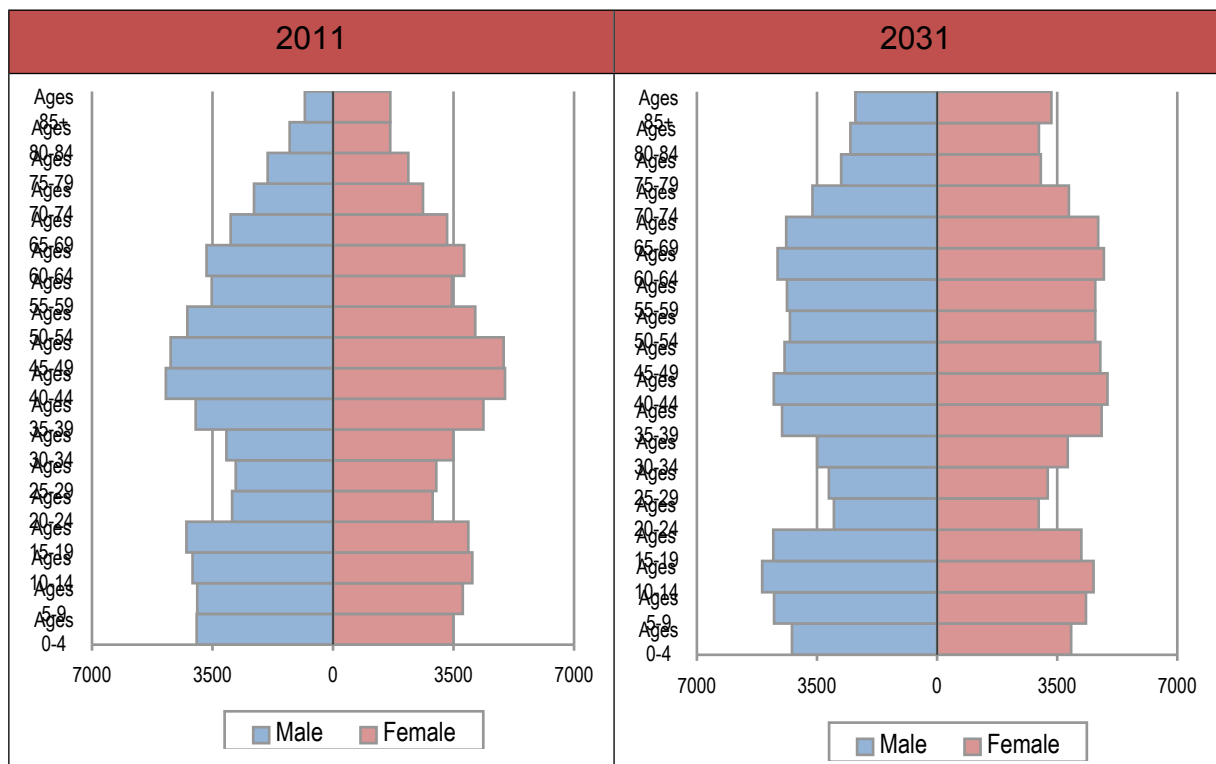
Future Profile – 2031

Total Population Projection	
2012	121,900
2021	133,000
2031	145,000

2031 Population by Gender	
Males:	71,000
Females:	73,000

Figures in 000s to one decimal place

Distribution of Population 2011 and 2031 – Tonbridge & Malling



Source: ONS

**Population Change 2011 to 2031 by Five Year Age Bands –
Tonbridge & Malling**

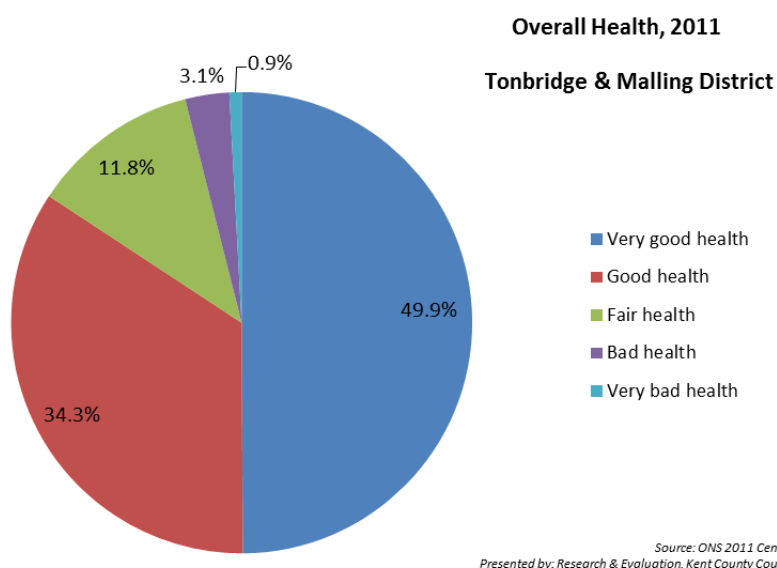
Age group	Population 2011	Population 2031	Change	% change from 2011
Under 5	7,453	8,136	683	9.2%
5-9	7,712	9,090	1,378	17.9%
10-14	8,124	9,657	1,533	18.9%
15-19	8,187	8,977	790	9.7%
20-24	5,824	5,968	144	2.5%
25-29	5,824	6,378	554	9.5%
30-34	6,587	7,300	713	10.8%
35-39	8,356	9,312	956	11.4%
40-44	9,849	9,725	-124	-1.3%
45-49	9,671	9,202	-469	-4.9%
50-54	8,361	8,898	537	6.4%
55-59	6,975	8,984	2,009	28.8%
60-64	7,482	9,508	2,026	27.1%
65-69	6,286	9,091	2,805	44.6%
70-74	4,908	7,473	2,565	52.3%
75-79	4,085	5,818	1,733	42.4%
80-84	2,921	5,494	2,573	88.1%
85+	2,482	5,711	3,229	130.1%
Total	121,087	144,722	23,635	19.5%

Source: ONS

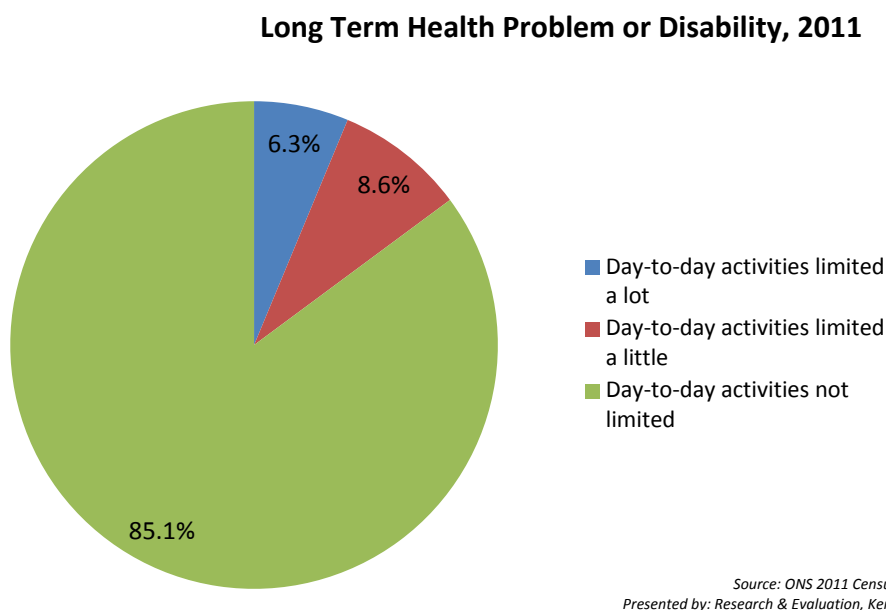
- 2.3.27 The pyramid and table (see above) clearly show the growth in population overall and highlight the ageing of the population with a greater proportion of the population expected to be in age groups aged 60 and over (and even more so for older age groups) – in particular the oldest age group (85+) shows an increase of 130%.

Profile of Health of Population

- 2.3.28 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).



2.3.29 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).



2.3.30 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 2014’ produced by Public Health England (July 2014) whilst the local priorities are sourced from the West Kent Clinical Commissioning Group. Headline figures include:

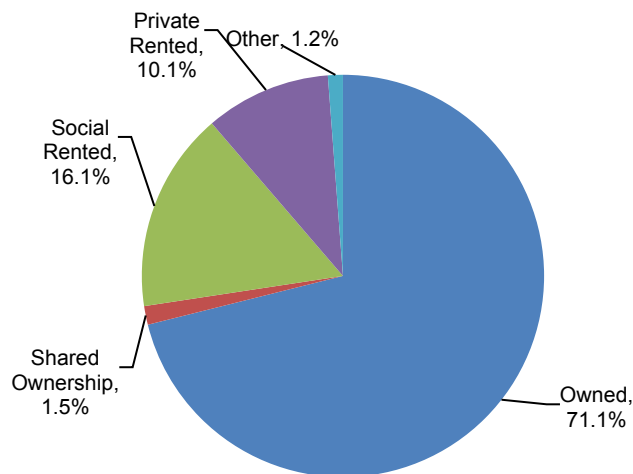
- In Year 6, 17.6% (227) of children are classified as obese.

- In 2012, 21.2% of adults were classified as obese.
- Life expectancy is 7.8 years lower for men and 5.5 years lower for women in the most deprived areas of Tonbridge and Malling than in the least deprived areas.
- Priorities⁶ in Tonbridge and Malling include increasing the number of healthy births, increasing breastfeeding prevalence, reducing obesity levels, reducing risk taking behaviour, drug and alcohol misuse and mental health and wellbeing.

Profile of Housing

2.3.31 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: <http://www.tmbc.gov.uk/services/environment-and-planning/planning/planning-local-plans>. The SHMA sources the majority of the data from the 2011 Census.

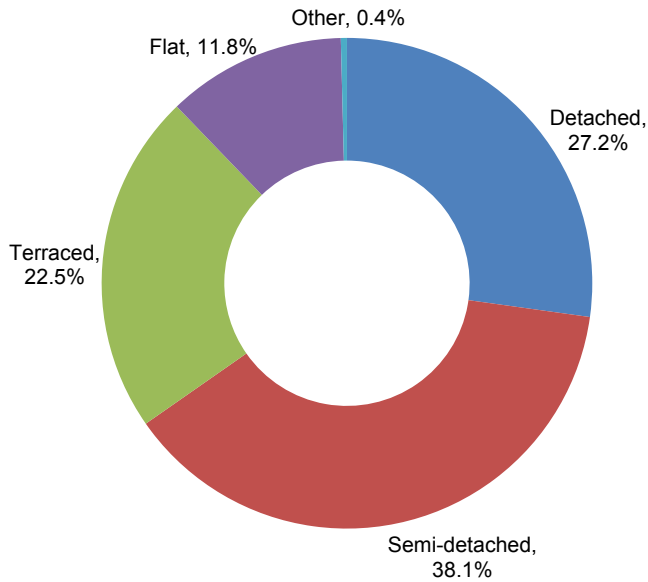
Tenure Profile (2011)



Source: Census 2011

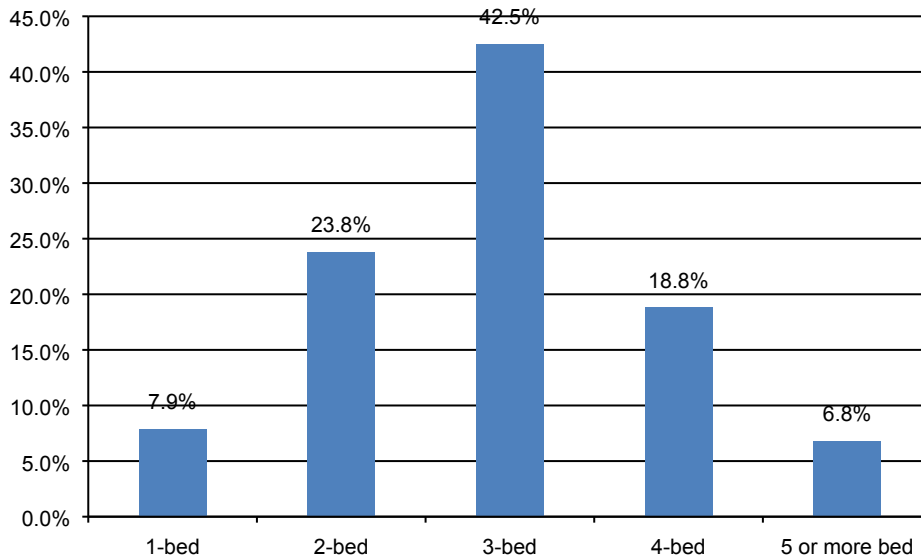
⁶ West Kent Clinical Commissioning Group

Dwelling Stock Profile (2011)



Source: Census 2011

Size of Homes (2011)

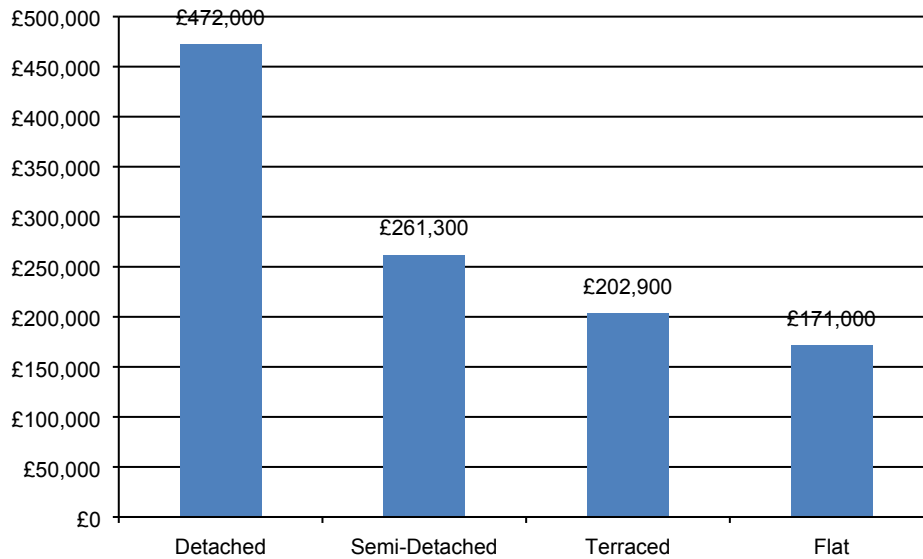


Source: Census 2011

Average House Prices (2012)

2.3.32 Across the borough of Tonbridge and Malling the average house price in 2012 was £290,400 whilst the median was £237,500.

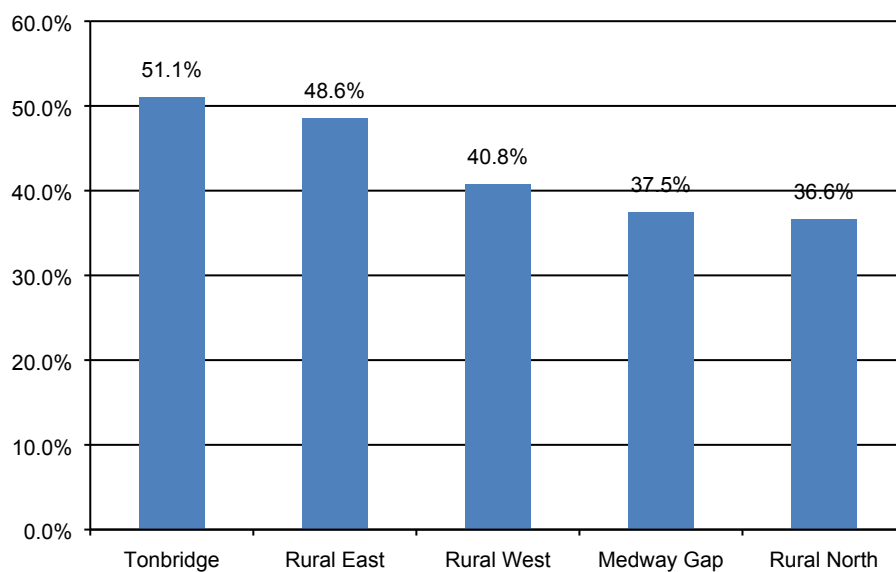
Average House Prices by Property Type (2012)



Price-Income Ratios (2000-2007)

2.3.33 Lower quartile affordability in Tonbridge & Malling has remained consistently worse than Kent and regional levels. In Tonbridge and Malling the current price-income ratio is **8.89**, i.e. the lowest quartile house prices are nearly nine times the lowest quartile earnings.

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

2.3.34 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)

2.3.35 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	17	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)

Categories of affordable housing used for analysis

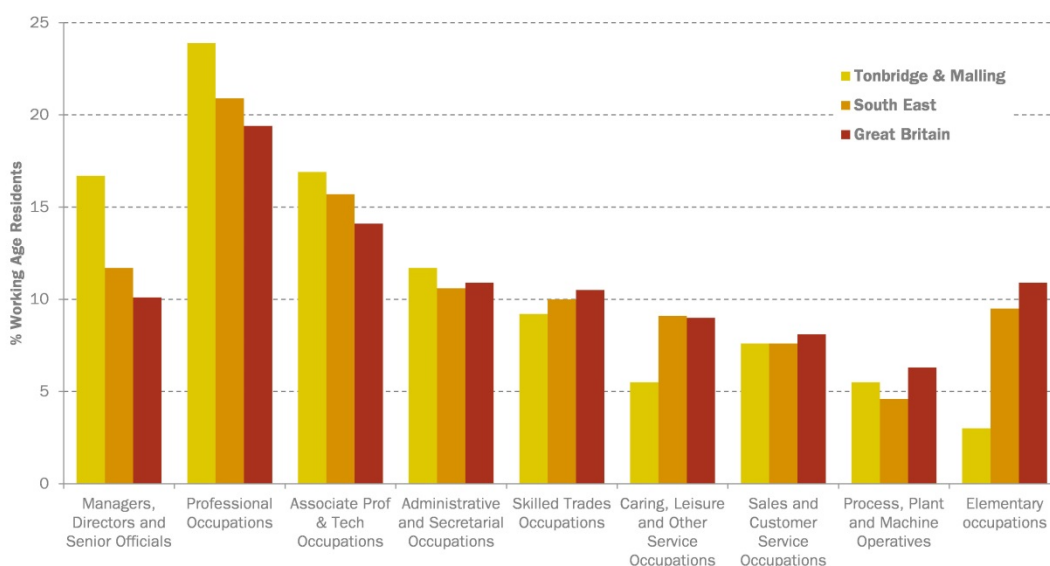
Housing type	Description
Intermediate housing	Assigned to households who can afford a housing cost at or above 80% of market rents but cannot afford full market costs
Affordable rent	Assigned to households who could afford a social rent without the need to claim housing benefit but would need to claim 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

2.3.36 This section profiles the local economy, highlighting the skills of the resident population, economic activity and salaries. The primary source of this data is the Economic Futures Forecasting Study published by the Borough Council in January 2014. This is available online from the Council’s Local Plan webpage: <http://www.tmbc.gov.uk/services/environment-and-planning/planning/planning-local-plans>. This Study draws data from the NOMIS website.

- In 2013, 73.8% of the population aged 16-64 was in employment. (source: ONS Annual Population Survey 2013)
- Over 10% of the economically active proportion of the population in employment was self-employed. (source: ONS Annual Population Survey 2013)
- 5.2% of the economically active proportion of the population (aged 16-64) was unemployed. (source: ONS Annual Population Survey 2013)

Resident Occupations (2013)

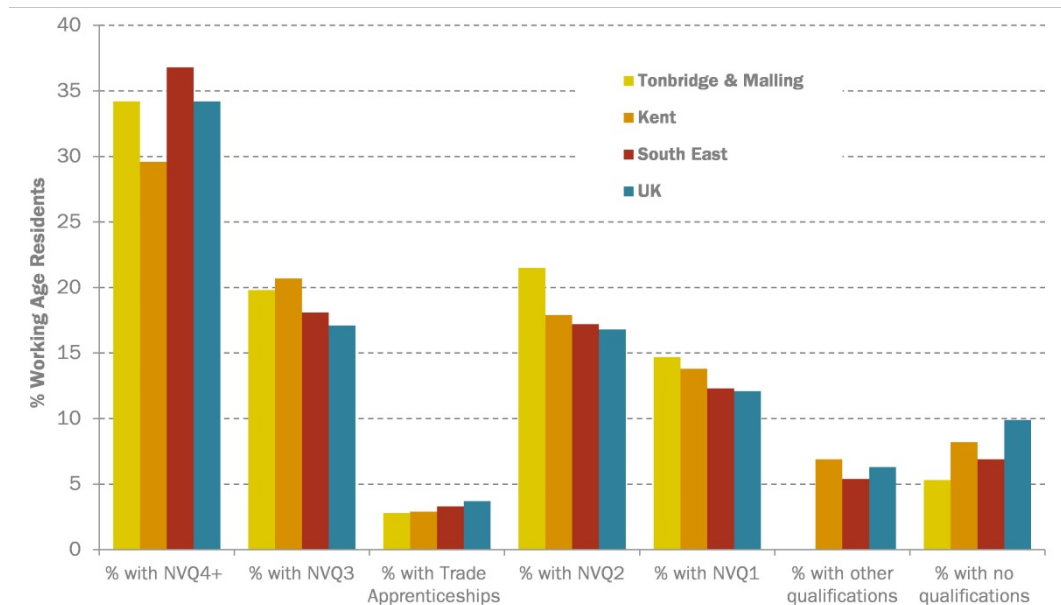


(source: Annual Population Survey (APS) March 2013)

2.3.37 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.

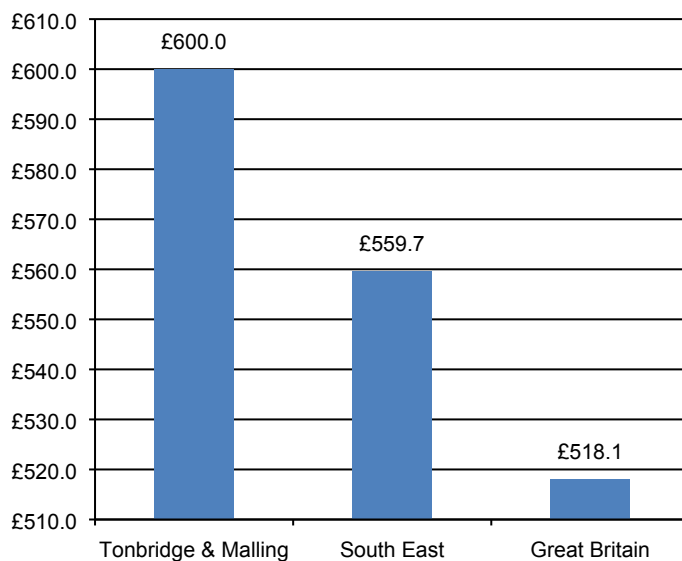
Resident Skills (2013)



(source: NOMIS 2013)

2.3.38 The Borough’s resident workforce has higher than average skill levels when compared to Kent as a whole, with a higher proportion of graduate level workers (NVQ4+) (34.2% compared to 29.6% across the county) and a very low proportion with no qualifications.

Earnings by residence (2013)



(source: NOMIS 2013)

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

- 2.3.39 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.

2.4. What would happen if no new Local Plan was prepared?

Environment

- 2.4.1 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. This 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

- 2.4.2 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) (March 2014).

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Housing Land Supply 2006-2021 - Development Land Allocations

Year	Sites with Permission (1)	Small Sites Estimate	Large Sites Windfalls	Allocations (3)	Kings Hill (4)	Holborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Completions (2)	5 Year Totals (2)	Total Supply 2006-2021 (2)	5 Year Supply 2013/14-2017/18 (2)
2006/07	437				281	85			47	850	3210	8842	
2007/08	349				300	137			53	839			
2008/09	280				224	91			203	798			
2009/10	209				93	47	16		7	372			
2010/11	145				55	18	59		74	351			
2011/12	119				90	100	22		113	444			
2012/13	151				84	59	70		30	394	2968		3555
2013/14	303				144	85	62		195	789			
2014/15	276			66	152	105	47		48	694			
2015/16	169			80	58	80	129	50	81	647			
2016/17	123			100	23	80	100	100	157	683			
2017/18	230			100	17	80	100	150	65	742	2664		
2018/19	50			111		80	100	150	51	542			
2019/20	104			64		80	26	150		424			
2020/21	45					78		150		273			
2021/22	0					6		150		156			
2022/23	0							100		100			
2023/24										0	256		
2024/25										0			
2025/26										0			
Totals	2990	0	0	521	1521	1211	731	1000	1124	9098			
												SHMA 5- yr req +5% (6)	3491
												Difference	64
												5 Year Supply (7)	102%
												No of years of HLS (8)	5.1

Note (1) Excluding Strategic Sites & Tonbridge Town Centre

Note (2) Excluding windfalls & including Allocations on top of HIA phasing

Note (3) Includes 65 dwellings on allocated land at Kings Hill 5 taken for H1(h), and 14 taken for H1(b) & 14 for H1(g) (17 remainder removed)

Note (4) Excludes 65 dwellings on allocated land without permission

Note (5) Holborough Quarry 2008/09 error - should have been 91 units not 182 units

Note (6) Objectively Assessed Need (OAN) for housing in the Strategic Housing Market Assessment (2014) plus 5% buffer as required by para. 47 in the NPPF

Note (7) Supply of ready to develop housing sites as a percentage of the planned housing provision - 5 year supply

Note (8) Number of years of housing land supply assessed against 5 year OAN requirement + 5%

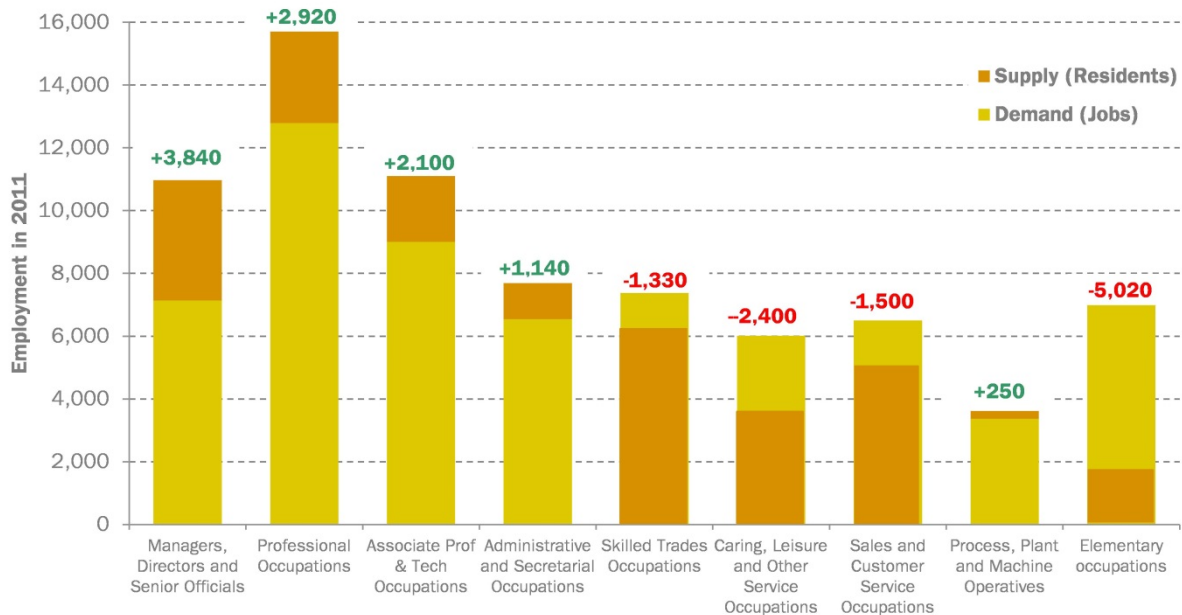
2.4.3 For the five-year period commencing 1st April 2013 the supply of housing land in the Borough is sufficient enough to meet the OAN figure identified in the current SHMA (effectively 5.1 years' worth of housing land). The OAN is a piece of evidence to inform the new Local Plan. The expectation of the Government in the National Planning Policy Framework (NPPF) (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. This will require the application of specific policies in the NPPF which indicate development should be restricted. This means, at this stage, it is not possible to state that the OAN figure will represent the housing target in the new Local Plan. Nevertheless, 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

2.4.4 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

2.4.5 If no new Local Plan is prepared an opportunity will be lost to address this imbalance and align workforce skills with local business needs. 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.

2.5. Key Sustainability Issues

Task A3: Identify sustainability issues and problems

2.5.1 In light of the policies, plans and programmes review and baseline indicators, a number of key sustainability issues for the Borough have been identified. These are set out below in Table 3. The identification of sustainability issues facing Tonbridge and Malling provides an opportunity to define key issues for the Local Plan and to develop sustainable plan objectives and options for resolving these.

Table 3: Sustainability Issues

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

2.6. SA Framework

Task A4: Develop the sustainability appraisal framework

2.6.1 The SA framework is made up of a number of SA objectives which are then used to test the emerging policies, options and proposals of the plan itself. The SA objectives have been produced based on a review of the policies, plans and programmes which provide the context within which both the SA and emerging new Local Plan will be prepared, as well as the baseline information set out in the previous sections.

- 2.6.2 The SA framework consists of 12 objectives (see Table 4), and associated decision making criteria (see Appendix C) which will be used to aid the SA assessment.
- 2.6.3 The decision making criteria are a series of questions that will be used when assessing policies and proposals contained in the Local Plan against each of the SA objectives. The provision of these questions is considered to provide a steer to aid transparency in the SA process, by outlining the likely considerations which will be taking place when assessing a policy or proposal against each of the SA objectives. These are not exhaustive
- 2.6.4 It is also considered that they will assist the Council in drawing out subtle but important differences between the sustainability appraisal performances of policies and proposals, which on face value may otherwise present similar scorings against the SA objectives. It is envisaged that this fine grained approach will be particularly important with regards to the sustainability appraisal of development sites within the borough.
- 2.6.5 The SA framework also provides a series of indicators which relate back to the decision making criteria. These provide suggestions as to how the effects can be measured. Where possible, relevant targets have also been included, however targets do not exist in all instances. As the SA process progresses, the indicators and targets will be refined and utilised in establishing a monitoring programme of measuring the significant effects of implementing the plan.

Table 4: Sustainability Appraisal Objectives

Sustainability Appraisal Objectives
To ensure that everyone has the opportunity to live in 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

- 2.6.6 When the policies or options of the plan are assessed, scores are awarded against each of the SA objectives. The scores are chosen from the following scoring mechanism:

Table 5: Scoring Mechanism

Scoring	Explanation
++	Significant positive effect – proposed approach likely to contribute significantly to meeting this SA objective
+	Minor positive effect – 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 effect – proposed approach likely to slightly hinder meeting this SA objective
--	Significant negative impact – proposed approach likely to significantly hinder this SA objective
?	Uncertain – effects on the SA objective are unclear

2.6.7 The SA scoring is not a quantitative process but a qualitative one. Therefore it does not simply entail adding up how many pluses an option has over another, but involves in-depth analysis which accompanies the assessment in order to help interpret the results and to inform decision making. A single negative score against an objective could be so significant that even if other scores are positive, an option may not be taken forward, or a policy may require amendment. Alternatively a negative score could be justifiable or could be effectively mitigated and not require any changes to be made.

2.6.8 The full results of the SA process will be published in the Sustainability Appraisal Report (See Figure 1, Stage C) and will include an explanation of how likely effects are to occur, the scale of and permanence of predicted effects, and how long term they are thought likely to be.

2.7. Consultation

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

2.7.1 Under the SEA Directive, Tonbridge and Malling Borough Council has a statutory duty to consult the SEA Consultation Bodies – Natural England, English Heritage and the Environment Agency – on the scope of the assessment.

2.7.2 This report documents the findings from Stage A as well as what happens next in the process, and incorporates the requirements of SEA. It will be sent to the SEA Consultation Bodies for comment. The report will be available for consultation for a period of five weeks in order to comply with the SEA Regulations.

3. NEXT STEPS

- 3.1.1 Various options for the Local Plan will be generated over the next few months. Stage B in the SA process involves assessing the various options put forward against the SA objectives. This assessment will be undertaken on the basis of professional judgement but will be informed by evidence obtained from the context review, the collection of baseline information, GIS mapping and the identification of sustainability issues.
- 3.1.2 Each reasonable option, including the ‘do nothing’ option or the ‘business as usual’ option will be subject to SA. Planners will undertake the options appraisal internally as the various options emerge.
- 3.1.3 Following the options appraisal, the draft Local Plan will also be subject to SA. The findings from this appraisal will be documented in a Final Sustainability Appraisal Report.

APPENDIX A – PLANS, POLICIES 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	Defines a common approach to avoid, prevent and reduce the harmful effects due to exposure to environmental noise.	Community & Wellbeing

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Policy, Plan, Programme	Relevant Sustainability Objectives & key messages	Sustainability Theme
environmental noise		
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)	<p>Presumption in favour of sustainable development. Delivering sustainable development by</p> <ul style="list-style-type: none"> Building a strong and competitive economy; Ensuring vitality of town centres; Promoting sustainable transport; 	Economy Transport Housing Community & Wellbeing

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<ul style="list-style-type: none"> • Supporting high quality communications infrastructure; • Delivering a wide choice of high quality homes; • 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. 	Land & Soil Climate Change Water Landscape & Countryside Biodiversity Historic Environment Waste Energy
Planning Policy for Traveller Sites (DCLG, 2012)	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

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>biodiversity policy</p> <ul style="list-style-type: none"> • Reduce environmental pressures • Improving knowledge 	
Laying the Foundations: A Housing Strategy for England (DCLG, 2011)	<p>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.</p>	Housing
Securing the Future: Delivering UK Sustainable Development Strategy (DEFRA, 2005)	<p>Sets out five principles:</p> <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)	<p>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.</p>	Energy
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)	<p>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.</p>	Climate Change
Healthy Lives, Healthy People: Our Strategy for Public Health in England (DoH, 2010)	<p>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.</p>	Community & Wellbeing
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Defra, 2007)	<p>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</p>	Air Quality Community & Wellbeing

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	health benefits.	
The National Flood and Coastal erosion Risk Management Strategy for England (Environment Agency, 2011)	<p>Sets out the national framework for managing the risk of flooding and coastal erosion. It aims to:</p> <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)	<p>Seeks to protect, improve, expand public and private woodland assets, including:</p> <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)	<p>An Act to make new provision for public access to the countryside. Enable traffic regulation orders to be created to conserve an areas 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.</p>	Biodiversity
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. • The objective of zero carbon new homes by 2016 is to be achieved through a strengthening of the energy performance requirements in Part L of the Building Regulations (incorporating carbon compliance, energy efficient fabric and services), and the delivery of 	Energy Housing

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	allowable solutions.	

Local

Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
Kent Local Transport Plan (2011-16)	<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 (Reg.19) (July 2014)	<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 their communities through employment opportunities • 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. 	Land Waste Economy
West Kent Homelessness Strategy	<p>Seeks to:</p> <ul style="list-style-type: none"> • Maximise homelessness 	Housing Community &

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
2011-2016	prevention <ul style="list-style-type: none"> • Meet the needs of the diverse range of people affected by homelessness. 	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 (2011)	<ul style="list-style-type: none"> • Make homes and public sector buildings in Kent energy and water efficient, and cut costs for residents and taxpayers • Ensure new developments and infrastructure in Kent are affordable, low carbon and resource efficient • Turn our waste into new resources and jobs for Kent • Reduce the ecological footprint of what we consume • Reduce future carbon emissions • Manage the impacts of climate change, in particular extreme weather events • Support the development of green jobs and business in Kent • Utilise the full social and economic potential of a high quality natural and historic environment in Kent • Conserve and enhance the quality of Kent's natural and heritage capital • Ensure that Kent residents have access to the benefits of Kent's coast, countryside, green space and cultural heritage. 	Climate Change Economy Energy Landscape & Countryside
South East LEP: Growth Deal and Strategic Economic Plan (March 2014)	Covering East Sussex, Essex, Kent, Medway, Southend and Thurrock, The aim by 2021 is to: <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% 	Economy Housing

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>compared to recent years; and,</p> <ul style="list-style-type: none"> • Lever investment totalling £10 billion, to accelerate growth, jobs and homebuilding. 	
<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>West Kent Investment Strategy and Action Plan (2010-15)</p>	<ul style="list-style-type: none"> • Develop entrepreneurship and businesses • Develop labour force and skills base • Develop connectivity. 	<p>Economy Transport</p>
<p>West Kent Priorities for Growth (2014)</p>	<p>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.</p>	<p>Economy</p>
<p>Kent Downs AONB Management Plan (2014-19)</p>	<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 	<p>Biodiversity Landscape & Countryside Economy</p>

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	benefits that AONBs provide for society including clean air and water, food and carbon storage.	
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
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 Resources Management Plan	Sets out in detail how Southern Water proposes to ensure that there is	Water

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
(2010-35) (Southern Water)	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 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 (2012)	<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 ensuring efficient use of available resources. 	Community & Wellbeing
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 around 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)	<ul style="list-style-type: none"> Key objectives: 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 	Housing Transport Economy Landscape & Countryside Historic Environment Water

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>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</p> <ul style="list-style-type: none"> • Development will be concentrated within the confines of the urban areas. 	
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 Environment DPD (2010)	<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 sustainable transport opportunities, minimise energy consumption, and optimise use of low or zero carbon technologies and sustainable construction techniques • 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 	Climate Change Energy Biodiversity Historic Environment Air quality Community & Wellbeing Landscape & Countryside Waste Water

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>natural greenspace and amenity planting, and protect and enhance existing open spaces and the biodiversity of the borough</p> <ul style="list-style-type: none"> • 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>TMBC Strategic Flood Risk Assessment (2006) + Updated Flood Mapping (2011)</p>	<ul style="list-style-type: none"> • 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. 	<p>Water</p>
<p>TMBC Strategic Housing Market Assessment (2014)</p>	<ul style="list-style-type: none"> • Identifies Objectively Assessed Need (OAN) for housing of 650 homes per annum (2011-231); 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. 	<p>Housing</p>
<p>TMBC Economic Futures Forecasting Study (2014)</p>	<ul style="list-style-type: none"> • Provides objective assessment of the potential scale and type of economic growth in the Borough over the Local Plan period to 2031. Conclusions: • 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 	<p>Economy</p>

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>2031</p> <ul style="list-style-type: none"> • 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. 	
<p>TMBC Development Capacity Study (2013)</p>	<ul style="list-style-type: none"> • This report considers the current evidence on the environmental capacity of the Borough as well minerals and waste and transportation factors. Conclusions: • 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. 	<p>Landscape & Countryside Biodiversity Historic Environment Land & Soil Water</p>
<p>TMBC Leisure and Arts Strategy (2008-13)</p>	<ul style="list-style-type: none"> • 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. 	<p>Community & Wellbeing</p>
<p>TMBC Open Space Strategy (2009)</p>	<ul style="list-style-type: none"> • A strategic framework for the provision, management and maintenance of open spaces. Key findings: • 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 	<p>Community & Wellbeing</p>

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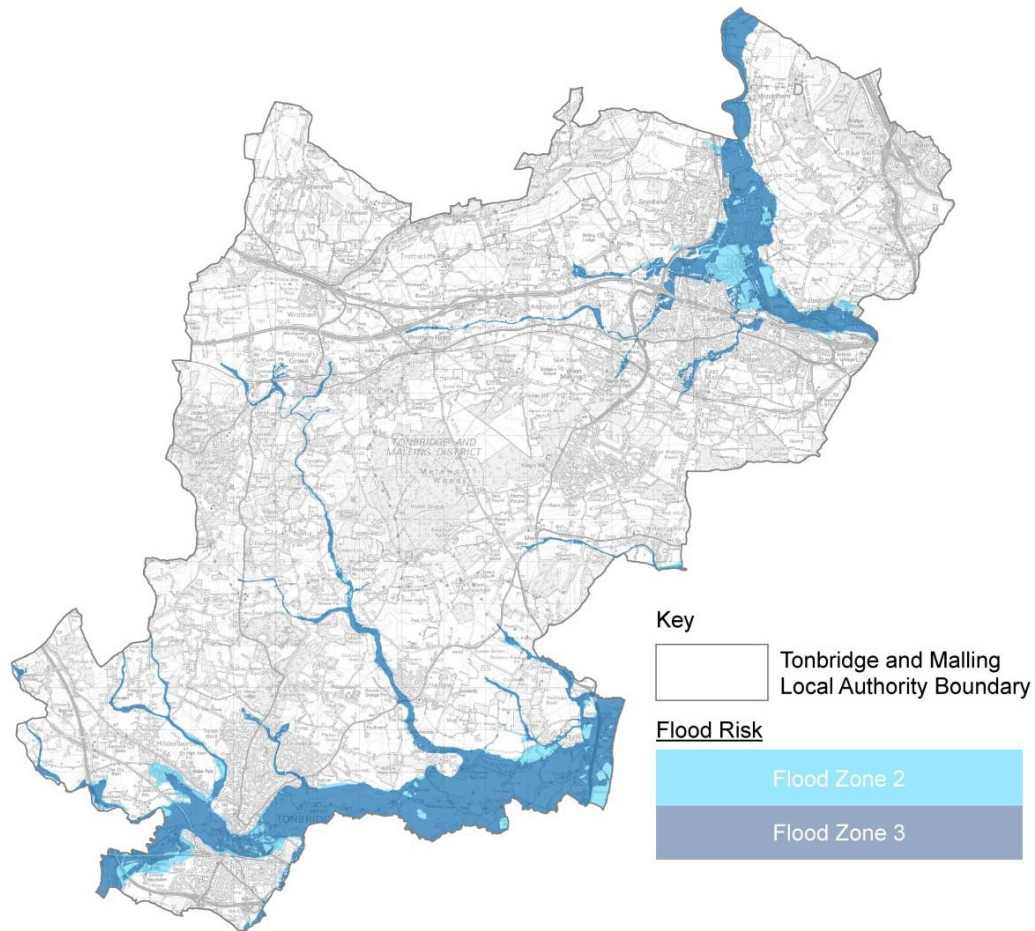
Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>additional provision</p> <ul style="list-style-type: none"> • Around a third of all types of open space need enhancement. 	
TMBC Cycling Strategy (2014-19)	<ul style="list-style-type: none"> • a collection of principles 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)	<p>Key objectives for the Community Safety Partnership for 2013/14 are:</p> <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 • 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. 	Community & Wellbeing
TMBC Gypsy and Traveller Accommodation Needs Assessment (2013)	<ul style="list-style-type: none"> • Identifies a net residential Gypsy and Traveller and Travelling Showpeople accommodation need (2012 - 2028) of 21 pitches. 	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 (2010)	<ul style="list-style-type: none"> • Provides a system for the identification and remediation of land where contamination is 	Land & Soil

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Policy, Plan, Programme	Relevant Sustainability Objectives	Sustainability Theme
	<p>causing an unacceptable risk to human health or the wider environment because of the historic or current use and circumstances of the land</p> <ul style="list-style-type: none"> • 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. 	
<p>TMBC Housing Strategy (2012-15)</p>	<ul style="list-style-type: none"> • Provision of affordable housing • Tackling homelessness • Private sector renewal and energy efficiency • Assisting vulnerable households. 	<p>Housing Community & Wellbeing</p>

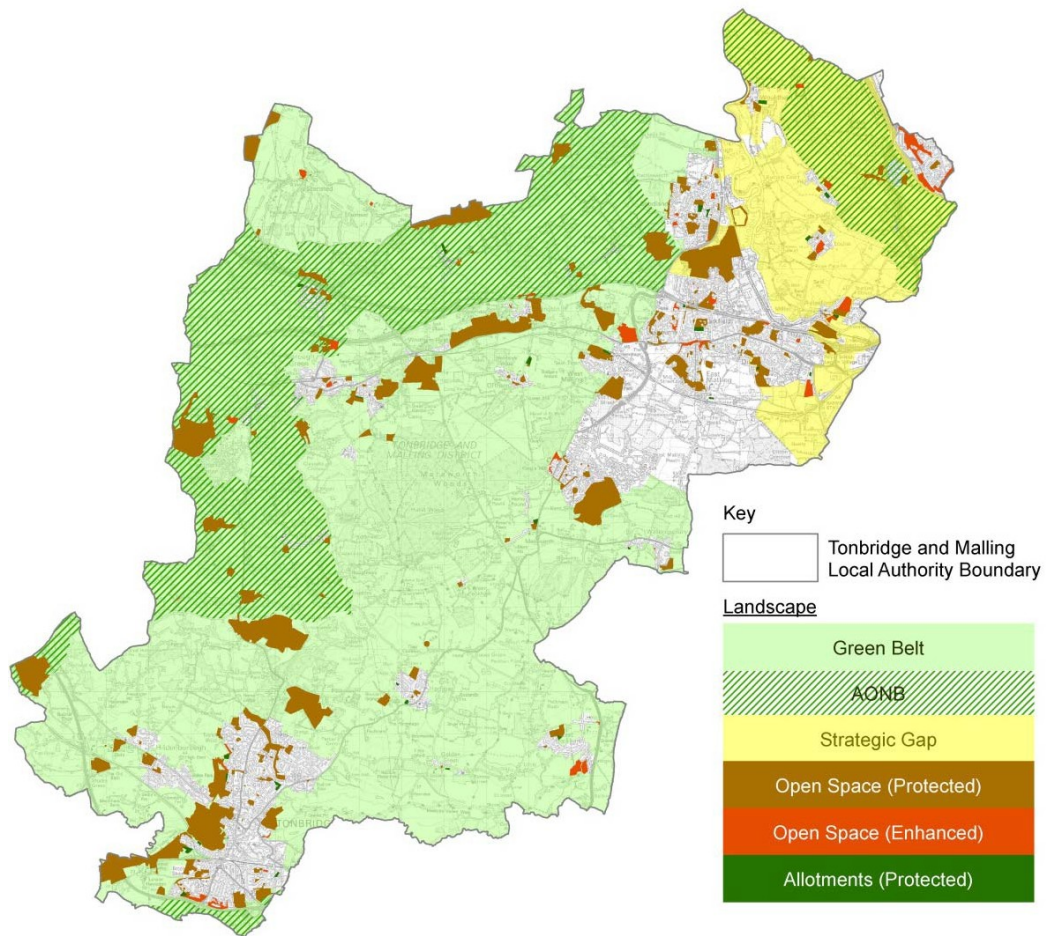
APPENDIX B – ENVIRONMENTAL CAPACITY

Flood Zones 2 and 3



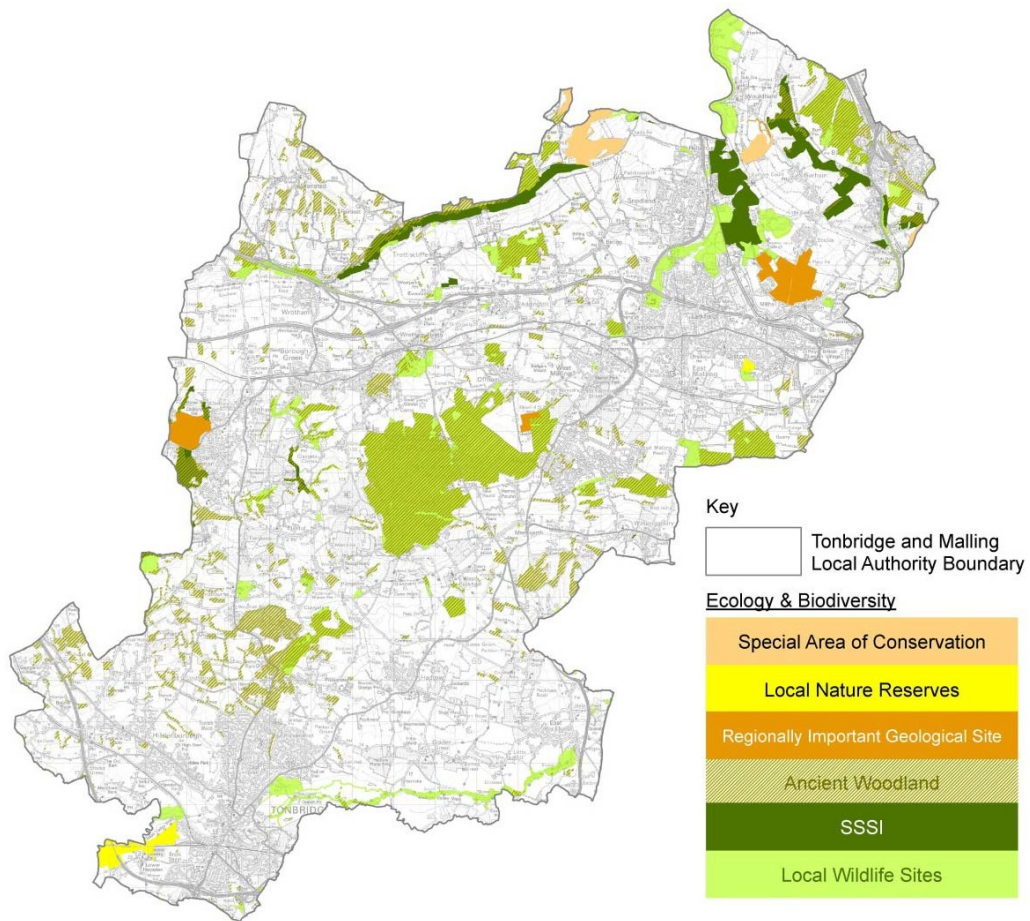
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Landscape



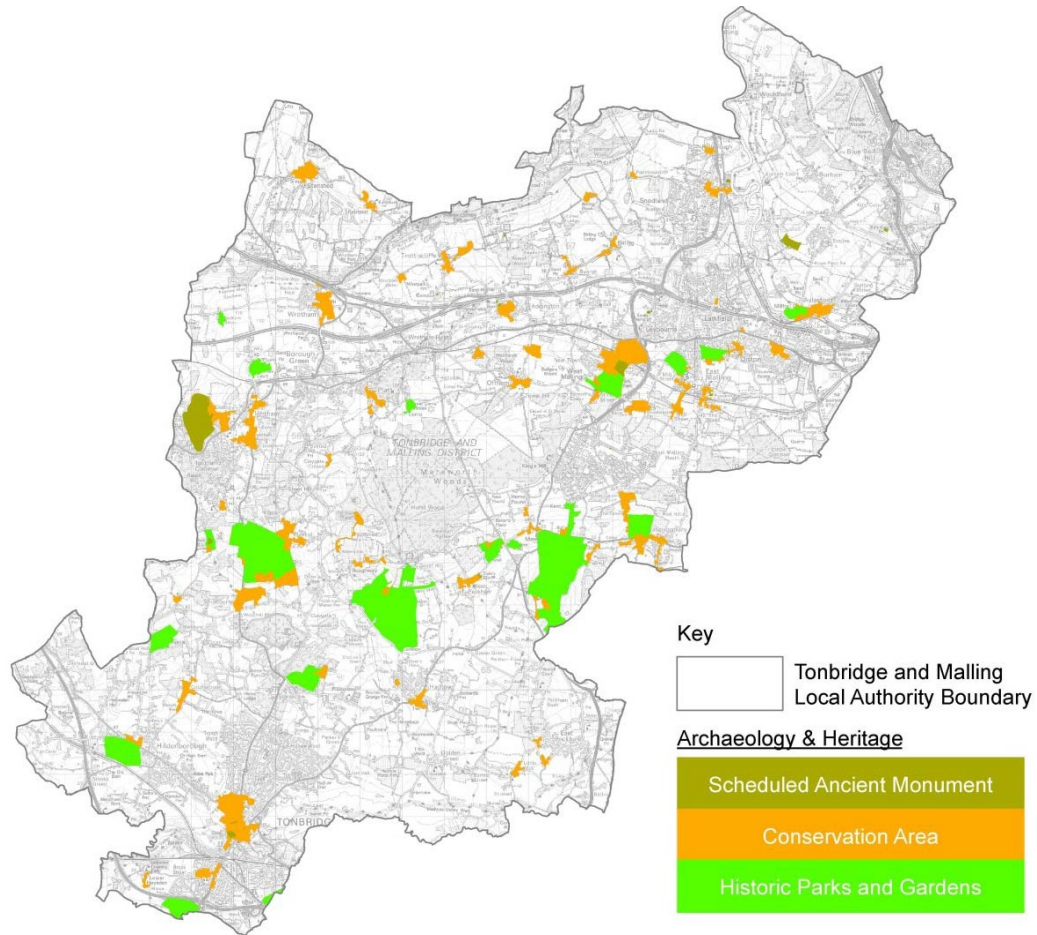
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Ecology and Biodiversity



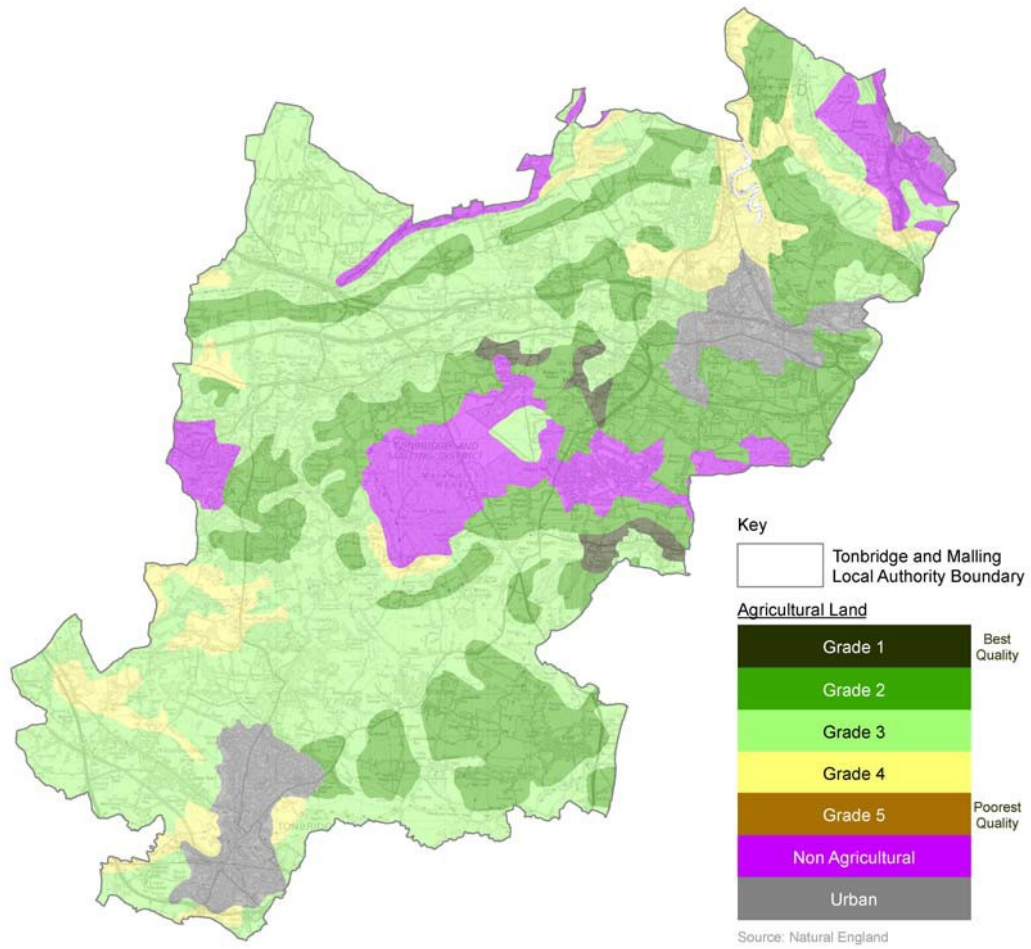
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Archaeology and Heritage Constraints



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Agricultural Land



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APPENDIX C – DECISION-MAKING CRITERIA

SA Objective	Decision making criteria
To ensure that everyone has the opportunity to live in an affordable home	<p>Will it deliver affordable housing?</p> <p>Will it deliver sufficient supply to meet the identified housing need?</p> <p>Will it provide housing for the aging population?</p> <p>Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?</p>
To reduce and manage the risk of flooding	<p>Will it reduce the number of people and properties at risk of flooding?</p> <p>Will it manage water efficiently and sustainably?</p>
To improve the health and care of the population	<p>Will it promote healthy lifestyles?</p> <p>Will it improve access to healthcare?</p> <p>Will it increase and quantity and quality of publically accessible open space?</p>
To reduce crime and the fear of crime	
To improve accessibility for everyone to services and facilities	<p>Will it provide increased travel choice?</p> <p>Will it support the continued viability of urban and rural centres?</p>
To improve efficiency of land use	<p>Will it use land that has been previously developed?</p> <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>
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>
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>
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>

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	Will it conserve and enhance designated landscapes?
To reduce waste and achieve sustainable waste management	Will it reduce waste generation? Will encourage the re-use of materials?
To maintain and improve water quality and to use water more efficiently	Will it avoid a deterioration of the quality of waterways and groundwater? Will it facilitate water re-use and recycling?
To achieve and maintain a vibrant economy	Will it encourage the rural economy and diversification? Will it contribute to providing a range of employment opportunities in accessible locations? Will it support town centre vitality?