

Tonbridge & Malling Borough Council

Local Plan

Strategic Land Availability Assessment (SLAA)

Interim Site Assessments

May 2016

Call for Sites Assessments – Frequently Asked Questions

Introduction

The purpose of this note is to explain why the Call for Sites exercise was undertaken, how the sites were assessed and what will happen to the outputs from the assessment.

Why did the Council undertake the Call for Sites exercise?

The exercise is a requirement of central Government planning policy and practice guidance to inform the preparation of a new Local Plan (www.tmbc.gov.uk/localplan) which will need to respond to assessed needs for housing, employment and other uses. More details of Planning Practice Guidance: <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>

What was the purpose of the Call for Sites exercise?

The purpose of the 'Call for Sites' exercise was to provide an opportunity for land owners, developers, parish councils and others to promote sites to be assessed for their suitability and deliverability for development. The exercise took place from the Spring 2014 until 1st September 2015 with information on how to take part and explanatory text made available on the Council's website (www.tmbc.gov.uk/callforsites). Letters of invitation to take part were sent to a wide audience including parish councils, landowners, developers, businesses and some local interest groups.

Please note: This is not an assessment of whether sites will be allocated for future uses in the new Local Plan or developed either in whole or in part. It is a technical exercise that the Local Planning Authority is required to do as part of the Local Plan evidence base.

How were the sites assessed?

The assessment formed a technical appraisal of all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. The sites were assessed against the requirements of the Government's **National Planning Policy Framework (NPPF)** (<http://planningguidance.communities.gov.uk/blog/policy/>) and the **Planning Practice Guidance** (<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>) This involved an assessment of the following:

- **Suitability** – This involved an assessment of the sites against policies in the NPPF, including an assessment of the sustainability credentials of each site, i.e. proximity to existing centres, services, community facilities and transport nodes/hubs. It also involved an assessment of specific site characteristics including:
 - physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;

- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- **Availability** – This involved an assessment of whether or not the site is available for development. A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners.
- **Achievability** – This involved an assessment of whether or not there is a reasonable prospect of development taking place on the site. This was a judgement about the economic viability of the site, i.e. an assessment of whether there are any abnormal costs (eg infrastructure, remedial work) that would put at serious risk the delivering of development within the time frame of the new Local Plan (up to 2031).

The outcome of this assessment is a conclusion on the **suitability and deliverability** of each site. **Please note: Suitability does not necessarily imply the whole site is suitable.** Deliverability was determined by the outputs of the availability and achievability assessments. The timeframe within which deliverability was assessed is the timeframe for the new Local Plan, i.e. 2031, which might mean that only part of a site might be deliverable within the plan period. For the assessment outcome, each site falls within one of the following categories:

Suitable and deliverable
Suitable but undeliverable
Unsuitable

What are 'high-level constraints' and how did these affect the assessment?

The assessment took account of those issues which are beyond the control of the Borough Council but which preclude development, taking a lead from the **NPPF** (<http://planningguidance.communities.gov.uk/blog/policy/>). The high-level constraints that were factored into the assessments were (in no particular order):

- Special Areas of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)
- Flood Zone 3 (for more vulnerable uses, eg residential)
- Ancient Monuments
- Ancient Woodlands
- Areas, parks and woodlands covered by Tree Preservation Orders

Those sites wholly covered by one or more of these high-level constraints were assessed as unsuitable. Parts of sites covered by high-level constraints were excluded from the developable area and the calculation of the potential yield (see below). The assessment

took account of other high-level policies including Areas of Outstanding Natural Beauty (AONB), Conservation Areas and Listed Buildings. However, according to the **NPPF** (<http://planningguidance.communities.gov.uk/blog/policy/>) and the Government's **Planning Practice Guidance** (<http://planningguidance.communities.gov.uk/blog/guidance/>), these do not preclude any development potential but instead affect the amount that could take place, i.e. minor as opposed to major. This was reflected in the assessment.

Did the assessment take account of local planning policies?

The assessment is part of the evidence base for the Local Plan; it is not part of plan-making itself (that is the next stage in the process). The assessment is a technical exercise, primarily to clarify practical aspects of the sites, rather than to judge whether or not they should feature as future allocations for development in the Local Plan. For these reasons the assessment was effectively 'local planning policies-off'. So, for example it did not consider policies that are made during the preparation of the Local Plan, such as the Green Belt or other local policy considerations. These are matters that are addressed at the next stage which is when the Local Plan takes shape, responding to the evidence base.

What does 'potential yield' mean?

Potential yield is an initial assessment of what each suitable and deliverable site could accommodate in terms of different types of development, eg residential, employment.

For those sites assessed as suitable and deliverable for residential uses the calculation is quite simple:

developable area (site area (hectares) excluding high-level constraints) x 30
(average dwellings per hectare).

For non-residential purposes, the potential yield is simply the developable area (site area (hectares) excluding high-level constraints).

The outcome of this calculation is by no means a final figure of what is acceptable in planning terms; if and when the sites are progressed through to the plan-making stage a more detailed assessment will be required. At that stage planning judgements about how much of a site is appropriate for development will need to be made which might well reduce the area and yield significantly. Again, at that stage it will be necessary to understand fully the land-take for supporting uses including schools, healthcare facilities, open space and roads. Potential yield at this stage is therefore very much a starting point for this exercise.

Where sites have been assessed as suitable and deliverable for more than one use, eg residential and employment, the potential yield figures that are stated in the assessment are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Multiple uses on a site would impact upon the potential yield for each use.

Please note: These yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan the actual developable area and density of development will have to take local policy considerations, character and the need for necessary supporting infrastructure into account and as a result yields may be lower.

What will happen to the outputs from the assessments?

After fact checking with the submitters of the sites, the assessments will provide important evidence for the preparation of the new Local Plan (www.tmbc.gov.uk/localplan). The evidence will feed into the assessment of potential development strategies for the new Local Plan.

If a site is assessed as 'suitable and deliverable' does this mean it will be automatically allocated for development in the Local Plan?

No. The call for sites and the technical assessment of sites put forward is an important evidence source to inform plan-making but does not in itself determine whether a site should be allocated for development. Allocation of land for development will depend upon the extent of policy and practical constraints identified in the assessment and the choices ultimately made by the Borough Council following public consultation on the strategy options available. The technical assessment provides information on the range of sites which are available to meet need, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those needs.

When can I comment on the sites?

The initial assessment is purely a technical exercise in accordance with Government policy and planning practice (see above), which means the first opportunity to comment will be during the initial consultation on the Issues & Options for the new Local Plan in the **Autumn 2016**.

Over the next few months Borough Council Members will be considering some potential options for the future development strategy and approach to site allocation. Following that will be an opportunity to comment during the initial consultation on the **Issues & Options** for the new Local Plan. This consultation is timetabled to commence in the **Autumn 2016** (more details: www.tmbc.gov.uk/localplan). It is at this stage that people will be able to make a formal representation on what is to be contained in the emerging Plan.

The consultation will identify potential borough-wide strategies for addressing identified local needs and will feature, for consideration, those sites that are assessed as potentially suitable and deliverable for housing and economic uses during the period up to 2031. Following the initial consultation there will be some challenging choices to be made before the preferred strategy and site allocations are identified and are subject to further consultation and ultimately scrutinised at a local public examination.

How do I keep in touch with the progress of the Local Plan?

Details of the Local Plan preparation process: www.tmbc.gov.uk/localplan.

If you are unable to find the answers to your questions on these pages, please do not hesitate to contact the Local Plan team: localplan@tmbc.gov.uk

List of Sites by Parish/Settlement Boundaries

Addington

213 North of Mill House Lane
285 London Road, Wrotham Heath
293 adj The Chestnuts
373 South of London Road, Wrotham Heath
375 The Warren, Trottiscliffe Road
401 East Street
414 Mayhill House, London Road

Aylesford

188 Whitepost Field
193 West of Coldharbour Lane
194 West of Whitepost Wood Lane
199 Bushey Wood (part)
200 Rear of Robin Hood Lane, Blue Bell Hill
206 North of Pratling Street
212 Land off Oakapple Lane (part)
239 Land South of Hermitage Lane
257 West of Hermitage Lane
262 Detling Field, Hermitage Lane
269 Bull Lane, Eccles
278 Aylesford Quarry
294 Land off Hermitage Lane
297 Former Upper Bell Car Park, Blue Bell Hill (part)
322 Mackenders Lane, Eccles
381 Bunyards Farm, Allington
389 North of M20 Junction 5, Coldharbour Lane
391 East of Aylesford Priory
392 Barming Depot, Hermitage Lane
410 East of Hermitage Lane
418 Vincent Road, Kits Coty Estate
419 North of RBLI Warehouse
431 Former Aylesford Newsprint (part)
435 Dog Kennel Wood

Birling

204 West of Rowan House
287 Bull Road (Option A)
288 Bull Road (Option B)
289 Ryarsh Road
380 West of Castle Way, Leybourne

Borough Green

189 Southways (part)
283 North of Tolsey Mead
300 Crouch Lane
309 Office site, Quarry Hill Road
311 North of Fairfield Road
312 West of Wrotham Road
313 A-Z Geographers, Fairfield Road
316 Land off Dryland Road
377 Joco Pit East
415 Little Harps, St Mary's Platt
416 Celcon Works
445 Land at Borough Green Station

Burham

216 Land at Scarborough Terrace
270 Bell Lane
272 Peters Village South Extension

Ditton

212 Land off Oakapple Lane, Barming (part)
236 Land off Cobdown Close
241 East of Cobdown Close
242 North of London Road
243 Station Road
252 Webbs Field, Station Road
304 East Malling Research Station (part)
411 Sheldon Way, Larkfield (part)
431 Former Aylesford Newsprint (part)
441 10 Bradbourne Lane (part)
444 Land at 6 & 8 Downderry Way

East Malling and Larkfield

202 The Meadow, Lunsford Lane
225 Land adjacent 166 The Rocks Road
228 Land at Eden Farm (part)
238 Westbrook Farm
253 Land at South Lodge
268 Hermitage Farm, Winterfield Lane
277 Clare Park, East of Winterfield Lane
281 Paris Farm, Rocks Road
304 East Malling Research Station (part)
358 North of Kings Hill (part)
359 Land at Woodland's Children Centre
369 Paris Farm, Rocks Road
387 Larkfield Library and Land adjacent
390 Winterfield House, Winterfield Lane
411 Sheldon Way, Larkfield
412 Winterfield Farm
440 The Old Coal Yard, New Hythe Lane
441 10 Bradbourne Lane, Ditton (part)
443 No. 736 London Road

East Peckham

186 Hale Street Farm
187 Edwards Yard
201 Arnolds Lodge Farm
233 South of Church Lane
245 Land at Snoll Hatch
246 39 Bells Farm Road
267 Branbridges Wharf
321 Pinkham
395 Land West of Hale Street
407 West of Snoll Hatch
409 Strettit Farm
426 North of the Freehold
427 Church Lane

Hadlow

192 North of The Paddock
197 Carpenters Lane
215 Rear of Palmars Brook
251 Land off Court Lane
254 North of The Paddock
260 Three Elm Lane, Golden Green
263 The Freehold
264 Court Lane Nurseries
302 Goblands Farm, Court Lane
305 Ashes Lane, Pittswood
308 The Harrow PH, Maidstone Road
337 South of Golden Green
349 Hope Farm – East of High House Lane
351 Hope Farm – North of High House Lane
354 Dene Park
355 North of The Paddock
366 North of Hadlow Park
386 Land north of The Paddock
388 Goose Green Farm
425 Rear of St Peters Place

Hildenborough

207 Rear of Greenview Crescent
209 Next to Bridge Cottage
201 Next to Chapel Cottage, Stocks Green Road
211 Rear of Bourne House, Leigh Road
221 London Road
227 Chequers Farm
237 Land at Stocks Green Road
244 East of Riding Lane
356 West of Horns Lodge Farm
362 Whitestepes, London Road
363 Great Holland Farm
364 West of Riding Lane
365 Mill Lane – North of Woodland Barn
371 West of Elmhurst Gardens (part)
382 Nobel Tree End, Philpots Lane
402 Land at Stocks Green Road

404 Stocks Green Road
417 Coblands Nursery, Trench Road (part)
420 Hawden Farm, Tonbridge (part)
421 North of Tonbridge Road
447 Latter's Farm

Ightham

185 Greenacres Garden Centre
189 Southways, Borough Green (part)
230 Dark Hill Farm/Gracelands Park
256 Dark Hill Farm
296 Dark Hill Farm/Gracelands Park
298 South of Rectory Lane
383 Plasterite, Redwell Lane
384 The Paddock, Copt Hall Road
408 North of Borough Green and Platt (part)
416 Celcon Works, Borough Green (part)

Kings Hill

358 North of Kings Hill (part)
406 Water Lane, Kings Hill
432 Ketridge Lane (part)

Leybourne

217 Land at Park Road
218 Land at Birling Road
224 Land east of Castle Way

Mereworth

219 Graythwaite, Seven Mile Lane
249 Hut Field, The Street
317 Bells Wood Yard, Kings Hill
319 The Street
320 Brewers Hall Farm

Offham

310 Barfield House, Teston Road
323 East of Church Road
324 West of Church Road

Platt

190 Ladylees South, Wrotham Heath
191 Ladylees North, Wrotham Heath
208 North of Basted Lane, Crouch
231 Rear of Platt Mill Close
235 North of Maidstone Road
301 Opposite Pine View
328 South of Birchen Naps Farm
394 Ingleborough Lane
408 North of Borough Green and Platt (part)
415 Little Harps, St Mary's Platt

Plaxtol

261 Reed House Paddock
284 Roughway Mill
329 South Hurst Wood
330 Roughways Barn
331 Yopps Green
333 Plaxtol Allotments
336 Broadfield
338 West of Dunks Green (part)
405 Rear of Long Mill Lane

Ryarsh

214 Ryarsh Place Farm
290 East of Chapel Street
291 Woodgate Road
295 Adjacent Callis Court Bungalow, London Road
306 South of Chapel Street
307 West of Chapel Street
398 Holmes Paddock

Shipbourne

338 West of Dunks Green (part)
340 Puttenden Road, Dunks Green
341 Point Corner
342 East Upper Green Lane
343 Five Acre Field
344 South Ambleside
347 School Field, Back Lane
348 Callis Wood
352 Tinley Farm Buildings
361 Tinley Cottage – south and east paddock

Snodland

370 Snodland Common
400 Paddlesworth Road Green
438 Mill Fields Farm

Stansted

222 Wentfield, Fairseat
223 Land off Crabtree Close, Fairseat
226 Wentshaw Lodge, Fairseat

Tonbridge

195 North of Lower Haysden Lane
196 North of Dryhill Park Road
203 Adjoining Yardley Close
247 Land at Tile Barn Corner
248 Drayton Road Industrial Estate
250 Nettle Bank, Postern Lane
259 Munday Works
266 Fishponds Farm, Upper Haysden Lane
274 North of Postern Lane
275 Grange Farm
276 Greentrees Farm
280 Little Postern, Postern Lane
332 North of Woodgate Way

334 South of Vauxhall Gardens
335 A21 Vauxhall intersection
345 23 Tulip Tree Close
346 North of Barchester Way
357 South of Woodgate Way
360 Ridgeview School
371 West of Elmhurst Gardens
376 Weald of Kent Lower Field, Tudeley Lane
368 North of Hilden Park
385 Depot, Upper Haysden Lane
393 Manor Farm
397 Land at Former Priory Works
413 World of Pots
417 Coblands Nurseries, Trench Road
420 Hawden Farm
422 Tonbridge and Little Trench Farm
423 Frogbridge Wood
424 Cuckoo Lane
430 South of Lower Haysden Lane
442 Land at Lovers Walk
446 Six-In-One Club, Northwood Road

Trottscliffe

258 Green Lane
286 Trosley Farm, Addington Lane
292 Pinesfield Lane

Wateringbury

303 Land off Fields Lane
318 East of The Orpines
353 West of The Orpines
376 Red House Cottage, 29 Old Road
428 Love Lane
429 Pelican Court
432 KetrIDGE Lane, Kings Hill (part)

West Malling

220 Land at Teston Road
228 Land at Eden Farm

229 Triangle site, Lucks Hill
232 Opposite 170 Offham Road
234 Fatherwell Road
265 Lavenders Road
282 North of Norman Road
299 East of Offham Road
325 West of Fatherwell Avenue
326 North of Offham Road
327 West of West Malling
350 Rear of London Road and Town Hill
358 North of Kings Hill (part)
372 Banky Meadow
378 Appledene Farm, Norman Road
379 Opposite the Village Hall, Norman Road
396 Rear of London Road
403 Sportsman's Farm, Teston Road
433 Brickfields

West Peckham

279 Stan Lane

Wouldham

271 Peters Village North Extension
273 Wouldham Allotments
314 Rochester Road, Borstal

Wrotham

205 Former Spring Tavern
240 East of London Road
255 Rosador, London Road
283 North of Tolsey Mead (part)
315 Potters Mead, Wrotham Road
339 St Mary's Road
374 Land at Wrotham Hill Road
408 North of Borough Green and Platt (part)

Glossary

AONB – Area of Outstanding Natural Beauty

AQMA – Air Quality Management Area

CA – Conservation Area

CTRL – Channel Tunnel Rail Link

DPH – Dwellings per hectare

EA – Environment Agency

HA - Hectare

KCC – Kent County Council

LWS – Local Wildlife Site

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

SAC – Special Area of Conservation

SAM – Scheduled Ancient Monument

SLAA – Strategic Land Availability Assessment

SSSI – Site of Special Scientific Interest

TPOs – Tree Preservation Orders