

## CALL FOR SITES ANALYSIS

This is an attempt to analyse the progression from the Call for Sites into the Draft Local Plan selected sites.

It is complicated by several factors

1. The site numbers used in the Call for Sites are replaced later by letters, and some sites with LP numbers.
2. Nowhere in the Call for Sites assessment is any mention made of Metropolitan Greenbelt, but AONB is. Strange that one constraint is considered, but the other one isn't.

There were a total of **263** sites put forward in this part of the Plan of which **34** were selected for development, in order to achieve the **6828** total generally accepted as the aim of this part of the Local Plan.

**What they started with:** TMBC's assessment of the submitted sites :

**26,591** houses submitted deemed suitable and deliverable,

**8906** suitable but undeliverable,

**6754** included in this plan

**2387** deferred to the next plan.

**6828** houses were selected for the Plan,

**3234** of those came from the "undeliverable" list.

**4485** houses in **GREENBELT**,

**12683** from the Suitable and Deliverable list were not used.

Why did TMBC use those **4485 GREENBELT** sites and leave **12683** suitable and deliverable houses unused?

The guiding principle for development in Greenbelt is that all other sources of land are used up, before Metropolitan Greenbelt is used, and even then it needs "Exceptional Circumstances".

That is not the case here. As the table below shows, **11724** houses were left unused from the **12681** selected and deemed "Suitable but Deliverable" , and **4485** houses in Metropolitan Greenbelt were selected for the Plan.

**CFS Sites deemed Suitable and Deliverable, not in MGB or AONB where housing could have been sited and wasn't:**

SITE	SUITABLE & DELIVERABLE	USED IN PLAN	HOUSES LOST
199 Bushey Wood	4451	1514	2937
270 Bell Lane Burham	172	58	114
358 North of Kingshill	4772	900	3872
196 Dryhill Park Tonbridge	84	44	40
393 Manor Farm Tonbridge	332	0	332
194 Whitepost Aylesford	68	0	68
257 Hermitage Lane	69	0	69
268 Hermitage Farm	125	0	125
275 Grange Farm Tonbridge	1211	0	1211
278 Aylesford Quarry	1877	0	1877
281 Paris Fm E Malling	127	0	127
282 Norman Rd W Malling	63	0	63
360 Ridgeview Tonbridge	98	0	98
369 Paris Fm 2 E Malling	127	0	Double site
381 Bunyards Farm Allington	575	0	575
403 Sportsman Fm W Malling	205	0	205
413 World of Pots Tonbridge	11	0	11
432 Ketteridge Kings Hill	No housing number assessed	0	0
		2516	<b>11724</b>

ADOPTED Borough Green Parish Council 1st October 2018 Minute Item.....114 (ii)

Signed  Clerk to Borough Green PC