

HOUSING CAPACITY - SECOND STAGE ANALYSIS - ALLOCATIONS

Site Ref	Location	Site Area	Ext Yield	Crude Density Multiplier		Policy based yield	Market Index	Commentary	Discounted Assessment	
				30/ha	50/ha				Available	Other Sites
Category	1.1			Site Category ALLR						
TM/1.1.006	WEST OF MAIDSTONE ROAD, BLUE BELL HILL	0.30	0	9	15	9	2	Suitable for residential development in principle provided that road noise, air quality and possible contamination issues are addressed. Also constrained by ransom strip.	0	9
Summary for 'Category' = 1.1 (1 detail record)										
Sum		0.30	0	9	15	9			0	9
Category	1.3			Site Category ALLR						
TM/1.3.044	1 - 2 RIVER WALK, TONBRIDGE	0.13	0	4	7	6	5	Suitable for residential development after the relocation of current offices to a new site, or with a scheme of residential above office use. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	6	0
TM/1.3.051	SOUTH SIDE, LYONS CRESCENT, TONBRIDGE	0.20	0	6	10	8	7	Suitable for further small scale residential development. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	8	0
Summary for 'Category' = 1.3 (2 detail records)										
Sum		0.33	0	10	17	14			14	0
Category	1.5			Site Category ALLR						

Site Ref	Location	Site Area	Ext Yield	Crude Density Multiplier		Policy based yield	Market Index	Commentary	Discounted Assessment	
				30/ha	50/ha				Available	Other Sites
TM/1.5.004	CAR PARK, BRADFORD STREET, TONBRIDGE	0.30	0	9	15	10	4	Suitable for mixed use development, including an element of residential use. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	10	0
Summary for 'Category' = 1.5 (1 detail record)									10	0
Sum		0.30	0	9	15	10			10	0
Category 1.7		Site Category ALLR								
TM/1.7.036	GARAGE, AVEBURY AVENUE, TONBRIDGE	0.17	0	5	9	12	5	Any residential development would be subject to the relocation of existing firm, the Flood Risk Assessment and the sequential test.	0	12
TM/1.7.050	BUILDERS YARD, BRUNSWICK SQUARE, EAST PECKHAM	0.46	0	14	23	14	5a	Suitable for residential development in principle subject to possible contamination issues being resolved. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	0	14
TM/1.7.053	140 -142 TONBRIDGE ROAD, HILDENBOROUGH	0.46	0	14	23	14	4	Suitable for residential development in principle, provided that noise, air pollution and possible contamination issues are addressed.	0	14
Summary for 'Category' = 1.7 (3 detail records)									0	40
Sum		1.09	0	33	55	40			0	40
Grand Total		2.02	0	61	102	73			24	49