

## TMBC OWNED SITES – LOCAL PLAN

### Item FRP 23/13 referred from Finance, Regeneration and Property Scrutiny Select Committee of 13 June 2023

Careful consideration was given to a number of sites identified for potential development as part of the Local Plan process and Urban Capacity Study. Members were reminded that potential development sites could be brought forward through the planning approval process and did not specifically require allocation in the Local Plan to do so. However, at this stage no decisions on particular sites for inclusion had yet been made by the Borough Council acting as the Local Planning Authority.

The report of the Director of Central Services & Deputy Chief Executive sought Members' views on whether the Borough Council owned sites, detailed in Annex A, were available or unavailable for development.

Members had regard to housing targets for the Borough, the Management Development and Environmental Development Plan Document, Biodiversity Net Gain, the Interim Sustainability Appraisal and the Local Lettings Policy detailed in the report. It was also noted that housing targets remained subject to change pending the outcomes of the NPPF consultation. Particular reference was made to the Angel Centre site and although it was not identified in the UCS there was scope for this to be included as a potentially available site for development if the Borough Council, as landowner chose to do so.

The Committee recognised the value of open green spaces, especially on residents living in urban areas and this formed part of Members deliberations.

#### **RECOMMENDED\*:** That

- (1) the following 10 TMBC owned sites identified in the urban capacity study be considered **available** for development when formally responding to the letter from the LPA:
  - 59559, 59560, 59661, 59562, 59563, 59581 (Cage Green and Angel);
  - 59469 (Aylesford South and Ditton);
  - 59554 59555 (Vauxhall); and
  - 59572 (Judd)
- (2) the Angel Centre, Tonbridge site be considered **available** for development when formally responding to the letter from the LPA; and
- (3) the following 11 TMBC owned sites identified in the urban capacity study be considered **unavailable** for development when formally responding to the letter from the LPA:
  - 59437 (Larkfield);
  - 59449 (East Malling, West Malling and Offham);
  - 59456 (Birling, Leybourne and Ryarsh);
  - 59502 (Snodland East and Ham Hill);

- 59515; 59516 (Cage Green and Angel);
- 59521; 59522 (Trench);
- 59524 (Higham); and
- 59550; 59552 (Judd)

**\*Referred to Cabinet**