

06

ADDRESSING CLIMATE CHANGE



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06

ADDRESSING CLIMATE CHANGE

Introduction

6.1 This chapter outlines the council's approach to tackling climate change.

6.2 It introduces a comprehensive suite of policies aimed at supporting the national transition to net zero, while also advancing the council's own local climate objectives. Through development and land use policies, the council seeks to ensure that new development plays a meaningful role in reducing long-term carbon emissions. These policies are designed to promote energy efficiency, lower greenhouse gas emissions, and help communities both mitigate and adapt to the current and future impacts of climate change.

6.3 The Intergovernmental Panel on Climate Change (IPCC) is the United Nations body responsible for evidence on climate change. The IPCC produces regular scientific assessment reports that present the physical evidence base on the impacts and risks of climate change, and options for mitigation and adaptation. The IPCC defines climate change as:

'a long-term shift in the climate that persists for decades or longer. These shifts can be caused by natural variability or human activity'.







6.4 Anthropogenic activities, predominantly through emissions of greenhouse gases, have unequivocally caused global warming, with global surface temperature reaching 1.1°C above 1850–1900 temperatures in 2011–2020. Worldwide greenhouse gas emissions have continued to increase, which has led to widespread adverse impacts and related losses and damages to the environment and people with vulnerable communities who have historically contributed the least to current climate change being disproportionately affected ([IPCC Synthesis Report 2023](#)).

6.5 Climate change is therefore now recognised as being one of the greatest challenges facing global society with the likelihood of abrupt and/or irreversible changes increasing as global warming levels rise. Locally within the borough and county of Kent, the risks are very clear. The [Climate Change Risk and Impact Assessment for Kent and Medway \(CCRIA\)](#) advises that by 2040 Kent will be experiencing hotter and drier summers with an increase in average summer temperature of 2 – 3°C and a reduction in average rainfall of 20 – 30%, and warmer and wetter winters with an increase in average winter temperature of 1 – 2°C and an increase in average rainfall of 10 – 20%. The intensity and frequency of extreme weather is expected to continue to increase.

6.6 Legislation within the UK is therefore clear that strong action must be taken to address this increasing problem. In 2008, the UK passed the world-leading Climate Change Act as the first national framework legislation that set out requirements for the government to establish a long-term emissions reduction goal. Following further international research, in June 2019 the Government laid the draft Climate Change Act 2008 (2050 Target Amendment) Order 2019 to amend the Climate Change Act 2008 by introducing a target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. The Order came into force on 27 June 2019.

6.7 The Climate Change Act 2008 (as amended) therefore sets a legally binding target for the UK to reduce greenhouse gas emissions to net-zero by 2050. In response to this, the council declared a climate change and biodiversity emergency in July 2019, the declaration committing itself to playing as full a role as possible in the aspiration for a carbon neutral borough by 2030. The council adopted its Climate Change Strategy (2020 -2030) to help deliver these goals.

6.8 Furthermore, the [Third National Adaptation Programme \(NAP3\) five-year plan \(2023–2028\)](#) has introduced the Adaptation Reporting Power (ARP), allowing the Secretary of State to require public bodies and infrastructure operators to respond to risks identified in the Climate Change Risk Assessment (CCRA3) and to report on climate adaptation measures and evidence a proactive approach to mitigating and adapting to climate change in order to support the national transition to net zero by 2050. Consequently, the ARP invites local authorities to align their climate change policies with national adaptation policy and supports the introduction of climate adaptation strategies.

6.9 The Local Plan supports the delivery of the objectives of the council's Climate Change Strategy, but it's important to acknowledge that the planning system is one of many delivery mechanisms for addressing climate change. The council will therefore have to engage and work together with other authorities and stakeholders particularly as part of the duty to co-operate system to comprehensively address this issue and achieve local and national objectives.

6.10 It is important to highlight that the policies in this chapter should be read with other policies in the Local Plan, as the issue of climate change is a golden thread running throughout the Local Plan and is core to the economic, social and environmental overarching objectives of sustainable development, which are interdependent and must be pursued in mutually supportive ways (NPPF 2024). Through national policy, it is advocated that plans should proactively manage emissions and adapt to climate change, accounting for long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.

6.11 Policies should therefore support appropriate measures to ensure future health and resilience of communities and infrastructure to climate change impacts.

Addressing Climate Change



Introduction

6.12 Planning for climate change is an international, national and local priority which is required at the strategic level and must be at the heart of spatial planning priorities. Taken at the strategic level, addressing climate change involves seeking to limit the impact of development on the climate including locating, designing and constructing developments in ways that reduce carbon dioxide emissions and reduce the use of our natural environment and its resources. It also incorporates measures to reverse decline in key environmental areas and make improvements such as biodiversity net gain (BNG).

6.13 The purpose of Policy CC1 is to ensure that the development and use of land in the borough considers climate change at the heart of development proposals and will contribute to the mitigation of, and adaptation to, climate change during the design, construction and occupation of all new development.

6.14 The Planning and Compulsory Purchase Act 2004 sets out the legislative framework for development planning in England. Section 19(1A) of the act requires: “Development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change”.

6.15 Councils are therefore bound by the legal duty set out in Section 19, as amended by the 2008 Planning Act, to ensure that policies in local plans contribute to the mitigation of, and adaptation to, climate change. Tonbridge and Malling Borough Council therefore has a legal duty to address climate change as part of the Local Plan.

6.16 As well as legislative duties, National Policy requires plans to have strategic policies to set out an overall strategy for planning measures to address climate change mitigation and adaptation and requires that the planning system should support the transition to net zero by 2050 and take full account of climate impacts.

6.17 The council is committed to tackling the causes and impacts of climate change and strategic policy CC1 seeks to deliver the council’s overarching strategy for addressing climate change and the national target of transition to net zero by 2050. This policy is supported by a suite of development management policies which establish a comprehensive approach to mitigating and adapting to climate change.

6.18 The council reports on council and borough greenhouse gas emissions and the council’s emissions reduction target are published on the council’s website.

Policy CC1: Addressing Climate Change

- 1 Development proposals, as relevant to their nature and scale, will need to demonstrate that a proactive, integrated and best practice approach has been taken to mitigating and adapting to climate change, supporting the transition to a low carbon and net zero future, and increasing resilience to climate impacts. Innovative and creative solutions to mitigating and adapting to climate change and contributing to climate change resilience are encouraged.
- 2 To achieve this, development proposals, as appropriate, must be designed to reduce and minimise greenhouse gas emissions and support the transition to net zero, including by seeking to achieve a net zero or near net zero energy balance where feasible and viable, taking into account site-specific circumstances, viability and local plan and national policy requirements.
- 3 Overall, the development must contribute to net zero through a holistic approach to design, construction, energy efficiency and on-site renewable generation to achieve as close to a net zero energy balance as possible for the type of development.
- 4 For climate change mitigation, development proposals should incorporate, as appropriate, the following measures:
 - a Make effective use of land, prioritising previously developed land and sustainable locations with good access to services and facilities and sustainable transport modes;
 - b Reduce the need to travel and reliance on private vehicles and maximise opportunities for walking, cycling and public transport;
 - c Prioritise re-use or retrofitting of existing buildings where this will reduce whole lifecycle carbon emissions compared to demolition and re-development;
 - d Maximise opportunities for on-site renewable and low carbon energy generation and storage, having regard to site suitability and impact;
 - e Support a circular economy including the efficient re-use of resources, minimising construction waste and reduction of embodied carbon;
 - f Reduce energy demand through passive design and high fabric efficiency in accordance with the energy hierarchy set out in policy CC4;
 - g Reduce water use and increase rain and grey water harvesting in accordance with Policy CC7 Water efficiency;
 - h Design development to be sustainable including considerations around landscaping, density, layout that encourages sustainable transport, building types, shapes, building materials and orientation, to minimise energy consumption and maximise solar energy generation;
 - i Incorporate nature-based solutions and green and blue infrastructure that contributes to carbon sequestration, biodiversity net gain and climate resilience; and
 - j Demonstrate that, where appropriate, development reduces whole-life carbon emissions, including through reuse of existing structures and materials.

Strategic Policy

Policy CC1: Addressing Climate Change continued

- 5 Development proposals must also demonstrate how they minimise vulnerability to climate change impacts, including flood risk, overheating, water scarcity, land instability and extreme weather events, and incorporate appropriate risk reduction measures to increase resilience to current and future climate conditions. This should include identifying site-specific climate risks and incorporating appropriate adaptation and mitigation measures over the lifetime of the development.
- 6 For climate change adaptation and resilience, this must include:
 - a Taking account of and manage flood risk from all sources of flooding through location, layout and design;
 - b Retaining space for flood management and future adaptation where necessary;
 - c Incorporating sustainable drainage systems (SuDS);
 - d Incorporating green and blue infrastructure and urban greening, delivering multi-functional benefits including biodiversity enhancement, wildlife resilience, carbon sequestration, urban cooling and water management, through measures such as tree planting, green roofs, rain gardens and enhanced green and blue infrastructure networks;
 - e Minimising water consumption and maximising water efficiency measures, including rainwater and greywater harvesting and re-use;
 - f Designing development to reduce the potential for overheating through passive design measures including cooling, heating and ventilation measures; and
 - g Avoiding or minimising pollution including air, water, noise and light pollution and contributing to improvements in environmental quality where possible.
- 7 Climate change mitigation and adaptation measures are key to delivering sustainable development and must therefore be considered at the beginning of the design process.
- 8 Major development proposals should be accompanied by an Energy and Climate Change Statement, proportionate to the scale and nature of the development, demonstrating how the policy principles have been considered and incorporated, where applicable. The statement should include appropriate evidence, which may include quantification of anticipated greenhouse gas emissions, application of the energy hierarchy, and identification of climate risks together with proposed mitigation and adaptation measures over the lifetime of the development. Where relevant, supporting technical information such as overheating risk assessments, flood risk assessments, or other specialist studies should be provided.
- 9 For minor development proposals, the Design and Access Statement should demonstrate how climate change principles have been addressed.

Strategic Policy

Policy Implementation

6.19 All new development will be required to consider climate change mitigation and adaptation. Proposals that involve new built development are expected to meet the criteria in this policy and any corresponding Development Management policies that would be relevant to the character and scale of the development.

6.20 For the purposes of this policy, major development includes residential development of 10 or more dwellings and non-residential development creating, extending or involving the change of use of more than 1,000sqm of floorspace.

6.21 Climate change considerations should inform the design and evolution of development proposals from the earliest stages of site selection, masterplanning and design. Early consideration of climate change issues can help to avoid the need for retrofit solutions and ensure that mitigation and adaptation measures are integrated into the development in an effective and coordinated manner.

6.22 The policy should be applied holistically alongside the suite of climate change policies contained within this Local Plan, including those relating to sustainable design and construction, circular economy principles, energy efficiency, renewable and low carbon energy, water efficiency, flood risk, biodiversity and green infrastructure. Measures adopted to respond to one aspect of climate change should, where possible, deliver multiple environmental benefits.

6.23 Nature-based solutions and green and blue infrastructure can make an important contribution to both climate change mitigation and adaptation. In addition to supporting biodiversity and ecological resilience, such measures can contribute to carbon sequestration, sustainable drainage, urban cooling, flood management, water conservation and improved environmental quality. Multi-functional measures should be encouraged wherever appropriate.

6.24 When assessing planning applications, the Council will expect evidence to be proportionate to the scale, nature and likely impacts of the proposal. For major development, the Energy and Climate Change Statement should demonstrate how climate change considerations have informed the design of the development and identify the principal mitigation and adaptation measures incorporated into the scheme. Supporting information may draw upon evidence prepared to support compliance with other relevant Local Plan policies and should avoid unnecessary duplication. Evidence submitted in support of development proposals may be informed by recognised assessment frameworks and standards, where appropriate, (and particularly for major development proposals) including:

- [ISO 14090](#) and [ISO 14091](#) in relation to climate change adaptation and risk assessment;

- the [UK Green Building Council's Framework for Measuring and Reporting Climate-related Physical Risks to Built Assets](#); and
- [PAS 2080 \(Carbon Management in Buildings and Infrastructure\)](#), particularly for major development and infrastructure projects.

6.25 Where relevant, supporting technical information may include flood risk assessments, whole life cycle carbon assessments, energy assessments, overheating assessments, sustainable drainage information, ecological assessments and other specialist studies. Where necessary to make development acceptable in planning terms, measures arising from Policy CC1 may be secured through planning conditions or planning obligations, having regard to the scale and nature of development, site-specific circumstances and national policy requirements.

Circular Economy



Introduction

6.26 The construction industry generates significant amounts of waste and carbon emissions and is a heavy user of natural resources. Owing to the finite nature of these resources and the need to preserve such precious natural commodities, the promotion of the circular economy through the Local Plan can play a significant role in reducing whole-life impacts on GHG emissions – including embodied carbon, managing resources, reducing waste and reducing exposure to global supply chain disruption by the physical impacts of climate change.

6.27 A circular economy seeks to transition away from the conventional linear model (take-make-dispose) to a model that increases recycling and repair and promotes waste as a resource. It seeks for buildings to be innovatively designed for longevity, to be built in layers to allow for easy adaption and flexibility for future new uses as well as disassembly. Such a framework offers a sustainable means of reducing embodied carbon and working towards a low carbon future and a goal of net zero waste to landfill.

6.28 Government Statistics show that approximately 60% of all waste generated in the UK is derived from construction related activities, with approximately 50,000 buildings a year being demolished across the country (RIBA 2022). The NPPF encourages the reuse of existing resources, including the conversion of existing buildings and promotes and supports the development of underutilised land and buildings.

6.29 The government's Circular Economy Package (2020) revised the policy framework for waste management and recycling, referencing the Resources and Waste Strategy for England (2018). Kent County Council has integrated circular economy principles into spatial planning through the Kent Minerals and Waste Local Plan 2024 to 2039 and its Circular Economy Topic Paper 2024. New developments are expected to show how they minimise waste, use resources efficiently and support material recovery, using the Kent Design Guide 2007.

6.30 Kent County Council articulates four circular economy principles in its Kent Minerals and Waste Local Plan Policy:

- i Minimise the production of construction, demolition and excavation waste and manage any such waste arising during the development in accordance with Kent Minerals and Waste Local Plan Policy CSW 2;
- ii Retain and repurpose existing structures where possible;
- iii Allow for ease of redevelopment and refurbishment;
- iv Maximise sustainable construction methods which include the use of recycled and recyclable materials and techniques which minimise waste and allow for ease of deconstruction and reuse of building components.

6.31 A key objective of the Local Plan is the use of brownfield land first. The promotion of the circular economy will directly feed into this, seeking to reuse land and recycle existing materials and have a preference to retain and refurbish existing buildings where possible and viable where the embedded carbon would be recycled.

6.32 The Circular Economy principles also aim for a high standard of innovative design and construction, so buildings are more resilient to the impacts of climate change by being adaptable for mitigation and future technological changes. By adopting the Kent County Council circular economy principles buildings can be viewed as both forever structures suitable for future adaptation and as temporary repositories for materials that can be reused.

Policy CC2: Circular Economy

- 1 Development proposals (including all major development) where there are existing buildings and / or structures present should demonstrate how circular economy principles have been incorporated into the design and delivery of development, taking a proportionate approach having regard to the scale and nature of development. This should include:
 - a Prioritising the retention, refurbishment and re-use of existing buildings and structures;
 - b Making efficient use of land and materials, considering alternative low carbon materials and methods, prioritising materials with high recycled content and procuring locally and responsibly sourced materials where possible;
 - c Reducing the consumption of primary resources; and
 - d Minimising waste and maximising the reuse and recovery of materials in accordance with circular economy principles and the waste hierarchy.
- 2 For all major developments, and for other development where proportionate to the scale and impacts of the proposal, applicants should demonstrate how circular economy principles have been incorporated into the design and construction of development. Proposals must demonstrate that all reasonable opportunities have been taken to retain and reuse existing buildings and construction materials, where feasible and viable. Supporting evidence as below (where not major development) shall be submitted and / or included as part of the energy and climate change statement required under policy CC1, or within a sustainability, design and access or similar supporting statement.
- 3 Major development shall be supported by proportionate evidence, which may include a materials reuse strategy, waste forecasts or lifecycle considerations. This may form part of an energy and climate change statement required under Policy CC1, or within a sustainability, design and access or similar supporting statement as relevant.
- 4 For development below these thresholds, evidence should be proportionate to the scale and nature of the proposal.

- 5 The supporting evidence should demonstrate how the circular economy principles set out in (a)–(f) below have been addressed. Where measures are not proposed, justification should be provided explaining why they are not feasible or viable.
 - a Building in layers;
 - b Designing out waste through planning, design, construction and operation;
 - c Building for longevity including future retrofitting and upgrades;
 - d Building for adaptability or flexibility over time and in response to future climate conditions;
 - e Designing for disassembly to facilitate future reuse of materials and components; and
 - f Using systems, elements or materials that can be reused and recycled and which optimise resource efficiency and reduce carbon-equivalent emissions where appropriate.
- 6 Development proposals should be designed and implemented to:
 - a Minimise waste arising from construction, demolition and excavation, including through re-use-first approaches;
 - b Manage waste in accordance with the waste hierarchy prioritising prevention, re-use and recycling;
 - c Make efficient use of materials and promote the use of recycled and sustainably sourced materials where practicable, including locally and responsibly sourced materials where possible; and
 - d Demonstrate a clear preference towards retaining, refurbishing and reusing existing buildings and structures including the incorporation of low carbon and renewable energy and heat technology where feasible and viable and consistent with other policies in the Plan.
- 7 Proposals involving the reuse, conversion or change of use of existing buildings, including heritage assets, shall adopt a re-use first approach. As relevant to heritage assets this should be in accordance with the Historic England Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency or any subsequent updates to this guidance, where applicable.



Policy Implementation

6.33 Any reference in this policy to 'major development' refers to either residential development of schemes greater than 10 dwellings or non-residential development over 1000 sqm.

6.34 The circular economy seeks to reduce the consumption of finite resources, retain materials in productive use for as long as possible and minimise waste generation. In the built environment, this can be achieved through the retention and adaptation of existing buildings, the efficient use of materials, and designing development to be durable, adaptable and capable of future reuse.

6.35 The retention and repurposing of existing buildings and structures can significantly reduce embodied carbon emissions and construction waste while helping to conserve local character and distinctiveness. Reuse of existing materials may also reduce the environmental impacts associated with the extraction, manufacture and transportation of new building materials.

6.36 Applicants should have regard to relevant waste management guidance and the Kent County Council Minerals and Waste Local Plan where applicable. Circular economy principles should be considered from the earliest stages of site planning and design, helping to maximise resource efficiency and reduce whole-life environmental impacts.



Sustainable Design & Construction

Introduction

6.37 Sustainable construction means taking a 'life cycle' approach to development. A core principle in addressing climate change is setting a high standard of sustainable design and construction that goes beyond the basic design parameters of a development and encompasses a whole life cycle approach from the very first design considerations to the construction methods, materials and end of life strategy. Embracing sustainable design and construction principles ensures the impact upon the climate from a development throughout its life is therefore reduced to a minimum.

6.38 Sustainable design and construction can positively contribute to delivering sustainable development and addressing climate change. This includes the use of local supply chains and skills which can contribute to reducing transport-related emissions associated with development. The council therefore seeks to encourage high standards of sustainable design and construction that will raise the overall environmental performance of new developments whilst addressing climate resilience and adaptation.

6.39 The built environment is responsible for carbon emissions at the construction stage but also throughout its lifetime. Therefore, to reach towards net zero across the borough and the rest of the UK, it will be necessary to implement policies that address a broader range of emissions that occur over the building's lifecycle, at all stages of the supply chain.

6.40 National planning policy advises that the planning system should encourage the reuse of existing resources and help to reduce greenhouse gas emissions, such as through its location, orientation and design. It also indicates that plans should take a proactive approach in mitigating and adapting to climate change. Sustainable design and construction principles address all stages of the development process, ensuring that climate change mitigation, resilience and adaptation measures are incorporated into development.

6.41 The [Government's Environment Improvement Plan \(EIP\) 2025](#) policy paper includes delivery plans for the 5-year period 2025 to 2030 for achieving Environment Act 2021 targets across priority areas. Relevant targets for air quality, water, biodiversity, resource efficiency and waste reduction are referenced by Policy CC3. The document includes commitment metrics relating to local planning authorities.

Policy CC3: Sustainable Design and Construction

- 1 Development proposals will be supported where they demonstrate compliance with the principles of sustainable design and construction as set out below, to help mitigate and adapt to the effects of climate change:

Whole life carbon

- a A Whole Life Cycle Carbon Assessment (WLCA) must be submitted at the planning application stage for all new major development and development below this threshold where it is likely to result in significant embodied carbon emissions.
- b The WLCAs must:
 - i Be prepared in accordance with recognised methodologies and standards;
 - ii Assess embodied, operational, maintenance, end-of-life and Module D impacts; and
 - iii Demonstrate how carbon emissions have been minimised through design iteration and material selection.

- c Applications will be refused where an adequate WLCA is not provided or where the proposal fails to demonstrate that reasonable measures to reduce whole-life carbon have been taken;

Natural resources and site optimisation

- d Make efficient use of site layout, orientation and passive design principles to reduce energy demand and increase climate resilience; and
- e Conserve and, where possible, enhance on-site natural resources, including soils, water and vegetation;

Materials and construction

- f Use materials with high environmental performance and thermal efficiency to reduce operational energy demand;
- g Minimise the use of high embodied carbon materials, including concrete and steel, unless it is clearly demonstrated that their use is necessary;
- h Prioritise low embodied carbon, responsibly sourced and, where feasible, locally sourced materials, and support the use of traditional construction techniques and local skills where appropriate; and
- i Demonstrate as appropriate and with supporting information how durability, performance and embodied carbon reduction have been optimally balanced.

Overheating and cooling hierarchy

- j All development must be designed to:
 - i maintain safe and thermally comfortable internal environments in accordance with recognised industry guidance and relevant Building Regulations requirements.
 - ii Minimise overheating risk, taking into account current and projected climate conditions.
- k Major development proposals must demonstrate, where relevant, how overheating risk has been addressed through a sequential approach to design and in compliance with the cooling hierarchy:
 - i Reduce heat gains through orientation, form fabric, shading and green infrastructure;
 - ii Minimise internal heat generation;
 - iii Use passive design measures including thermal mass and natural ventilation;
 - iv Incorporate mechanical ventilation only where passive measures are demonstrated to be insufficient; and

- v Use active cooling systems only where it is clearly demonstrated that all preceding measures are not feasible or sufficient.

Major development

- 2 In accordance with policy CC1 above, major developments must demonstrate within their Energy and Climate change statement how their development actively addresses these principles of sustainable design and construction including:
 - a A full account of climate change risks over the lifetime of the development;
 - b Measures to minimise carbon emissions across the whole life cycle of the development;
 - c Adaptation measures to minimise vulnerability and strengthen resilience; and
 - d How the cooling hierarchy and energy hierarchy have been applied.

Construction impacts

- 3 Development proposals must include measures to ensure that during construction:
 - a Polluted runoff, including suspended sediments, is prevented from leaving the site; and
 - b Discharges are managed in accordance with relevant environmental regulations and permitting requirements.

Minor development

- 4 Minor development will be required to address relevant principles set out in this policy through a Design and Access Statement or equivalent supporting information, where required.

Policy Implementation

6.42 The policy applies to all developments, proportionate to the scale and character of the development. In this policy, major development includes residential development of 10 or more dwellings and non-residential development creating, extending or involving the change of use of more than 1,000sqm of floorspace.

6.43 A significant proportion of a building's carbon footprint and environmental impact is generated before occupation begins. For this reason, it is important that the assessment of a development includes the operational stage of a building's life when it is in use, as well as including construction activities such as the clearance of a site, any demolition requirements and transportation of materials. Software tools available for such assessments can be OneClick LCA and eTool.

6.44 Consideration of soils and ecosystem services may also be required in accordance with other policies of the Local Plan. Applicants should have regard to relevant guidance, including the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

6.45 Addressing water scarcity is an important component of sustainable design and construction and should be considered alongside the requirements of Policy CC7. Overheating is also recognised as a growing risk as a result of

climate change, rising temperatures and more frequent heat waves. Early consideration of building form, orientation, shading, ventilation and green infrastructure can help improve resilience and reduce the need for energy-intensive cooling measures.

6.46 This integrated approach to sustainability should be embedded from the earliest stages of the development lifecycle, maximising the opportunities to influence positive environmental and social outcomes and minimising environmental impact.

6.47 This policy therefore requires early stages of design to consider the risks of overheating and be designed to follow the cooling hierarchy. Measures to address overheating in the design of new buildings are likely to be more effective and will be much cheaper to implement than retrofitting these in the future. Similar to energy use, it is recommended that a fabric first approach is taken with nature-based solutions such as shading from landscaping and green infrastructure.

6.48 A key part of complying with this policy for major developments is setting out and demonstrating the approach to sustainable design and construction in the Energy and Climate Change statement in accordance with Policy CC1. Where necessary and required, including for all major development proposals, this should include the whole lifestyle assessment.

6.49 Whole Life Cycle Carbon Assessments should be prepared using recognised industry methodologies, including where appropriate:

- [RICS Whole Life Carbon Assessment for the Built Environment Professional Standard \(2nd Edition or successor document\)](#);
- [BS EN 15978 Sustainability of Construction Works - Assessment of Environmental Performance of Buildings](#);
- [UK Net Zero Carbon Buildings Standard \(or successor documents\)](#);
- Royal Institution of Chartered Surveyors (RICS) guidance; and
- [PAS 2080 Carbon Management in Buildings and Infrastructure](#).

6.50 Thermal comfort and overheating assessments should have regard to recognised guidance such as:

- [CIBSE TM52 The Limits of Thermal Comfort: Avoiding Overheating in European Buildings \(or successor document\) for non-residential development](#);
- [CIBSE TM59 Design Methodology for the Assessment of Overheating Risk in Homes \(or successor document\) for residential development](#); and
- Approved Document O (Overheating) of the Building Regulations and any successor regulations or guidance.

Energy & Heating



Introduction

6.51 One of the biggest sources of carbon emissions comes from energy and heat associated with our homes and businesses. Heating and powering buildings accounts for 30% of the UK's total energy usage, and within the borough of Tonbridge and Malling, carbon emissions from the domestic and commercial sectors produce 28% of the borough's carbon emissions and these are dominated by building heating and energy use.

6.52 The Planning and Energy Act 2008 has been updated by the Levelling-up and Regeneration Act (LRA) 2023, by enabling local authorities to establish energy use requirements in their development plans, or local plans for new developments. These requirements aim to balance development energy consumption with renewable and local low-carbon sources, while achieving higher energy efficiency standards.

6.53 The council has declared a climate change emergency and is committed to working towards a carbon neutral borough over the lifetime of this Plan. The council is ambitious in seeking to meet its climate change objective and support the transition towards a carbon neutral borough by 2030.



6.54 The council therefore wishes to support the delivery of energy – efficient and low-carbon development through the application of the energy hierarchy, fabric-first design principles and the integration of renewable and low-carbon energy technologies where feasible and viable. This approach is in line with the Planning and Energy Act 2008 which allows local authorities to set local energy efficiency standards that go beyond the minimum standards provided by the Building Regulations, although Policy CC4 does not introduce local technical energy performance standards and instead promotes design-led measures to reduce energy demand and carbon emissions. The policy supports the transition to net zero by 2050, through the establishment

of proactive approaches to energy efficiency, building performance and low-carbon energy infrastructure and the amendments via the Levelling-up Regeneration Act (LURA) which enable the development of sustainable infrastructure, the use of renewable, low-carbon sources, and support higher levels of energy efficiency in new development.

6.55 Tackling climate change is a central objective of the planning system. The NPPF requires plans to support the transition to a low carbon future, shape places to reduce greenhouse gas emissions, and support renewable and low carbon energy.

6.56 Energy performance standards for buildings in England are primarily set through the Building Regulations, in particular Approved Document Part L (Conservation of Fuel and Power). In March 2026, the Government published the Future Homes and Buildings Standards, which will come into force from March 2027.

6.57 The Future Homes Standard introduces a step-change in energy performance, requiring new homes to produce around 75% fewer carbon emissions compared to homes built to 2013 standards.

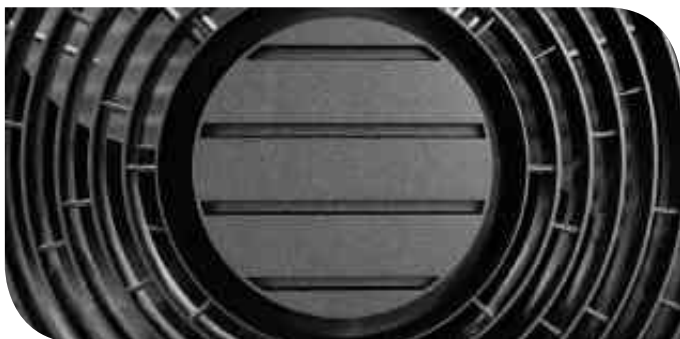
6.58 In accordance with national policy, Policy CC4 supports the delivery of energy-efficient, low-carbon development through the application of the energy hierarchy and design-led measures. The policy requires applicants to demonstrate how energy demand has been minimised through fabric-first design principles before considering renewable and low-carbon energy technologies. It also promotes development that is zero-carbon ready and compatible with existing and future low-carbon energy infrastructure.

Policy CC4: Energy & Heating

- 1 All development proposals should demonstrate how the following energy hierarchy has been considered in the design of the scheme through an energy and climate change statement:
 - a Reduce energy demand through orientation, layout and fabric performance, applying a fabric-first approach that prioritises high levels of insulation, airtightness and minimises thermal bridging, to reduce energy demand before considering renewable and low carbon technologies;
 - b Use energy efficiently, including through passive design measures and efficient building services;
 - c Generate energy from renewable and low-carbon sources, prioritising on-site provision; and
 - d Monitor and manage energy use, where proportionate to the scale and nature of development.
- 2 Energy efficiency and low carbon measures should be incorporated at the earliest stage of design and carried through to construction and operation adopting a fabric first approach and with proposals designed to be 'zero carbon ready'.
- 3 Development proposals should be designed to be compatible with, and where feasible maximise opportunities for, connection to existing or planned low-carbon energy infrastructure and should safeguard the potential for future decarbonisation of the energy supply.
- 4 All development will be expected to achieve a high standard of energy efficiency and minimise carbon emissions adopting a 'fabric first' approach and designed to be 'zero carbon ready'.
- 5 To support high-quality and sustainable development, proposals are encouraged, to demonstrate performance through recognised quality standards, such as:
 - Home Quality Mark (or equivalent) for residential development;
 - BREEAM or equivalent standards for non-residential development.

Developments are encouraged to achieve BREEAM Excellent or equivalent.
- 6 All requirements of this policy will be applied having regard to site-specific circumstances, development viability and the need to ensure development remains deliverable. Where it is clearly demonstrated that full compliance cannot be achieved, applicants will be required to demonstrate that all reasonable opportunities have been taken and are incorporated into the design of development.

Strategic Policy



Policy Implementation

6.59 The energy hierarchy reflects established best practice in sustainable design by prioritising reductions in energy demand before energy generation technologies. A fabric-first approach is particularly important, as it reduces reliance on mechanical systems and supports long-term building performance. This is consistent with the Future Homes Standard, which places strong emphasis on improved fabric efficiency and airtightness.

6.60 Designing buildings to be ‘zero carbon ready’ helps ensure they remain efficient and adaptable as the energy system continues to decarbonise. This aligns with the objectives of the Future Homes Standard, which is intended to ensure that no further retrofit is required for new homes to achieve net zero operational carbon as the electricity supply decarbonises.

6.61 Energy-efficient development can deliver wider social and health benefits by helping to reduce fuel poverty, improve thermal comfort and indoor environmental quality, and support the health and wellbeing of residents and building users. These benefits are particularly important for vulnerable groups who may be more affected by high energy costs or poorly performing buildings.

6.62 Nationally recognised sustainability standards, such as the Home Quality Mark (HQM) and BREEAM, provide a valuable framework for assessing and improving building performance across a range of sustainability indicators. Their use can support consistent benchmarking, improved asset performance, resilience and wider sustainability outcomes, including health and wellbeing. They contribute to improving asset performance, long-term resilience and progress towards net zero carbon while also supporting wider sustainability outcomes, including health, wellbeing, social value and, where relevant, biodiversity enhancement. As these standards sit outside the statutory Building Regulations regime, they are encouraged rather than required, allowing applicants flexibility in how they demonstrate high-quality sustainable construction while maintaining compliance with national policy.

Renewable and Low Carbon Energy and Heat Projects



Introduction

6.63 Owing to technological advancements in renewable energy and low carbon technology, energy generated from such sources is now a viable and realistic option to power homes and businesses and feed into the national grid to help decarbonise it and provide a greener, sustainable energy source for our communities.

6.64 As well as the installation of renewable and low carbon energy technology to individual homes and businesses, there is also a growing demand for the submission of specific energy infrastructure projects such as solar or wind farms or the creation of district heat networks which can reduce greenhouse gas emissions, can make efficient use of land allowing for multiple uses, ensure energy security, stimulate investment and potentially provide an income for local communities.

6.65 In planning for the increased use and supply of renewable and low carbon energy and heat, national policy advises that plans should provide a positive strategy for energy from these sources that maximise the potential for suitable development and their future repowering and life extension while ensuring that adverse impacts are addressed appropriately.

6.66 [National Policy Statement for Renewable Energy Infrastructure EN-3](#) also highlights that there is an urgent need for new electricity generating capacity to meet the nation's energy objectives and that electricity generation from renewable sources is an essential element of the transition to net zero.



Policy CC5: Renewable and Low Carbon Energy and Heat Projects

- 1 Development proposals for renewable and low carbon energy generation, storage, and supporting infrastructure and distribution networks (including heat network schemes and community led energy schemes) will be supported where:
 - a The physical and visual impacts are acceptable, or can be made acceptable through mitigation, and do not result in significant adverse harm. This includes impacts upon landscape character including cumulative, sequential and visual impacts, National Landscapes and their setting, residential amenity, biodiversity including habitats and species, geodiversity, ecological networks, soil quality, flood risk and the historic environment / heritage assets and their setting. Impact considerations should also consider noise, shadow flicker, vibration and visual impacts such as glint or glare;
 - b The impacts and any required mitigation are acceptable in relation to highway safety, rail safety, aviation and defence navigation and communication systems;
 - c Proposals make effective use of land by prioritising commercial and previously developed land/buildings (where available and suitable). Where applications relate to agricultural land, proposals should support the continued agricultural use of the site, where reasonably practical, including for grazing or other compatible activities proportionate to the scale of the development; and
 - d That a mechanism is provided where appropriate to restore the site to its original use or an acceptable alternative use once the proposed use ceases, including the removal of associated infrastructure. This will be secured through planning condition or legal agreement where necessary.
- 2 When determining planning applications, significant weight will be given to the benefits associated with renewable and low carbon energy generation, in accordance with national policy.
- 3 Proposals for renewable and low carbon energy development within the Green Belt, will be determined in accordance with Policy SP8 and national Green Belt policy. Where development constitutes inappropriate development, it will not be approved unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the harm to the Green Belt, and any other harm, is clearly outweighed by other considerations, which may include the wider environmental benefits associated with renewable and low carbon energy generation.
- 4 Development proposals are required to maximise the use of the available resources by deploying installations with the greatest energy output whilst ensuring that the development is acceptable in planning terms. This includes maximising solar photovoltaic energy as well as considering the potential for thermal and energy storage and smart energy / demand management systems, including, where feasible, the co-location of complementary technologies, except to the extent that developers demonstrate these requirements are not viable.

Strategic Policy

- 5 Within new development, proposals incorporating on-site renewable and low carbon energy technologies, including solar thermal energy will be supported where feasible and appropriate.
- 6 To ensure proposals are acceptable in planning terms:
 - a Major development should be supported by a proportionate Energy and Climate Change Statement, demonstrating how the proposals respond to this policy; and
 - b Proposals should demonstrate that early, effective and proportionate engagement with relevant stakeholders and local communities has taken place to ensure that appropriate mitigation can be provided as required to make the development acceptable in planning terms, having regard to the scale and potential impacts of the proposal.

Strategic Policy

Policy Implementation

6.67 Policy CC5 applies to all renewable and low carbon energy development proposals under 50MW of generated output energy. Development proposals over 50MW, except for battery storage, are required to be dealt with via the Nationally Significant Infrastructure projects (NSIPs) arrangements. For the purposes of this policy, major development includes residential development of 10 or more dwellings and non-residential development creating, extending or involving the change of use of more than 1,000sqm of floorspace.

6.68 This policy applies to all renewable and low carbon projects including wind turbines and heat network proposals, with solar photovoltaic development currently being among the most common forms of proposal. Some large-scale proposals may come forward and be deemed to be nationally significant infrastructure projects (NSIP's) where the council will be a consultee rather than the decision taker and this policy can be used to guide the council's response in such instances.

6.69 Renewable and low carbon energy proposals can make an important contribution towards climate change mitigation, energy security and the transition to net zero. The policy seeks to support such development whilst ensuring that environmental and other planning considerations are appropriately addressed. Community-led and locally owned energy schemes can also contribute to local energy resilience, help tackle fuel poverty, support community wellbeing and provide opportunities for communities to share in the benefits of renewable energy generation.

6.70 Development proposals will need to have regard to the visual impacts and the individual and cumulative impacts of other largescale development upon an area. Particular regard should be had to landscape character and cumulative, sequential and visual impacts, including impacts on the Kent Downs National Landscape, the High Weald National Landscape and their settings. In these landscapes and their settings, large-scale renewable and low carbon energy developments are unlikely to be appropriate, with small-scale and sensitively designed proposals generally being more suitable. The Kent Downs AONB Renewable Energy Position Statement advises that large scale wind turbine and solar farm developments will be unacceptable in the National Landscape and its setting.

6.71 Any requirements of this policy will be applied flexibly where it is demonstrated that they are not feasible or viable, provided that the overall objectives of the policy are met. Major development proposals should address Policy CC5 within the Energy and Climate Change Statement required by Policy CC1.

Groundwater and Source Protection Zones

Introduction

6.72 Groundwater is a critical natural resource that provides a significant proportion of public drinking water supply and supports the health of rivers, wetlands, groundwater dependent habitats and other ecosystems. In Tonbridge & Malling, much of the borough is underlain by Principal and Secondary Aquifers, including the Chalk and Lower Greensand, which are particularly important for water supply and are sensitive to pollution.

6.73 Parts of the borough lie within Groundwater Source Protection Zones (SPZs), defined by the Environment Agency, which identify areas where groundwater supplies are particularly vulnerable to contamination. Development within these areas has the potential to adversely affect both the quality and quantity of groundwater resources, including abstractions used for public water supply. However, groundwater sensitivity is not limited to SPZs, and development can also affect Principal and Secondary Aquifers beyond designated protection zones.



6.74 National planning policy requires planning decisions to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. It also seeks to protect and enhance the natural environment, support the use of sustainable drainage systems (SuDS), and increase resilience to climate change.

6.75 The Environment Agency's approach to groundwater protection promotes a risk-based approach to development assessment, using a source-pathway-receptor model to identify and assess pollution risks. It places particular emphasis on protecting Source Protection Zones, especially SPZ1, where the risk to drinking water supplies is greatest. Certain activities may also require environmental permits or licences, in addition to planning permission, and applicants should engage with the relevant regulatory bodies at an early stage.

6.76 The need for a policy approach is supported by the presence of principal aquifers within the borough that are highly vulnerable to contamination. This is reinforced by the distribution of Source Protection Zones (SPZs) associated with public water supply abstractions, ongoing development pressures, including in rural areas where non-mains drainage solutions may be proposed, and the important role groundwater plays in supporting river flows, habitats and ecological networks. Without appropriate controls, development could result in pollution from construction activities, surface water runoff, foul drainage or hazardous substances, leading to long-term and potentially irreversible impacts on water quality. Given the extent of the Chalk and Lower Greensand aquifers within Tonbridge & Malling, together with the concentration of public water supply abstractions and continued growth pressures, safeguarding groundwater is of particular local importance.

6.77 Policy CC6 ensures that new development is planned and designed in a way that protects groundwater resources, supports sustainable water management, and takes account of the increased sensitivity of designated protection zones.

Policy CC6: Groundwater and Source Protection Zones

- 1 Development proposals will be permitted where it can be demonstrated, through proportionate and site-specific evidence where necessary, that they:

- a Would not give rise to an unacceptable risk of pollution to groundwater, including public water supply sources; and
- b Would not have an unacceptable impact on the quality or quantity of groundwater resources.

Where a risk to groundwater is identified, development will only be permitted where effective mitigation measures are incorporated to avoid or reduce impacts to an acceptable level, having regard to Environment Agency guidance.

- 2 Within Groundwater Source Protection Zones (SPZs), as defined and mapped by the Environment Agency, and in other sensitive aquifer areas, (including Environment Agency Principal Aquifers and Secondary A Aquifers and other groundwater bodies identified by the Environment Agency as vulnerable to pollution) development proposals must:

- a Demonstrate that the sensitivity of the location has been taken into account, with particular regard to the vulnerability of SPZ1 (Inner Protection Zone) and SPZ2 (Outer Protection Zone); and

- b Be designed to avoid or minimise pathways for pollutants to enter groundwater.

- 3 Where development is proposed within, or is likely to affect, an SPZ or sensitive aquifer, applicants must provide, where relevant, information proportionate to the scale, nature, location and level of groundwater risk associated with the development, including:

- a A proportionate hydrogeological risk assessment based on a source-pathway-receptor model;
- b Identification of potential contaminant sources during both construction and operation;
- c Details of mitigation and management measures to prevent pollution; and
- d A Construction Environmental Management Plan (CEMP).

- 4 Development proposals must:

- a Connect to the public foul sewer network in the first instance, where capacity exists or can reasonably be provided;
- b Where connection is not feasible, demonstrate that alternative foul drainage solutions would not pose an unacceptable risk to groundwater quality and accord with national policy and relevant guidance; and
- c Ensure that appropriate arrangements are secured for the long-term management, maintenance and where necessary, monitoring of drainage infrastructure, including maintaining SuDS capacity to meet consented runoff reduction.

Policy CC6: Groundwater and Source Protection Zones continued

Surface Water Drainage and SuDS

- 5 Where Sustainable Drainage Systems (SuDS) are required in accordance with Policy CC9, within SPZs and sensitive aquifers, SuDS must:
 - a Be designed to reflect ground conditions and groundwater vulnerability;
 - b Incorporate appropriate treatment stages and pollution control measures where necessary; and
 - c Avoid unacceptable risks to groundwater quality, including from infiltration, unless site-specific investigation demonstrates that infiltration would not adversely affect groundwater quality or groundwater-dependent receptors.
- 6 Development involving activities with a high potential risk to groundwater, such as the storage or use of hazardous substances, effluent discharge to ground, or infiltration of contaminated runoff:
 - a Must demonstrate through a proportionate site-specific assessment that there will be no unacceptable risk to groundwater quality;
 - b Will normally not be permitted within SPZ1 unless it can be demonstrated, having regard to Environment Agency guidance and site-specific circumstances, that there would be no unacceptable risk to groundwater quality.
 - c Within SPZ2 and SPZ3, it will only be permitted where a site specific assessment demonstrates that risks can be adequately avoided or mitigated.
- 7 All relevant development proposals must have regard to the most up-to-date Environment Agency guidance on groundwater protection and comply with any applicable environmental permitting requirements. Where necessary, planning permission will be conditioned to secure:
 - a Appropriate design and construction standards;
 - b Long-term management and maintenance of drainage and pollution prevention measures; and
 - c Monitoring and remediation where contamination risks are identified.

6.78 For the purposes of this policy, sensitive aquifers include Principal Aquifers, Secondary A Aquifers and other groundwater bodies identified by the Environment Agency as being vulnerable to pollution.

6.79 Hydrogeological risk assessments should follow relevant Government and Environment Agency guidance and clearly identify the relationship between potential sources of contamination, pathways and receptors. This enables a robust and transparent assessment of potential impacts and the effectiveness of any mitigation measures.

6.80 Innovative approaches to groundwater protection and pollution prevention are encouraged where they are practical and supported by evidence demonstrating their effectiveness.

6.81 Within areas of high groundwater vulnerability, infiltration-based SuDS may not always be appropriate. Applicants should have regard to site-specific ground conditions, groundwater sensitivity and relevant Environment Agency guidance when selecting drainage solutions and designing pollution control measures. The Council will apply a precautionary approach where there is uncertainty regarding the potential impacts of development on groundwater resources, particularly within SPZ1 and SPZ2 and where public water supply abstractions or groundwater-dependent ecosystems may be affected.

6.82 The policy recognises the importance of water supply and wastewater infrastructure in supporting sustainable growth. It therefore supports necessary infrastructure improvements, provided environmental impacts are appropriately addressed.

6.83 Applicants should use the most up-to-date Environment Agency mapping, guidance and evidence available at the time an application is submitted.

6.84 The Council will consult the Environment Agency where required by legislation, national policy, standing advice, or where specialist technical advice is necessary in assessing potential impacts on groundwater resources.

Water Efficiency



Introduction

6.85 One of the biggest consequences of climate change is the gradual decline in quantity and quality of fresh water, commonly referred to as water scarcity.

6.86 Tonbridge and Malling borough is located within the South-East which was classified by the Environment Agency back in 2013 as an area of serious water stress. In 2021, the Environment Agency updated their assessment and the area continued to remain within a serious water stressed area. The water stress method takes a long-term view of the availability and the demand for public water supply. It accounts for future population growth, climate change, environmental needs and increased resilience.

6.87 National policy in the NPPF (para 161) clearly acknowledges the issue of declining water supplies and advises that the planning system should take full account of all climate change impacts including water scarcity. Furthermore, the Environment Act 2021 sets a target to reduce the use of public water supply in England per head of population by 20% by 2037-38 from the 2019-20 baseline.

6.88 Policy CC7 seeks to ensure that new development in Tonbridge and Malling is supported by a secure, sustainable, resilient and efficient water supply, whilst responding proportionately to local circumstances and viability considerations.

6.89 It reflects the Borough's location within an area of serious water stress, where demand for water already exceeds environmentally sustainable supply and where additional pressures will arise from planned growth and climate change. The policy therefore requires development proposals to demonstrate that sufficient water resources and infrastructure capacity are available to serve development throughout its lifetime, taking account of planned growth, climate change and the cumulative impacts of development on water resources.

6.90 The policy has been prepared to align with national planning policy, which requires that local planning authorities plan for the provision of infrastructure, including water supply, and support the efficient use of resources.

6.91 It also reflects national guidance that optional higher water efficiency standards (including 110 litres per person per day and below) may be applied where justified by local need and viability evidence. The Council's evidence base, including Environment Agency classifications and South-East Water's Water Resource Management Plan and South East Water's recent Position statement, confirms the need for a proactive approach to water demand management. The Position Statement identifies the growing

Policy CC7: Water Efficiency

pressures on water resources within the region, the need for demand management alongside new supply infrastructure, and the importance of achieving higher standards of water efficiency in new development. Together these documents provide evidence that additional water demand associated with planned growth must be managed through both infrastructure provision and reductions in per-capita consumption.

6.92 The policy includes monitoring approaches to identify whether policy requirements are effective and mechanisms to adjust approaches being used if necessary to achieve policy objectives, while ensuring that any monitoring requirements are applied proportionately and only where they are justified, practical and capable of being enforced.

- 1 All development proposals must demonstrate that there is an adequate, sustainable and resilient water supply to serve the development over its lifetime. This should be informed by up-to-date evidence, including engagement with the relevant water undertakers and infrastructure providers where appropriate. This should take account of:
 - a The capacity of existing and planned water supply and wastewater infrastructure;
 - b The cumulative impact of permitted and planned growth on water resources; and
 - c Relevant Water Resource Management Plans, statutory duties of water undertakers and any published or agreed strategic plans for water supply and wastewater infrastructure.
- 2 Where development is proposed to be phased, each phase must demonstrate that water supply sufficient for the likely maximum number of occupants and ancillary uses such as exterior cleaning and watering/irrigation is available for the full additional water demand created by the development prior to occupation. This requirement will be applied flexibly where there are confirmed infrastructure delivery programmes and agreed phasing with infrastructure providers.

Strategic Policy

Policy CC7: Water Efficiency continued

- 3 Planning applications should, where relevant, be supported by evidence demonstrating how water demand will be managed and impacts on water resources minimised. This should include, as appropriate:

a A Water Efficiency Statement, (which may form part of an Energy and Climate Change Statement or Design and Access Statement), setting out how the development minimises water use);

b Completion of an appropriate water efficiency calculator (or equivalent methodology) to demonstrate compliance with this policy; and

c Details of any water supply infrastructure where this is required to serve the development, including its location, timing of delivery, and arrangements for long-term management and maintenance.

The level of detail required should be proportionate to the scale and potential impact of the development and should avoid duplication with other regulatory regimes.

- 4 All development proposals must incorporate water efficient design and the following enhanced water efficiency requirements apply to manage demand and support sustainable growth:

Residential Development

a For residential development of 100 dwellings or more development should achieve a maximum water consumption of 90 litres per person per day, unless it can be demonstrated through robust viability and feasibility evidence, assessed having regard to site-specific circumstances, that this standard cannot be achieved without compromising deliverability.

b For residential development with fewer than 100 dwellings development should achieve no more than 100 litres per person per day and should seek to achieve 90 litres per person per day where feasible and viable. Post-occupancy monitoring may be encouraged on larger schemes, where practical, to improve understanding of water efficiency performance, but will not be required where this would be impractical or unenforceable.

- c All proposals should demonstrate how water efficiency standards will be achieved through a combination of measures appropriate to the site, which may include:

- i water-efficient fixtures and fittings;
- ii rainwater harvesting;
- iii drought-tolerant landscaping;
- iv greywater recycling; and/or
- v other water reuse technologies.

The specific approach should be responsive to site characteristics. Innovative solutions that exceed the above standards will be supported.

- d Where secured through planning conditions or legal agreements, management companies or other bodies responsible for the long-term management of communal areas shall implement appropriate water efficiency measures within those areas.

Strategic Policy

Non-Residential Development

- e** Non-residential development should achieve a high level of water efficiency, demonstrated through the relevant BREEAM water credits (or an equivalent standard), unless demonstrated to be unfeasible or unviable having regard to the type of development and its operational requirements.
- f** Development involving water-intensive commercial processes should incorporate measures to minimise water consumption and maximise reuse, having regard to best practice standards.
- g** Monitoring and reporting requirements for total water use, rainwater use and greywater use will be applied proportionately and only where there is a clear planning justification and reasonable prospect of compliance.

h Major non-residential development should install water consuming devices that would achieve 3 BREEAM water credits on average for the whole development, using the water consumption definitions for appliances contained in table WAT 1 in [BREEAM 'Water Consumption'](#). This requirement will not normally apply to changes of use unless significant alterations to water infrastructure are proposed.

i Development involving water-intensive commercial or industrial processes should identify anticipated operational water demand and demonstrate how opportunities for water efficiency, water recycling and water reuse have been maximised.

Refurbishment and Change of Use

- j** Proposals involving the refurbishment or change of use of existing buildings should incorporate measures to improve water efficiency, including retrofitting of water-efficient fixtures and fittings.
- k** Where opportunities exist or where required as part of SuDs, the Council will support proposals that offer on-site

infiltration of rainwater through use of permeable geocellular surfaces or areas of vegetation.

- 5** Development proposals should incorporate water-efficient design measures, where appropriate, including:
 - a** Installation of water metering;
 - b** Rainwater collection and reuse systems for non-potable uses;
 - c** Landscaping and drainage design that minimises potable water demand; and
 - d** Use of non-potable water sources for irrigation and external uses.

Development with private outdoor space should incorporate rainwater storage (such as water butts) unless demonstrated to be impracticable or not viable.

Policy Implementation

6.93 Policy CC7 should be applied alongside the wider climate change, flood risk, sustainable drainage, green infrastructure and design policies within the Local Plan. Water efficiency measures often deliver multiple benefits, including reduced pressure on water resources, improved resilience to drought, reduced surface water runoff and lower operational costs for occupiers.

6.94 The reference to cumulative impacts is particularly important in the local context, as multiple developments across the borough may place combined pressure on constrained water resources and infrastructure. Water resource availability is influenced not only by the demands arising from individual developments, but also by the combined effect of growth across the wider water supply area. Consideration of cumulative impacts will help ensure that planned growth can be accommodated in a sustainable manner over the lifetime of the Local Plan.

6.95 The level of information required to support planning applications should be proportionate to the scale, nature and likely water resource implications of the proposal. Small-scale developments may be able to demonstrate compliance through relatively straightforward supporting information, whereas larger or more complex proposals are likely to require more detailed evidence relating to water demand, infrastructure capacity and mitigation measures.

6.96 Applicants are encouraged to engage with the relevant water undertakers and infrastructure providers at an early stage, particularly where development may require reinforcement of water supply or wastewater infrastructure. Early engagement can assist in identifying any capacity constraints and ensure that infrastructure requirements are appropriately reflected in development proposals and delivery programmes.

6.97 Where submitted, Water Efficiency Statements should clearly explain the assumptions used to calculate water demand, the measures proposed to reduce consumption and the anticipated level of water efficiency that will be achieved. Where relevant, this should include anticipated operational water demand for water-intensive commercial or industrial processes and the measures proposed to minimise consumption and maximise reuse. Information should be proportionate and avoid unnecessary duplication of evidence submitted under Building Regulations or other regulatory regimes.

6.98 Development involving water-intensive commercial, industrial, food production, manufacturing, processing, storage or similar uses should demonstrate how operational water demand has been minimised through water-efficient processes, recycling, reuse and management measures. The level of information provided should be proportionate to the scale and nature of the operation and focus on activities likely to result in significant water consumption.

6.99 The Council will have particular regard to development proposals that demonstrate innovation in water efficiency, water reuse and water demand management. This may include the integration of rainwater harvesting, greywater recycling, smart water management systems, nature-based drainage solutions and other technologies that help reduce reliance on potable water supplies.

6.100 For larger developments, particularly those proposing substantial water demand, water-intensive operational uses, or phased delivery, the Council may seek evidence demonstrating how water infrastructure provision aligns with the proposed occupation of development phases and how resilience to future water stress has been considered over the lifetime of the development.

6.101 Where relevant, planning conditions or planning obligations may be used to secure the delivery, implementation, maintenance and long-term management of water efficiency measures, water infrastructure, rainwater harvesting systems, sustainable drainage features and associated monitoring arrangements where these are necessary to make development acceptable in planning terms.

Managing Development Within Flood Risk Areas



Introduction

6.102 Tonbridge and Malling Borough is highly susceptible to flooding due to its location within the River Medway catchment. The catchment has an area of approximately 930 square miles across west Kent, Sussex and the Surrey borders with an extensive network of major and minor river tributaries.

6.103 The rivers Medway, Bourne and Hawden Stream together with their tributaries flow through the borough creating a continued risk from fluvial and tidal influence. Some parts of these rivers flow through built up and highly populated areas such as Tonbridge and Aylesford, placing homes, businesses and infrastructure at risk where they are situated in vulnerable areas.

6.104 Flooding can have significant impacts on communities, including damage to homes and businesses, disruption to essential services and infrastructure, risks to physical safety and long-term effects on health and wellbeing. These impacts can be particularly acute for vulnerable individuals and communities and may be exacerbated by the increasing frequency and intensity of extreme weather events associated with climate change.

6.105 In the recent past, the borough has suffered from significant flooding such as the December 2013 floods which affected 80 homes in the Barden Road and Danvers area of Tonbridge. The Leigh flood storage area (FSA) was built to reduce the risk of future flooding to approximately 1,200 homes and businesses.

6.106 Planning policy now requires that strategic policies should manage flood risk from all sources as well as the current and future impacts of climate change and be informed by a Strategic Flood Risk Assessment. New development should be sustainable and in flood risk considerations this means that development should be directed to areas at the lowest risk of flooding, should not make flooding worse and should reduce existing overall flood risk where possible.

6.107 To inform the Local Plan and its spatial strategy, the council has undertaken a Strategic Flood Risk Assessment (Level 1 and 2) which advises that the borough is at risk from fluvial, tidal, ground water, surface water and reservoir flooding. Parts of the borough also contain areas of functional floodplain which perform an important role in storing and conveying floodwater and which should remain free from inappropriate development.

6.108 National Policy and associated Planning Practice Guidance is very clear on how flood risk should be managed through the Planning system. It seeks to do this by avoiding inappropriate development in areas at risk of flooding by applying a risk-based approach to the location of development in plan making, taking into account all sources of flooding currently and in the future. This is known as the sequential test.

6.109 Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding, the exception test may need to be applied. To pass the exception test it needs to be demonstrated that the development would provide wider sustainability benefits to the community that outweigh the flood risk and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

6.110 The approach to and application of the sequential and exception tests to individual planning applications is set out in detail in Planning Practice Guidance.

6.111 Owing to the very localised threat to the borough, a specific flood risk policy is proposed that would sit alongside national policy and support the application of the sequential and exceptions test and requirement for flood risk assessment (FRA). The policy also seeks to ensure that development is informed by engagement with the relevant flood risk management authorities, incorporates sustainable drainage systems and, where reasonably practicable, contributes to the reduction of flood risk overall.

6.112 In recent years the council has been a stakeholder in the delivery of a number of local flood management infrastructure projects such as the Leigh flood storage area and Hildenborough embankment project in 2021 and the current

Medway Estuary and Swale Flood and Coastal Erosion Risk Management Strategy (MEASS), which are critical to protecting our communities from future flood events. Owing to climate change and the socio-economic pressure facing the borough the flood risks are continually increasing and therefore further infrastructure management projects may be required in the future. The government has indicated that in future flood risk management authorities (including local government) and the Environment Agency (EA) will equally be able to obtain full funding for flood and coastal erosion risk management projects.

6.113 This potentially will facilitate flood risk reduction projects to be undertaken where funding is a constraint on proceeding. This policy therefore seeks to strongly support such schemes in principle subject to all other material planning considerations being acceptable. This includes flood risk management projects, natural flood management initiatives and multifunctional blue-green infrastructure that help improve community resilience to flooding and climate change.

Policy CC8: Managing Development Within Flood Risk Areas

- 1 Development proposals within areas identified as being at current or future risk of flooding, from any source, as evidenced by the most-up-to-date Strategic Flood Risk Assessment (SFRA), Flood Map for Planning (FMfP), Planning Practice Guidance (PPG) and other relevant evidence will be required to demonstrate to the satisfaction of the Local Planning Authority that they accord with the following:

- a Where required by national policy and associated guidance, development must apply the sequential test and, where necessary, the exceptions test, taking account of all sources of flood risk and the current and future impacts of climate change. Where the Exception Test applies, it must be demonstrated that:

- i the development provides wider sustainability benefits to the community that outweigh flood risk; and
- ii the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Development vulnerability classifications shall be applied in accordance with national policy, as set out in the NPPF. Within development sites, a sequential approach to layout will be applied to locate the most vulnerable development in areas of lowest flood risk, unless it is clearly justified and demonstrated, through evidence, that this cannot reasonably be achieved due to site specific constraints.

- b All development proposals in areas at risk of flooding, and other proposals where required by national policy, must be supported by a site-specific Flood Risk Assessment (FRA), proportionate to the scale and nature of the development.

The FRA must:

- i Assess all relevant sources of flood risk, including tidal, surface water, groundwater, sewer, fluvial and reservoir flooding;
- ii Take account of the latest climate change allowances;
- iii Identify and address residual risks, including breach or overtopping scenarios and blockage of structures where relevant;

- iv Demonstrate that appropriate measures are in place to manage flood risk, including exceedance events, for developments where failure scenarios would pose a risk to people or property;

- v Demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users; and

- vi Demonstrate that the development will not increase flood risk elsewhere, and where reasonably practicable, will reduce flood risk overall, including through opportunities arising from redevelopment or site remediation.

Flood resistance, resilience and residual risk management measures, including safe access and egress where required, must be incorporated into development in accordance with the findings of the FRA. The use of natural flood management techniques will be supported where suitable and feasible.

Strategic Policy

c Development proposals must demonstrate that advice from the relevant flood risk management authorities, including the Environment Agency, Lead Local Flood Authority, Internal Drainage Boards and sewerage undertakers, has been taken into account, and where relevant incorporated into the design and layout of the scheme.

d Development proposals must incorporate sustainable drainage systems (SuDS) unless it is clearly demonstrated, with robust evidence, that these would be inappropriate or unfeasible. SuDS must be designed in accordance with Policy CC9: Sustainable Drainage Systems.

e Development proposals must not:

- i** Result in any adverse impact on the capacity, function or extent of floodplains;
- ii** Impede the flow of water within or adjacent to watercourses;
- iii** Compromise the effectiveness of existing or planned flood risk management infrastructure; or
- iv** Result in deterioration of water quality or quantity.

f Development within areas identified as functional floodplain will only be permitted where it is water-compatible development or essential infrastructure, in accordance with national policy and where it can be demonstrated that it will not increase flood risk elsewhere.

g Where appropriate, development should safeguard land required for current and future flood risk management and enable access for maintenance and improvement of flood defences and watercourses.

2 Proposals for flood risk management and drainage infrastructure, including natural flood management and multifunctional blue-green infrastructure, will be supported where they:

- a** Contribute to the reduction of flood risk overall;
- b** Do not increase flood risk elsewhere; and
- c** Are consistent with other policies in this Plan.

Strategic Policy

Policy Implementation

6.114 All development will be required to demonstrate that it has taken into account existing and future flood risks from all flooding sources, including the latest climate change allowances, and that the need for effective protection and flood risk management measures, where appropriate have been considered. This should include consideration of residual risks, such as defence breach or overtopping scenarios where relevant, and exceedance events where failure of drainage or flood management systems could pose risks to people or property.

6.115 For development proposals in a high cumulative impact catchment area, as defined within the Cumulative Impact Assessment of the Tonbridge and Malling Borough Council Level 1 Strategic Flood Risk Assessment, the schemes should also consider the cumulative effects of the proposed development and should demonstrate that flood risk downstream or upstream will not be made worse as a result of cumulative development by taking into account wider development proposals within the catchment.

6.116 Further, the Environment Agency strictly requires an 8-metre buffer zone for any non-tidal main river (measured from the top of the riverbank), flood defence, structure or culvert and a 16-metre buffer zone for any tidal main river (measured from the top of the riverbank) and sea defence. This is legally enforced to ensure machinery access for maintenance, prevent bank erosion, and protect local habitats. Gardens and formal landscaping must also be kept out of the buffer zone.

6.117 If, following the application of the sequential test, it is not possible, consistent with wider sustainability objectives, for development to be located in areas with a lower probability of flooding, the exception test can be applied. The sequential and exceptions test shall be applied to all developments at risk of any form of flooding except householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site.

6.118 A site-specific flood risk assessment (FRA) should be provided for all development in flood zones 2 and 3 and in flood zone 1 an FRA should accompany all proposals involving sites of 1 hectare or more or land identified in a strategic flood risk assessment as being at increased flood risk in future or land that may be subject to other sources of flooding where its development would introduce a more vulnerable use.

6.119 Householder applications within an area at risk of any source of flooding should use the TMBC householder Flood Risk Assessment template available for download on the TMBC website.

6.120 Development proposals should demonstrate that the advice of relevant flood risk management authorities, including the Environment Agency, Lead Local Flood Authority, Internal Drainage Boards and sewerage undertakers, has been taken into account during the design and layout of development and reflected in submitted flood risk and drainage evidence where appropriate.

6.121 Where the risk only arises from surface water flooding then an FRA which demonstrates clearly that mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development, Planning Practice Guidance states that the sequential test need not be applied.

6.122 A hierarchy of risk reduction should be followed, with risk avoidance the preferred approach, followed by risk reduction through measures that reduce the hazard or reduce the likelihood of flooding. Examples of effective avoidance measures could include (but are not limited to), building outside the flood zone or increased slab heights. Examples of risk reduction measures include flood walls/gates. Further advice in relation to flood resilience for buildings, can be provided by the [Ciria Code of practice for property flood reliance \(C790 A-C\)](#).

6.123 Development should avoid adverse impacts on the capacity, function and extent of floodplains, should not impede the flow of water within or adjacent to watercourses, and should not compromise the effectiveness of existing or planned flood risk management infrastructure. Where appropriate, land required for future flood risk management works should be safeguarded and access retained for maintenance and improvement of flood defences and watercourses. Where flood risk management measures are installed as part of a development, it is important that they are maintained and continue to perform to the approved design standard throughout the lifetime of the development. Where monitoring or investigation identifies that approved measures are not functioning as intended, the council may seek appropriate remedial works through relevant statutory powers and mechanisms to ensure the measures continue to manage flood risk effectively.

6.124 Effective methods to recover from flooding will be expected to be incorporated into the development, to reduce potential losses. Examples of such measures include those which minimise damage from flooding by use of flood-resilient materials, and design measures that allow faster cleaning, drying, repairing and re-occupancy of the building in the event of a flood. Example include raised electrical sockets with electrical cables dropping from the ceiling and the use of waterproof plaster.

Sustainable Drainage Systems



Introduction



6.125 Climate change is expected to result in wetter winters and more frequent intense rainfall events, increasing the risk of surface water flooding.

6.126 In urban areas, hard surfaces reduce natural infiltration, increasing runoff rates and placing pressure on drainage systems. Surface water flooding is a significant issue within the borough and has caused damage to homes, businesses and infrastructure in recent years.



6.127 Across Tonbridge and Malling, flooding is primarily associated with heavy rainfall overwhelming highways, drains and other infrastructure. This risk is compounded in some areas by groundwater flooding, particularly in the north of the borough where local geology creates complex interactions between flood sources.

6.128 The Strategic Flood Risk Assessment (SFRA) identifies surface water flooding as a key issue and highlights the need to manage runoff close to its source and consider impacts at a catchment scale.

6.129 Policy CC9 requires the use of Sustainable Drainage Systems (SuDS) for development that may affect drainage. Proposals must demonstrate that runoff can be managed up to and including the 1 in 100 year event with climate change allowances, using measures such as infiltration systems, detention features and green infrastructure. Drainage strategies should demonstrate how the development has followed the drainage hierarchy and how surface water will be managed as close to source as possible.

6.130 Climate projections indicate increases in rainfall intensity, leading to greater runoff volumes. Managing this through traditional piped systems is not sustainable; instead, runoff must be addressed at source. SuDS are the most effective approach to managing surface water, working with natural processes to reduce flood risk, improve water quality and provide wider benefits such as enhanced biodiversity and green infrastructure. The Council will expect developments to prioritise nature-based and multifunctional SuDS wherever reasonably practicable, integrating water management with green and blue infrastructure, amenity and ecological enhancement.

6.131 The Borough of Tonbridge and Malling is expected to see an increase of up to 10% increase in heavy rainfall by the end of the plan period (2042) and a 20% increase in rainfall during winter months by year 2100 ([UK Climate Projections 18 \(UKCP18\)](#) data), which will lead to greater volumes of runoff. Our drainage systems and waterbodies cannot keep getting bigger, so this increase must be managed at the source.

6.132 Therefore, new development has a role to play in contributing to this sustainable surface water management. There is also a role for new developments to help reduce the impacts of climate change and to reduce sewer discharges to the environment and improve water quality of these discharges.

6.133 Sustainable drainage systems can reduce these impacts by attenuating and slowing flows, enabling greater natural infiltration and compensating for climate change impacts as well as providing additional amenity and biodiversity opportunities. In line with national policy, the council will therefore expect such systems to be integrated into new development proposals to reflect the local flood risk issues that place the borough communities at risk. Developments should also seek to intercept, store or reuse the first 5mm of rainfall from most events, in accordance with national best practice and the requirements of this policy.

Policy CC9: Sustainable Drainage Systems (SuDS)

- 1 All development must adopt an integrated approach to water management, including water efficiency, flood risk, sustainable drainage, water quality and biodiversity. Development will be permitted where it can be demonstrated that surface water resulting from the development will be managed using sustainable drainage systems (SuDS) that:
 - a Has been planned at a site-wide and, where appropriate, catchment scale, taking account of interactions with surrounding land and both upstream and downstream drainage systems;
 - b Has been embedded in the design process from the earliest stage, influencing layout, land use and levels;
 - c Designed in a manner which is sensitively located and safeguards visual and residential amenity;
 - d Does not increase flood risk elsewhere, including on adjoining, upstream and downstream sites;
 - e Incorporates exceedance flow routing to safely manage flows during extreme events;
 - f Prioritises nature-based solutions and multifunctional green and blue infrastructure, delivering benefits for biodiversity, water quality improvement community wellbeing, public safety and climate resilience wherever reasonably practicable, using best practice guidance in infrastructure projects; and
 - g Is accompanied with a scheme for the long-term maintenance and funding of the SuDS for the lifetime of the development. Planning conditions and/or obligations shall be used to secure these arrangements.

A site-wide drainage strategy must be submitted as part of a Flood Risk Assessment and Drainage Strategy (or equivalent supporting document), proportionate to the scale and nature of development.
- 2 SuDS must be designed to accord with the most up-to-date national standards and demonstrate:
 - a Interception, storage or reuse of the first 5mm of rainfall for most events;
 - b Discharge limited to greenfield runoff rates and volumes where reasonably practicable, or clear betterment on brownfield sites;
 - c Management of surface water on-site for the 1 in 100 year event plus climate change allowances and provision of safe exceedance flow routes;
 - d Use of the latest Environment Agency climate change allowances, reflecting the lifetime of development;
- 3 Surface water must be managed in accordance with the national drainage priorities hierarchy, with the highest priority option to be used unless it is demonstrated that these are not feasible:

Priority 1: collected for non-potable use

Priority 2: infiltrated to ground

Priority 3: discharged to an above ground surface water body

Strategic Policy

Priority 4: discharged to a surface water sewer, or another piped surface water drainage system

Priority 5: discharged to a combined sewer

Where a lower priority option is proposed, clear and robust justification must be provided.

Surface water should be managed as close to source as possible, prioritising above-ground and vegetated SuDS integrated within site design.

- 4 Surface water connections to the public sewerage network will only be permitted where it can be demonstrated that higher priority options in the drainage hierarchy are not feasible, and where:

- a Adequate capacity exists within the receiving network;
- b There are no reasonably practicable alternative means of disposal in accordance with the drainage hierarchy;
- c The connection will not adversely affect existing users; and
- d Prior agreement has been obtained from the relevant sewerage undertaker.

- 5 For proposed development sites that meet with any of the following conditions, SuDS should seek to discharge at a rate equivalent to or below Q_{bar}^1 for all designed rainfall events unless it is demonstrated that this is not reasonably practicable.

- a Are situated in a high cumulative impact catchment area as defined within the Cumulative Impact Assessment of the Strategic Flood Risk Assessment.
- b Where the surface water currently discharges to a sewer (either surface water, combined, highway or foul); or
- c Where the surface water currently discharges to a watercourse that is culverted either at the point of discharge or downstream of the discharge point.

- 6 Development proposals must demonstrate that advice from the Lead Local Flood Authority has been taken into account and incorporated where relevant into the design of the drainage strategy.
- 7 All other development will be required to incorporate SuDS unless it can be demonstrated, through clear evidence, that this is not reasonably practicable. Proposals must demonstrate that surface water runoff is appropriately managed for the design flood event, in proportion to the scale and nature of the development.

¹ Q_{bar} is the peak rate of flow from a catchment during a mean annual flood.

Policy Implementation

6.134 This policy applies to all development that may affect drainage. Proposals should be supported by a proportionate drainage strategy, with early engagement encouraged with Kent County Council as the Lead Local Flood Authority.

6.135 SuDS must be designed to manage runoff at source, mimicking natural drainage processes and flood characteristics. For major development, they should be embedded within site layout and master planning from the outset. Drainage considerations should influence site layout, land use planning and ground levels from the earliest stage of the design process.

6.136 In addition to managing flood risk, SuDS should be designed to deliver multiple benefits, including improvements to water quality, biodiversity, urban cooling, public amenity and health and wellbeing. Where practicable, SuDS should form part of an integrated network of green and blue infrastructure that contributes to climate resilience, placemaking objectives and the creation of attractive, healthy environments.

6.137 Design should accord with national standards, Kent County Council guidance, the SFRA, and relevant Surface Water Management Plans to address local flood risks and cumulative impacts. Developments should also demonstrate how they have applied the drainage hierarchy in Policy CC9 and why higher priority options have not been pursued where lower priority discharge options are proposed.

6.138 Drainage systems must:

- operate without flooding surrounding land in the 1 in 30 year event; and
- safely manage the 1 in 100 year event plus climate change allowances, including flows in excess of the 1 in 100 year plus climate change flows, by conveying excess flows to discharge points without affecting people or property.
- Development should incorporate safe exceedance flow routes to manage flows during events that exceed the design standard.
- SuDS should be designed with appropriate regard to public safety, including consideration of the depth, velocity and accessibility of water features, taking account of the likely users of the site and relevant best practice guidance.

6.139 Where discharge is proposed to a sewer, culverted watercourse, or areas of known cumulative impact, maximum runoff rates should be limited to the greenfield Qbar rate, unless demonstrated to be impracticable. (Qbar -which is the peak rate of flow from a catchment during a mean annual flood), for all return periods. This should be informed by the council's Level 1, Strategic Flood Risk Assessment report. On brownfield sites, proposals should provide clear betterment over the existing situation where achieving greenfield runoff rates and volumes is not reasonably practicable.

6.140 Drainage must follow the hierarchy in Policy CC9, prioritising infiltration. Discharge to combined sewers will only be permitted as a last resort where alternatives are not feasible. Where discharge to the public sewerage network is proposed, applicants must demonstrate that higher priority options are not feasible, that sufficient capacity exists within the receiving network, that existing users will not be adversely affected, and that agreement has been obtained from the relevant sewerage undertaker.





6.141 Drainage strategies should also include details of the long-term management, maintenance, monitoring and funding arrangements for the SuDS for the lifetime of the development, including identification of the organisation responsible for ongoing operation, inspection and maintenance.

6.142 The hydraulic performance of SuDs is to be monitored and should be reported annually to council, to identify, using appropriate information on rainfall events and runoff rates, and whether SuDS continue to provide their design capacity over time.