

Tonbridge and Malling Local Plan: Draft (Regulation 18) Local Plan

Sustainability Appraisal Report: Non- Technical Summary

Tonbridge and Malling Borough Council

Draft report

Prepared by LUC

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Sustainability Appraisal: Non-Technical Summary

Introduction

1.1 This Sustainability Appraisal Report: Non-Technical Summary relates to the SA of Tonbridge and Malling Borough Council's Regulation 18 Draft Local Plan. The new Local Plan will be the statutory development plan for the borough. It will set out the spatial policies, guidance, land use designations and site allocations against which all planning applications and development proposals will be assessed.

1.2 Plans and strategies such as the Tonbridge and Malling Local Plan are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on environmental, social and economic issues. This Non-Technical Summary relates to the SA Report that will accompany the Regulation 18 Draft Local Plan, which is being published for public consultation between November and December 2025.

Sustainability Appraisal

1.3 The SA is being undertaken in stages alongside the preparation of the Local Plan in order to provide sustainability guidance as the Plan is developed. The approach that has been taken to the SA of the Tonbridge and Malling Local Plan to date is described below.

SA Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on Scope

1.4 The SA process began in January 2022 with the production of a Scoping Report for the Local Plan. The Scoping Report determined what the SA should cover by reviewing a wide range of relevant policy documents and examining data to help identify what the key sustainability issues are in Tonbridge and Malling as well as likely future trends. This work helped to inform the development of a set of sustainability objectives (referred to as the 'SA framework') against which the effects of the Plan would be assessed.

1.5 However, following a pause in plan-making and due to the time that had passed since the original Scoping Report was prepared and consulted on and the changes in national policy, guidance and legislation since then, the Council decided to re-consult on the scope of the SA. The updated SA Scoping Report was prepared by LUC and consulted on with the statutory consultees from April to June 2025. A final post-consultation version of the report was produced in June 2025.

SA Stage B: Developing and Refining Options and Assessing Effects

1.6 Developing options for a plan is an iterative process which usually involves a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for the policies and site allocations to be included in a plan.

Spatial growth options

1.7 Eight options for the amount and distribution of development have been identified by the Council as follows:

- Option 1: To maximise growth in all locations within the borough.
- Option 2: To focus growth in and around sustainable settlements within the borough.
- Option 3: To focus growth in and around sustainable settlements within the borough, but excluding any new large extensions of c. 800+ units to existing sustainable settlements (i.e. North of Kings Hill, West Tonbridge, Borough Green, East Malling Research, Holborough, North Tonbridge, Aylesford Lakes, Hildenborough).
- Option 4: To focus growth in sustainable settlements and on large extensions to sustainable settlements of 800+ units North of Kings Hill, West Tonbridge, Borough Green, East Malling Research, Holborough, North Tonbridge, Aylesford Lakes and Hildenborough.
- Option 5: To focus growth in and around sustainable locations outside of the National Landscapes.
- Option 6: To focus growth in and around sustainable locations outside of the Green Belt.
- Option 7: To focus growth in and around sustainable locations outside of the National Landscapes and outside of the Green Belt.
- Option 8: Within existing settlement confines.

1.8 The appraisal of these options is presented in Chapter 4 of the full SA Report and the findings are summarised later on in this Non-Technical Summary.

Site options

1.9 The Council has compiled a comprehensive list of sites for assessment through the Council's Land Availability Assessment. The sites have been identified through a range of sources. They were then subject to an initial sift

and eliminated as unsuitable if they didn't meet certain criteria such as a minimum size threshold.

1.10 All sites not excluded by these criteria were taken forward for further assessment including SA. The appraisal of the reasonable site options is presented in Chapter 5 of the full SA Report, and the findings are summarised later on in this Non-Technical Summary.

SA Stage C: Preparing the Sustainability Appraisal Report

1.11 The full SA Report describes the process that has been undertaken to date in carrying out the SA of the Tonbridge and Malling Local Plan. The Regulation 18 Draft Local Plan that is the subject of the full SA Report and this Non-Technical Summary contains a number of strategic policies and development management policies, in addition to site allocations, all of which have been subject to appraisal.

1.12 Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects where possible.

SA Stage D: Consultation on the Local Plan and the SA Report

1.13 Tonbridge and Malling Borough Council is now inviting comments on the Regulation 18 Draft Local Plan. The full SA Report and this Non-Technical Summary are being published on the Council's website alongside the Regulation 18 Draft Local Plan, so that the documents can be read in parallel. Consultation comments received on the SA Report will be taken into account at the next stage of the SA.

SA Stage E: Monitoring Implementation of the Local Plan

1.14 Recommendations for monitoring the sustainability effects of implementing the Tonbridge and Malling Local Plan are presented in Chapter 8 of the full SA Report and are described further ahead in this Non-Technical Summary.

Policy Context

1.15 There are a large number of plans and programmes that could be relevant to the preparation of the Tonbridge and Malling Local Plan. In particular, the Local Plan must adhere to national planning policy as set out in the National Planning Policy Framework (NPPF).

1.16 The Local Plan should provide a spatial expression of other plans and programmes where relevant, to assist in their implementation. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in detail in relation to their objectives, targets and indicators and their implications for the Local Plan and the Sustainability Appraisal. The full review can be seen in Chapter 3 and Appendix A of the full SA Report.

1.17 The Local Plan must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

1.18 The NPPF sets out information about the purposes of local plan-making, stating that plans should:

- “Be prepared with the objective of contributing to the achievement of sustainable development;
- Be prepared positively, in a way that is aspirational but deliverable;
- Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- Be accessible through the use of digital tools to assist public involvement and policy presentation; and
- Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area.”

1.19 The NPPF also requires Local Plans to be ‘aspirational but deliverable’. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable environmental, social and economic development; however significant adverse impacts in any of those areas should be avoided.

1.20 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- “Housing (including affordable housing), employment, retail, leisure and other commercial development;
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Community facilities (such as health, education and cultural infrastructure); and

- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

1.21 The NPPF also promotes well-designed places and development, and plans should “at the most appropriate level, set out a clear design vision and expectations”.

1.22 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

Baseline Information and Key Sustainability Issues

1.23 In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Tonbridge and Malling. Detailed environmental, social and economic baseline information for the borough is presented in Appendix B of the full SA Report and it will continue to be updated throughout the SA process.

1.24 The baseline information contributed to the identification of a set of key sustainability issues for Tonbridge and Malling, which in turn helped to develop a locally appropriate SA framework (i.e. a set of SA objectives) that would be used for appraising the emerging Local Plan. The key sustainability issues for the borough are set out below. In line with the requirements of the SEA Regulations, consideration has been given to the likely evolution of the environment in the borough if the Local Plan were not to be implemented. This information is set out in full in Chapter 3 of the full SA Report. In general, the current trends in relation to the various environmental, social and economic issues affecting Tonbridge and Malling would be more likely to continue without implementation of the new Local Plan, although the policies in the adopted

Tonbridge and Malling Local Plan would still go some way towards addressing many of the issues. In most cases, the new Local Plan offers opportunities to affect existing trends directly and strongly in a positive way, through an up-to-date plan which reflects the requirements of the current NPPF. Without the new Local Plan in place speculative development would be more likely to prevail and this would make it difficult to secure infrastructure and the range of homes and jobs needed to support the Borough, of a good quality that conserves and enhances the landscape and townscape.

Key Sustainability Issues

Climate

1.25 Should climate change predictions be realised, there is the potential for significant adverse effects on the borough's infrastructure, public health, built heritage and natural environment. Species and habitat abundance will become threatened as a result of changing habitats, drier soils and increased competition from invasive and non-native species throughout the borough. There is also increased risk of soil erosion due to drier soils, potentially having adverse impacts on agriculture, aquatic ecosystems and air quality. Increased temperatures and extreme weather events have the potential to impact upon public health during heat waves and flood events. This includes increased risk of outbreaks of disease and potential increased contamination risk.

1.26 Flooding from increased rainfall, more intense storm events and sea level rise may lead to significant adverse impacts on utility, residential, industrial and transport infrastructure with subsequent economic consequences. There is potential for an increase in river flooding and also flooding from surface water runoff, which can overwhelm the local drainage and sewerage infrastructure. Damage to infrastructure may incur economic costs as well as social and public health implications as a result of distress and disruption caused.

1.27 Projected population growth has the potential to increase greenhouse gas emissions from a variety of lifestyle choices such as private vehicle use. However, there is potential to minimise private vehicle use through the siting of development and providing a mix of uses, in addition to encouraging walking, cycling and public transport use.

1.28 Tonbridge and Malling Borough Council declared a climate emergency in July 2019. Actions and objectives to reduce the borough's carbon emissions will therefore need to be taken into account in the new Local Plan. New development could reduce building emissions through the appropriate selection of sustainable building design and materials.

Landscape character

1.29 The key sustainability issue affecting landscape character and quality within the borough is the pressure of new development within the National Landscapes and their settings, alongside issues such as poor design quality and inappropriate scales of development, and the effects this has on the preservation of key landscape characteristics. This in turn effects levels of tranquillity, particularly in the rural areas of the borough, as well as the distinctive character of the National Landscapes. Tonbridge and Malling Borough contains two National Landscapes and four National Character Areas, all of which could be significantly harmed by inappropriate development. As well as loss of undeveloped land to development, indirect effects of development can also erode landscape character, such as noise and light pollution, recreational pressure, changes to the water environment, and pressure on habitats and biodiversity.

Ecology and biodiversity and geodiversity

1.30 Tonbridge and Malling contains and is in close proximity of a number of both designated and non-designated natural habitats, biodiversity and geodiversity sites. These sites include those designated for their national and international importance, including two SACs and nine RIGS. While these natural habitats are essential for maintaining flora and fauna, the borough faces challenges in relation to air quality. Future population growth, increased development and traffic congestion could worsen air quality, impacting biodiversity and ecosystem health. Poor air quality can lead to imbalances in ecosystems, and habitat degradation.

Water environment

1.31 While most of Tonbridge and Malling Borough falls within Flood Zone 1, there are several areas that fall within Flood Zone 3, particularly surrounding the

River Medway and River Bourne, which are significant water resources within the borough. Many of these existing areas of flood risk may experience an increase in the number of flood events in the future due to climate change increasing rainfall intensity.

1.32 The ecological quality of the borough's waterbodies is generally of moderate status, while the chemical quality is classified as 'fail'. Further development in the borough could lead to an increase in the amount of surface water runoff, including pollution, from urban areas and cause further degradation of the water quality in these watercourses.

Land

1.33 Development on brownfield land or land at risk of contamination could cause the release of contaminants into groundwater or surface waters. Contaminants could impact on environmental receptors such as nature conservation sites or watercourses. Most of the agricultural land in Tonbridge and Malling Borough is classified as Grades 2 and 3 agricultural land. Development could potentially affect this good quality agricultural land, reducing the amount of land in the borough available for agriculture.

1.34 Any development on contaminated land should adequately deal with the contamination risk so as to prevent harm to human health, property and the environment.

1.35 Continued industrial activities could release contaminants into the environment through pollution incidents such as the release of chemicals or dust from quarrying. Often quarries are closely related to RIGS, which are also important geological conservation sites. There is a need for the protection and maintenance of the integrity of RIGS, particularly those that may be affected by nearby development.

Historic environment

1.36 Tonbridge and Malling Borough contains a wealth of heritage assets, four of which are identified as 'at risk' due to being in poor or unsatisfactory condition or having extensive significant problems. There is a risk that adverse impacts could arise from development in the future. Any development that has the potential to affect these assets should not detract from their historic setting and should aim to enhance the historic character of the area.

Air quality

1.37 Tonbridge and Malling contains five AQMAs, although four of these have been recommended for revocation because air quality has met the required criteria. Main air quality issues are linked to emissions from road traffic, which highlights the significant impact of vehicular activity on local air pollution levels. Greater pressures on air quality may occur in the future through increases in the population of the borough, greater development and increased traffic congestion. This could lead to a deterioration in air quality, with implications on human health such as increases in cardiovascular and respiratory diseases, and implications on the health and biodiversity of flora and fauna. A deterioration in air quality could also lead to the declaration of more AQMAs to address these local impacts on air quality.

Population and human health

1.38 A growing population will create a substantial need for further housing (including affordable housing), education facilities, and improved social, leisure and transportation infrastructure. This growing population will place increased demand on a range of community services and facilities and also increase competition for jobs. Pressure also arises from a higher population density as more people will demand services within a smaller area.

1.39 There are some areas of deprivation across the borough, creating disparity with less deprived areas. There are also a number of health issues that affect the community which increases vulnerability of the population and places further demands on community services and facilities.

1.40 There is a need for affordable housing in Tonbridge and Malling, because at present, the mean price of dwellings is much higher than the national average. Additionally, there has been persistent under-delivery of housing within the borough, placing great pressure on the Council's five-year housing land supply position and resulting in more speculative development.

1.41 Tonbridge and Malling has a slightly older population than the national average, with the largest key demographic group within the 50-59 age range. There will be a significant increase in the ageing population within Tonbridge and Malling Borough between 2024 and 2042, which could result in increased pressures on certain services and facilities such as GP surgeries and hospitals, as well as housing and transport infrastructure.

1.42 Tonbridge and Malling Borough has a range of amenity and natural green spaces, but some areas of the Borough – particularly north of Watlingbury and the central areas of Tonbridge – lack green space provision.

Economy and employment

1.43 Employment levels within the borough are higher than the national average and weekly pay for full-time workers in the borough is greater than the South East region and Great Britain as a whole. However, residents commute out of the borough to attain highly skilled employment, while others commute into the borough to fulfil lower skilled jobs.

1.44 The movement of workers between Tonbridge and Malling Borough and the adjacent districts and boroughs also places pressure on the borough's transport network, increasing congestion.

1.45 Educational attainment in Tonbridge and Malling is slightly lower than regional and national averages, particularly in relation to Level 4 and above qualifications.

Material assets

1.46 The borough has good internal and external transport links. The predicted increase in population will place greater pressure on the transport network, which could be exacerbated by an increase in future development pressures, particularly around areas of current high traffic volume.

1.47 The borough has good Public Rights of Way (PRoW) networks which help facilitate access to the countryside and open space. However, the predicted increase in population will require the provision of open space to increase accordingly.

1.48 The Local Plan offers an opportunity to support and improve public transport networks and integrate the provision of open space within new developments.

Waste and minerals

1.49 Recycling rates have increased across the borough and will need to continue to increase in alignment with Kent County Council goals. Future population increase is likely to place increasing pressure on waste management systems and facilities.

Method and SA Framework

1.50 The key sustainability issues for Tonbridge and Malling fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of the options and draft policies in the Local Plan. The SA framework for the Tonbridge and Malling Local Plan is presented below.

The SA Framework

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

Sub-objectives

- To reduce health inequalities amongst different groups in the community.
- To improve access to health and social care services.
- To promote healthy lifestyles, including equitable access to recreational opportunities such as open space, leisure facilities, children's and teenage play areas and access to green spaces.
- To maintain low crime levels.
- To reduce the fear of crime.
- To reduce levels of anti-social behaviour.

- To encourage safety by design.
- To promote healthy lifestyles through connecting people with nature and promoting high standards of green infrastructure.
- To encourage local food growing and healthy eating including allotments and community gardens.
- To accommodate the needs of an ageing population.

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

Sub-objectives

- To improve access to leisure facilities.
- To maintain and improve access to essential services and facilities.
- To promote the use of more sustainable modes of transport.
- To encourage walking, cycling and the use of public transport.
- To provide, protect and enhance active travel routes, including Public Rights of Way networks.

SA objective 3: To ensure access to educational facilities and support skills and training development for all age groups and all sectors of society

Sub-objectives

- To maintain and increase levels of participation in education for all members of local communities.
- To improve the provision of education and training facilities.

- To improve access to and involvement in higher education.
- To improve qualifications and skills of young people and adults.

SA objective 4: To encourage sustainable economic growth, business development, high levels of employment and economic inclusion across the borough

Sub-objectives

- To support businesses to grow, expand and diversify, particularly in rural areas.
- To increase local employment opportunities for all and the provision of higher value jobs, reducing levels of unemployment.
- To support business performance, growth and resilience.
- To protect existing and provide new employment floorspace.
- To ensure that supporting infrastructure is provided to encourage economic growth.
- To support the needs of small and medium business enterprises.
- To support the vitality and viability of town centres.

SA objective 5: To protect and enhance biodiversity and geodiversity

Sub-objectives

- To protect and enhance designated sites of nature conservation importance and designated sites for geodiversity.
- To protect and enhance habitats and wildlife corridors, including on brownfield land.

- To provide opportunities for people to access wildlife and open green spaces.
- To increase biodiversity net gain.
- To protect, conserve and enhance protected species, including priority species, and habitats – including those of conservation importance that contribute to reversing the trend of ecological decline.
- To protect, enhance and expand ecological networks and their interconnectivity.
- To protect irreplaceable habitats.
- To ensure that development follows the biodiversity mitigation hierarchy of avoid, minimise, remediate, compensate.
- To protect and enhance green and blue infrastructure.
- To support the development and implementation of the Kent and Medway Local Nature Recovery Strategy.

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

Sub-objectives

- To protect and enhance landscape character and quality, particularly landscapes of high quality and value.
- To protect and enhance townscape character and quality.
- To protect and enhance the integrity and quality of the borough's urban and rural landscapes, maintaining local distinctiveness and sense of place.
- To conserve and enhance National Landscapes within the borough and their settings.
- To promote high quality design in the context of the landscape and townscape, enhancing local distinctiveness.
- To protect and enhance settlement identities including their setting and character.

SA objective 7: To protect, conserve and enhance heritage and cultural assets

Sub-objectives

- To protect, conserve and enhance heritage assets and their settings, including sites and features of archaeological value.
- To protect and enhance the historic character of the landscape/townscape.

SA objective 8: To protect and enhance the water environment and reduce flood risk

Sub-objectives

- To protect water resources such as those used for the supply of water and abstraction.
- To reduce the risk of flooding to existing communities and ensure no new developments are at risk.
- To improve water quality including contributing towards achievement of relevant River Basin Management Plan aims.
- To minimise water consumption, such as through high standards of water efficiency.
- To ensure infrastructure is adequate to support water supply and sewer connections.
- To ensure that wastewater treatment infrastructure is available.

SA objective 9: To conserve and enhance soil resources, use land efficiently and guard against land contamination

Sub-objectives

- To reduce the amount of derelict, underused and vacant land.
- To encourage development of brownfield land and the re-use of buildings, minimising greenfield development as far as possible.
- To protect valued soils, soil functions and protect and enhance soil quality and prevent soil pollution.
- To avoid development of 'best and most versatile' agricultural land.
- To prevent the sterilisation of mineral deposits.
- To prevent land contamination and promote the remediation of contaminated land.

SA objective 10: To reduce greenhouse gas emissions to help tackle the climate emergency and contribute to becoming a net zero carbon borough

Sub-objectives

- To reduce and minimise greenhouse gas emissions.
- To contribute towards becoming a carbon neutral Council and borough by 2030.
- To increase energy efficiency.
- To support the transition from fossil fuels and promote the use of decentralised and low carbon energy.

- To promote the use of sustainable modes of transport such as walking, wheeling and the use of public transport.
- To reduce use of the private car.
- To encourage the production of energy from waste.
- To promote sustainable methods of design and construction including reducing embodied carbon emissions.
- To support the provision of and uptake of electric charging infrastructure.
- To nurture development of a green economy.
- To support businesses in becoming net zero.
- To promote compact, mixed-use development in sustainable locations, encouraging walking and cycling for short journeys.

SA objective 11: To reduce vulnerability to the adverse effects of climate change through adaptation

Sub-objectives

- To contribute to climate change adaptation.
- To ensure that developments are designed and constructed to assist in climate change adaptation i.e. reduce overheating, urban cooling, etc.
- To encourage best practice measures for managing flood risk such as SuDS or other flood alleviation measures.
- To reduce the risk of, and minimise flooding from all known sources, taking into account the impact of climate change.
- To avoid development in areas at risk of flooding or in adjacent areas that would increase flood risk.
- To ensure that nature-based solutions are maximised such as green walls, tree-planting, natural flood management solutions, etc.
- To ensure that there is suitable energy infrastructure capacity.

SA objective 12: To reduce levels of and exposure to noise, light and air pollution

Sub-objectives

- To protect and improve local air quality.
- To minimise increases in traffic and congestion.
- To minimise development in areas exposed to poor air quality (e.g. AQMAs).
- To minimise noise generation in close proximity of sensitive receptors.
- To minimise light pollution.

SA objective 13: To protect material assets and minimise waste

Sub-objectives

- To ensure sustainable use of natural resources.
- To reduce the demand for raw materials.
- To promote the re-use of aggregates and the use of sustainable/local materials in construction.
- To increase the proportion of waste recycling and reuse.
- To reduce the production of waste.
- To reduce the proportion of waste generated and waste that goes to landfill.

SA objective 14: To provide a suitable supply of high quality housing including an approximate mix of sizes, types and tenures to meet local needs

Sub-objectives

- To contribute to housing supply.
- To contribute to meeting local housing needs (affordable, specialist housing) to meet the needs of all.
- To provide an appropriate mix of sizes, types and tenures of housing.
- To promote housing that is of high quality.
- To reduce or prevent homelessness.
- To provide pitches for Gypsies and Travellers.

Use of the SA Framework

1.51 Within the assessment matrices showing the likely sustainability effects of the Local Plan policy and site options, symbols and colour-coding have been used against each SA objective to show whether an effect is likely to be positive or negative, minor or significant, or uncertain as illustrated below. Where a potential positive or negative effect is uncertain, a question mark was added to the relevant symbol (e.g. +? or -?) and the symbol was colour coded in line with the potential positive, negligible or negative effect (e.g. green, white, yellow, etc.).

Table 1: Key to symbols and colour coding used in the SA of the Tonbridge and Malling Local Plan

Symbol and Colour Coding	Description
++	Significant positive effect likely
++/0	Mixed significant positive and negligible effects likely
++/-	Mixed significant positive and minor negative effects likely
+	Minor positive effect likely
+/0	Mixed minor positive and negligible effects likely
+/-	Mixed minor effects likely
++/--	Mixed significant effects likely
-	Minor negative effect likely
-/0	Mixed minor negative and negligible effects likely
--/+	Mixed significant negative and minor positive effects likely
--	Significant negative effect likely
--/0	Mixed significant negative and negligible effects likely
0	Negligible effect likely
?	Likely effect uncertain

SA of the Spatial Growth Options

1.52 The following section sets out the findings of the SA for the spatial growth options that were described earlier in this Non-Technical Summary. The SA findings for the options are described in more detail in Chapter 4 of the full SA report, along with information about how they were identified.

Spatial Growth Options

- Option 1: To maximise growth in all locations within the borough.
- Option 2: To focus growth in and around sustainable settlements within the borough.
- Option 3: To focus growth in and around sustainable settlements within the borough, but excluding any new large extensions of c. 800+ units to existing sustainable settlements (i.e. North of Kings Hill, West Tonbridge, Borough Green, East Malling Research, Holborough, North Tonbridge, Aylesford Lakes, Hildenborough).
- Option 4: To focus growth in sustainable settlements and on large extensions to sustainable settlements of 800+ units North of Kings Hill, West Tonbridge, Borough Green, East Malling Research, Holborough, North Tonbridge, Aylesford Lakes and Hildenborough.
- Option 5: To focus growth in and around sustainable locations outside of the National Landscapes.
- Option 6: To focus growth in and around sustainable locations outside of the Green Belt.
- Option 7: To focus growth in and around sustainable locations outside of the National Landscapes and outside of the Green Belt.
- Option 8: Within existing settlement confines.

Table 2: SA findings for the spatial growth options

SA objective	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8
SA1: Health and well-being	+/-?	+/-?	+	++	+/-?	+/-	+/-	+
SA2: Services and facilities	++/-?	++/-?	+	++/-?	++/-?	+	+	+
SA3: Education	+/-?	++/-?	+	++/-?	++/-?	+	+	+
SA4: Economic growth	++	++	+	+/-	++	+/-	+/-	--/+
SA5: Biodiversity and geodiversity	--	--	--	--	--	-	-	-
SA6: Landscape and townscape	--	--	-	--	--/+	++/-	++/-	0
SA7: Historic environment	--	--	--	--	--	-	-	0
SA8: Water	--	--	-	--	--	-	-	-
SA9: Soils	--	--	+/-	++/--	--	+/-	+/-	+/-
SA10: Climate change mitigation	+/-	+/-	+/-	+/-	+/-	+	+	+
SA11: Climate change adaptation	--	--	-	--	--	-	-	+/-
SA12: Pollution	--/+	++/--	++/-	++/-	++/--	+/-	+/-	0

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SA objective	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8
SA13: Waste	--	--	-	--	--	-	-	0
SA14: Housing	++	++	--	++	++	--	--	--

SA of the Development Site Options

1.53 This section summarises the SA findings for the reasonable alternative development site options considered for allocation in the Tonbridge and Malling Local Plan. A total of 336 residential sites, 39 employment sites and 23 mixed use sites have been appraised (398 sites in total). These sites have initially been appraised on their own merits on a 'policy-off' basis, i.e. considering only the location of the site, based on existing conditions and without taking into account opportunities to mitigate potential negative effects. The criteria against which these sites have been appraised in order to ensure consistency are provided in Appendix D of the full SA Report. Figure 5.1-5.6 in the full SA Report show the locations of the residential, employment and mixed use site options.

1.54 The likely effects of each site option are presented below in Table 3 for residential sites, Table 4 for employment sites and Table 5 for mixed use sites, and justification for the identified effects is set out in Chapter 5 of the full SA report. In some instances, a site may be repeated in more than one table – this is when it has been considered for more than one proposed use. These sites have '_r' written after their ID. Unless otherwise stated, the effects are assumed to be long-term and permanent.

1.55 The Council's reasons for selecting or rejecting each option as an allocation in the Local Plan are set out in the Land Availability Assessment.

Table 3: SA findings for the residential site options

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
58491	+	-	-?	0	--?	--?	0?	-?	-	+	N/A	0	0	+
58492	+	-	-?	0	--?	--?	0?	-?	++	+	N/A	0	0	+
58493	+	-	-?	0	-?	--?	-?	0	-	+	N/A	0	0	+
58499	+	-	++?	0	-?	--?	--?	-?	++	++	N/A	0	-?	+
58507	++	++	+?	0	-?	0	--?	-?	++	++	N/A	0	-?	++
58513	++	-	+?	0	-?	--?	-?	-?	--	+	N/A	0	-?	+
58517	+	-	+?	0	-?	--?	-?	-?	--	+	N/A	0	-?	+
58528	+	-	+?	0	-?	--?	--?	0	--	-	N/A	0	-?	+
58531	+	++	+?	0	-?	-?	--?	0	--	-	N/A	0	-?	+
58538	++	++	++?	0	-?	-?	--?	0	--	++	N/A	0	-?	+
58539	--?/+	++	++?	0	--?	-?	--?	-?	++	+	N/A	0	-?	+
58541	++	++	++?	0	-?	0	--?	-?	++	+	N/A	0	-?	+
58550	++	++	+?	0	-?	0	--?	-?	++	+	N/A	--	-?	+
58552	--?/+	++	++?	0	-?	0	--?	-?	-	+	N/A	0	-?	+
58559	--?/+	++	++?	0	-?	0	--?	--?	-	++	N/A	0	-?	+
58576	+	+	++?	0	-?	-?	--?	-?	++	++	N/A	0	-?	++
58587	+	++	++?	0	-?	-?	--?	--?	++	++	N/A	0	-?	++
58596	+	++	+?	0	--?	-?	--?	0	--	++	N/A	0	-?	+
58606	+	-	+?	0	--?	--?	-?	-?	--?	+	N/A	0	-?	+
58608	+	0	+?	0	-?	-?	-?	-?	--?	+	N/A	0	-?	+
58613	+	++	+?	0	-?	--?	--?	-?	--?	+	N/A	0	-?	+
58615	+	-	-?	0	--?	--?	-?	-?	-	-	N/A	0	-?	+
58617	+	-	-?	0	--?	--?	-?	-?	--	-	N/A	0	-?	+
58619	--?/+	-	+?	0	--?	--?	--?	-?	-	+	N/A	0	-?	+
58625	++	0	-?	0	-?	--?	-?	--?	++	+	N/A	0	-?	+
58641	+	-	+?	0	--?	--?	-?	-?	--?	+	N/A	0	-?	+
58643	+	-	-?	0	--?	--?	-?	-?	--?	+	N/A	0	-?	+
58646	+	-	-?	0	--?	--?	-?	-?	++/-	+	N/A	0	0	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
58654	+	-	-?	0	--?	--?	--?	0	--	-	N/A	0	0	+
58655	+	-	-?	0	-?	--?	-?	-	--	-	N/A	0	0	+
58656	+	-	+?	0	-?	--?	-?	-?	--?	-	N/A	0	0	++
58658	+	-	-?	0	--?	--?	-?	-?	--?	+	N/A	0	0	+
58660	+	-	-?	0	-?	--?	-?	-?	++	+	N/A	0	0	+
58661	+	-	+?	0	-?	--?	-?	0	--?	-	N/A	0	0	+
58662	+	-	+?	0	-?	--?	--?	0	--	+	N/A	0	0	+
58663	+	-	+?	0	--?	--?	--?	--?	--?	+	N/A	0	-?	++
58665	+	0	+?	0	-?	--?	--?	-?	--	+	N/A	0	-?	+
58668	+	0	+?	0	-?	--?	--?	-?	--?	+	N/A	0	0	+
58669	+	-	+?	0	-?	--?	--?	--?	--?	+	N/A	0	0	+
58670	+	0	+?	0	-?	--?	--?	-?	--	+	N/A	0	-?	+
58673	+	0	+?	0	-?	--?	--?	-?	--	+	N/A	0	-?	+
58678	++	0	+?	0	-?	--?	--?	0	--	+	N/A	0	0	+
58686	++	++	++?	0	--?	0	--?	0	++	++	N/A	0	-?	+
58695	+	-	-?	0	--?	--?	--?	0	--?	-	N/A	0	0	+
58698	+	-	+?	0	--?	--?	-?	0	-	+	N/A	0	-?	+
58699	+	-	-?	0	-?	--?	-?	0	--?	+	N/A	0	0	+
58706	+	0	+?	0	--?	--?	-?	0	--	+	N/A	0	0	+
58708	+	-	-?	0	-?	--?	--?	0	-	+	N/A	0	0	+
58709	+	-	-?	0	--?	--?	--?	0	-	+	N/A	0	0	+
58710	+	-	-?	0	-?	--?	--?	0	-	+	N/A	0	0	+
58715	--?/+	-	-?	0	--?	--?	--?	0	--?	++	N/A	0	0	+
58717	++	-	+?	0	-?	--?	--?	0	--?	++	N/A	0	0	+
58720	++	++	+?	0	-?	-?	--?	0	--?	+	N/A	0	0	+
58721	+	-	-?	0	-?	--?	--?	--	--?	++	N/A	0	0	+
58723	+	++	+?	0	-?	-?	--?	--?	--?	+	N/A	0	-?	++
58725	++	++	++?	0	-?	0	-?	0	++	+	N/A	0	0	+
58731	++/--?	++	++?	0	0?	0	--?	0	++	+	N/A	0	0	++
58732	++/--?	++	++?	0	-?	-?	-?	-	-	+	N/A	0	0	+
58735	+	-	-?	0	0?	-?	-?	0	--?	+	N/A	0	0	+
58738	+	-	-?	0	-?	-?	--?	0	--?	+	N/A	0	0	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
58746	+	0	+	0	-?	-?	--?	--?	--	+	N/A	0	-?	++
58748	+	+	+	0	-?	-?	--?	--?	--	+	N/A	0	-?	+
58751	+	+	+	0	0?	-?	--?	--?	--	+	N/A	0	0	++
58759	+	-	-?	0	--?	--?	--?	0	++/--	-	N/A	0	0	+
58760	+	0	-?	0	-?	-?	--?	--	--	+	N/A	0	-?	++
58761	+	-	-?	0	0?	--?	-?	0	--?	-	N/A	0	0	+
58763	+	-	-?	0	-?	--?	-?	--?	--?	+	N/A	0	0	+
58766	+	-	-?	0	-?	--?	--?	0	++	-	N/A	0	0	+
58775	+	-	-?	0	-?	--?	-?	0	--?	-	N/A	0	0	+
58779	+	-	-?	0	--?	--?	--?	0	--?	-	N/A	0	0	+
58780	+	-	-?	0	--?	--?	-?	0	-	-	N/A	0	0	+
58781	+	-	-?	0	-?	--?	-?	0	-	-	N/A	0	0	+
58782	+	-	-?	0	--?	--?	-?	0	--?	-	N/A	0	0	+
58783	+	-	-?	0	-?	--?	--?	0	--	-	N/A	0	-?	+
58785	+	-	+	0	-?	--?	--?	0	--?	-	N/A	0	0	+
58786	+	-	-?	0	-?	--?	--?	0	--?	-	N/A	0	0	+
58787	+	-	-?	0	--?	--?	--?	0	--?	-	N/A	0	0	+
58790	+	-	+	0	-?	--?	--?	--	-	+	N/A	0	-?	+
58791	+	-	-?	0	--?	--?	--?	--?	++	+	N/A	0	-?	+
58792	+	-	-?	0	-?	--?	--?	0	--?	-	N/A	0	-?	+
58793	+	-	-?	0	-?	-?	--?	0	--	-	N/A	0	-?	+
58794	+	-	-?	0	--?	--?	--?	0	-	-	N/A	0	-?	+
58798	+	-	-?	0	-?	--?	--?	0	--?	+	N/A	0	0	+
58799	+	-	-?	0	--?	--?	--?	0	--	-	N/A	0	-?	+
58800	+	-	-?	0	-?	--?	--?	-?	++	-	N/A	0	-?	+
58813	++	++	++?	0	-?	--?	-?	--?	++	++	N/A	0	0	+
58828	+	+	+	0	-?	0	--?	0	++	+	N/A	0	0	+
58832	+	++	+	0	-?	--?	--?	-?	++	+	N/A	0	-?	+
58835	++	++	++?	0	--?	--?	--?	--?	--?	+	N/A	0	-?	+
58841	++/--?	++	++?	0	-?	--?	--?	0	--?	+	N/A	0	0	+
58842	+	++	+	0	-?	--?	--?	0	--?	-	N/A	0	-?	+
58843	++	++	++?	0	-?	0	--?	--?	++	++	N/A	0	0	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
58846	++	++	++?	0	-?	0	--?	--?	++	++	N/A	0	0	++
58849	++	++	++?	0	-?	--?	--?	--?	++	++	N/A	0	0	++
58850	++	++	++?	0	-?	--?	--?	--?	++	++	N/A	0	0	+
58851	++	++	++?	0	-?	--?	--?	--?	++	++	N/A	0	0	+
58852	++	++	++?	0	-?	--?	-?	--?	++	++	N/A	0	0	+
58858	++	++	++?	0	-?	--?	-?	-?	++	++	N/A	0	0	+
58876	++	++	++?	0	0?	0	--?	--?	++	++	N/A	--	-?	+
58879	++/--?	++	++?	0	0?	0	--?	--?	++	++	N/A	--	0	+
58897	++	++	+?	0	-?	0	--?	0	-	+	N/A	0	0	+
58902	+	++	+?	0	-?	0	--?	--?	++	+	N/A	0	-?	+
59592	++	++	+?	0	--?	-?	--?	0	--?	+	N/A	0	0	+
59594	+	++	-?	0	-?	-?	--?	0	--	+	N/A	0	-?	+
59595	+	-	-?	0	-?	--?	--?	0	--?	-	N/A	0	0	+
59596	+	-	+?	0	--?	-?	--?	0	-	-	N/A	0	-?	+
59597	+	-	+?	0	-?	--?	--?	0	--?	+	N/A	0	-?	+
59598	+	-	+?	0	-?	--?	--?	0	--	-	N/A	0	-?	+
59601	++	+	++?	0	-?	-?	--?	--?	--?	+	N/A	0	-?	+
59603	+	++	+?	0	-?	-?	-?	0	--	+	N/A	0	-?	+
59604	+	-	-?	0	-?	--?	-?	0	++/--?	+	N/A	0	-?	+
59608	+	-	-?	0	-?	--?	--?	-?	++	+	N/A	0	-?	+
59610	+	-	-?	0	--?	--?	--?	-?	--?	+	N/A	0	-?	+
59613	+	+	+?	0	0?	-?	--?	--?	--	+	N/A	0	0	++
59615	++	++	+?	0	-?	-?	--?	0	--?	+	N/A	0	0	+
59617	+	0	+?	0	-?	-?	--?	-?	--	-	N/A	0	-?	+
59618	+	-	-?	0	--?	--?	-?	-?	--	+	N/A	0	0	+
59619	+	++	+?	0	--?	-?	--?	0	--	-	N/A	0	-?	+
59623	++	++	+?	0	-?	0	--?	0	++	+	N/A	0	0	+
59624	+	-	-?	0	-?	--?	--?	0	--	+	N/A	0	-?	+
59625	++	++	++?	0	-?	-?	-?	--?	--?	+	N/A	0	0	+
59627	+	-	-?	0	--?	--?	--?	--?	-	+	N/A	0	0	+
59629	+	-	-?	0	--?	--?	-?	--	--	+	N/A	0	0	+
59630	--?/+	++	+?	0	--?	-?	-?	0	-	+	N/A	0	-?	++

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
59631	+	-	++?	0	-?	--?	-?	-?	--	-	N/A	0	-?	++
59633	+	-	-?	0	-?	--?	--?	0	--?	+	N/A	0	0	+
59636	+	+	++?	0	-?	-?	--?	-?	--	++	N/A	0	-?	++
59639	+	-	++?	0	-?	--?	--?	0	--	-	N/A	0	0	+
59640	+	-	++?	0	-?	--?	--?	-	--	-	N/A	0	0	+
59644	++	++	-?	0	--?	-?	-?	--?	-	+	N/A	0	-?	+
59647	++	+	++?	0	-?	-?	--?	0	--	+	N/A	0	0	+
59653	++	-	++?	0	-?	--?	--?	0	--?	++	N/A	0	0	++
59654	++	+	++?	0	-?	-?	--?	-?	--	++	N/A	--	-?	+
59657	++	++	-?	0	--?	-?	-?	-	-	+	N/A	0	-?	+
59660	++	++	++?	0	-?	0	--?	--?	++	++	N/A	0	0	++
59661	++	++	++?	0	--?	-?	-?	--?	-	+	N/A	0	-?	++
59664	++	+	++?	0	-?	-?	--?	-?	--	++	N/A	0	-?	+
59666	++	0	++?	0	--?	--?	--?	0	--	+	N/A	0	0	++
59667	+	+	++?	0	-?	-?	--?	--	--?	++	N/A	0	0	+
59671	+	-	-?	0	0?	--?	--?	-?	--?	-	N/A	0	0	+
59674	+	++	++?	0	--?	-?	--?	-?	-	++	N/A	0	-?	+
59675	++	-	++?	0	--?	--?	-?	0	--	-	N/A	0	-?	++
59676	+	0	++?	0	--?	-?	--?	--?	--	++	N/A	0	-?	++
59677	+	-	-?	0	--?	--?	--?	0	--	-	N/A	0	-?	+
59678	+	-	++?	0	--?	--?	--?	--?	--	++	N/A	0	-?	++
59679	++	-	++?	0	-?	--?	--?	-	--?	++	N/A	0	0	+
59685	+	++	++?	0	-?	-?	-?	0	--	+	N/A	0	0	++
59690	+	++	++?	0	-?	-?	-?	--?	--?	+	N/A	0	0	++
59691	+	-	-?	0	--?	--?	-?	-?	--?	+	N/A	0	-?	++
59692	++	++	++?	0	-?	-?	--?	0	--?	+	N/A	0	0	+
59693	+	++	++?	0	-?	-?	-?	0	--	+	N/A	0	0	++
59702	++	0	++?	0	--?	--?	--?	0	--	+	N/A	0	0	++
59704	+	-	-?	0	-?	--?	--?	0	--?	++	N/A	0	0	+
59706	+	-	-?	0	--?	--?	--?	--?	++	-	N/A	0	0	+
59709	++	++	++?	0	-?	--?	--?	--?	--?	++	N/A	--	-?	+
59714	+	++	++?	0	-?	-?	--?	0	--?	+	N/A	0	-?	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
59715	+	+	++?	0	-?	-?	--?	-?	--	++	N/A	0	-?	+
59717	+	0	+?	0	--?	--?	-?	-?	--?	+	N/A	0	-?	+
59718	++/--?	++	+?	0	-?	--?	--?	-?	-	+	N/A	0	-?	+
59721	+	-	+?	0	-?	--?	-?	0	--	-	N/A	0	0	++
59726	+	-	-?	0	--?	--?	-?	-?	--	-	N/A	0	-?	++
59730	+	-	+?	0	--?	--?	--?	--?	--?	+	N/A	0	-?	+
59731	+	0	++?	0	-?	--?	--?	0	--	+	N/A	0	0	++
59736	+	-	+?	0	--?	--?	--?	--?	--?	+	N/A	0	-?	+
59737	+	0	+?	0	--?	-?	-?	-?	--?	+	N/A	0	-?	+
59740	++	++	++?	0	-?	-?	--?	--?	--	++	N/A	0	-?	++
59744	+	0	+?	0	-?	--?	--?	-?	--	+	N/A	0	0	+
59745	+	++	+?	0	-?	-?	--?	0	--?	+	N/A	0	-?	+
59746	++	++	++?	0	-?	-?	-?	--?	--?	+	N/A	0	-?	++
59747	+	-	-?	0	--?	--?	--?	--?	--?	-	N/A	0	0	++
59748	++	++	+?	0	-?	--?	--?	-?	--?	++	N/A	0	-?	+
59749	+	-	+?	0	-?	--?	--?	0	--	-	N/A	0	-?	++
59750	+	0	+?	0	-?	-?	--?	--?	--?	+	N/A	0	-?	+
59752	+	++	+?	0	--?	-?	--?	--?	--	+	N/A	0	-?	++
59754	+	-	-?	0	-?	--?	-?	0	-	-	N/A	0	-?	++
59755	+	-	-?	0	--?	--?	-?	0	-	-	N/A	0	-?	++
59756	++	++	++?	0	--?	-?	--?	0	--	++	N/A	0	-?	+
59757	+	-	-?	0	-?	--?	-?	0	--	-	N/A	0	-?	+
59758	+	++	-?	0	-?	-?	--?	0	--	+	N/A	0	-?	+
59759	+	++	-?	0	-?	-?	--?	0	--	+	N/A	0	-?	++
59760	+	0	-?	0	-?	-?	--?	0	--	+	N/A	0	-?	++
59761	--?/+	++	+?	0	--?	-?	-?	0	-	+	N/A	0	-?	++
59762	+	-	+?	0	-?	--?	--?	0	++	+	N/A	0	-?	+
59763	+	-	-?	0	--?	--?	--?	-?	--	-	N/A	0	-?	++
59765	+	++	++?	0	-?	--?	--?	-?	--?	+	N/A	0	-?	++
59766	+	-	-?	0	--?	--?	--?	--?	--	++	N/A	0	-?	++
59770	+	0	+?	0	-?	--?	--?	-?	--?	+	N/A	0	-?	+
59771	++	+	+?	0	--?	-?	--?	--?	-	+	N/A	0	-?	+

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59773	+	-	-?	0	-?	--?	--?	-?	--	-	N/A	0	-?	+
59775	+	-	-?	0	-?	--?	--?	0	++/--?	+	N/A	0	0	+
59776	++	+	++?	0	-?	-?	--?	0	--?	-	N/A	0	-?	++
59777	+	0	+?	0	-?	--?	--?	--?	++	+	N/A	0	-?	+
59778	--?/+	0	+?	0	-?	--?	--?	0	--?	+	N/A	0	0	+
59781	++/--?	++	++?	0	-?	0	--?	0	++	++	N/A	0	-?	+
59782	+	0	+?	0	-?	-?	--?	0	--	+	N/A	0	0	++
59783	+	-	-?	0	-?	--?	--?	0	--?	++	N/A	0	0	++
59789	+	+	+?	0	0?	-?	--?	--?	--	+	N/A	0	0	++
59797	++/--?	++	+?	0	-?	-?	--?	-	--	+	N/A	0	-?	++
59799	+	-	-?	0	--?	--?	--?	--?	--	+	N/A	0	-?	++
59800	++/--?	++	+?	0	-?	-?	--?	--?	--	+	N/A	0	-?	++
59802	++	++	+?	0	-?	-?	--?	--?	--	+	N/A	0	-?	++
59803	++	+	+?	0	-?	-?	--?	-?	--	++	N/A	0	-?	++
59804	++/--?	++	++?	0	--?	-?	--?	--?	--?	+	N/A	0	-?	++
59806	+	-	-?	0	--?	--?	--?	--?	--	-	N/A	0	-?	++
59807	+	-	+?	0	-?	--?	--?	0	--	++	N/A	0	-?	+
59811	+	-	-?	0	-?	--?	--?	--?	--?	-	N/A	0	-?	++
59812	+	-	-?	0	-?	--?	-?	-?	--?	-	N/A	0	-?	+
59814	+	-	+?	0	-?	--?	-?	0	--	++	N/A	0	-?	+
59825	+	-	+?	0	-?	--?	--?	-	--?	-	N/A	0	0	+
59829	+	++	++?	0	--?	--?	-?	--?	--?	++	N/A	0	-?	+
59831	++	0	+?	0	-?	--?	-?	0	--	+	N/A	0	-?	++
59834	++	++	++?	0	--?	-?	-?	--?	--?	+	N/A	0	-?	++
59837	+	0	+?	0	0?	-?	--?	0	--	+	N/A	0	0	+
59838	+	++	+?	0	--?	--?	--?	--?	-	+	N/A	0	-?	+
59841	++	0	+?	0	--?	--?	--?	0	--	+	N/A	0	0	+
59842	++	+	+?	0	-?	-?	--?	--?	--?	+	N/A	0	0	++
59843	++	++	+?	0	-?	--?	--?	-?	--?	++	N/A	0	-?	+
59844	++	++	++?	0	--?	-?	--?	0	--	++	N/A	0	-?	+
59847	++	++	++?	0	--?	--?	--?	--?	--	++	N/A	0	-?	++
59848	+	-	+?	0	-?	--?	--?	--?	--?	+	N/A	0	-?	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
59852	++	++	+	0	-?	-?	-?	-?	--	++	N/A	0	-?	++
59861	++	++	-?	0	--?	-?	-?	-?	--	++	N/A	0	-?	++
59870	+	-	-?	0	-?	--?	-?	-?	++	-	N/A	0	-?	+
59871	+	0	+	0	-?	--?	--?	-?	--?	+	N/A	0	-?	+
59873	+	-	-?	0	-?	--?	-?	-?	++	-	N/A	0	-?	+
59877	++	++	+	0	--?	--?	--?	--?	--?	++	N/A	0	-?	+
59878	++	++	++?	0	0?	--?	--?	-?	++	++	N/A	0	0	++
59881	+	0	+	0	-?	--?	--?	0	--?	+	N/A	0	0	++
59883	+	-	-?	0	-?	--?	-?	-?	--?	-	N/A	0	0	+
59893	++	++	+	0	-?	-?	--?	--?	--?	+	N/A	0	0	++
59895	+	+	-?	0	-?	-?	--?	--?	--	+	N/A	0	-?	++
59896	++	+	+	0	-?	-?	--?	--	-	+	N/A	0	0	+
59904	+	-	-?	0	-?	--?	--?	-?	--?	-	N/A	0	-?	+
59907	+	0	+	0	-?	--?	--?	-?	--	+	N/A	0	-?	+
59909	++	+	+	0	-?	-?	--?	--?	--	+	N/A	0	-?	++
59911	+	-	-?	0	--?	--?	--?	-?	--?	+	N/A	0	-?	+
59912	+	-	-?	0	-?	--?	--?	-?	--?	-	N/A	0	-?	+
59913	--?/+	-	-?	0	-?	--?	-?	-?	++	-	N/A	0	-?	+
59916	+	0	+	0	-?	--?	--?	-?	++	-	N/A	0	0	+
59917	+	-	+	0	-?	--?	--?	-?	--?	-	N/A	0	0	+
59919	++	+	+	0	-?	-?	-?	0	--	++	N/A	0	-?	+
59922	+	-	+	0	-?	--?	--?	-?	--?	-	N/A	0	0	+
59923	+	-	+	0	--?	--?	--?	-?	--?	+	N/A	0	-?	++
59928	+	-	-?	0	-?	--?	-?	0	--?	-	N/A	0	0	+
59932	--?/+	-	-?	0	-?	--?	--?	-?	--?	+	N/A	0	-?	+
59933	++	++	+	0	-?	0	-?	0	++	+	N/A	0	-?	+
59935	--?/+	-	-?	0	-?	--?	--?	--?	--?	+	N/A	0	-?	++
59938	+	+	++?	0	-?	-?	--?	-?	--	++	N/A	0	-?	+
59944	++	++	+	0	-?	0	--?	-	++	+	N/A	0	-?	+
59945	+	-	-?	0	-?	--?	--?	0	--?	-	N/A	0	0	++
59946	+	++	+	0	-?	-?	--?	--?	--?	+	N/A	0	-?	+
59949	+	-	+	0	-?	--?	--?	0	--	-	N/A	0	-?	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
59951	+	++	+	0	-?	-?	--?	0	--?	+	N/A	0	-?	+
59953	++	++	+	0	0?	0	--?	-?	++	+	N/A	0	-?	+
59954	++	++	-?	0	-?	--?	--?	--?	-	+	N/A	0	-?	+
59956	+	-	-?	0	-?	--?	-?	0	--	+	N/A	0	0	++
59957	++	++	+	0	-?	-?	--?	0	--?	++	N/A	0	-?	+
65311	+	++	-?	0	-?	-?	--?	0	--	+	N/A	0	0	+
68338	+	++	+	0	-?	-?	--?	0	++	+	N/A	0	-?	+
68339	++/--?	++	+	-	--?	0	--?	0	++	+	N/A	0	-?	+
68341	++	++	+	0	--?	--?	--?	--?	++	++	N/A	0	-?	+
68345	+	-	+	0	0?	--?	--?	0	++	+	N/A	0	0	+
68348	+	++	+	0	-?	-?	--?	0	--?	+	N/A	0	-?	+
68349	+	0	+	0	-?	0	-?	-?	++	+	N/A	0	-?	+
68351	++	++	-?	-	-?	0	--?	0	++	+	N/A	0	-?	+
68352	+	-	-?	0	--?	--?	-?	0	++	-	N/A	0	-?	+
68355	+	-	-?	0	--?	--?	--?	-?	--?	-	N/A	0	0	+
68357	+	-	-?	0	-?	--?	-?	-?	++	-	N/A	0	0	+
68360	+	-	+	0	--?	--?	--?	-?	--?	+	N/A	0	-?	+
68362	+	+	++?	0	-?	-?	--?	0	--	++	N/A	0	-?	++
68363	+	-	++?	0	-?	--?	--?	0	--	++	N/A	0	-?	+
68365	++	+	+	-	-?	-?	--?	0	--	+	N/A	0	0	+
68368	+	++	-?	0	-?	-?	--?	0	--	+	N/A	0	-?	++
68369	++/--?	++	++?	0	--?	-?	-?	--?	--?	+	N/A	0	-?	++
68370	+	++	+	0	-?	-?	-?	0	--	+	N/A	0	-?	++
68371	+	-	-?	0	--?	--?	--?	--?	--?	++	N/A	0	-?	+
68372	+	0	+	0	-?	--?	--?	-?	--?	-	N/A	0	0	+
68376	+	0	+	0	0?	-?	--?	0	--	+	N/A	0	0	+
68378	+	-	+	0	-?	--?	--?	--?	++/--?	0	N/A	0	0	+
68382	+	-	+	0	-?	--?	--?	0	--?	++	N/A	0	0	+
68383	+	-	-?	0	--?	--?	--?	0	--?	-	N/A	0	-?	+
68384	+	-	-?	0	-?	--?	--?	-?	--?	-	N/A	0	0	+
68387	+	-	+	0	--?	--?	-?	-?	--?	-	N/A	0	0	+
68388	+	-	-?	0	-?	--?	-?	0	--	+	N/A	0	0	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
68394	+	-	-?	0	-?	--?	-?	0	--	-	N/A	0	-?	+
68395	+	-	-?	0	-?	-?	--?	--?	--	-	N/A	0	-?	++
68396	+	-	+	0	-?	-?	--?	0	--	+	N/A	0	-?	+
68398	+	-	+	0	-?	--?	--?	0	--	+	N/A	0	-?	++
68399	+	+	+	0	-?	-?	--?	0	--?	-	N/A	0	-?	++
68401	++	++	+	0	-?	-?	--?	0	--?	+	N/A	0	0	+
68405	+	++	+	0	-?	-?	--?	0	--	+	N/A	0	-?	+
68406	--?/+	0	+	0	-?	-?	--?	-?	--?	+	N/A	0	-?	+
68410	+	-	++?	-	-?	--?	-?	--?	--?	++	N/A	0	-?	+
68413	--?/+	-	+	0	-?	--?	--?	--?	++	++	N/A	0	0	++
68416	+	-	-?	0	-?	--?	--?	0	++/--?	++	N/A	0	0	++
68417	+	-	+	0	-?	--?	-?	0	--?	+	N/A	0	-?	+
68418	+	+	+	0	-?	-?	--?	0	--	+	N/A	0	0	++
68419	++	++	++?	0	-?	--?	--?	0	-	+	N/A	0	-?	+
68420	++	+	+	0	--?	-?	--?	-?	--	++	N/A	--	-?	++
68421	+	++	+	0	--?	-?	-?	-?	--	+	N/A	0	-?	++
68423	+	++	++?	0	--?	--?	--?	--?	--	+	N/A	0	-?	++
68424	+	0	++?	0	-?	--?	--?	0	--	+	N/A	0	0	++
68425	++	0	+	0	--?	--?	--?	-?	--?	+	N/A	0	-?	++
68426	+	++	+	0	--?	-?	--?	0	--	++	N/A	0	-?	+
68427	++	0	+	0	--?	--?	--?	--?	--	+	N/A	0	-?	+
68428	+	0	+	0	-?	--?	--?	-?	--?	-	N/A	0	-?	+
68429	+	0	++?	0	-?	--?	--?	0	--	+	N/A	0	0	+
68432	++	++	+	0	--?	-?	--?	0	--?	+	N/A	0	0	++
68434	+	-	+	0	-?	-?	--?	0	--	+	N/A	0	-?	+
68436	--?/+	+	+	0	-?	--?	--?	0	--	+	N/A	0	0	++
68437	++	++	+	0	--?	0	--?	0	++	+	N/A	0	-?	+
68440	+	-	+	0	0?	-?	--?	0	--	+	N/A	0	-?	+
68441	++	++	+	0	-?	-?	-?	0	--?	+	N/A	0	0	++
68442	+	-	+	0	-?	-?	--?	0	--	+	N/A	0	-?	+
68443	++	++	+	0	0?	0	--?	0	++	+	N/A	0	-?	+
68446	++	-	+	0	--?	--?	--?	--?	--?	+	N/A	0	-?	+

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
68447	++	++	+	0	0?	0	--?	0	++	+	N/A	0	-?	+
68448	++	++	+	-	-?	0	-?	-	++	+	N/A	0	-?	+
68449	++	+	+	0	-?	-?	--?	0	++/--	+	N/A	0	0	+
68450	++	++	+	0	-?	0	-?	0	++	+	N/A	0	-?	+
68452	++	+	++?	0	-?	-?	--?	--?	--?	+	N/A	0	-?	+
68455	+	-	+	0	-?	--?	--?	--?	--?	-	N/A	0	-?	+
68456	+	++	++?	0	-?	--?	--?	--?	--?	+	N/A	0	-?	+
68457	+	-	+	0	-?	--?	--?	0	-	+	N/A	0	-?	+
68458	+	++	++?	0	-?	--?	--?	--?	--	+	N/A	0	-?	++
68459	+	-	+	0	--?	--?	--?	0	--?	++	N/A	0	-?	++
68460	++	+	+	0	-?	-?	--?	0	--	++	N/A	0	-?	+
68461	++	+	+	0	--?	-?	--?	-	--	++	N/A	0	-?	+
68463	+	-	+	0	--?	--?	-?	-	--?	+	N/A	0	-?	+
68466	+	0	+	0	-?	--?	--?	-?	--	+	N/A	0	-?	+
68467	+	-	-?	0	--?	--?	--?	-?	++	+	N/A	0	-?	+
68471	++	++	++?	0	-?	--?	--?	--?	++	++	N/A	0	0	++
68472	++/--?	++	++?	0	0?	0	--?	--?	++	++	N/A	0	0	+
59830_r	++	++	++?	0	--?	--?	--?	--?	++/--?	++	N/A	0	-?	++
68445_r	++	-	+	0	--?	--?	--?	0	++	+	N/A	0	0	+
UCS2	++	++	++?	0	-?	--?	--?	--?	++	++	N/A	0	0	+

Table 4: SA findings for the employment site options

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
58631	+	-	N/A	+	-?	--?	--?	0	--?	+	N/A	0	-?	N/A
58639	+	++	N/A	++	-?	-?	--?	--	++	++	N/A	0	-?	N/A
58645	+	-	N/A	++	-?	--?	-?	0	--	++	N/A	0	-?	N/A
58675	+	-	N/A	++	-?	--?	--?	--?	--?	+	N/A	0	-?	N/A
58687	+	0	N/A	+	--?	--?	-?	-?	--?	+	N/A	0	-?	N/A

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
59593	+	-	N/A	++	-?	--?	--?	-?	--?	-	N/A	0	0	N/A
59599	+	++	N/A	++	--?	-?	--?	0	-	++	N/A	0	-?	N/A
59600	+	-	N/A	++	-?	--?	--?	-?	++/--	++	N/A	0	-?	N/A
59616	+	-	N/A	++	-?	--?	-?	-?	--	+	N/A	0	-?	N/A
59648	+	++	N/A	+	-?	--?	--?	-?	--?	+	N/A	0	-?	N/A
59680	+	++	N/A	++	-?	--?	--?	-?	++	++	N/A	--	0	N/A
59681	+	-	N/A	+	--?	--?	--?	--?	++	-	N/A	0	0	N/A
59697	+	++	N/A	+	-?	--?	-?	-?	++	-	N/A	0	-?	N/A
59727	--?/+	-	N/A	++	-?	--?	--?	0	++	++	N/A	0	-?	N/A
59738	--?/+	+	N/A	+	--?	-?	--?	--?	--?	+	N/A	0	-?	N/A
59788	+	-	N/A	+	--?	--?	--?	--?	++	-	N/A	0	0	N/A
59822	+	-	N/A	+	-?	--?	--?	--?	--	+	N/A	0	0	N/A
59828	+	-	N/A	++	--?	--?	--?	-?	--?	-	N/A	0	0	N/A
59836	--?/+	++	N/A	++	-?	-?	--?	-?	--	+	N/A	0	-?	N/A
59856	+	++	N/A	+	-?	--?	-?	-?	++	+	N/A	0	0	N/A
59863	+	++	N/A	++	-?	--?	--?	--?	--?	+	N/A	0	-?	N/A
59874	+	-	N/A	+	-?	--?	--?	--?	++/--?	-	N/A	0	0	N/A
59879	+	++	N/A	++	--?	--?	--?	-?	--?	++	N/A	0	-?	N/A
68354	+	++	N/A	++	--?	-?	-?	-?	--	+	N/A	0	-?	N/A
68358	+	-	N/A	++	-?	--?	--?	--?	--?	-	N/A	0	0	N/A
68373	+	0	N/A	++	-?	-?	--?	--?	--	+	N/A	0	-?	N/A
68377	+	++	N/A	++	-?	--?	-?	--?	++	++	N/A	0	0	N/A
68390	+	-	N/A	+	-?	--?	--?	0	--?	+	N/A	0	-?	N/A
68402	+	++	N/A	++	-?	-?	--?	--	++	++	N/A	0	-?	N/A
68403	+	-	N/A	++	-?	--?	-?	0	--	++	N/A	0	-?	N/A
68407	+	-	N/A	++	-?	--?	--?	--?	--?	+	N/A	0	-?	N/A
68412	+	0	N/A	+	--?	--?	-?	-?	--?	+	N/A	0	-?	N/A
68414	+	-	N/A	++	-?	--?	--?	-?	--?	-	N/A	0	0	N/A
68415	+	++	N/A	++	--?	-?	--?	0	-	++	N/A	0	-?	N/A
68431	+	-	N/A	++	-?	--?	--?	-?	++/--	++	N/A	0	-?	N/A
68444	+	-	N/A	++	-?	--?	-?	-?	--	+	N/A	0	-?	N/A
68454	+	++	N/A	+	-?	--?	--?	-?	--?	+	N/A	0	-?	N/A

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
68462	+	++	N/A	++	-?	--?	--?	-?	++	++	N/A	--	0	N/A
UCS1	+	-	N/A	+	--?	--?	--?	--?	++	-	N/A	0	0	N/A

Table 5: SA findings for the mixed use site options

Site ID	SA1: Health and well-being	SA2: Services and facilities	SA3: Education	SA4: Economic growth	SA5: Biodiversity and geodiversity	SA6: Landscape and townscape	SA7: Historic environment	SA8: Water	SA9: Soils	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Pollution	SA13: Waste	SA14: Housing
58844	++	++	++?	++	-?	0	--?	--?	++	++	N/A	--	0	+
58872	++/--?	++	++?	++	0?	--?	--?	--?	++	++	N/A	--	0	++?
58873	++	++	++?	++	0?	0	--?	--?	++	++	N/A	--	-?	+
58877	++	++	++?	++	0?	0	--?	--?	++	++	N/A	--	0	+
59607	+	-	-?	+	--?	--?	-?	--	--	+	N/A	0	0	+
59646	--?/+	+	-?	++	--?	-?	--?	--?	--?	++	N/A	0	-?	+
59683	++/--?	++	++?	++	-?	-?	--?	--?	--?	+	N/A	0	-?	+
59722	+	-	-?	+	-?	--?	--?	0	--	+	N/A	0	-?	+
59796	++	++	++?	++	0?	0	--?	-?	++	++	N/A	0	0	++?
59830	++	+	++?	++	--?	--?	--?	--?	++/--?	++	N/A	0	-?	++?
59846	+	-	-?	++	--?	--?	-?	--?	--?	-	N/A	0	0	++?
59851	+	++	++?	++	--?	-?	--?	--?	--	++	N/A	0	-?	+
59854	+	-	+	++	-?	--?	--?	0	--	++	N/A	0	-?	+
59868	+	++	-?	++	--?	0	-?	0	++	++	N/A	0	-?	++?
59876	+	+	+	+	0?	-?	--?	--	--	+	N/A	0	0	+
59894	+	-	-?	++	-?	--?	-?	-?	--?	+	N/A	0	0	+
59940	+	-	-?	+	-?	--?	-?	0	--	-	N/A	0	0	+
68361	+	-	+	+	-?	--?	--?	0	--	+	N/A	0	-?	+
68375	+	-	-?	++	-?	--?	--?	--?	--?	+	N/A	0	-?	+
68389	+	-	-?	+	-?	--?	--?	--?	--	+	N/A	0	-?	+
68392	+	-	-?	++	--?	--?	--?	--?	--?	+	N/A	0	0	++?
68397	+	0	+	+	-?	-?	--?	0	--	+	N/A	0	-?	++?
68445	++	-	+	+	--?	--?	--?	0	++	+	N/A	0	0	+

SA of the Regulation 18 Draft Local Plan

1.56 Table 6 overleaf presents the SA findings for the policies contained in the Regulation 18 Draft Local Plan. The effects are described in detail in Chapter 6 of the full SA Report.

Table 6: Sustainability Appraisal findings for the Regulation 18 Draft Local Plan

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Vision	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Objective 1	0	0	0	0	0	0	0	0	+	++	++	0	+	0
Objective 2	0	0	0	-?	++	++	++	0	0	0	0	0	0	-?
Objective 3	0	0	0	0	-?	-?	-?	-?	-?	0	0	0	0	++
Objective 4	++	+	0	0	-?	-?	-?	-?	-?	0	0	0	0	0
Objective 5	0	0	0	++	-?	-?	-?	-?	-?	0	0	0	0	0
Objective 6	0	++	0	+	-?	-?	-?	-?	-?	0	0	0	0	0
Objective 7	+	0	0	+	0	0	0	0	0	++	0	+	0	0
Policy SP1: Spatial Strategy	++	++	0	++	-	--/+	--?	--	--	+	-	+	0	+
Policy SP2: Delivering Homes for our Communities	0	0	0	0	-?	-?	-?	-?	-?	0	0	0	0	++
Policy SP3: Settlement Hierarchy and General Development Principles	+	++	0	0	+	+	0	0	0	+/-	0	+/-	0	++
Policy SP4: Gypsy, Traveller and Travelling Showpeople – Accommodation Needs	0	0	0	0	-?	-?	-?	-?	-?	0	0	0	0	++
Policy SP5: Future Employment Growth	+	0	0	++	-?	-?	-?	-?	-?	0	0	0	0	0
Policy SP6: Town Centre Needs	0	+	0	++	0	0	0	0	0	0	0	0	0	0
Policy SP7: Green Belt	+	0	0	0	+	++	0	0	0	0	0	0	0	0
Policy SP8: Managing Development in the Green Belt	+	0	0	-	+	++	0	0	+	0	0	0	0	++/-
Policy SP9: Local Green Gap	+	0	0	0	+	++	0	0	0	0	0	0	0	0
Policy CC1: Strategic Climate Change	+	+	0	+	+	+	0	+	+	++	++	+	+	0
Policy CC2: Circular Economy	0	0	0	0	0	0	+	0	++	++	0	+	++	0
Policy CC3: Sustainable Design and Construction	+	0	0	0	+	0	0	+	+	++	++	0	+	0
Policy CC4: Energy and Heating	+	0	0	0	0	0	0	+	0	++	0	+	0	0
Policy CC5: Renewable and Low Carbon and Heat Projects	+	0	0	0	+	+	+	+	+	++	0	+	0	0
Policy CC6: Water Efficiency	0	0	0	0	0	0	0	++	0	+	0	+	0	0

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy CC7: Managing Development Within Flood Risk Areas	+	0	0	+	0	0	0	++	0	0	++	0	0	0
Policy CC8: Sustainable Drainage Systems (SUDS)	+	0	0	0	+	+	0	++	0	+	++	0	0	0
Policy NE1: Conserving and Enhancing the Natural Environment	+	0	0	0	++	++	0	+	++	+	+	+	0	0
Policy NE2: National Landscapes	0	0	0	0	+	++	+	0	0	0	0	+	0	0
Policy NE3: Landscape Character	0	0	0	0	+	++	+	+	0	0	0	0	0	0
Policy NE4: Designated Sites, Irreplaceable Habitat and Priority Habitat and Species	+	0	0	0	++/-	0	0	0	0	+	+/-	+	0	0
Policy NE5: Biodiversity Net Gain	0	0	0	0	++	0	0	+	0	+	+	+	0	0
Policy NE6: Green and Blue Infrastructure	+	0	0	0	++	+	+	+	+	+	+	+	0	0
Policy NE7: Woodland, Trees and Hedgerows	+	0	0	0	+	+	+	0	0	+	+	+	0	0
Policy NE8: Best and Most Versatile Agricultural Land	0	0	0	+	+	+	+	+	++	+	0	0	0	+
Policy NE9: Noise, Vibration and Odour	+	0	0	0	+	+	+	+	++	+	0	++	0	0
Policy NE10: Air Quality	+	0	0	0	+	+	+	0	0	0	0	++	0	0
Policy NE11: Ground Contamination	+	0	0	0	0	0	0	+	++	0	0	++	0	0
Policy NE12: Light Pollution	+	0	0	0	+	+	+	+	++	+	0	++	0	0
Policy HE1: The Historic Environment	0	0	0	0	0	+	++	0	0	0	0	0	0	0
Policy HE2: Listed Buildings	0	0	0	0	0	0	++	0	+	0	+	0	0	0
Policy HE3: Conservation Areas	+	0	0	0	+	+	++	0	0	+	0	0	0	0
Policy HE4: Historic Parks and Gardens (designated and non-designated)	0	0	0	0	0	+	++	0	0	0	0	0	0	0
Policy HE5: Archaeology	0	0	0	0	0	0	++	0	0	0	0	0	0	0
Policy HE6: Enabling Development for Heritage Assets	0	0	0	0	0	+	++	0	0	0	0	0	0	0
Policy D1: Achieving High Quality Design	+	0	0	+	+	++	+	0	+	+	+	+	+	+/-
Policy D2: Design Codes and Masterplans	+	0	0	0	0	++	0	0	0	0	0	0	0	+
Policy H1: Housing to Address Needs	+	+	0	0	0	0	0	0	0	+	0	+	0	++
Policy H2: Affordable Housing	+	0	0	0	0	0	0	0	0	0	0	0	0	++
Policy H3: Build to Rent	+	+	0	0	0	0	0	0	0	+	0	+	0	++
Policy H4: Gypsy, Traveller and Travelling Showpeople - Safeguarding Sites	0	0	0	0	0	0	0	0	0	0	0	0	0	++

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy H5: Gypsy, Traveller and Travelling Showpeople - Site Criteria	+	+	+	0	0	+	0	+	0	+	0	+	+	++
Policy H6: Specialist Housing to Meet the Needs of Older and Vulnerable People	++	+	0	0	0	0	0	0	0	+	0	+	0	++
Policy H7: Accessible and Adaptable Homes	++	0	0	0	0	0	0	0	0	0	0	0	0	++
Policy H8: Self and Custom-Build Housing	+	+	0	0	0	0	0	0	+	+	0	+	0	++
Policy H9: Houses in Multiple Occupation	+	0	0	0	0	+	0	0	0	0	0	0	+	+
Policy H10: Residential Extensions, Alterations, Annexes, and Ancillary Accommodation	+	0	0	0	0	+	+	0	0	0	0	0	0	+
Policy E1: Supporting a Prosperous, Inclusive and Sustainable Economic Future	+	+	+	++	0	0	0	0	0	+	+	+	0	0
Policy E2: Strategic Employment Areas	+	0	+	++	0	0	0	0	+	0	0	0	0	0
Policy E3: Other Employment Sites, Premises and Floorspace	+	0	0	++	0	0	0	0	0	0	0	0	0	0
Policy E4: Employment and Skills	0	0	++	++	0	0	0	0	0	0	0	0	0	0
Policy E5: Supporting the Vitality of Town, Service and Local Centres	+	++	0	++	+	+	+	0	0	+	0	+	0	+
Policy E6: Primary Shopping Areas	+	++	0	++	0	+	0	0	0	0	0	0	0	0
Policy E7: Above Ground Floorspace	0	+	0	++	0	+	+	0	+	0	0	0	+	+
Policy E8: Sequential and Local Impact Tests	+	++	0	++	0	0	0	0	0	+	0	0	0	0
Policy R1: Rural Exception Sites	+	0	0	0	0	+	0	0	0	0	0	0	0	++
Policy R2: Housing for Rural Workers	+	0	0	+	0	+	0	0	+/-	0	0	0	0	+
Policy R3: Replacement Dwellings Outside Settlement Confines	+	0	0	0	0	+	+	0	0	0	0	0	0	0
Policy R4: Conversion of an Existing Building to Residential Use Outside Settlement Confines	+	0	0	0	0	+	+	0	+	0	0	0	0	+
Policy R5: Residential Parks	+	+	0	0	0	+	0	0	0	0	0	0	+	+/-
Policy R6: Employment Development Outside Existing Settlement Confines	+	0	0	++	0	+	0	0	+	-	0	-	0	0
Policy R7: Agriculture, Forestry and Horticulture	+	0	0	+	0	+	0	0	+	-	0	-	0	0
Policy R8: Farm Diversification	0	0	0	++	0	+	0	0	+	0	0	0	0	0
Policy R9: Sustainable Tourism and Visitor Accommodation	+	+	0	++	+	+	+	0	+	+	0	+	0	+
Policy R10: Equestrian Facilities in the Countryside	+	0	0	+	0	+	0	0	+	0	0	+	+	0
Policy INF1: Provision of Infrastructure and Services	+	++	+	+	0	0	0	0	0	+	0	+	0	0
Policy INF2: Sustainable Transport and Active Travel	+	+	0	0	0	0	0	0	0	+	+	+	0	0

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Policy INF3: Parking	+	+	0	0	0	0	0	0	0	+/-	0	+/-	0	0
Policy INF4: Community Facilities	++	++	0	+	0	+	0	0	+	0	0	0	0	0
Policy INF5: Outdoor and Indoor Sports, Recreation and Open Space Provision	++	++	0	0	+	0	0	+	0	+	+	+	0	0

Cumulative Effects

1.57 Consideration has been given to the total combined effects of all the Local Plan policies working together, highlighting that many of the potential negative sustainability effects identified for individual provisions for development will be reduced or avoided by strong policy requirement governing all development in the borough. Table 7 provides the single overall cumulative effect for the Local Plan in relation to the achievement of each of the SA objectives. These cumulative effects are described in more detail by SA objective in Chapter 7 of the full SA Report.

Table 7: Cumulative effects of the Regulation 18 Draft Local Plan

SA objective	Tonbridge and Malling Local Plan cumulative effect
SA1: Health and well-being	+
SA2: Services and facilities	+
SA3: Education	+
SA4: Economic growth	++
SA5: Biodiversity and geodiversity	+/-
SA6: Landscape and townscape	-
SA7: Historic environment	+/-
SA8: Water	-
SA9: Soils	+/-
SA10: Climate change mitigation	+
SA11: Climate change adaptation	+

SA objective	Tonbridge and Malling Local Plan cumulative effect
SA12: Pollution	+
SA13: Waste	0
SA14: Housing	++

Monitoring

1.58 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Given the relatively early stage of the Local Plan, indicators and targets for all SA objectives have been included. These indicators and targets were originally developed and included as part of the SA Scoping Report. The Proposed SA Monitoring Framework below will be updated at the next stage of the SA to focus on the SA objectives against which significant (including uncertain) effects have been recorded.

Proposed SA Monitoring Framework

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

Sub-objectives

- To reduce health inequalities amongst different groups in the community.
- To improve access to health and social care services.
- To promote healthy lifestyles, including equitable access to recreational opportunities such as open space, leisure facilities, children's and teenage play areas and access to green spaces.

- To maintain low crime levels.
- To reduce the fear of crime.
- To reduce levels of anti-social behaviour.
- To encourage safety by design.
- To promote healthy lifestyles through connecting people with nature and promoting high standards of green infrastructure.
- To encourage local food growing and healthy eating including allotments and community gardens.
- To accommodate the needs of an ageing population.

Indicators

- Percentage of the resident population who consider themselves to be in good or very good health.
- Life expectancy at birth for males and females.
- Percentage of working-age population who have a long-term health problem or disability.
- Police recorded crimes per 1,000 of the population.

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

Sub-objectives

- To improve access to leisure facilities.
- To maintain and improve access to essential services and facilities.
- To promote the use of more sustainable modes of transport.
- To encourage walking, cycling and the use of public transport.
- To provide, protect and enhance active travel routes, including Public Rights of Way networks.

Indicators

- Average household size
- Households assessed as homeless per 1,000 population.
- Number of applications on the housing register.
- House prices- earning ratio.
- Average broadband speed across the local authority area.
- New permanent pitches/plots approved.
- Number of C2 units (net) permitted.
- Amount and type of new open space secured through S106.

SA objective 3: To ensure access to educational facilities and support skills and training development for all age groups and all sectors of society

Sub-objectives

- To maintain and increase levels of participation in education for all members of local communities.
- To improve the provision of education and training facilities.
- To improve access to and involvement in higher education.
- To improve qualifications and skills of young people and adults.

Indicators

- Percentage of residents aged 16 years and over with Level 4 or above qualifications.
- Percentage of residents aged 16 years and over with no qualifications.

SA objective 4: To encourage sustainable economic growth, business development, high levels of employment and economic inclusion across the borough

Sub-objectives

- To support businesses to grow, expand and diversify, particularly in rural areas.
- To increase local employment opportunities for all and the provision of higher value jobs, reducing levels of unemployment.
- To support business performance, growth and resilience.
- To protect existing and provide new employment floorspace.
- To ensure that supporting infrastructure is provided to encourage economic growth.
- To support the needs of small and medium business enterprises.
- To support the vitality and viability of town centres.

Indicators

- Town Centre Vacancy Levels.
- Prior notification- loss of office floorspace from prior notification.
- Annual average unemployment rate.
- Gains/losses in employment floorspace.
- Applications for businesses operating from a residential property.
- Number of new jobs created in the borough.

SA objective 5: To protect and enhance biodiversity and geodiversity

Sub-objectives

- To protect and enhance designated sites of nature conservation importance and designated sites for geodiversity.
- To protect and enhance habitats and wildlife corridors, including on brownfield land.
- To provide opportunities for people to access wildlife and open green spaces.
- To increase biodiversity net gain.
- To protect, conserve and enhance protected species, including priority species, and habitats – including those of conservation importance that contribute to reversing the trend of ecological decline.
- To protect, enhance and expand ecological networks and their interconnectivity.
- To protect irreplaceable habitats.
- To ensure that development follows the biodiversity mitigation hierarchy of avoid, minimise, remediate, compensate.
- To protect and enhance green and blue infrastructure.
- To support the development and implementation of the Kent and Medway Local Nature Recovery Strategy.

Indicators

- Average percentage of BNG achieved.
- Percentage of SSSIs in favourable condition.
- Percentage of Local Wildlife Sites in positive conservation management.
- Ancient woodland loss (ha).
- Additional Tree Preservation Orders made.

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

Sub-objectives

- To protect and enhance landscape character and quality, particularly landscapes of high quality and value.
- To protect and enhance townscape character and quality.
- To protect and enhance the integrity and quality of the borough's urban and rural landscapes, maintaining local distinctiveness and sense of place.
- To conserve and enhance National Landscapes within the borough and their settings.
- To promote high quality design in the context of the landscape and townscape, enhancing local distinctiveness.
- To protect and enhance settlement identities including their setting and character.

Indicators

- Number of new dwellings (net) permitted within the Kent Downs and High Weald National Landscapes.
- Number of overturns against statutory advice.
- Quantum of floorspace (net) permitted for employment uses within the Kent Downs and High Weald National Landscapes.
- Average density of residential development.
- Number of planning applications referred to a Design Review Panel.

SA objective 7: To protect, conserve and enhance heritage and cultural assets

Sub-objectives

- To protect, conserve and enhance heritage assets and their settings, including sites and features of archaeological value.
- To protect and enhance the historic character of the landscape/townscape.

Indicators

- Number of heritage assets recorded as 'at risk' in the borough.
- Number of new designated and non-designated heritage assets recorded.
- Number of Conservation Area Appraisals reviewed/adopted.

SA objective 8: To protect and enhance the water environment and reduce flood risk

Sub-objectives

- To protect water resources such as those used for the supply of water and abstraction.
- To reduce the risk of flooding to existing communities and ensure no new developments are at risk.
- To improve water quality including contributing towards achievement of relevant River Basin Management Plan aims.
- To minimise water consumption, such as through high standards of water efficiency.
- To ensure infrastructure is adequate to support water supply and sewer connections.
- To ensure that wastewater treatment infrastructure is available.

Indicators

- Number of planning permissions granted contrary to Environment Agency and Lead Local Flood Authority (LLFA) advice on flooding grounds.
- Per capita consumption of water in litres.
- Percentage of river and groundwater units with biological and/or chemical quality rated as good.

SA objective 9: To conserve and enhance soil resources, use land efficiently and guard against land contamination

Sub-objectives

- To reduce the amount of derelict, underused and vacant land.
- To encourage development of brownfield land and the re-use of buildings, minimising greenfield development as far as possible.
- To protect valued soils, soil functions and protect and enhance soil quality and prevent soil pollution.
- To avoid development of 'best and most versatile' agricultural land.
- To prevent the sterilisation of mineral deposits.
- To prevent land contamination and promote the remediation of contaminated land.

Indicators

- Percentage of housing development on greenfield/brownfield land.
- Percentage of employment development on greenfield/brownfield land.
- Number of dwellings recorded on the Brownfield Land Register.
- Area (ha) of best and most versatile (Grades 1-3a) lost to development.

SA objective 10: To reduce greenhouse gas emissions to help tackle the climate emergency and contribute to becoming a net zero carbon borough

Sub-objectives

- To reduce and minimise greenhouse gas emissions.
- To contribute towards becoming a carbon neutral Council and borough by 2030.
- To increase energy efficiency.
- To support the transition from fossil fuels and promote the use of decentralised and low carbon energy.
- To promote the use of sustainable modes of transport such as walking, wheeling and the use of public transport.
- To reduce use of the private car.
- To encourage the production of energy from waste.
- To promote sustainable methods of design and construction including reducing embodied carbon emissions.
- To support the provision of and uptake of electric charging infrastructure.
- To nurture development of a green economy.
- To support businesses in becoming net zero.
- To promote compact, mixed-use development in sustainable locations, encouraging walking and cycling for short journeys.

Indicators

- Carbon dioxide emissions data per capita (tCO₂e).
- Number of cars or vans in household.
- Publicly available electric vehicle charging points.

- Number of applications permitted for the generation of renewable or low carbon energy.

SA objective 11: To reduce vulnerability to the adverse effects of climate change through adaptation

Sub-objectives

- To contribute to climate change adaptation.
- To ensure that developments are designed and constructed to assist in climate change adaptation i.e. reduce overheating, urban cooling, etc.
- To encourage best practice measures for managing flood risk such as SuDS or other flood alleviation measures.
- To reduce the risk of, and minimise flooding from all known sources, taking into account the impact of climate change.
- To avoid development in areas at risk of flooding or in adjacent areas that would increase flood risk.
- To ensure that nature-based solutions are maximised such as green walls, tree-planting, natural flood management solutions, etc.
- To ensure that there is suitable energy infrastructure capacity.

Indicators

- Method of travel to work.
- Percentage of new dwelling energy performance certificates at band C and above.
- Percentage of all non-domestic energy performance certificates at band C and above.
- Woodland as a percentage of area in the borough.

SA objective 12: To reduce levels of and exposure to noise, light and air pollution

Sub-objectives

- To protect and improve local air quality.
- To minimise increases in traffic and congestion.
- To minimise development in areas exposed to poor air quality (e.g. AQMAs).
- To minimise noise generation in close proximity of sensitive receptors.
- To minimise light pollution.

Indicators

- Number of AQMA's in the Borough where NO₂ results exceed the National Air Quality objectives for which they were declared.
- Publicly available electric vehicle charging points.

SA objective 13: To protect material assets and minimise waste

Sub-objectives

- To ensure sustainable use of natural resources.
- To reduce the demand for raw materials.
- To promote the re-use of aggregates and the use of sustainable/local materials in construction.
- To increase the proportion of waste recycling and reuse.
- To reduce the production of waste.

- To reduce the proportion of waste generated and waste that goes to landfill.

Indicators

- Percentage of household waste sent for recycling and composting.
- Number of fly tip incidents.
- Allocations in the Local Plan that are located on minerals safeguarding sites.
- Allocations in the Local Plan that are located on best and most versatile agricultural land (Grade 1-3a).

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

Sub-objectives

- To contribute to housing supply.
- To contribute to meeting local housing needs (affordable, specialist housing) to meet the needs of all.
- To provide an appropriate mix of sizes, types and tenures of housing.
- To promote housing that is of high quality.
- To reduce or prevent homelessness.
- To provide pitches for Gypsies and Travellers.

Indicators

- New homes (net) completed.
- New permanent pitches/plots approved.

- New affordable homes (net) completed by tenure and type.
- Percentage of new 1, 2, 3, 4+ bedroom dwellings (net) delivered.
- Number of new applicants to the Self-Build Register and Custom Build Register.
- Number of self-build and custom-build plots granted permission.

Next Steps

1.59 The full SA Report and this Non-Technical Summary will be available for consultation alongside the Regulation 18 Draft Local Plan between November and December 2025.

1.60 The consultation responses on the Regulation 18 Draft Local Plan and the SA Report will be taken into account in the next stages of the Local Plan preparation process.

LUC

October 2025

Report produced by LUC

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