

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

**Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

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

**Minor positive (+)**

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

**Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

**Uncertain significant negative (--?)**

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant positive (++)**

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

**Site 59489 Residential Crowhill Green Space Borough Green**



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

**Significant positive (++)/Uncertain significant negative (--?)**

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

**Minor positive (+)** The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted

that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

**SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough **Negligible (0)/Negligible (0)****

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

**SA Objective 5: To protect and enhance biodiversity and geodiversity **Uncertain significant negative (--?)****

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

**SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality **Uncertain significant negative (--?)****

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

**SA Objective 7: protect and enhance the cultural heritage resource **Uncertain significant negative (--?)****

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

**SA Objective 8: To protect and enhance the quality of water features and resources**

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely ( $\geq 75\%$ ) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

**SA Objective 9: To conserve and enhance soil resources and guard against land contamination**

**Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion ( $\geq 25\%$ ) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

**SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change**

**Significant positive (++)**The site is within 800m of a railway station.

**SA Objective 11: To improve adaptation to climate change so as to minimise its impact**

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

**SA Objective 12: To protect and improve air quality **Negligible (0)****

The site is not within 100m of an AQMA.

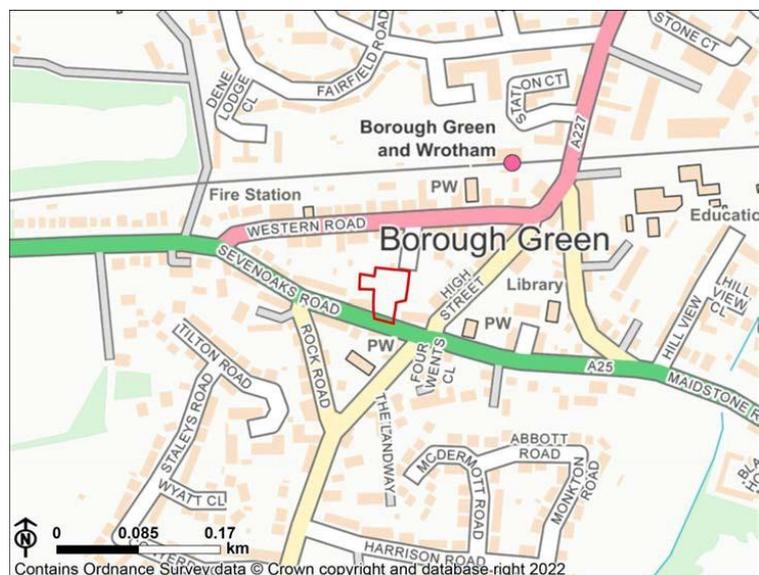
**SA Objective 13: To protect material assets and minimise waste **Uncertain minor negative (-?)****

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

**SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures **Minor positive (+)****

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would. *Crowhill*

## Site 59492 Residential Western Rd Carpark



SA Objective 1: To improve human health and well-being **Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: improve equality and access to community facilities & services **Minor positive (+)**

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society **Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough **Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity **Uncertain minor negative (-?)**

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality **Uncertain significant negative (--?)**

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: protect & enhance the cultural heritage resource **Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)** The site is either entirely or largely ( $\geq 75\%$ ) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant positive (++)** The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)** The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality **Significant negative (--)**

**The site is within 100m of an AQMA.**

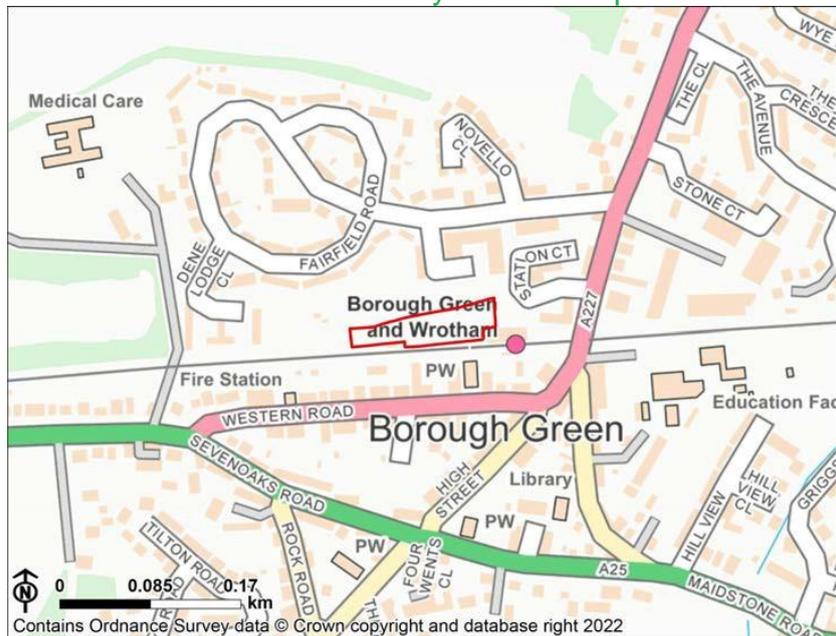
SA Objective 13: To protect material assets and minimise waste **Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures **Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

### Site 59493 Residential Railway Station Carpark



SA Objective 1: To improve human health and well-being **Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

SA Objective 2: improve equality & access to community facilities and services **Minor positive (+)**

The site is placed within the Very Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society **Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

**SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

**SA Objective 5: To protect and enhance biodiversity and geodiversity Uncertain minor negative (-?)**

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

**SA Objective 6: To protect and enhance the borough's landscape and townscape character and quality Uncertain significant negative (--?)**

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

**SA Objective 7: protect & enhance the cultural heritage resource Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

**SA Objective 8: To protect and enhance the quality of water features and resources**

**Negligible (0)/Uncertain minor negative (-?)** The site is either entirely or largely (>=75%) within Flood Zone 1. The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

**SA Objective 9: To conserve and enhance soil resources and guard against land contamination**

**Significant positive (++)** The site is located on brownfield land.

**SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change**

**Significant positive (++)** The site is within 800m of a railway station.

**SA Objective 11: To improve adaptation to climate change so as to minimise its impact**

**Negligible (0)** The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

**SA Objective 12: To protect and improve air quality Significant negative (--)**

**The site is within 100m of an AQMA.**

**SA Objective 13: To protect material assets and minimise waste**

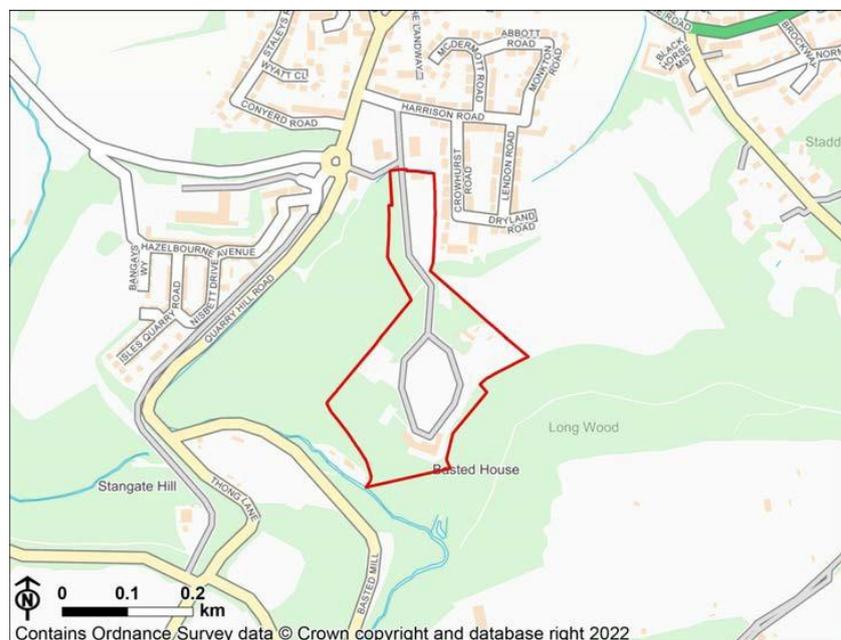
**Uncertain minor negative (-?)** The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

**SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59877 Residential Basted House Borough Green



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

### **Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

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

### **Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### **Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### **Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### **Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

### **Uncertain significant negative (--?)**

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Significant negative (--)/Uncertain significant negative (--?)**

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant positive (++)**

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Significant positive (++)**

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

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## Site 59617 Residential Potash Lane Platt



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

### **Minor positive (+)**

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### **Significant negative (--)**

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### **Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### **Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### **Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

### **Uncertain minor negative (-?)**

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

### **Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

### **Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

### **Significant negative (--)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

### **Minor negative (-)**

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

### **Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

### **Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

### **Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

### **Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would

## Site 59632 Residential School Hall Field Maidstone Rd Platt



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

### Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### Uncertain minor negative (-?)

The site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or is within 250m of a locally designated site. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

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

### Uncertain significant negative (--?)

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Minor positive (+)**

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59677 Residential Plough Hill Basted Lane



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

### **Minor positive (+)**

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### **Significant negative (--)**

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### **Uncertain minor negative (-?)**

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### **Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### **Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

### **Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse or fall within a Source Protection Zone.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant negative (--)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Minor negative (-)**

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

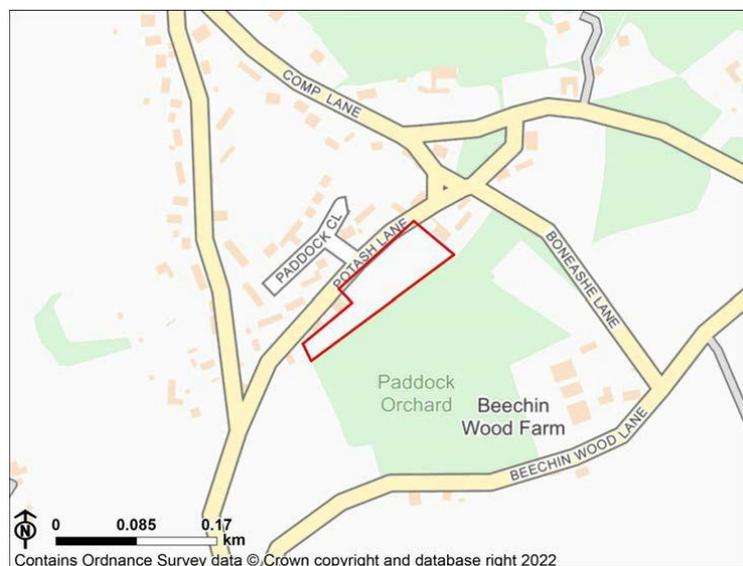
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59703 Residential Off Potash Lane PLATT



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

### Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

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

### Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

### Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant negative (--)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Minor negative (-)**

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59712 Residential Wrotham Oaktrees Borough Green Rd



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

### **Minor positive (+)/Uncertain significant negative (--?)**

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. The site is within an area of open space or currently accommodates an outdoor sports facility and this use may be lost as a result of development. However, these negative effects are uncertain as the effects will depend on the exact scale, layout and design of development and whether these existing features are in fact lost to new development.

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

### **Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### **Uncertain significant positive (++?)**

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### **Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### **Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Significant negative (--)/Uncertain significant negative (--?)**

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant positive (++)**

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

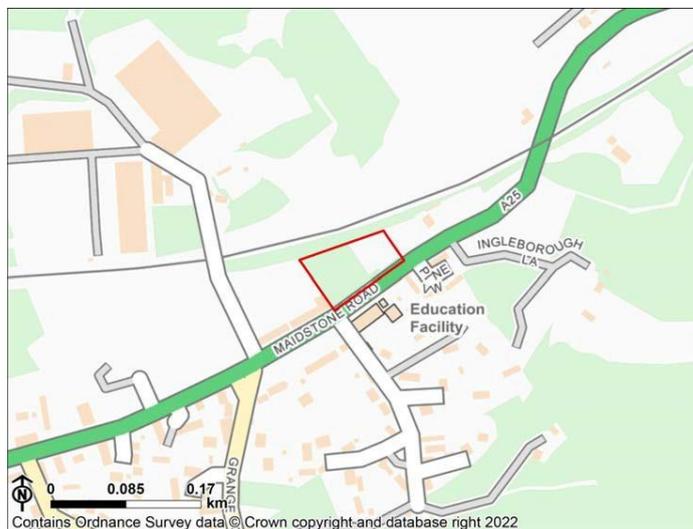
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59717 Residential Platt Glebe Land, Maidstone Rd



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

### Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

### Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

### **Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

### **Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

### **Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality)

SA Objective 10 Minimise climate change

### **Minor positive (+)**

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

### **Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

### **Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

### **Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

### **Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59724 Residential Platt Crouch Lane



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

### **Minor positive (+)**

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### **Significant negative (--)**

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### **Uncertain minor negative (-?)**

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### **Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### **Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

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

### **Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

### **Uncertain minor negative (-?)**

The site is located between 250m-1km of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant negative (--)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Minor negative (-)**

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

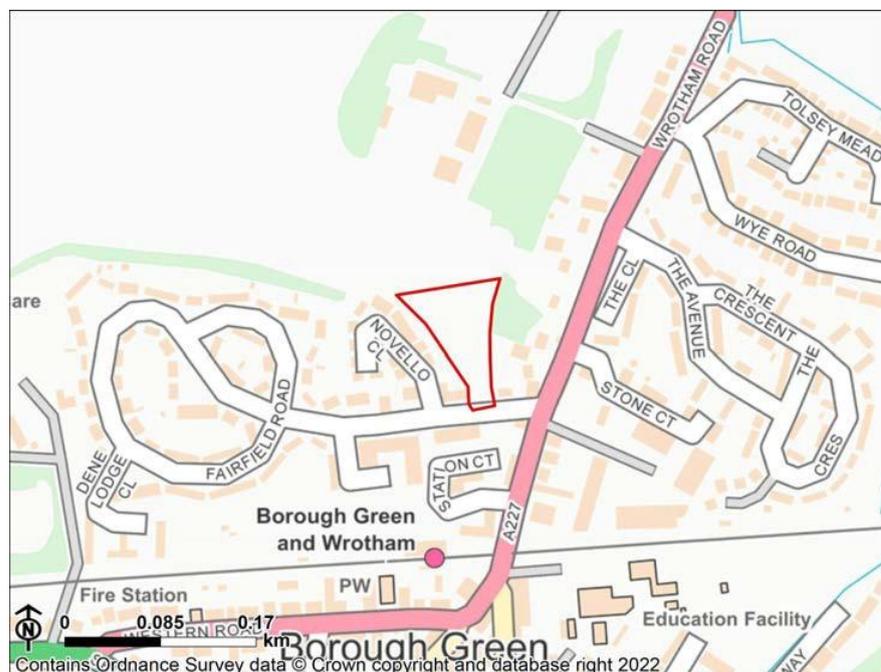
The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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

**Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

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

**Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain significant positive (++)**

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

**Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

**Uncertain significant negative (--?)**

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Significant negative (--)/Uncertain minor negative (-?)**

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant positive (++)**

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

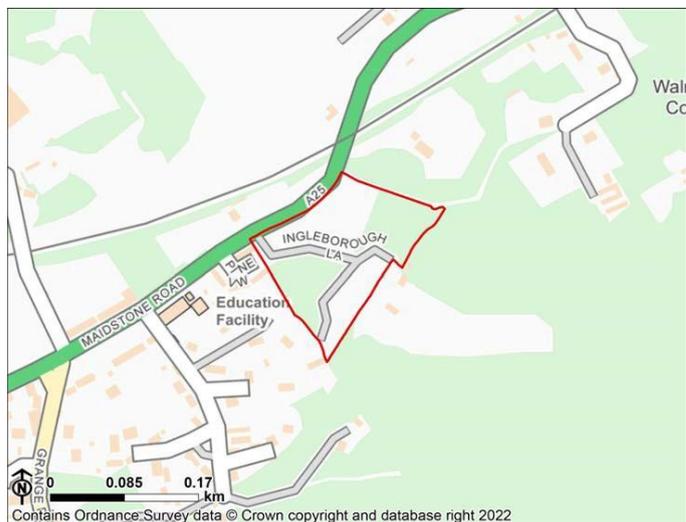
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59737 Residential Platt Ingleborough Lane



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

### Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### Minor negative (-)

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### Uncertain minor positive (+?)

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

### Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

### **Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

### **Significant negative (--)/Uncertain minor negative (-?)**

The site is either entirely or significantly (i.e.  $\geq 25\%$ ) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

### **Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion ( $\geq 25\%$ ) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality)

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

### **Minor positive (+)**

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

### **Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

### **Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

### **Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

### **Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

## Site 59748 Residential Gough Cooper Land off Dryland Rd



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

**Significant positive (++)/Uncertain significant negative (--?)**

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

**Minor negative (-)**

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

**Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

**Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Significant negative (--)/Uncertain minor negative (-?)**

The site is either entirely or significantly (i.e.  $\geq 25\%$ ) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Uncertain significant negative (-?)**

The site is greenfield land and contains a significant proportion ( $\geq 25\%$ ) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Significant positive (++)**

The site is expected to comprise 100 dwellings or more. It is expected that these large sites will be able to offer a wider mix of housing, including affordable housing, as well as making a greater contribution towards local housing needs.

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## Site 59767 Residential Part of IQE Basted House Drive GREENBELT



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

### **Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

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

### **Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### **Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### **Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### **Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

### **Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Significant negative (--)/Uncertain significant negative (--?)**

The site is either entirely or significantly (i.e. >=25%) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant positive**

The site is located on brownfield land. (not brownfield, see planning history)

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

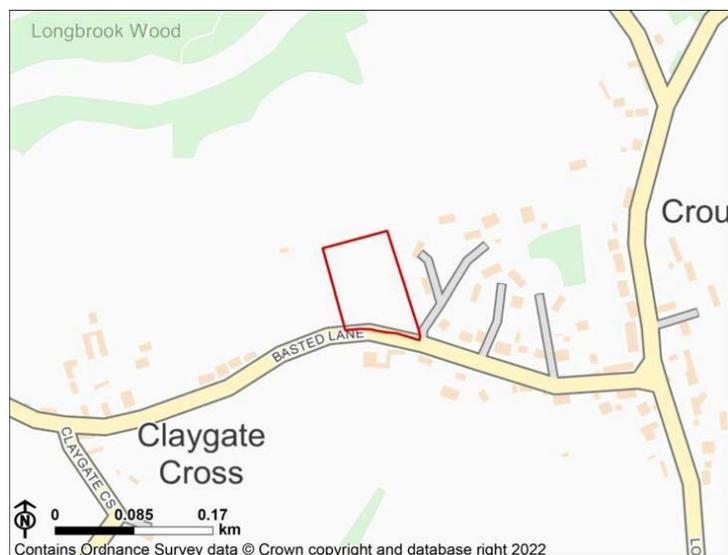
SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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## Site 59773 Residential Basted Lane, Crouch



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

### Minor positive (+)

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

### Significant negative (--)

The site is placed within the Poor Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

### Uncertain minor negative (-?)

The site is more than 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### Negligible (0)/Negligible (0)

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

### Uncertain significant negative (--?)

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

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

### Uncertain minor negative (-?)

The site is located on the edge of a settlement. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

### Uncertain significant negative (--?)

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Significant negative (--)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Minor negative (-)**

The site is more than 800m from a railway station and more than 400m from a bus stop and cycle route.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

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**Site 59794 Residential Borough Green Rd between A25 & Railway**



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

**Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

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

**Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

**Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

**Uncertain significant negative (--?)**

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion ( $\geq 25\%$ ) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality)

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Significant negative (--)**

The site is within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

**Site 59843 Residential Crouch Lane, Croudace Site, Borough Green**



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

**Significant positive (++)**

This site is within 800m of an existing healthcare facility and an existing area of open space/ walking and cycle path / play area/ sports facility.

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

**Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

**Negligible (0)/Negligible (0)**

The location of residential sites will not directly influence sustainable economic growth or the delivery of employment opportunities

SA Objective 5: To protect and enhance biodiversity and geodiversity

**Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Negligible (0)/Uncertain minor negative (-?)**

The site is either entirely or largely (>=75%) within Flood Zone 1.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality)

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details

submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Minor positive (+)**

The site is expected to provide fewer than 100 dwellings. It is expected that these smaller sites will not be able to offer as wider mix of housing or making as greater contribution towards local housing needs as larger sites would.

**Site 59822 Mixed Use Land between Platt Ind Est and Clubbs Nepicar Sandpit**



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

**Minor positive (+)**

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

**Minor negative (-)**

The site is placed within the Fair Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain minor positive (+?)**

The site is within 800m of an existing secondary school or a primary school (but not both). However, uncertainty exists as the effects will depend on there being capacity available at those

facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

**Minor positive (+)/Minor positive (+)**

The site includes employment development smaller than 5ha in size.

The site is within 400m of a bus stop and/or cycle path (but is more than 800m from a train station).

SA Objective 5: To protect and enhance biodiversity and geodiversity

**Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

**Significant negative (--)/Uncertain minor negative (-?)**

The site is either entirely or significantly (i.e.  $\geq 25\%$ ) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site does not contain a water body or watercourse but falls within or partially within Source Protection Zones 2 and 3. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

**Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion ( $\geq 25\%$ ) of Grade 3 agricultural land

. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

**Minor positive (+)**

The site is more than 800m from a railway station but within 400m of a bus stop.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

**Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details

submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

**Negligible (0)**

The site is not within 100m of an AQMA.

SA Objective 13: To protect material assets and minimise waste

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Uncertain minor positive (+?)**

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**Site 59829 Mixed Use Joco Pit**



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

**Minor positive (+)**

The site is within 800m of either an existing healthcare facility or an existing area of open space/ walking and cycle path / play area/ sports facility (but not both).

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

**Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain significant positive (++?)**

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

### **Minor positive (+)/Significant positive (++)**

The site includes employment development smaller than 5ha in size. The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

### **Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

### **Uncertain significant negative (--?)**

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

SA Objective 7: To protect and enhance the cultural heritage resource

### **Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

SA Objective 8: To protect and enhance the quality of water features and resources

### **Significant negative (--)/Uncertain significant negative (--?)**

The site is either entirely or significantly (i.e.  $\geq 25\%$ ) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding.

The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

SA Objective 9: To conserve and enhance soil resources and guard against land contamination

### **Significant positive (++)**

The site is located on brownfield land.

SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change

### **Significant positive (++)**

The site is within 800m of a railway station.

SA Objective 11: To improve adaptation to climate change so as to minimise its impact

### **Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

SA Objective 12: To protect and improve air quality

### **Negligible (0)**

The site is not within 100m of an AQMA.

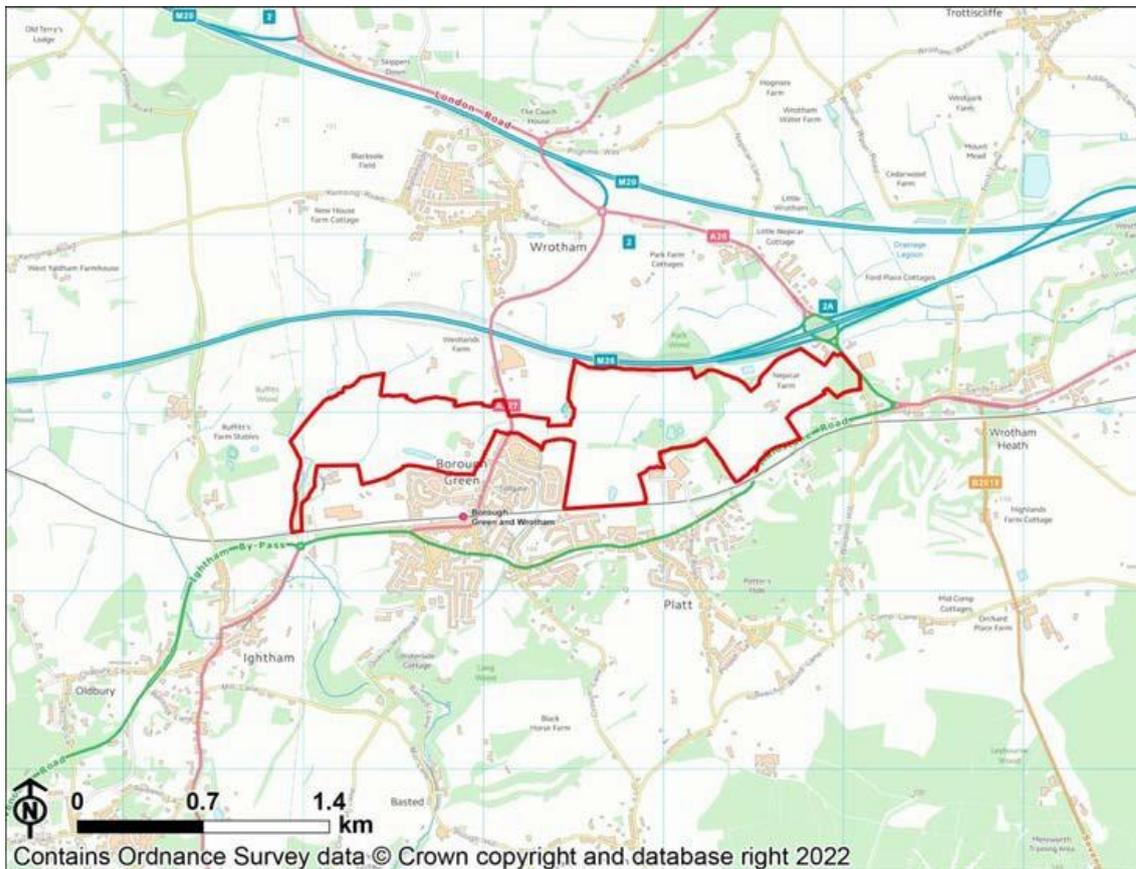
SA Objective 13: To protect material assets and minimise waste

### **Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

SA Objective 14: To provide a suitable supply of high quality housing including an appropriate mix of sizes, types and tenures **Uncertain minor positive (+?)**

### Site 59830 Mixed Use Borough Green Garden City, Borough Green, Wrotham & Platt



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

**Significant positive (++)/Uncertain significant negative (--?)**

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

**Negligible (0)**

The site is placed within the Good Accessibility Band.

SA Objective 3: To improve levels of educational attainment and skills and training development for all age groups and all sectors of society

**Uncertain significant positive (++?)**

The site is within 800m of an existing secondary school and a primary school. However, uncertainty exists as the effects will depend on there being capacity available at those facilities to accommodate new pupils. It is also noted that the provision of new residential development could stimulate the provision of new schools and/or school places, however this cannot be assumed at this stage and is therefore uncertain.

SA Objective 4: To encourage sustainable economic growth, business development, and economic inclusion across the borough

**Significant positive (++)/Significant positive (++)**

The site includes employment development more than 5ha in size. The site is within 800m of a train station.

SA Objective 5: To protect and enhance biodiversity and geodiversity

**Uncertain significant negative (--?)**

The site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

The site contains an existing green infrastructure asset that could be lost as a result of new development. The effect is uncertain as it may be possible to conserve or even enhance the asset through the design and layout of the new development.

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

**Uncertain significant negative (--?)**

The site is not located near any settlements in rural locations, and/or would result in the loss of designated open spaces. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

The site is within 500m of the AONBs. These effects are uncertain at this stage as the effects on landscapes and townscapes will depend on the design, scale and layout of development, which may help mitigate any adverse effects.

**SA Objective 7: To protect and enhance the cultural heritage resource**

**Uncertain significant negative (--?)**

The site is located within 250m of a heritage asset. Effects are uncertain at this stage as they will depend on factors such as the design of the development and whether there are lines of sight between the development site and nearby heritage assets.

**SA Objective 8: To protect and enhance the quality of water features and resources**

**Significant negative (--)/Uncertain significant negative (--?)**

The site is either entirely or significantly (i.e.  $\geq 25\%$ ) within Flood Zone 3 and/or within an area with a 1 in 30 year risk of surface water flooding. The site contains a water body or water course or falls within or partially within Source Protection Zone 1. However, these effects are uncertain as effects resulting from proximity to Source Protection Zones and water bodies are uncertain at this stage.

**SA Objective 9: To conserve and enhance soil resources and guard against land contamination**

**Uncertain significant negative (--?)**

The site is greenfield land and contains a significant proportion ( $\geq 25\%$ ) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).

**SA Objective 10: To reduce greenhouse gas emissions so as to minimise climate change**

**Significant positive (++)**

The site is within 800m of a railway station.

**SA Objective 11: To improve adaptation to climate change so as to minimise its impact Negligible (0)**

The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the new Local Plan and details submitted at the planning application stage. The extent to which the location of development sites would facilitate the use of sustainable modes of transport is considered separately under SA objective 10.

**SA Objective 12: To protect and improve air quality Negligible (0)**

The site is not within 100m of an AQMA.

**SA Objective 13: To protect material assets and minimise waste**

**Uncertain minor negative (-?)**

The site is within a Minerals Safeguarding Area. The site is within a Minerals Safeguarding Area. These effects are uncertain as they will largely depend on factors such as whether the sites would in fact offer viable opportunities for minerals extraction, and it may be possible for prior extraction to occur before a site is developed.

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

**Uncertain minor positive (+?)**









