



**Tonbridge and Malling Borough Council**

# **Strategic Land Availability Assessment (SLAA)**

**Main Report**

**March 2018**



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# 1. Introduction

## 1.1. What is the SLAA?

- 1.1.1. The Strategic Land Availability Assessment (SLAA) is a key piece of evidence to inform the making of the Council's new Local Plan. Its primary purpose is to determine the supply of sites for housing, employment and other uses over a 14 year period from the base date of the study which is **31 March 2017**.
- 1.1.2. Phase 1 of the assessment highlights existing outstanding commitments as at 31 March 2017. These include unimplemented extant planning permissions and any outstanding allocations in the current adopted Development Plan.
- 1.1.3. Phase 2 of the assessment highlights suitable and deliverable sites identified through the Call for Sites exercise which was undertaken between Spring 2014 and 1<sup>st</sup> September 2015.
- 1.1.4. The SLAA concludes with an assessment of whether sufficient sites have been identified from Phase 1 and Phase 2 to meet the need for housing as measured against the assessed need.

## 1.2. Why do we need a SLAA?

- 1.2.1. The Government requires local planning authorities to undertake a SLAA as part of the evidence base to inform the making of Local Plans.
- 1.2.2. This need is set out in paragraph 159 (2<sup>nd</sup> bullet point) of the Government's National Planning Policy Framework (NPPF) which states:

*Prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.*

- 1.2.3. The process of preparing a SLAA is set out in more detail in the Government's [Planning Practice Guidance](#) on *Housing and economic land availability*, which was initially published in March 2014.

### **1.3. What is the role of the SLAA?**

- 1.3.1. The primary role of the SLAA is to identify sites suitable and deliverable for development to help address identified housing and employment land needs.

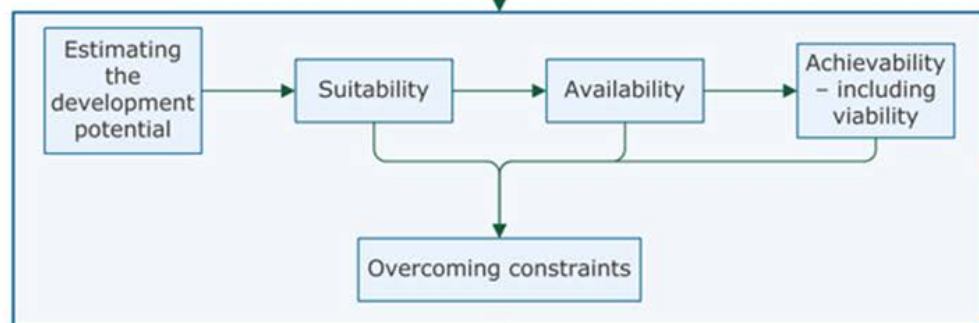
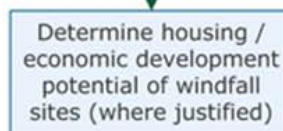
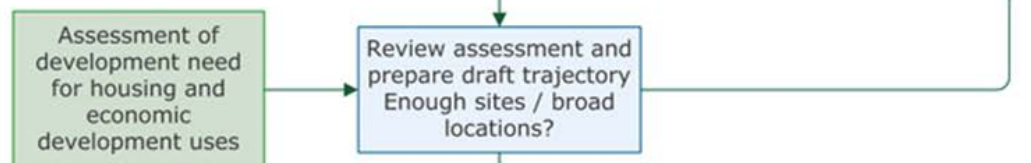
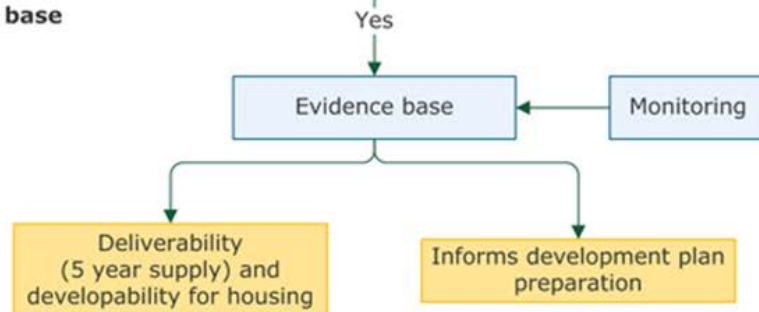
### **1.4. What is the status of the sites and the SLAA?**

- 1.4.1. The SLAA is a technical piece of evidence; it has no planning policy status. Essentially, it is a 'policy-off' exercise. Its function is to inform the making of the new Local Plan, which is the next stage, when more detailed policies are considered.
- 1.4.2. What this means is that any sites assessed as suitable and deliverable in the SLAA are not automatically allocated for development in the new Local Plan. Equally, sites assessed as suitable but undeliverable are not automatically ruled out from being included in the new Local Plan because some of the issues identified at the time of the initial assessment may not be insurmountable.
- 1.4.3. 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 Council taking account of the outcomes of the Sustainability Appraisal and 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.

## **2. Methodology**

### **2.1. What is the recommended methodology to follow when preparing SLAAs?**

- 2.1.1. The Government's [Planning Practice Guidance](#) (PPG) sets out a methodology for preparing SLAAs. This process is set out in Figure 1 (overleaf). This SLAA has been prepared having regard to this process. The SLAA has been produced at the borough level as opposed to the Housing Market Area (HMA) level. The primary reason for this is because the neighbouring authorities in the two HMAs (Maidstone, Tunbridge Wells and Sevenoaks) are at different stages in the plan-making cycle.

**Figure 1: PPG SLAA Preparation Flowchart****Stage 1 - Site / broad location identification****Stage 2 - Site / broad location assessment****Stage 3 - Windfall assessment****Stage 4 - Assessment review****Stage 5 - Final evidence base**

### 3. Phase 1: Assessment Review

#### 3.1. What is the context?

- 3.1.1. Before looking at outstanding commitments as at 31<sup>st</sup> March 2017, it is important to understand the historical context in terms of housing land supply. Whilst the base date of the new Local Plan is 2011, the Government makes it clear that in terms of performance, a longer time frame needs to be examined. The [PPG](#) states:

*The assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.*

- 3.1.2. With this in mind, it is important to understand the housing land supply position over a longer time frame than just the last five years. It is considered that examining supply from 2006 represents a reasonable timeframe because this would encompass a period of a peak, trough and slow recovery in the economic cycle.
- 3.1.3. Table 1 highlights the completions since 2006 and measures these against the housing need. For the period up to 2013/14 the housing need was the housing target figure in the approved South East Plan (450 units per annum). When the South East Plan was revoked in March 2013, the housing need figure was replaced by the Objectively Assessed Need (OAN) for housing as identified through the Strategic Housing Market Assessment (SHMA). In the interest of currency, the Council has used the OAN figure of 696 units per annum as the measure of performance, even though this was only calculated in September 2016 taking account of the 2014-based Subnational Population Projections (SNPP) and the Government's 2014-based Household Projections. These figures have been translated into a chart, see Figure 2.
- 3.1.4. It is evident from Table 1 and Figure 2 that the cumulative completions have consistently exceeded the cumulative requirements over the eleven year period (2006/07 – 2016/17). According to the Government's Planning Practice Guidance, this clearly demonstrates that there is no reasonable evidence of under-supply that may need to be addressed moving forward.



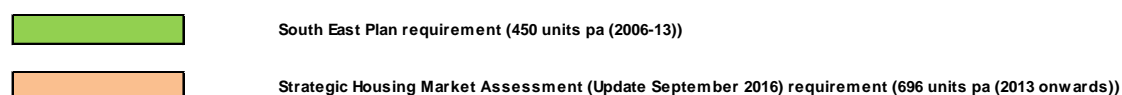
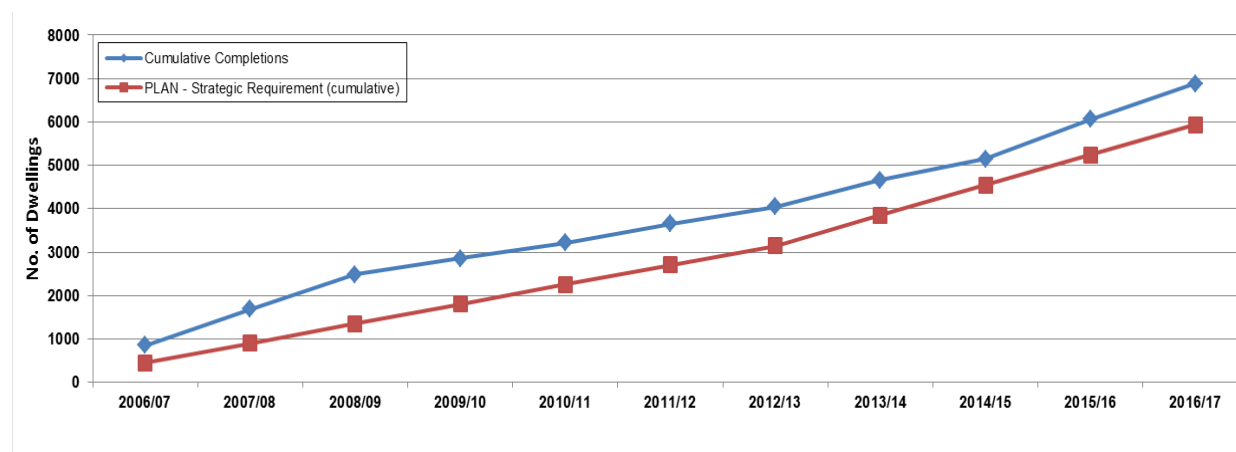
**Table 1: Housing Completions Performance (2006-2017)**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<b>Total Past Completions (2)</b>	850	839	798	372	351	444	394	608	487	912	830
<b>Projected Completions</b>											
<b>Cumulative Completions</b>	850	1689	2487	2859	3210	3654	4048	4656	5143	6055	6885
<b>PLAN - Strategic Requirement (annualised) (1)</b>	450	450	450	450	450	450	450	696	696	696	696
<b>PLAN - Strategic Requirement (cumulative)</b>	450	900	1350	1800	2250	2700	3150	3846	4542	5238	5934
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	400	789	1137	1059	960	954	898	810	601	817	951
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	581	562	541	519	533	551	563	584	580	596	533

Please Note: Housing trajectory includes completions from sites with planning permission only - it excludes allocations.

(1) South East Plan (May 2009) requirement up until its revocation in March 2013 (2006-2013); Strategic Housing Market Assessment (SHMA) (Update, September 2016) Objectively Assessed Need (2013-2021)

(2) 2008/09 error should have been 91 units complete at Holborough Quarry not 182

**Figure 2: Housing Completions Performance (2006-2017)**

## 3.2. What are the existing commitments?

3.2.1. The Phase 1 of the SLAA looks at existing commitments as at 31 March 2017. These include unimplemented extant planning permissions and any outstanding allocations in the Council's adopted Development Plan that have yet to receive planning permission.

- 3.2.2. The purpose of this phase of the assessment is to understand the baseline information on housing delivery so that it is possible to size up how much additional land needs to be identified to meet assessed housing needs. Table 1 and Figure 2 demonstrate that there is no historic shortfall in supply that needs to be made up.

### 3.3. What is the housing trajectory?

- 3.3.1. The most current housing land supply position is reported in the Council's Annual Monitoring Report (AMR). The position as at 31<sup>st</sup> March 2017 features in the 2017 report. This is set out in Table 2 (see overleaf). Table 2 differs slightly to the table that features in the AMR in that it looks at the housing supply from existing commitments for the 14 year period 2017/18 to 2030/31, the time horizon of the new Local Plan.
- 3.3.2. The NPPF requires local planning authorities to be able to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. With this in mind, Table 2 highlights the performance of housing delivery of existing commitments for the next five year period (2017/18 – 2021/22) against the Objectively Assessed Need (OAN) for housing of 696<sup>1</sup> units per annum (+5%).
- 3.3.3. The delivery rates applied in the trajectory have been informed by the local delivery record and consultation with the developer/housebuilders responsible for developing the larger sites listed.
- 3.3.4. Table 2 highlights that there are insufficient existing commitments, plus a modest windfall projection from small sites (fewer than five units in capacity) of 44 units per annum<sup>2</sup> to meet the OAN (+5% buffer) in the next five years (2017/18-2021/22). In effect, the Council can demonstrate 4.7 years' worth of housing land supply as measured against the OAN of 696 units per annum (+5% buffer).
- 3.3.5. Moving forward, it is evident from Table 2 that existing commitments plus a modest windfall projection from small sites are still insufficient to meet the OAN (+5% buffer) in the medium to long-term. For the medium-term period (2022/23-2025/26) the shortfall as measured against the OAN (+5% buffer)

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<sup>1</sup> OAN from the SHMA Update Report (September 2016: [www.tmbc.gov.uk/localplanevidence](http://www.tmbc.gov.uk/localplanevidence))

<sup>2</sup> Average supply from small site windfalls over the last five years (2011/12-2015/16), excluding back gardens, discounted by 50%.

is 2204 units, whilst for the long-term period (2026/2027-2030/31) the shortfall is 3434. The shortfall in the medium to long-term is 5638 units, with the supply from existing commitments (+windfall projection) representing 14.3% of the OAN (+5% buffer) for this nine year period. Overall, the shortfall for the 14 year period (2017/18-2030/31) is 5837 units. The projected supply for this 14 year period represents 42.9% of the OAN (+5% buffer). This position is summarised in Table 3.

**Table 2: Housing Land Supply Position as at 31st March 2017**

Housing Land Supply 2006-2021

(696 units per year)

Year	Sites with Permission (1)	Small Sites Estimate (2)	Large Sites Windfalls	Allocations (3)	Kings Hill Phase 3	Kings Hill (4)	Holborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Completions	5 Year Totals	Total Supply 2006-2021	5 Year Supply 2017/18-2021/22
2006/07	437					281	85			47	850	3210	9886	
2007/08	349					300	137			53	839			
2008/09	280					224	91			203	798			
2009/10	209					93	47	16		7	372			
2010/11	145					55	18	59		74	351			
2011/12	119					90	100	22		113	444	2845		
2012/13	151					84	59	70		30	394			
2013/14	257					108	12	82		149	608			
2014/15	267					91	43	26		60	487			
2015/16	441					74	64	14		319	912			
2016/17	436					41	60	138	13	142	830	3831	3455	
2017/18	486	44		5		15	92	122	127	67	958			
2018/19	451	44		25	50	44	38	92	186	17	947			
2019/20	149	44		33	100	1	80	88	150	27	672			
2020/21	1	44		20	100		73		186	0	424			
2021/22		44		21	100		80		186	23	454			
2022/23		44			100		47		120		311			
2023/24		44			100				72		216	1173		
2024/25		44			85				19		148			
2025/26		44									44			
2026/27		44									44			
2027/28		44									44			
2028/29		44									44	220		
2029/30		44									44			
2030/31		44									44			
Totals	4178	616	0	104	635	1501	1126	729	1059	1331	11279	11279		
SHMA 5 yr OAN +5% (6)												3654		
Difference												-199		
5-Year Supply (7)												95%		
No. of years of HLS (8)												4.7		

Note (1) Excluding Strategic Sites & Tonbridge Town Centre

Note (2) Windfall projection from small sites (fewer than five units in capacity)

Note (3) Includes 65 dwellings on allocated land at Kings Hill. 21 units phased in 2021/22 are on an allocation where the planning permission has expired.

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

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

Note (6) Objectively Assessed Need (OAN) for housing identified in the Strategic Housing Market Assessment (SHMA) (Update, September 2016)

plus 5% buffer as required by para. 47 in the NPPF

Note (7) Supply of ready to develop housing sites as a % of the 5-year OAN requirement (see footnote (6))

Note (8) Number of years of Housing Land Supply (HLS) measured against 5-year SHMA requirement + 5% (see footnote (6))

Next 5 years of projected housing supply

5-year supply as a percentage of the OAN requirement (see footnote (6))

Post Plan Period (2006-2021)

Number of years of housing land supply measured against 5-year SHMA requirement (see footnote (6))

**Table 3: Existing Commitments - Housing Land Supply Summary 2017/18-2030/31**

Time frames	Housing land supply	Measured against OAN
2017/18-2021/22	3455	-199
2022/23-2025/26	719	-2204
2026/27-2030/31	220	-3434
2017/18-2030/31	4394	-5837

### **3.4. What are the initial conclusions from the Phase 1 assessment?**

- 3.4.1. In conclusion, the housing land supply from existing commitments, plus a modest windfall projection, is insufficient in the short-term, i.e. the next five years, to meet the OAN (+5% buffer).
- 3.4.2. Moving forward this supply line is also insufficient to address the OAN in the medium to long-term. This lack of supply justifies the undertaking of the Call for Sites exercise which is set out in Phase 2 of the SLAA report.

## 4. Phase 2: SLAA Call for Sites Assessment

### 4.1. What was the purpose of the Call for Sites exercise?

- 4.1.1. 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 Government's [Planning Practice Guidance](#) (PPG) provided the starting point for how the exercise was undertaken.

### 4.2. When was the Call for Sites exercise undertaken?

- 4.2.1. The exercise took place between April 2014 and 1 September 2015.

### 4.3. What were the parameters for the Call for Sites exercise?

- 4.3.1. **Geographical coverage** - The Call for Sites exercise was conducted at the borough level. Whilst there are two Housing Market Areas (HMAs) exerting an influence over the borough (Maidstone HMA and the Tonbridge/Tunbridge Wells/Sevenoaks HMA) it was not feasible to carry out the exercise at the HMA level because the neighbouring authorities covered by the HMAs were at different stages in the plan-making cycle.
- 4.3.2. **Site threshold** - 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 500m<sup>2</sup> of floor space) and above.
- 4.3.3. **Uses** – The primary focus was on sites with potential for housing and/or economic development.
- 4.3.4. **Constraints** - 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. 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

- 4.3.5. 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 that are governed by legislation outside of planning including Areas of Outstanding Natural Beauty (AONB), Conservation Areas and Listed Buildings. However, according to the NPPF and the Government's Planning Practice Guidance, these do not preclude any development potential but instead affect the amount that could take place, i.e. minor as opposed to major. It is also important to take account of extant or historic planning permissions and whether the site was previously developed or not. This was reflected in the assessment.
- 4.3.6. **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.

#### 4.4. How were the sites assessed?

- 4.4.1. The sites were assessed against the requirements of the NPPF and the [PPG](#). 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.

In addition, the **sustainability credentials** of each site were assessed. This involved assessment against the following criteria:

- within 800m of a bus stop or train station [Yes/No]
- within 800m of a convenience store [Yes/No]
- within 800m of a primary school [Yes/No]
- within 1 km of a GP surgery [Yes/No].

These distances were measured 'as the crow flies' from the edge of sites which provided a simplistic but consistent approach to measuring the sustainability credentials of each site. The sustainability of a location was judged as follows:

- four criteria met – sustainable location
  - two/three criteria met – relatively sustainable location
  - one criteria met – relatively unsustainable location
  - no criteria met – unsustainable location
- **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).

4.4.2. It should be noted that each site was assessed on its individual merits as submitted to the Borough Council, i.e. it was assessed in isolation of adjacent sites that may have also been submitted for consideration.

## **4.5. How were the sites categorised?**

4.5.1. 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. up to 2031, which might mean that only part of a site may be deliverable within the

plan period. For the assessment outcome, a RAG analysis was applied: Red sites – unsuitable; Amber sites – suitable but undeliverable; and Green sites – suitable and deliverable:

Suitable and deliverable
Suitable but undeliverable
Unsuitable

#### **4.6. If a site is assessed as ‘suitable and deliverable’ does this mean it will be automatically allocated for development in the Local Plan?**

- 4.6.1. **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 taking account of the outcomes of the Sustainability Appraisal process and 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.

#### **4.7. If a site is assessed as ‘suitable but undeliverable’ does this mean that it will not be allocated for development in the Local Plan?**

- 4.7.1. **Not necessarily.** One of the principal reasons for a site being assessed as suitable but undeliverable is uncertainty over ownership and hence availability at the time of the assessment. This is not an insurmountable obstacle and it may be adequately resolved during plan-making and consultation on the Local Plan.

#### **4.8. How was the potential yield calculated?**

- 4.8.1. 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.



- 4.8.2. 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, typical for a district of the size and  
characteristics of Tonbridge & Malling).*

- 4.8.3. For non-residential purposes, the potential yield is simply the developable area (site area (hectares) excluding high-level constraints).
- 4.8.4. 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.
- 4.8.5. 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 the maximum of 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.
- 4.8.6. 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.

## **4.9. What are the phasing and delivery assumptions?**

- 4.9.1. The form that submitters were required to complete as part of the Call for Sites exercise included a section on indicative phasing (see Appendix A for a sample). This broke the phasing into four 5-year blocks:
- 0-5 years
  - 6-10 years
  - 11-15 years

- Beyond 15 years
- 4.9.2. Within each five year block, a field was provided for each individual year. Given that the exercise commenced in the Spring of 2014, the first year in the '0-5 years' block was between the 1 April 2014 and 31 March 2015; the first year in the '6-10 years' block was between 1 April 2019 and 31 March 2020; and the first year in the '11-15 years' block was between 1 April 2024 and 31 March 2025.
- 4.9.3. As this is a piece of 'policy-off' evidence, the phasing indicated by the submitter has formed the starting point for the phasing of the sites. This has then been checked against other pieces of evidence, as explained below. Where no phasing has been indicated, assumptions on delivery rates have been applied (see below). For a significant proportion of the sites where existing Development Plan policies may not be supportive of development at present, it was assumed that the most reasonable prospect of the sites coming forward for development would be in the period at the adoption of the new Local Plan, at the earliest. This may include the period post-receipt of the Examination Inspector's Report into the soundness of the new Local Plan.
- 4.9.4. Delivery rates, i.e. the typical supply of housing per annum, have been informed by local evidence. This local evidence is documented in the Council's **Annual Monitoring Reports**. This takes account of the recent record of delivery as well as feedback from developers of major sites in the borough who are engaged on an annual basis to understand their delivery plans moving forward. In addition, delivery rates have taken account of a piece of wider contextual evidence prepared by consultants Nathaniel Lichfield & Partners entitled: '[Start to Finish: How Quickly do Large-Scale Housing Sites Deliver?](#)' (November 2016). This has resulted in the following assumptions on delivery:
- Sites of 0-999 units: 80 dwellings per annum
  - Sites of 1000+ units: 150 dwellings per annum (where there is a strong likelihood of multiple house builders being on site developing concurrently)
- 4.9.5. It is assumed that these rates are reduced by half during the first year of completions because of the time required for site preparation, including essential infrastructure provision and connectivity which may mean that the site is not necessarily ready for the construction of homes as at the start of the financial year (1 April). The 1000 unit threshold is not an absolute

threshold; if there is a site with a yield marginally above this cut-off mark a conservative approach has been taken and the lower delivery rate of 80 dwellings per annum has been applied.

- 4.9.6. **Duplicate sites** – It was evident from the Call for Sites exercise that in some instances more than one submitter promoted a site whilst in other cases individuals submitted their own site as well as the site forming part of a larger submission on behalf of a consortium of land owners. In order to avoid double-counting, these sites have only been counted once in the potential housing trajectory.
- 4.9.7. **Mixed uses** – For a few of the sites, the submitter promoted housing plus other uses, including employment, retail and community and leisure facilities. In these instances the potential yield figures for each use are mutually exclusive, i.e. they represent the maximum of what could be achieved for that single use across the whole of the site with no other uses. If a mixed use development were to be achieved, this would naturally impact on these maximum potentials.

#### 4.10. What are the core outputs of the Call for Sites assessment?

- 4.10.1. The sites and the outcome of the RAG analysis can be viewed online: [www.tmbc.gov.uk/callforsites](http://www.tmbc.gov.uk/callforsites).

<p><b>Please note: This assessment is a snap-shot of the position as at 31 March 2017</b></p>
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- 4.10.2. Appendix B sets out those 'Call for sites' submissions that have been assessed as suitable and deliverable with an indication of their phasing, according to the assumptions applied to this exercise (as explained previously). Appendix C lists the sites in parish order, providing details on the location, potential yield and anticipated start date. Those sites highlighted in purple have been promoted for more than one use, eg housing and employment or housing and community/leisure facilities.
- 4.10.3. In total, the suitable and deliverable housing sites could potentially yield 27,132 units. However, it should be stressed that this is a 'policy-off' assessment that does not take account of the full range of policies, evidence and other factors that come into play during the making of the new Local Plan, including the Sustainability Appraisal process. In addition, the developable area has not been discounted to take account of the likely land-

take for supporting infrastructure, eg roads, schools, healthcare, open space, which will bring down the potential yield quite considerably. Furthermore, some of these sites have been promoted for mixed use developments (purple shading), which could include an element of non-residential development.

4.10.4. It should also be noted that the total potential yield of 27,132 is based upon applying delivery assumptions on a site-by-site basis. In reality, wider market factors will come into play, including the capacity of the development industry to build out these and other sites in districts elsewhere in Kent and the South East as well as market values. This capacity, i.e. the number of skilled workers and materials, along with market values will have a bearing on what is realistically achievable and viable. With this in mind, a piece of evidence is being prepared to help the Council's understanding of local market deliverability which will inform the Local Plan-making stage. For these reasons, the potential yield of 27,132 units should be treated with a high degree of caution.

#### **4.11. What is the indicative trajectory of the Call for Sites 'Suitable and deliverable sites'?**

4.11.1. Table 4 (below) sets out an indicative housing trajectory for the suitable and deliverable housing sites. The phasing is underpinned by the delivery assumptions outlined previously. It should be noted that the entire potential yield in the '0-5 Years' block is phased in the final year, 2018/19.

**Table 4: Indicative Housing Trajectory for 'Suitable and Deliverable' Sites**

<b>0-5 Years 2014/15-18/19</b>	<b>6-10 Years 2019/20-23/24</b>	<b>11-15 Years 2024/25-28/29</b>	<b>2029/30-30/31*</b>	<b>Post 2031**</b>
<b>732</b>	<b>8007</b>	<b>5446</b>	<b>1716</b>	<b>11231</b>

\*2031 is the end of the new Local Plan period

\*\*Post Local Plan period

## **4.12. Which sites are suitable but undeliverable?**

- 4.12.1. Appendix D lists those sites that have been assessed as 'suitable but undeliverable' for housing. It is important to be aware of these sites because the principal reason why they have been assessed as undeliverable, in the majority of cases, is uncertainty over availability. This is not an insurmountable hurdle to the site coming forward for development and it is an issue that can, potentially, be resolved during plan-making when a range of other matters come into play including more local policies, other evidence, the Sustainability Appraisal process, plan objectives and guiding principles for the emerging development strategy and more details on availability.
- 4.12.2. In total, the suitable but undeliverable sites could potentially yield 6,510 units. However, it should be stressed that this is a 'policy-off' assessment that does not take account of the full range of policies, evidence and other factors that come into play during the making of the new Local Plan, nor does it take account of the likely land-take for supporting infrastructure.

## **4.13. Which sites are unsuitable?**

- 4.13.1. Appendix E sets out those sites that have been assessed as unsuitable for development. Factors that have resulted in this assessment include high level constraints and the location of the sites and their proximity to existing settlements and services, i.e. sustainability credentials, (see section 4.4 for a more detailed explanation).

## **4.14. Which sites are suitable and deliverable for non-housing development?**

- 4.14.1. The Call for Sites exercise also resulted in the promotion of some sites for non-residential development including employment, leisure, car parking and travellers pitches. As highlighted previously, some sites were promoted for a mixture of uses including residential and non-residential development. Appendix F lists those sites that were promoted for non-residential development, indicating the potential developable area. This includes sites promoted solely for employment generating uses as well as sites promoted for mixed development. Those sites promoted solely for employment uses could potentially supply approximately 45 hectares of additional economic development land.

## 5. Conclusions

### 5.1. Are there sufficient sites identified to meet housing needs?

- 5.1.1. The NPPF, at [para.47](#), expects local planning authorities to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%. In addition there is the expectation that local planning authorities identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.
- 5.1.2. The SLAA Phase 1 assessment concluded that the housing land supply from existing commitments (unimplemented extant planning permissions and outstanding Development Plan allocations), plus a modest windfall projection from small sites, is insufficient in the short term, i.e. the next five years, to meet the Objectively Assessed Need (OAN) (+5% buffer). Moving forward this supply line diminishes further and it continues to be insufficient to address the OAN in the medium to long-term.
- 5.1.3. With this in mind, there is a need to understand how the potential supply from suitable and deliverable sites, as highlighted in section 4 of this Report, can contribute to meeting the OAN (+ 5% buffer) along with the existing commitments, plus a modest windfall projection from small sites of 44 units per annum. Table 5 (overleaf) sets out the housing land supply position as previously highlighted in Table 2 but with the addition of the potential supply from suitable and deliverable sites identified through the Call for Sites exercise. **It is important to note that the assessment of suitability and deliverability is a snap-shot of the position as at 31 March 2017.**
- 5.1.4. Table 5 highlights that that in the short-term, i.e. the next five years, the Borough Council can demonstrate 12.5 years' worth of housing land supply as measured against the OAN of 696 units per annum (+5% buffer). This takes account of the potential contribution from suitable and deliverable sites identified through the Call for Sites exercise, existing commitments and a modest windfall projection from small sites.
- 5.1.5. Moving forward, it is evident from Table 5 that the potential supply from existing commitments plus a modest windfall projection from small sites and suitable and deliverable sites identified through the Call for Sites exercise are sufficient to meet the OAN (+5% buffer) in the medium to long-term. For the medium-term period (2022/23-2025/26) the excess as measured against

the OAN (+5% buffer) is 3425 units, whilst for the long-term period (2026/2027-2030/31) the excess is 1134. The excess in the medium to long-term is 4559 units, with the potential supply representing 169.3% of the OAN (+5% buffer) for this nine year period. Overall, the excess for the 14 year period (2017/18-2030/31) is 10,064 units, which represents 198.4% of the OAN (+5% buffer).

**Table 5: Housing Land Supply 2006-31 including SLAA Suitable and Deliverable Sites<sup>3</sup>**

Year	Sites with Permission (1)	Small Sites Estimate (2)	Large Sites Windfalls	Allocations (3)	Kings Hill Phase 3	Kings Hill (4)	Holborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	SLAA Suitable & Deliverable Sites	Completions	5 Year Totals	Total Supply 2006-2021	5 Year Supply 2017/18-2021/22
2006/07	437					281	85			47		850	3210	13502	
2007/08	349					300	137			53		839			
2008/09	280					224	91			203		798			
2009/10	209					93	47	16		7		372			
2010/11	145					55	18	59		74		351			
2011/12	119					90	100	22		113		444	2845		
2012/13	151					84	59	70		30		394			
2013/14	257					108	12	82		149		608			
2014/15	267					91	43	26		60		487			
2015/16	441					74	64	14		319		912			
2016/17	436					41	60	138	13	142		830	7447		9159
2017/18	486	44		5		15	92	122	127	67		958			
2018/19	451	44		25	50	44	38	92	186	17	732	1679			
2019/20	149	44		33	100	1	80	88	150	27	1041	1713			
2020/21	1	44		20	100		73		186	0	1843	2267			
2021/22		44		21	100		80		186	23	2088	2542	8890		
2022/23		44			100		47		120		1516	1827			
2023/24		44			100				72		1519	1735			
2024/25		44			85				19		1385	1533			
2025/26		44									1209	1253			
2026/27		44									1005	1049			
2027/28		44									965	1009			
2028/29		44									882	926			
2029/30		44									870	914			
2030/31		44									846	890			
Totals	4178	616	0	104	635	1501	1126	729	1059	1331	15901	27180	27180		
													SHMA 5 yr OAN +5% (6)	3654	
													Difference	5505	
													5-Year Supply (7)	251%	
													No. of years of HLS (8)	12.5	

Note (1) Excluding Strategic Sites & Tonbridge Town Centre

Note (2) Windfall projection from small sites (fewer than five units in capacity)

Note (3) Includes 65 dwellings on allocated land at Kings Hill. 21 units phased in 2021/22 are on an allocation where the planning permission has expired.

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

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

Note (6) Objectively Assessed Need (OAN) for housing identified in the Strategic Housing Market Assessment (SHMA) (Update, September 2016)

plus 5% buffer as required by para. 47 in the NPPF

Note (7) Supply of ready to develop housing sites as a % of the 5-year OAN requirement (see footnote (6))

Note (8) Number of years of Housing Land Supply (HLS) measured against 5-year OAN requirement + 5% (see footnote (6))

Next 5 years of projected housing supply

5-year supply as a percentage of the OAN requirement (see footnote (6))

Post Plan Period (2006-2021)

Number of years of housing land supply measured against 5-year SHMA requirement (see footnote (6))

<sup>3</sup> Potential supply will also need to take account of the outcomes of the Local Plan Market Deliverability Study during Local Plan-making: [www.tmbc.gov.uk/localplanevidence](http://www.tmbc.gov.uk/localplanevidence)

- 5.1.6. Table 6 (below) summarises the potential housing land supply in five and four year blocks, starting from 2017/18.

**Table 6: Existing Commitments + Suitable and Deliverable Sites - Housing Land Supply Summary 2017/18-2030/31**

Time frames	Housing land supply	Measured against OAN
2017/18-2021/22	9159	+5505
2022/23-2025/26	6348	+3425
2026/27-2030/31	4788	+1134
2017/18-2030/31	20,295	+10,064

- 5.1.7. It is evident that the potential contribution from suitable and deliverable sites identified through the Call for Sites exercise could significantly boost the housing land supply position to the extent that the assessed need could be comfortably met.
- 5.1.8. This does not take account of the potential contribution from suitable but undeliverable sites identified through the Call for Sites exercise. It is important to be aware of these sites because the principal reason why they have been assessed as undeliverable, in the majority of cases, is uncertainty over availability. This is not an insurmountable hurdle to the site coming forward for development and it is an issue that can, potentially, be resolved during plan-making when a range of other matters come into play including more local policies, other evidence, plan objectives and guiding principles for the emerging development strategy and more details on availability.
- 5.1.9. However, it is important to appreciate that this piece of evidence, in particular the Call for Sites assessments, is 'policy-off'. The function of the evidence is to inform the making of the new Local Plan ('policy-on'), which is the next stage, when more detailed policies are considered. In addition, the developable area has not been discounted to take account of the likely land-take for supporting infrastructure, eg roads, schools, healthcare, open space, which will bring down the potential yield quite considerably.
- 5.1.10. What this means is that any sites assessed as suitable and deliverable in the SLAA are not automatically allocated for development in the new Local Plan. Equally, sites assessed as suitable but undeliverable are not automatically ruled out from being included in the new Local Plan because some of the



issues identified at the time of the initial assessment may not be insurmountable.

- 5.1.11. The technical assessment of sites put forward is an important evidence source to inform plan-making, i.e. it represents a good a starting point, 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 taking account of the outcomes of the Sustainability Appraisal process and 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.



## Appendix A: Call for Sites Questionnaire form



### ASSESSMENT OF POTENTIAL SITES FOR HOUSING AND OTHER USES Call for Sites

For office use only
Site Ref: <input type="text"/>

This form should be completed in full and returned via email, either by clicking on the 'Submit by email' button, or by saving a copy of the form using the 'Save' button and then attaching it to an email. Where extra typing space is required fields will expand to allow for this. Do not forget to attach a copy of a map identifying the site. Alternatively, you may print out a copy of the completed form and return it by post together with your map to the address at the end of the form, but the Council's preference is to receive your submission by email.

#### DATA PROTECTION AND FREEDOM OF INFORMATION

Your response to this consultation will be used by the Borough Council for monitoring and development plan purposes. **Your response and the information within it will be in the public domain and may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain individual's personal details.**

#### GUIDANCE NOTES

- A separate form must be completed for each site. Forms can be downloaded from the Council's website at [www.tmbc.gov.uk](http://www.tmbc.gov.uk). Only information supplied on this form will be considered.
- You must include your name and address for your proposals to be considered.
- Each form **must be** accompanied by a plan based upon Ordnance Survey mapping which clearly identifies the site. The plan should outline the precise boundaries of the site in its entirety and identify the part which is suitable for development (if this is less than the whole). Submissions without a map will not be considered.
- Only include housing sites that can accommodate 5 or more residential units or in the case of other uses sites in excess of 0.25 hectares. All sites should be deliverable by 2031.
- Do not submit sites which already have planning permission (we will already take these into account), unless you wish to propose something significantly different to that which has permission.
- Do not include sites which are already identified for development in the adopted Development Plan unless you are proposing something significantly different.
- Make sure your site is located within Tonbridge and Malling Borough.

Please note that identifying a site at this stage in the process does not guarantee that the land will be allocated for development in the Local Plan or that planning permission will be granted.

1. Your details	
Name	<input type="text"/>
Company/Agent	<input type="text"/>
Representing	<input type="text"/>
Postal address	<input type="text"/>
Email address	<input type="text"/>

2. Site details	
Site Name/Address	<input type="text"/>
Post Code	<input type="text"/>
OS Grid Reference	<input type="text"/>
What is the estimated area of the whole site	<input type="text"/>
What is the estimated area of the part of the site you consider suitable for development?	<input type="text"/>
What is the current or previous use of the site?	<input type="checkbox"/> Residential <input type="checkbox"/> Employment <input type="checkbox"/> Retail <input type="checkbox"/> Tourism/Leisure <input type="checkbox"/> Institution/Education <input type="checkbox"/> Vacant/Derelict <input type="checkbox"/> Greenfield <input type="checkbox"/> Other (please specify) <input type="text"/>
Does the site have any previous planning history?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What is/are the planning application reference number(s)?	<input type="text"/>
If developed for housing, most likely form of development? (you may tick more than one box)	<input type="checkbox"/> Detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Terraced <input type="checkbox"/> Flats <input type="checkbox"/> Bungalows <input type="checkbox"/> Other (please specify) <input type="text"/>
Would the site be potentially suitable for Gypsy and Traveller and/or Travelling Showpeople accommodation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you promoting the site for Affordable Housing only (Exception Site)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to promote the site for some use other than residential? (you may tick more than one box)	<input type="checkbox"/> Offices (B1) <input type="checkbox"/> Industry (B2)      Floorspace (m <sup>2</sup> ): <input type="text"/> <input type="checkbox"/> Retail (A1) <input type="checkbox"/> Tourism/Leisure <input type="checkbox"/> Other (please specify) <input type="text"/>

3. Ownership of Site	
Are you a landowner of the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If 'yes', are you:	<input type="checkbox"/> Sole owner <input type="checkbox"/> Part owner
Please list other owners:	<input type="text"/>
If you are not the owner, who is? (please list if more than one)	
<input type="text"/>	

4. Market Interest. Please choose the most appropriate category below to indicate what level of market interest there is in the development of this site.	
Site is owned by a developer <input type="checkbox"/>	Comments <input type="text"/>
Site is under option to a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
Enquiries received <input type="checkbox"/>	
No interest <input type="checkbox"/>	
Not yet marketed <input type="checkbox"/>	
Not known <input type="checkbox"/>	

5. Constraints	
To the best of your knowledge are there any constraints that may prevent, impede or delay development on the site? If so, please provide brief details:	
Access difficulties (is this site directly connected to the public highway?)	<input type="text"/>
Infrastructure requirements (e.g. is the site connected to sewerage and drainage, electricity and gas supply, broadband, etc)	<input type="text"/>
Topography, site shape or ground conditions	<input type="text"/>
Contamination/pollution/land stability	<input type="text"/>
Ecology (SSSI, Local Wildlife Site, Protected Species)	<input type="text"/>

<b>Heritage</b> (Ancient Monument, Listed Building, Conservation Area)	
<b>Flood risk</b> (Flood Zones 2 or 3)	
<b>Noise</b> (is the site adjacent to a noise generating or noise sensitive use?)	
<b>Air Quality</b> (is the site within or likely to affect an Air Quality Management Area?)	
<b>Multiple ownership/ ransom strip/ tenancies/ leases</b>	
<b>Current occupation unlikely to cease</b>	
<b>Willingness of owner to sell</b>	
<b>Willingness of developer to develop</b>	
<b>Legal issues</b> (e.g. Restrictive Covenants)	
<b>Market viability/demand</b>	
<b>Other considerations</b> (e.g. any abnormal costs)	

**6. Do you believe the identified constraints on development of the site could be overcome? If so, please explain and indicate how and when you think they may be overcome:**

--

<b>7. Availability</b>	
<b>How many different developers will be involved in the development of the site?</b>	
Number: <input type="text"/>	Not known <input type="checkbox"/>
Names of developers (if known):	
<input type="text"/>	

<b>8. When do you anticipate development of the site will commence?</b>	
Month and Year: <input type="text"/>	Not known <input type="checkbox"/>

<b>9. Phasing Programme for residential development</b>		
<b>Please indicate roughly how many dwellings are likely to be completed in each time period:</b>		
<b>0 - 5 years</b>	Between 1 April 2014 and 31 March 2015	<input type="text"/>
	Between 1 April 2015 and 31 March 2016	<input type="text"/>
	Between 1 April 2016 and 31 March 2017	<input type="text"/>
	Between 1 April 2017 and 31 March 2018	<input type="text"/>
	Between 1 April 2018 and 31 March 2019	<input type="text"/>
<b>5 - 10 years</b>	Between 1 April 2019 and 31 March 2024	<input type="text"/>
<b>10 - 15 years</b>	Between 1 April 2024 and 31 March 2029	<input type="text"/>
<b>Beyond - 15 years</b>	Between 1 April 2029 and 31 March 2031	<input type="text"/>
	<b>Total Dwellings:</b>	<input type="text"/>

<b>10. Are you aware of any other issues that the Council should be aware of which might affect the timing of the site coming forward for development?</b>
<input type="text"/>

**11. Survey issues**

**If you are the land owner, do you give permission for an officer of the Council to access the site, if this is necessary, and carry out a survey unaccompanied? Would there be any access difficulties?**

--

**12. If there are any problems with access to the site or if you are not the owner, please provide contact details, if you have them, of the person who should be contacted to arrange a site visit.**

Name	
Organisation	
Contact address	
Telephone number	
Email address	

**13. Any other issues?**

**Do you know of any other issues that we should be aware of relating to the suitability and availability of this site for development?**

--

**Returning this form**

Please click the 'Submit by email' button to submit this form using your desktop email application. Make sure that you attach a jpeg or pdf copy of the map to the email. Alternatively, please click the 'Save' button, then attach the saved file and copy of the map to a new email and return it to [brian.gates@tmbc.gov.uk](mailto:brian.gates@tmbc.gov.uk)

If you intend to submit a hard copy please complete the form, print it out and send it with your map to:

Planning Policy  
Planning, Housing and Environmental Health Services  
Tonbridge and Malling Borough Council  
Gibson Building  
Gibson Drive  
Kings Hill  
West Malling  
Kent ME19 4LZ

Fax 01732 876317

Submit by email

Save

**The deadline for submission is Friday 30th May 2014**  
**Thank you for your assistance**



## Appendix B: Call for Sites Submissions – Suitable and Deliverable Housing Sites + Phasing

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	Post 34
188	Whitepost Field, Aylesford	Aylesford	1025	0-5 years					40	80	80	80	80	80	80	80	80	80	80	80	80	25			
189	Southways, Borough Green	Borough Green/Ightham	7	0-5 years					7																
193	West of Coldharbour Lane, Aylesford	Aylesford	293	16-20 years																40	80	80	80	13	
194	West of Whitepost Wood Lane, Aylesford	Aylesford	68	11-15 years											40	28									
195	North of Lower Haysden Lane, Tonbridge	Tonbridge	416	0-5 years					40	80	80	80	80	56											
196	North of Dryhill Park Road, Tonbridge	Tonbridge	44	6-10 years							44														
197	Carpenters Lane, Hadlow	Hadlow	23	6 -10 years						23															
198	Land at Howlands Allotments	Wrotham	43	6-10 years							43														
199	Bushey Wood	Aylesford/Burham	4451	6-10 years										75	150	150	150	150	150	150	150	150	150	150	2876
200	Rear of Robin Hood Lane, Blue Bell Hill	Aylesford	24	6-10 years							24														
207	Rear of Greenview Crescent, Hildenborough	Hildenborough	16	0-5 years					16																
227	Chequers Farm, Hildenborough	Hildenborough	20	6-10 years							20														
230	Dark Hill Farm/Gracelands Park, Ightham	Ightham	243	6-10 years							40	80	80	43											
231	Rear of Platt Mill Close, Platt	Platt	17	0-5 years					17																
233	South of Church Lane, East Peckham	East Peckham	17	6-10 years							17														
235	North of Maidstone Rd, Platt	Platt	37	0-5 years					37																
237	Land at Stocks Green Road, Hildenborough	Hildenborough	106	6-10 years							40	66													
238	Westbrook Farm, East Malling	East Malling and Larkfield	137	6-10 years							40	80	17												
242	North of London Road, Ditton	Ditton	13	0-5 years					13																
243	Station Road, Ditton	Ditton	6	0-5 years					6																
247	Land at Tile Barn Corner, Tonbridge	Tonbridge	20	0-5 years					20																
248	Drayton Road Industrial Estate,	Tonbridge	50	6-10 years							40	10													

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	Post 34
	Tonbridge																								
251	Land off Court Lane, Hadlow	Hadlow	79	6-10 years							40	39													
256	Dark Hill Farm, Borough Green	Ightham	351	6-10 years							40	80	80	80	71										
257	West of Hermitage Lane, Aylesford	Aylesford	69	6-10 years							40	29													
258	Green Lane, Trottiscliffe	Trottiscliffe	37	0-5 years					37																
266	Fishponds Farm, Upper Haysden Lane	Tonbridge	136	6-10 years							40	80	16												
268	Hermitage Farm, Winterfield Lane	East Malling and Larkfield	125	6-10 years							40	80	5												
270	Bell Lane, Burham	Burham	172	0-5 years					40	80	52														
273	Wouldham Allotments	Wouldham	134	0-5 years					40	80	14														
275	Grange Farm, Tonbridge	Tonbridge	1211	6-10 years									75	150	150	150	150	150	150	150	86				
278	Aylesford Quarry, Aylesford	Aylesford	1877	6-10 years									75	150	150	150	150	150	150	150	150	150	150	150	152
280	Little Postern, Postern Lane, Tonbridge	Tonbridge	0	Not phased																					
281	Paris Farm, Rocks Road, East Malling	East Malling and Larkfield	127	0-5 years					40	80	7														
282	North of Norman Road, West Malling	West Malling	63	6-10 years							40	23													
283	North of Tolsey Mead, Borough Green	Borough Green/Wrotham	73	6-10 years							40	33													
299	East of Offham Road, West Malling	West Malling	81	6-10 years							40	41													
300	Crouch Lane, Borough Green	Borough Green	95	6-10 years							40	55													
302	Goblands Farm, Court Lane, Hadlow	Hadlow	167	Not phased							40	80	47												
303	off Fields Lane, Watlingbury	Watlingbury	138	0-5 years					40	80	18														
304	East Malling Research Station	East Malling and Larkfield/Aylesford/Ditton	5483	6-10 years									75	150	150	150	150	150	150	150	150	150	150	150	3758
310	Barfield House, Teston Rd, Offham	Offham	22	0-5 years					22																
311	North of Fairfield Rd, Borough Green	Borough Green	15	11-15 years											15										
312	West of Wrotham Road, Borough Green	Borough Green	107	6-10 years							40	67													
314	Rochester Road, Borstal	Wouldham	0	Not phased																					
316	off Dryland Road,	Borough Green	225	6-10 years							40	80	80	25											

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	Post 34
	Borough Green																								
317	Bells Wood Yard, Kings Hill	Mereworth	106	6-10 years							40	66													
327	West of West Malling	West Malling	413	6-10 years							40	80	80	80	80	53									
332	North of Woodgate Way, Tonbridge	Tonbridge	22	Not phased						22															
333	Plaxtol Allotments	Plaxtol	50	0-5 years					40	10															
334	South of Vauxhall Gardens, Tonbridge	Tonbridge	61	6-10 years							40	21													
346	North of Barchester Way	Tonbridge	418	6-10 years							40	80	80	80	80	58									
353	West of The Orpines, Wateringbury	Wateringbury	36	6-10 years							36														
355	North of The Paddock, Hadlow	Hadlow	157	6-10 years							40	80	37												
358	North of Kings Hill	East Malling and Larkfield/Kings Hill/West Malling	4772	0-5 years					75	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	2447
360	Ridgeview School, Tonbridge	Tonbridge	98	6-10 years						40	58														
366	North of Hadlow Park	Hadlow	153	6-10 years							40	80	33												
372	Banky Meadow, West Malling	West Malling	92	0-5 years					40	52															
381	Bunyards Farm, Allington	Aylesford	575	6-10 years							40	80	80	80	80	80	80	55							
384	The Paddock, Copt Hall Road, Ightham	Ightham	34	0-5 years					34																
385	Depot, Upper Haysden Lane, Tonbridge	Tonbridge	0	Not phased																					
387	Larkfield Library and land adjacent	East Malling and Larkfield	8	6-10 years						8															
390	Winterfield House, Winterfield Lane	East Malling and Larkfield	6	6-10 years						6															
391	East of Aylesford Priory	Aylesford	21	6-10 years						21															
392	Barming Depot, Hermitage Lane	Aylesford	128	6-10 years						40	80	8													
393	Manor Farm, Upper Haysden Lane	Tonbridge	332	11-15 years											40	80	80	80	52						
403	Sportsman's Farm, Teston Road, West Malling	West Malling	205	6-10 years								40	80	80	5										
410	East of Hermitage Lane	Aylesford	465	0-5 years					40	80	80	80	80	80	25										
417	Coblands Nurseries, Trench Rd, Tonbridge	Tonbridge/Hildenborough	319	6-10 years							40	80	80	80	39										
422	Tonbridge and Little	Tonbridge	455	6-10 years							40	80	80	80	80	80	15								

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	Post 34
	Trench Farm																								
423	Frogbridge Wood	Tonbridge	146	6-10 years							40	80	26												
435	Dog Kennel Wood, Aylesford	Aylesford	107	0-5 years					40	67															
446	Six-in-One Club, Northwood Road, Tonbridge	Tonbridge	8	0-5 years					8																
447	Latter's Farm, Tonbridge	Hildenborough	82	0-5 years					40	42															
Totals		Total Borough-Wide	2713 2		0	0	0	0	732	1041	1843	2088	1516	1519	1385	1209	1005	965	882	870	846	705	680	613	9233

Mixed Uses

Total up to 2031	15901
Total 0-5 Year	732
Total 6-15 Years	13453
Total 29/30 to 30/31	1716
Total Post 2031	11231

## Appendix C: Call for Sites Submissions – Suitable and Deliverable Housing Sites in Parish Order

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date
188	Whitepost Field, Aylesford	Aylesford	1025	0-5 years
193	West of Coldharbour Lane, Aylesford	Aylesford	293	16-20 years
194	West of Whitepost Wood Lane, Aylesford	Aylesford	68	11-15 years
200	Rear of Robin Hood Lane, Blue Bell Hill	Aylesford	24	6-10 years
257	West of Hermitage Lane, Aylesford	Aylesford	69	6-10 years
278	Aylesford Quarry, Aylesford	Aylesford	1877	6-10 years
381	Bunyards Farm, Allington	Aylesford	575	6-10 years
391	East of Aylesford Priory	Aylesford	21	6-10 years
392	Barming Depot, Hermitage Lane	Aylesford	128	6-10 years
410	East of Hermitage Lane	Aylesford	465	0-5 years
435	Dog Kennel Wood, Aylesford	Aylesford	107	0-5 years
199	Bushey Wood	Aylesford/Burham	4451	6-10 years
300	Crouch Lane, Borough Green	Borough Green	95	6-10 years
311	North of Fairfield Rd, Borough Green	Borough Green	15	11-15 years
312	West of Wrotham Road, Borough Green	Borough Green	107	6-10 years
316	off Dryland Road, Borough Green	Borough Green	225	6-10 years
189	Southways, Borough Green	Borough Green/Ightham	7	0-5 years
283	North of Tolsey Mead, Borough Green	Borough Green/Wrotham	73	6-10 years
270	Bell Lane, Burham	Burham	172	0-5 years
242	North of London Road, Ditton	Ditton	13	0-5 years
243	Station Road, Ditton	Ditton	6	0-5 years
238	Westbrook Farm, East Malling	East Malling and Larkfield	137	6-10 years
268	Hermitage Farm, Winterfield Lane	East Malling and Larkfield	125	6-10 years
281	Paris Farm, Rocks Road, East Malling	East Malling and Larkfield	127	0-5 years
387	Larkfield Library and land adjacent	East Malling and Larkfield	8	6-10 years
390	Winterfield House, Winterfield Lane	East Malling and Larkfield	6	6-10 years
304	East Malling Research Station	East Malling and Larkfield/Aylesford/Ditton	5483	6-10 years
358	North of Kings Hill	East Malling and Larkfield/Kings Hill/West Malling	4772	0-5 years
233	South of Church Lane, East Peckham	East Peckham	17	6-10 years
197	Carpenters Lane, Hadlow	Hadlow	23	6 -10 years
251	Land off Court Lane, Hadlow	Hadlow	79	6-10 years
302	Goblands Farm, Court Lane, Hadlow	Hadlow	167	6-10 years
355	North of The Paddock, Hadlow	Hadlow	157	6-10 years
366	North of Hadlow Park	Hadlow	153	6-10 years
207	Rear of Greenview Crescent, Hildenborough	Hildenborough	16	0-5 years

Site Ref	Site Name	Parish	SLAA Total	Anticipated Start Date
227	Chequers Farm, Hildenborough	Hildenborough	20	6-10 years
237	Land at Stocks Green Road, Hildenborough	Hildenborough	106	6-10 years
447	Latter's Farm, Tonbridge	Hildenborough	82	0-5 years
230	Dark Hill Farm/Gracelands Park, Ightham	Ightham	243	6-10 years
256	Dark Hill Farm, Borough Green	Ightham	351	6-10 years
384	The Paddock, Copt Hall Road, Ightham	Ightham	34	0-5 years
317	Bells Wood Yard, Kings Hill	Mereworth	106	6-10 years
310	Barfield House, Teston Rd, Offham	Offham	22	0-5 years
231	Rear of Platt Mill Close, Platt	Platt	17	0-5 years
235	North of Maidstone Rd, Platt	Platt	37	0-5 years
333	Plaxtol Allotments	Plaxtol	50	0-5 years
195	North of Lower Haysden Lane, Tonbridge	Tonbridge	416	0-5 years
196	North of Dryhill Park Road, Tonbridge	Tonbridge	44	6-10 years
247	Land at Tile Barn Corner, Tonbridge	Tonbridge	20	0-5 years
248	Drayton Road Industrial Estate, Tonbridge	Tonbridge	50	6-10 years
266	Fishponds Farm, Upper Haysden Lane	Tonbridge	136	6-10 years
275	Grange Farm, Tonbridge	Tonbridge	1211	6-10 years
332	North of Woodgate Way, Tonbridge	Tonbridge	22	6-10 years
334	South of Vauxhall Gardens, Tonbridge	Tonbridge	61	6-10 years
346	North of Barchester Way	Tonbridge	418	6-10 years
360	Ridgeview School, Tonbridge	Tonbridge	98	6-10 years
393	Manor Farm, Upper Haysden Lane	Tonbridge	332	11-15 years
422	Tonbridge and Little Trench Farm	Tonbridge	455	6-10 years
423	Frogbridge Wood	Tonbridge	146	6-10 years
446	Six-in-One Club, Northwood Road, Tonbridge	Tonbridge	8	Not phased
417	Coblans Nurseries, Trench Rd, Tonbridge	Tonbridge/Hildenborough	319	6-10 years
258	Green Lane, Trottiscliffe	Trottiscliffe	37	0-5 years
303	off Fields Lane, Watlingtonbury	Watlingtonbury	138	0-5 years
353	West of The Orpines, Watlingtonbury	Watlingtonbury	36	6-10 years
282	North of Norman Road, West Malling	West Malling	63	6-10 years
299	East of Offham Road, West Malling	West Malling	81	6-10 years
327	West of West Malling	West Malling	413	6-10 years
372	Banky Meadow, West Malling	West Malling	92	0-5 years
403	Sportsman's Farm, Teston Road, West Malling	West Malling	205	6-10 years
273	Wouldham Allotments	Wouldham	134	0-5 years
198	Land at Howlands Allotments	Wrotham	43	6-10 years
Total Borough-Wide			27132	

 Mixed development

## Appendix D: Call for Sites Submissions – Suitable but Undeliverable Housing Sites in Parish Order

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	SLAA total	Anticipated Start Date
322	Mackenders Lane, Eccles	Aylesford	81	Not phased
262	Detling Field, Hermitage Lane	Aylesford	381	0-5 years
212	Land off Oakapple Lane, Barming	Aylesford/Ditton	119	Not phased
445	Land at Borough Green Station	Borough Green	16	Not phased
444	Land at 6 & 8 Downterry Way, Ditton	Ditton	11	Not phased
359	Land at Woodlands Children's Centre	East Malling and Larkfield	22	Not phased
443	736 London Road, Larkfield	East Malling and Larkfield	8	Not phased
411	Sheldon Way, Larkfield	East Malling and Larkfield/Ditton	157	Not phased
441	10 Bradbourne Lane, Ditton	East Malling and Larkfield/Ditton	5	Not phased
187	Edwards Yard, East Peckham	East Peckham	12	Not phased
427	Church Lane, East Peckham	East Peckham	38	Not phased
245	Land at Snoll Hatch, East Peckham	East Peckham	131	Not phased
388	Goose Green Farm, Hadlow	Hadlow	36	Not phased
244	East of Riding Lane, Hildenborough	Hildenborough	97	Not phased
421	North of Tonbridge Rd, Hildenborough	Hildenborough	434	Not phased
383	Plasterite, Redwell Lane, Ightham	Ightham	6	Not phased
408	North of Borough Green and Platt	Ightham/Wrotham/Borough Green/Platt	4138	Not phased
406	Water Lane, Kings Hill	Kings Hill	109	Not phased
405	Rear of Long Mill Lane, Plaxtol	Plaxtol	5	Not phased
400	Paddlesworth Rd Green, Snodland	Snodland	23	Not phased
438	Mill Fields Farm, Snodland	Snodland	191	Not phased
442	Land at Lovers Walk	Tonbridge	11	Not phased
429	Pelican Court, Wateringbury	Wateringbury	37	Not phased
350	Rear of London Rd and Town Hill, West Malling	West Malling	152	Not phased
396	Rear of London Rd, West Malling	West Malling	109	Not phased
433	Brickfields, West Malling	West Malling	136	Not phased
339	St Mary's Road, Wrotham	Wrotham	45	Not phased
		<b>Total Borough-Wide</b>	<b>6510</b>	





## Appendix E: Call for Sites Submissions – Unsuitable Sites in Parish Order

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	Anticipated Start Date
373	South of London Road, Wrotham Heath	Addington	Not phased
375	The Warren, Trottiscliffe Road, Addington	Addington	Not phased
401	East Street, Addington	Addington	Not phased
414	Mayhill House, London Rd, Addington	Addington	Not phased
213	North of Mill House Lane, Addington	Addington	Not phased
285	London Road, Wrotham Heath	Addington	Not phased
293	adj The Chestnuts, Addington	Addington	Not phased
294	Land off Hermitage Lane	Aylesford	Not phased
418	Vincent Road, Kits Coty Estate	Aylesford	Not phased
297	Former Upper Bell Car Park, Blue Bell Hill	Aylesford/Burham	Not phased
204	West of Rowan House, Birling	Birling	Not phased
380	West of Castle Way, Leybourne	Birling	Not phased
287	Bull Road, Birling (Option A)	Birling	Not phased
288	Bull Road Birling (Option B)	Birling	Not phased
289	Ryarsh Road, Birling	Birling	Not phased
377	Joco Pit East, Borough Green	Borough Green	Not phased
415	Little Harps, Crouch Lane, Platt	Borough Green/Platt	Not phased
272	Peters Village, South Extension	Burham	Not phased
216	Land at Scarborough Terrace, Burham	Burham	Not phased
241	East of Cobdown Close, Ditton	Ditton	Not phased
252	Webbs Field, Station Road, Ditton	Ditton	Not phased
202	The Meadow, Lunsford Lane	East Malling and Larkfield	Not phased
253	Land at South Lodge, East Malling	East Malling and Larkfield	Not phased
277	Clare Park, east of Winterfield Lane	East Malling and Larkfield	Not phased
412	Winterfield Farm, East Malling	East Malling and Larkfield	Not phased
225	Land adj 166 The Rocks Road, East Malling	East Malling and Larkfield	Not phased
228	Land at Eden Farm, West Malling	East Malling and Larkfield/West Malling	Not phased
186	Hale Street Farm, East Peckham	East Peckham	Not phased
201	Arnolds Lodge Farm, East Peckham	East Peckham	Not phased
321	Pinkham, East Peckham	East Peckham	Not phased
395	Land west of Hale Street	East Peckham	Not phased
407	West of Snoll Hatch	East Peckham	Not phased
409	Strettit Farm, East Peckham	East Peckham	Not phased
426	North of The Freehold, East Peckham	East Peckham	Not phased
246	39 Bells Farm Road, East Peckham	East Peckham	Not phased

Site Ref	Site Name	Parish	Anticipated Start Date
305	Ashes Lane, Pittswood	Hadlow	Not phased
337	South of Golden Green	Hadlow	Not phased
349	Hope Farm - East of High House Lane	Hadlow	Not phased
351	Hope Farm - North of Hope Meadow	Hadlow	Not phased
354	Dene Park	Hadlow	Not phased
425	Rear of St Peters Place, Hadlow	Hadlow	Not phased
215	Rear of Palmers Brook, Hadlow	Hadlow	Not phased
260	Three Elm Lane, Golden Green	Hadlow	Not phased
263	The Freehold, Hadlow	Hadlow	Not phased
209	Next to Bridge Cottage, Stocks Green Road	Hildenborough	Not phased
210	Next to Chapel Cottage, Stocks Green Road	Hildenborough	Not phased
211	Rear of Bourne House, Leigh Road	Hildenborough	Not phased
356	West of Horns Lodge Farm, Tonbridge	Hildenborough	Not phased
362	Whitesteppes, London Road	Hildenborough	Not phased
363	Great Holland Farm	Hildenborough	Not phased
364	West of Riding Lane	Hildenborough	Not phased
365	Mill Lane - north of Woodland Barn	Hildenborough	Not phased
382	Nobel Tree End, Philpots Lane, Hildenborough	Hildenborough	Not phased
399	Edenfield, London Road, Hildenborough	Hildenborough	Not phased
404	Stocks Green Road, Hildenborough	Hildenborough	Not phased
221	London Road, Hildenborough	Hildenborough	Not phased
185	Greenacres Garden Centre, Ightham	Ightham	Not phased
298	South of Rectory Lane, Ightham	Ightham	Not phased
432	Ketridge Lane, Kings Hill	Kings Hill/Wateringbury	Not phased
217	Land at Park Road, Leybourne	Leybourne	Not phased
224	Land east of Castle Way	Leybourne	Not phased
249	Hut Field, The Street, Mereworth	Mereworth	Not phased
319	The Street, Mereworth	Mereworth	Not phased
320	Brewers Hall Farm, Mereworth	Mereworth	Not phased
219	Graythwaite, Seven Mile Lane	Mereworth	Not phased
323	East of Church Road, Offham	Offham	Not phased
324	West of Church Road, Offham	Offham	Not phased
190	Ladylees South, Wrotham Heath	Platt	Not phased
191	Ladylees North, Wrotham Heath	Platt	Not phased
208	North of Basted Lane, Crouch	Platt	Not phased
328	South of Birchen Naps Farm	Platt	Not phased
394	Ingleborough Lane, Platt	Platt	Not phased
301	Opposite Pine View, Platt	Platt	Not phased
329	South Hurst Wood	Plaxtol	Not phased
330	Roughways Barn	Plaxtol	Not phased

Site Ref	Site Name	Parish	Anticipated Start Date
331	Yopps Green	Plaxtol	Not phased
336	Broadfield	Plaxtol	Not phased
284	Roughway Mill, Dunks Green	Plaxtol	Not phased
338	West of Dunks Green	Plaxtol/Shipbourne	Not phased
306	South of Chapel Street, Ryarsh	Ryarsh	Not phased
307	West of Chapel Street, Ryarsh	Ryarsh	Not phased
398	Holmes Paddock, Ryarsh	Ryarsh	Not phased
214	Ryarsh Place Farm, Ryarsh	Ryarsh	Not phased
290	East of Chapel Street, Ryarsh	Ryarsh	Not phased
291	Woodgate Road, Ryarsh	Ryarsh	Not phased
295	adj Callis Court Bungalow, London Road	Ryarsh	Not phased
340	Puttenden Road, Dunks Green	Shipbourne	Not phased
341	Point Corner	Shipbourne	Not phased
342	East Upper Green Lane	Shipbourne	Not phased
343	Five Acre Field	Shipbourne	Not phased
344	South Ambleside	Shipbourne	Not phased
347	School Field, Back Lane	Shipbourne	Not phased
348	Callis Wood	Shipbourne	Not phased
352	Tinley Farm Buildings	Shipbourne	Not phased
361	Tinley Cottage - south and east paddock	Shipbourne	Not phased
370	Snodland Common	Snodland	Not phased
222	Wentfield, Fairseat	Stansted	Not phased
226	Wentshaw Lodge, Fairseat	Stansted	Not phased
203	Adjoining Yardley Close, Tonbridge	Tonbridge	Not phased
250	Nettle Bank, Postern Lane, Tonbridge	Tonbridge	Not phased
276	Greentrees Farm, Tonbridge	Tonbridge	Not phased
335	A21 Vauxhall intersection, Tonbridge	Tonbridge	Not phased
357	South of Woodgate Way, Tonbridge	Tonbridge	Not phased
368	North of Hilden Park, Tonbridge	Tonbridge	Not phased
424	Cuckoo Lane, Tonbridge	Tonbridge	Not phased
430	South of Lower Haysden Lane, Tonbridge	Tonbridge	Not phased
371	West of Elmhurst Gardens, Tonbridge	Tonbridge/Hildenborough	Not phased
420	Hawden Farm, Tonbridge	Tonbridge/Hildenborough	Not phased
286	Trosley Farm, Addington Lane	Trottiscliffe	Not phased
292	Pinesfield Lane, Trottiscliffe	Trottiscliffe	Not phased
318	East of The Orpines, Watringbury	Watringbury	Not phased
376	Red House Cottage, 29 Old Road, Watringbury	Watringbury	Not phased
428	Love Lane, Watringbury	Watringbury	Not phased
265	Lavenders Road, West Malling	West Malling	Not phased
379	Opposite the Village Hall, Norman Rd	West Malling	Not phased


Site Ref	Site Name	Parish	Anticipated Start Date
220	Land at Teston Road, West Malling	West Malling	Not phased
232	Opposite 170 Offham Rd, West Malling	West Malling	Not phased
234	Fatherwell Road, West Malling	West Malling	Not phased
279	Stan Lane, West Peckham	West Peckham	Not phased
271	Peters Village, North Extension	Wouldham	Not phased
315	Potters Mead, Wrotham Rd, Borough Green	Wrotham	Not phased
374	Land at Wrotham Hill Road	Wrotham	Not phased

## Appendix F: Call for Sites Submissions – Suitable and Deliverable Non-Housing Sites

Please note: This assessment is a snap-shot of the position as at 31 March 2017

Site Ref	Site Name	Parish	Employment (ha)	Station Car Parking (ha)	Allotments (ha)	Marina (ha)	Travellers (ha)	Tourism (ha)	Community (ha)	Mixed (ha)
193	West of Coldharbour Lane, Aylesford	Aylesford								9.74
206	North of Pratling Street, Aylesford	Aylesford	16.31							
218	Land at Birling Road, Leybourne	Leybourne	5.62							
223	off Crabtree Close, Fairseat	Stansted	0.56							
229	Triangle site, Lucks Hill	West Malling		0.66						
239	Land south of Hermitage Court	Aylesford	1.39							
259	Munday Works, Tonbridge	Tonbridge	1.7							
267	Branbridges Wharf, East Peckham	East Peckham	0.99							
273	Wouldham Allotments	Wouldham								4.48
274	North of Postern Lane, Tonbridge	Tonbridge				7.11				
278	Aylesford Quarry, Aylesford	Aylesford								63.42
280	Little Postern, Postern Lane, Tonbridge	Tonbridge								10.76
282	North of Norman Road, West Malling	West Malling								2.1
304	East Malling Research Station	East Malling and Larkfield/Aylesford/Ditton								191.73
314	Rochester Road, Borstal	Wouldham								1.27
358	North of Kings Hill	East Malling and Larkfield/Kings Hill/West Malling								159.08
360	Ridgeview School, Tonbridge	Tonbridge								3.25
367	Weald of Kent Lower Field, Tudeley Lane	Tonbridge							1.35	

Site Ref	Site Name	Parish	Employment (ha)	Station Car Parking (ha)	Allotments (ha)	Marina (ha)	Travellers (ha)	Tourism (ha)	Community (ha)	Mixed (ha)
385	Depot, Upper Haysden Lane, Tonbridge	Tonbridge								1.09
283	North of Tolsey Mead, Borough Green	Borough Green/Wrotham Green								2.44
389	North of M20 Junction 5, Coldharbour Lane	Aylesford	7.27							
403	Sportsman's Farm, Teston Road, West Malling	West Malling					1-2 pitches			6.83
416	Celcon Works, Borough Green	Borough Green/Ightham	9.73							
419	North of RBLI Warehouse, Aylesford	Aylesford	1.54							
446	Six-in-One Club, Northwood Road, Tonbridge	Tonbridge								0.27
<b>Total Borough-Wide</b>			<b>45.11</b>	<b>0.66</b>	<b>0</b>	<b>7.11</b>	<b>0</b>	<b>0</b>	<b>1.35</b>	<b>456.46</b>

 Employment Uses Only

 Mixed Uses

 Non-Employment Other Uses