

# TONBRIDGE AND MALLING - URBAN CAPACITY STUDY - INITIAL SITE ASSESSMENT

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
<b>Category: 1.1</b>					
<b>ALLR</b>					
TM/1.1.006	WEST OF MAIDSTONE ROAD, BLUE BELL HILL	Car repair, garage, garden and vacant land	P5/1f	Operational car repair garage and rear garden on a corner site in a primarily residential area. Suitable for residential development in principle provided that road noise, air quality and possible contamination issues are addressed.	YES
<b>NEW</b>					
TM/1.1.002	SOUTH OF SEWAGE WORKS, WOODGATE WAY, TONBRIDGE	Vacant Land	P5/9p, P4/16p	Vacant land to east of Vale Rise adjoining industrial works and waste treatment works. Application TM/04/1632/FL approved on 05/07/04 for retail use. Narrow site with poor environment unsuitable for housing.	NO
TM/1.1.005	LAND NORTH OF RIVER MEDWAY, CANNON LANE, TONBRIDGE	Vacant Land	P5/15f, P5/19	Vacant land, previously a sports field. Allocated for business or retail warehouse use in the Local Plan. Extant permission for 3 retail warehouse units on part of site. Suitable for residential development, as part of a mixed use scheme, subject to traffic, flooding and noise issues being addressed.	YES
TM/1.1.009	JUNCTION OF LONDON ROAD AND LUNSFORD LANE, LARKFIELD	Vacant Land		Scrubland with pond on junction with A20 and Lunsford Lane. Access, contamination and noise issues. Unsuitable for housing.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.1.012	LAND REAR OF BRIONNE GARDENS AND 68 LODGE OAK LANE, TONBRIDGE	Vacant Land		Vacant site, now overgrown with dense undergrowth. Only access to site is via public footpath. Vehicular access to site only possible by use of additional property in Kings Road or Lodge Oak Lane. Suitable for residential development if access issues are overcome.	YES
TM/1.1.013	BELL LANE, BURHAM	Vacant Land		Grassed area between car park and surgery, surrounded by 2metre wire fence. Large telephone cable pole to centre front of plot. Unsuitable for housing.	NO
TM/1.1.016	CORNER OF HALLSFIELD ROAD AND MAIDSTONE ROAD, CHATHAM	Vacant		Vacant site. Previously used for temporary offices in connection with M2 Widening Scheme. Required for future landscaping/screening. Below site threshold.	>0.1ha
TM/1.1.020	LAND TO THE WEST OF THE RAILWAY LINE, CLARE AVENUE, TONBRIDGE	Vacant land		Vacant land, situated just to the west of the railway line, and to the east of a residential area. Application TM06/0678/FL granted, subject to the approval of a S106 agreement, for 11 residential units.	YES
<b>PERM</b>					
TM/1.1.019	SPORTS GROUND, SNODLAND BYPASS, SNODLAND	Sports ground		Sports ground, surplus to requirements. Outline planning permission (TM/04/2592/OA) granted on 01/04/05 for 44 residential units.	YES
TM/1.1.021	LAND ADJACENT TO 71 WELLAND ROAD, TONBRIDGE	Playing field		Small recreation area. Application TM/04/4300/OA granted on 09/06/05 for 6 residential units.	YES

**Category: 1.2**

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
<b>NEW</b>					
TM/1.2.008	CASCADES AND LAND ADJACENT TO, CONSTITUTION HILL, SNODLAND	Residential	P5/7	Two houses on site - safeguarded under Local Plan Policy P5/7 for winter quarters for travelling showmen.	NO
TM/1.2.022	169 AND LAND TO THE REAR OF 163 ROBIN HOOD LANE, CHATHAM	Residential		Existing residential unit and vacant land within a residential area. Application TM05/3010/FL permitted post March 06 for the redevelopment of the site for 6 residential units (5 net).	YES
TM/1.2.023	GROVE ORCHARD, MILL LANE, TONBRIDGE	Residential		Existing residential unit in residential area. Application TM/06/1374/FL granted post March 06 for the demolition of existing and development of 8 residential units (7 net)	YES
<b>PERM</b>					
TM/1.2.014	RED ROSES, 46 THE FREEHOLD, EAST PECKHAM.	Residential		Existing property, and vacant land to the side and rear, in a residential area. Application TM/05/1694/FL granted on 28/05/05 for the redevelopment of the site with 9 residential units. Alternative applications granted on the site post March 06 after appeal; TM/05/0446/FL for the demolition of existing and construction of 11 flats and parking, and TM/05/2295/OA for the demolition of existing and the erection of 11 houses and bungalows.	YES
TM/1.2.019	91 ROBIN HOOD LANE, CHATHAM	Residential		Existing residential site. Application TM/04/4222/FL granted on 06/12/05 for residential redevelopment of 9 units (8 net).	YES

**Category: 1.3**

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
<b>ALLR</b>					
TM/1.3.044	1 - 2 RIVER WALK, TONBRIDGE	Offices	P2/10a	Existing office building, owned by TMBC. Identified under Local Plan Policy P2/10(a) for mixed uses including high density residential. Attractive site with potential for residential development. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.3.051	SOUTH SIDE, LYONS CRESCENT, TONBRIDGE	Mainly Industrial	P5/2i	Residue of constrained allocation. Currently being used for industrial and residential purposes. Suitable for further small scale residential development.	YES
<b>NEW</b>					
TM/1.3.001	DRAYTON ROAD, TONBRIDGE	Industrial and warehousing	P5/12j	Old industrial area with some modern additions containing a mixture of industrial and warehouse uses. Access to the site is via narrow residential streets. Problems with railway noise. Occupied by numerous firms, and not currently available for development. The ELR recommends that the site be retained for employment uses.	NO
TM/1.3.002	VANTAGE POINT, HOLBOROUGH QUARRY, SNODLAND	Industrial Estate	P5/9a, P5/14a	Local Plan Allocation P5/14 (a). Large warehouses in the centre of the site; transport yard at the north of the site and new motor dealership premises to the south. Parcel of land at the very top of the site is vacant, but will be partially needed for railway works. Detached from Snodland by the A228. Noise problems from the A228 and railway. Identified as an important strategic employment site by the ELR. Not suitable for housing.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.010	OIL DEPOT, STATION ROAD, AYLESFORD	Oil Depot	P5/12c	The site is still operated as an oil storage depot. The railway line lies to the south, and a new residential development lies to the north. If use ceased there is the potential for housing, subject to railway noise, flooding, access and contamination issues being addressed	YES
TM/1.3.012	LAND WEST OF WOODGATE WAY, TONBRIDGE	Industrial		Located on the eastern fringe of Tonbridge, large industrial site occupied by Wallace and Tiernan important local firm. Site includes 1.76 ha of vacant land. The site has permission for redevelopment for industrial/warehousing development including the retention of the existing occupier, granted under TM/89/1620 and renewed by TM/93/1571/OA and TM/99/1124/FL. Informal discussions have taken place over the possibility for redevelopment for part residential and part industrial (retention of Wallace & Tiernan on site). However, it is a 'Good Urban' site which should be safeguarded for employment use according to the ELR.	NO
TM/1.3.013	173 -199 FAIRFIELD ROAD, BOROUGH GREEN	Printing works	P5/9n	Fairly modern printing works located in residential area. The ELR indicates that this is a site which should be retained in employment use.	NO
TM/1.3.015	NEW HYTHE AREA, LARKFIELD SPORTS GROUND, LARKFIELD	Industrial sports ground	P5/9d	Former sports ground associated with Kimberly Clark (now vacant) in southern part of New Hythe Business Park. Close to Aylesford Newsprint. Access to site via internal estate road. Noise problems from adjoining employment uses and M20 motorway. Vacant site in well-established business park more suited for employment uses.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.016	LAND WEST OF PRIORY ROAD, TONBRIDGE	Warehousing	P5/12n	Small industrial estate isolated from other employment areas, with residential areas to the south. Two modern warehouse units occupy the site. Suitable for residential development if existing uses ceased or relocated, subject to rail noise and possible contamination issues being addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.3.017	NEW HYTHE AREA, MILL HALL CENTRE, LARKFIELD	Research centre - vacant	P5/9d	Former research centre in southern part of New Hythe Business Park adjoining motorway. Access is restricted for light vehicles from Station Road. Site subject to motorway and railway noise. The site has been vacant for a number of years; it has a separate access to Station Road, near existing housing, local facilities and Aylesford Rail Station. However, the site is close to motorway and is still required for operational purposes of SCA.	NO
TM/1.3.019	MILL HALL SPORTS PITCHES, LARKFIELD	Industrial sport pitches	P5/9d	Site of sports pitches in southern part of New Hythe Business Park adjoining motorway. Sports pitches served by internal estate road used by HGVs. Site subject to motorway and railway noise. Unsuited for housing due to proximity of existing industrial environment.	NO
TM/1.3.021	FORMER WASTE TREATMENT WORKS, NEW HYTHE BUSINESS PARK, LARKFIELD	Waste Treatment works	P5/9d	Former waste treatment works in southern part of New Hythe Business Park. Allocated for Business Use. Bounded by motorway to south and business estate road to north. Unsuited for housing due to adjoining employment uses, motorway noise and remoteness.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.022	109 HALL ROAD, AYLESFORD	Warehouse		Operational office/ industrial unit used as a book supplier. Surrounded by residential areas and suitable for residential development, subject to possible contamination issues being addressed.	YES
TM/1.3.023	COLAS ROADS DEPOT, VALE ROAD, TONBRIDGE	Road Depot	P5/9p, P4/16c	Former road stone depot on the corner of Vale Road and Vale Rise, which has been vacant for a number of years. Site now cleared. Suffers from contamination issues, noise problems from roads and railway, the impact of nearby sewage works and continuous 24hr disturbance from Post Office Sorting Depot. Site with considerable potential but poor environment for housing.	NO
TM/1.3.037	146 - 148 TONBRIDGE ROAD, HILDENBOROUGH	Commercial		Vacant commercial premises. Below site threshold.	>0.1ha
TM/1.3.040	62 HIGH STREET, BOROUGH GREEN	Vacant office	P6/20a	Vacant premises. Below site threshold.	>0.1ha
TM/1.3.041	45 HIGH STREET, WEST MALLING	Industrial	P6/21b	Vacant industrial premises. Below site threshold.	>0.1ha
TM/1.3.056	CASTLEDENE TRANSPORT AND PICKFORDS REMOVALS, MILL HALL, AYLESFORD	Transport Depot and removals firm	P5/9e	Operational transport depot and removals firm. Railway line lies to the south, and a mix of residential and industrial premises lie to the north. Suitable for residential development providing rail noise, flooding and contamination issues are addressed.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.058	NU-VENTURE COACHES, MILL HALL, AYLESFORD	Coach Depot	P5/9e	Operational coach depot and storage, located immediately south of the River Medway. A scrap metal yard with permission for residential development lies to the west; a paving company lies to the east and a mixture of residential and industrial buildings lie to the north and south. Suitable for residential development provided that flooding, noise and possible contamination issues are addressed.	YES
TM/1.3.059	SCOTT BROS, MILL HALL, AYLESFORD	Storage and sales of paving slabs	P5/9e	Operational site used for the storage and sales of pallets and paving slabs. A coach depot and storage company lie to the east, with industrial buildings to the west and a mix of residential and industrial to the south. Suitable for residential development in principle provided that flooding, possible contamination and noise issues are addressed.	YES
TM/1.3.067	MILLBROOK HOUSE, 114 MILL STREET, EAST MALLING	Offices		Large block of offices with associated car parking. Vacant office lies to the east; residential properties lie to all other directions. Suitable in principle for change of use to housing or residential redevelopment.	YES
TM/1.3.068	INDUSTRIAL SITE, BLACKLANDS, EAST MALLING	Industrial		Several operational industrial premises, comprising buildings and open storage areas. Surrounded by residential areas to the west and north and an office building to the south. Suitable for residential development in principle, providing that flooding, access and contamination issues are addressed.	YES
TM/1.3.071	776-790 LONDON ROAD, LARKFIELD	Commercial uses	P5/21b	Mixed commercial area including car workshop, dentists and number of personal services near busy junction, shown for business use under Local Plan Policy P5/21b. Should remain reserved for business use.	NO



Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.073	294 AND LAND ADJACENT, MALLING ROAD, SNODLAND	Windows centre		Operational offices and building centre for window and conservatory company. Located in a primarily residential area. Suitable for residential development in principle, provided that contamination issues are addressed.	YES
TM/1.3.074	17 PRESTON ROAD, TONBRIDGE	Training centre		Depot used as Connex Training Centre. Suitable for residential development in principle, provided that rail noise and possible contamination issues are addressed.	YES
TM/1.3.075	15 SHIPBOURNE ROAD, & LAND TO REAR, TONBRIDGE	Industrial buildings	P7/7j	Vacant industrial buildings with parking areas on line of London Road/ Hadlow Road Link. Site needed for road scheme.	NO
TM/1.3.076	159 - 159A PEMBURY ROAD, TONBRIDGE	Tyre and exhaust centre		Operational tyre and exhaust centre. Residential areas lie to the east, south and north. Suitable for residential development in principle, provided that road and rail noise, and possible contamination issues are addressed.	YES
TM/1.3.084	ROCHESTER ROAD, AYLESFORD	Offices		The Old Church (Listed Building), recently refurbished and presently occupied by Health and Safety Consultants. Below site threshold.	>0.1ha
TM/1.3.085	CORNER ROCHESTER ROAD/ HIGH STREET, AYLESFORD	Offices		Older well maintained building used by McLean Reid (Chartered Accountants). Car parking to rear. Below site threshold	>0.1ha
TM/1.3.086	THE LANDWAY, BOROUGH GREEN	Motor garage		Narrow track entrance. Buildings a bit run down. In use as Farriers and Garage Servicing. Below site threshold	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.087	ROCK ROAD, BOROUGH GREEN	Painting contractors		Residential frontage. Imperial Painting Contractors building to rear. Car parking beyond. Below site threshold.	>0.1ha
TM/1.3.090	MILL STREET, EAST MALLING	Plant Hire Depot		Harbray Plant Hire, Detached building with yard frontage for storage/plant supply. Below site threshold.	>0.1ha
TM/1.3.091	CORNER BULL LANE/ CORK STREET, ECCLES	Warehouse		Occupied by CPS Supply co. Appears operational but site to rear unused/overgrown. Below site threshold.	>0.1ha
TM/1.3.099	REAR OF PRIORY ROAD, TONBRIDGE	Offices		Cape House - offices currently in process of extending. Below site threshold.	>0.1ha
TM/1.3.103	PRESTON ROAD, TONBRIDGE	Industrial engineers		Torfield Engineering Ltd - in use. Below site threshold.	>0.1ha
TM/1.3.105	CORNER PEMBURY RD/ ST STEPHENS STREET, TONBRIDGE	Offices		Old School for Girls building. Security entrance. Use unknown. Below site threshold.	>0.1ha
TM/1.3.107	HIGH STREET/KING STREET, WEST MALLING	Warehouse and offices		2 storey office block to front (Solicitors). Single storey office/warehouse behind. Site adjoins public car park and is close to railway, making a poor environment. Unsuitable for housing.	NO
TM/1.3.110	TOWNSEND HOOK, MILL STREET, SNODLAND	Former industrial building	P5/19b	Area of demolished industrial building within curtilage of Smurfits, fronting Churchfields adjoining railway line. Noise problems and poor environment. Unsuitable for housing.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.112	LAND TO THE EAST OF AVENUE DE PUY, TONBRIDGE	Tyre and exhaust centre, car park and bowls centre	P5/9p, P4/16c	Existing tyre and exhaust centre, car parking and bowls club. Potential scope for development complementary to the town centre, with the possibility of employment or further education facilities being built.	NO
TM/1.3.114	BOURNE ENTERPRISE CENTRE, BOROUGH GREEN	Industrial Estate	P5/9o	Well utilised small industrial estate within residential area comprising 21 small/starter units. The small units on this site provide important employment opportunities for Borough Green. Also problems of railway noise. The ELR indicates that the site should be retained in employment use; presumption against use for housing.	NO
TM/1.3.126	PARK HOUSE, 110 - 112 MILL STREET, EAST MALLING	Offices		Vacant office building with associated car parking and grounds. Industrial premises lie to the north, residential to the east and offices to the west. Suitable for residential development, subject to proposals preserving the character of the Conservation Area, and addressing flood issues.	YES
TM/1.3.132	LAND TO THE REAR OF 182, HIGH STREET, TONBRIDGE	Commercial		Vacant area of land at the north of the high street, adjacent to the new Cattle market development. Application TM/03/3456/FL submitted and being considered for the development of 17 residential units on the site. Acceptable for housing subject to the protection of the ancient monument.	YES
TM/1.3.134	MUNDAY WORKS WEST, SOVEREIGN WAY, TONBRIDGE	Employment		Works estate, at the edge of the industrial estate. Suitable for residential provided that environmental effects of industrial estate are considered and mitigated. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.135	STRAWBERRY VALE, VALE ROAD, TONBRIDGE	Depot		Long shallow site opposite the railway. Suitable for residential development and possibly live/work accommodation, subject to issues with railway noise being addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.3.136	GAS WORKS, VALE ROAD, TONBRIDGE	Gas holder station		Gas works, to the east of Old Cannon Wharf site which has permission for residential development, and a predominantly residential area. Suitable for residential development subject to contamination issues being addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.3.137	RIVERDALE ESTATE, VALE ROAD, TONBRIDGE	Employment		Currently occupied by Riverdale estate- an employment area. Preferable to retain employment function; may be developed for office use.	NO
TM/1.3.138	TANNERY TRADING ESTATE, SOVEREIGN WAY, TONBRIDGE	Employment		Trading estate to the north east of the town centre. Suitable in principle for residential development in conjunction with sites to the south west and south east. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.3.139	SOVEREIGN HOUSE, THE BOTANY, TONBRIDGE	Offices		Currently occupied offices, with considerable parking. Offers the opportunity for combined office and residential development. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.140	ASHBYS YARD, MEDWAY WHARF ROAD, TONBRIDGE	Depot		Yard to the east of a conference centre and primarily residential area. Application TM/03/3159/OA being considered for the redevelopment of the site for 68 residential units. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.3.141	OFFICE BUILDING WEST OF RIVER WALK, TONBRIDGE	Vacant Office		Currently a vacant office building. Potential of redevelopment or conversion to residential. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
<b>PERM</b>					
TM/1.3.004	10 - 12 ALBERT ROAD, TONBRIDGE	Workshop		Currently a workshop. Application TM/04/3455/FL granted on 02/12/04 for the redevelopment of the site for 5 residential units.	YES
TM/1.3.006	INVICTA WORKS, MILL STREET, EAST MALLING	Industrial		Site currently occupied by chemical firm, in a primarily residential area. Application TM/04/0773/FL granted on 24/05/04 to extend the existing permission for 23 residential units for a further 5 years.	YES
TM/1.3.007	5 BALTIC ROAD, TONBRIDGE	Industrial		Small works in a primarily residential area. Application TM/99/1369/OA granted on 15/09/99 for 6 residential units, and renewed on a number of occasions since.	YES
TM/1.3.026	60 MILL HALL, AYLESFORD	Scrapyard	P5/9e	Application TM/01/2013/FL granted on 24/06/05 for 52 residential units.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.047	INDUSTRIAL ESTATE, NEW ROAD, DITTON	Industrial	P5/2b	Operational site used by various businesses. Located in primarily residential area with open countryside to the south. Application TM/05/1013/FL granted on 18/11/05 for 96 residential units.	YES
TM/1.3.048	FORMER GAS SITE, CHURCHFIELDS, SNODLAND	Gas works	P5/2	Former gas works site, with residential area to the south. Application TM/01/2921/OA granted on 11/02/05 on part of the constrained housing allocation for 41 residential units.	YES
TM/1.3.052	RENNYS, WATERLOO ROAD, TONBRIDGE	Garage workshops	P5/2j	Garage and workshops in residential area. Application TM/04/1354/FL granted on 13/07/04 for 14 residential units.	YES
TM/1.3.125	OLD CANNON WHARF, VALE ROAD, TONBRIDGE	Industry and warehousing		Former industrial area with a primarily residential area and conference centre to the west. Application TM/04/0070/FL granted on 12/10/04 for the redevelopment of the site for 225 flats and offices. A new application has been permitted post March 2006 containing a slightly higher number of units.	YES
TM/1.3.128	DISTRIBUTION CENTRE, STATION ROAD, AYLESFORD	Employment uses		Former Distribution centre, now vacant. Application TM/03/0335/OA granted on 30/08/05 for the redevelopment of the site for 95 residential units.	YES
TM/1.3.130	FORMER FRANTSCHACH SITE, NEW HYTHE LANE, LARKFIELD	Employment uses		Large warehouses on site, degraded and vacant for a number of years. Application TM/03/3415/FL granted after appeal on 22/08/05 for redevelopment for 370 residential units.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.3.131	SEVENOAKS HATCHBACKS AND LAND R/O 2 MAIDSTONE ROAD, BOROUGH GREEN	Employment/ garden		Former car servicing and valeting premises, and vacant land to the rear, in a primarily residential area. Application TM/04/2311/FL granted on 21/09/04 for 5 residential units.	YES
TM/1.3.133	DEACON HOUSE, THE SLADE, TONBRIDGE	Offices		Currently an office building. Detailed permission TM/05/0308/FL granted on 04/11/05 for the demolition of the office building and development of 6 residential units.	YES

**Category: 1.4**

**NEW**

TM/1.4.041	TONBRIDGE LIBRARY, DANVERS ROAD, TONBRIDGE	Library		Library and adult education centre. Prominent location, with the possibility of mixed use development including an element of residential usage. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.4.042	PRESTON HALL, AYLESFORD	Hospital		Grade II listed Preston Hall hospital. Situated between the A20 and M20, to the west of the Royal British Legion Village. Suitable for residential development in principle, subject to the site becoming surplus to the requirements of the Health authority and to the protection of the listed building and its setting.	YES

**PERM**

TM/1.4.027	PART OF HUGH CHRISTIE SCHOOL, NORWICH AVENUE, TONBRIDGE	School grounds		Land within school in a residential area. Outline permission for 40 units under TM/00/0866/OA permitted on 26/09/04.	YES
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TM/1.4.039	WEST KENT COLLEGE, BROOK STREET, TONBRIDGE	Institutions		Land within a college in a residential area. Permission TM/05/0780 granted on 16/09/05 for residential development of 50 units.	YES
TM/1.4.040	LAND AT TONBRIDGE GRAMMAR SCHOOL FOR GIRLS, DEAKIN LEAS, TONBRIDGE	School grounds		Grounds of school within a residential area. Application TM/05/0347/FL granted on 09/09/05 for the redevelopment of the site with 95 residential units.	YES

**Category: 1.5**

ALLR

TM/1.5.004	CAR PARK, BRADFORD STREET, TONBRIDGE	Public car park and club	P2/10c	Existing public car park and club building identified in Local Plan Policy P2/10 (c) as suitable for mixed uses, including high density residential element. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
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NEW

TM/1.5.003	LAND AROUND TONBRIDGE STATION	Commuter car park	P5/15e,P5/15g	Site comprises two large commuter car parks. Car parks offer potential for a mixed use comprehensive development, including high density housing whilst retaining car parking. Problems of rail noise, but substantial scope for a barrier. Network Rail actively pursuing development of the site. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.5.008	OFF POWELL CLOSE, AYLESFORD	Garage Court		Not well maintained, unmade surface, though appears to be well used. Below site threshold.	>0.1ha



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TM/1.5.009	SOUTH OF WESTERN ROAD, BOROUGH GREEN	Public Car Park		Tarmac public car park fully used.	NO
TM/1.5.010	LAND TO REAR OF 64 - 72 WESTERN ROAD, BOROUGH GREEN	Customer Parking		Rather run down and a bit untidy, but well utilised. Below site threshold.	>0.1ha
TM/1.5.011	LAND TO REAR OF 51 WESTERN ROAD, BOROUGH GREEN	Private Parking		All garages in use, may be potential with garage and land to side of 55. Below site threshold.	>0.1ha
TM/1.5.012	STATION APPROACH, BOROUGH GREEN	Station Car Park		Car Park 95% used, though vacant area of land at eastern end, and also unused stretch/open storage along northern perimeter of car park- possible some scope on vacant areas. Access and noise problems. Should be retained for future car parking for railway station.	NO
TM/1.5.013	ADJACENT TO 1 FAIRFIELD ROAD, BOROUGH GREEN	Garage Court		Reasonably tidy site, estimated 85% usage. Below site threshold.	>0.1ha
TM/1.5.014	DENE LODGE CLOSE, BOROUGH GREEN	Parking area		Block-paved, tidy, serving flats either side. Space for approx. 20-25 cars, 2 parked at time of survey. Below site threshold	>0.1ha
TM/1.5.015	BELL LANE, BURHAM	Parking Area		Tarmac area (illuminated) probably used for allotments, residents and nearby surgery - 30% usage. Below site threshold.	>0.1ha
TM/1.5.016	NEW ROAD, BURHAM	Parking Area		Parking area for approx. 13 cars plus 5 garages in use. Full at time of survey due to extensive roadworks in St Mary's Walk. Below site threshold.	>0.1ha

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TM/1.5.017	COTMAN WAY, EAST PECKHAM	Garage Court		All buildings intact, probably 85% use. Concrete surface and open parking for about 8 vehicles in use. Below site threshold.	>0.1ha
TM/1.5.018	WILLIAM LUCK CLOSE, EAST PECKHAM	Garage Court		All garages OK and tarmac surface. 100% use. Below site threshold.	>0.1ha
TM/1.5.019	WATERSLIPPE, HADLOW	Garage Court		Block of 5no. Garages, 1 run down, but all intact and 100% use. Below site threshold.	>0.1ha
TM/1.5.020	WATERSLIPPE, HADLOW	Garage Court		18no brick built units in 2 blocks with unmade forecourt. Run down - maybe 80% in use. Below site threshold.	>0.1ha
TM/1.5.021	HOPE AVENUE, HADLOW	Parking Area		Unmarked parking area also serving entrance to 1 garage in rear garden (NE corner). 8 vehicles parked at time of survey, but 3 of these were unused wrecks. Below site threshold.	>0.1ha
TM/1.5.022	THE PADDOCK, HADLOW	Parking Area		No marked bays. 5 vehicles parked at time of survey, although there is also parking bay on road unused at time of survey. Below site threshold.	>0.1ha
TM/1.5.023	THE PADDOCK, HADLOW	Grassed Area		Large grassy mound adjacent to cul-de-sac, empty at time of survey. Below site threshold.	>0.1ha
TM/1.5.025	TWYFORD ROAD, HADLOW	Garage Court		19 concrete sectional garages in 2 blocks. Run down but intact and appear well used. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.026	BROOKFIELDS, HADLOW	Garage Block		4no. Concrete sectional garages, slightly run down but site tidy and probably 100% in use. Below site threshold.	>0.1ha
TM/1.5.027	STACEY ROAD, HILDENBOROUGH	Garage Block		4no. Garages, all in good order - 100% use. Below site threshold.	>0.1ha
TM/1.5.028	CUMBERLAND COURT, HILDENBOROUGH	Garage Court		3no. Blocks brick garages, 2 to South side intact 100% use, but 3 units to North side run down and probably unused. Below site threshold.	>0.1ha
TM/1.5.029	RIDING LANE, HILDENBOROUGH	Parking area		Open parking with marked bays adj. School car park & probably providing overspill parking. 10 cars parked at time of survey. Below site threshold.	>0.1ha
TM/1.5.031	RIDING PARK, HILDENBOROUGH	Garage Block		Block of 4no. Concrete garages, signs of wear & tear. 2 doors left open, empty inside. Maybe 50% use. Below site threshold.	>0.1ha
TM/1.5.032	RIDING PARK, HILDENBOROUGH	Garage Block		3no. Concrete garages. Signs of wear & tear but 100% use. Below site threshold.	>0.1ha
TM/1.5.033	RIDING PARK, HILDENBOROUGH	Garage Block		5no garages some wear but 100% in use. Below site threshold.	>0.1ha
TM/1.5.034	HALF MOON LANE, HILDENBOROUGH	Parking area		Rear of Half Moon PH (which also has forecourt parking). Bordered by workshops side & rear. Well used. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.035	MEDINA ROAD, DITTON	Garage Court		Ramshackle buildings, unmade surface, area covered with weeds - about 50% usage. Below site threshold.	>0.1ha
TM/1.5.036	DITTON COURT CLOSE, DITTON	Garage Court		Well maintained buildings estimated 100% in use. Below site threshold.	>0.1ha
TM/1.5.037	LAND ADJACENT TO TROUTBECK HOUSE, STREAMSIDE, DITTON	Garage Court		Buildings in excellent condition on tarmac surface - estimated 100% usage. Below site threshold.	>0.1ha
TM/1.5.038	PEAR TREE AVENUE (WEST), DITTON	Garage Court		Buildings in reasonable condition on concrete surface - estimated 90% usage.	NO
TM/1.5.039	PEAR TREE AVENUE (EAST), DITTON	Garage Court		Buildings in fair condition, but, not that well maintained only appears 50% utilised. Below site threshold.	>0.1ha
TM/1.5.040	LAND TO REAR OF 5 NURSERY ROAD, DITTON	Parking Area		Concrete residents parking area, also providing access to rear gardens, rather untidy - not used at time.	NO
TM/1.5.041	LAND TO REAR OF 6 NURSERY ROAD, DITTON	Garage Court		Well maintained buildings and site estimated 100% in use. Below site threshold.	>0.1ha
TM/1.5.042	LAND REAR OF 42 NURSERY ROAD	Garage Court and Parking		Well maintained buildings reasonably tidy , about 100% usage with about 20% of open parking area used.	NO
TM/1.5.043	TEMPLE WAY, EAST MALLING	Frontage to Garages under flats		In constant use. Below site threshold.	>0.1ha

<b>Site Ref</b>	<b>Location</b>	<b>Existing Use</b>	<b>Local Plan Policy</b>	<b>Assessment</b>	<b>Suitable for housing</b>
TM/1.5.044	HOWARD CLOSE, EAST MALLING	Garage Court		2 blocks of garages plus parking area all in use.	NO
TM/1.5.045	SHAFTESBURY CLOSE, EAST MALLING	Garage Court		100% use of garages and parking area.	NO
TM/1.5.046	HARDIE CLOSE, EAST MALLING	Garage Court		100% use of garages and parking area	NO
TM/1.5.047	MORRIS CLOSE, EAST MALLING	Garage Court		100% use of garages and parking area. Below site threshold.	>0.1ha
TM/1.5.048	BLATCHFORD CLOSE, EAST MALLING	Garage Court		100% use of garages and parking area	NO
TM/1.5.049	ADDISON CLOSE, EAST MALLING	Garage Court		Approx. 95% use of garages and parking area.	NO
TM/1.5.050	TYLER CLOSE, EAST MALLING	Garage Court		Approx. 95% use of garages and parking area. Below site threshold.	>0.1ha
TM/1.5.051	HOWARD CLOSE, EAST MALLING	Forecourt		Forecourt to garages in town houses - 100% use. Below site threshold.	>0.1ha
TM/1.5.052	OWEN CLOSE, EAST MALLING	Garage Court		100% use of garages and parking area.	NO
TM/1.5.053	TEMPLE WAY, EAST MALLING	Open parking area		Probably 100% used with small grassed area to rear. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.054	BONDFIELD ROAD, EAST MALLING	Open parking area		2no. large recycling bins in use. Only 1 car parked at time of survey. Site below threshold.	>0.1ha
TM/1.5.055	CHAPMAN WAY, EAST MALLING	Open parking area		Probably 100% used. Below site threshold.	>0.1ha
TM/1.5.056	TWISDEN ROAD, EAST MALLING	Garage Court		Bit run down but probably 100% use. Below site threshold.	>0.1ha
TM/1.5.057	TWISDEN ROAD, EAST MALLING	Parking Area		Serving shops and flats above. About 40% in use at time of survey. Part of area will be taken by the permission for residential development on adjacent site.	NO
TM/1.5.058	TWISDEN ROAD, EAST MALLING	Garage Court		Large long blocks of garages about 95% in use. Below site threshold.	>0.1ha
TM/1.5.059	LAVENDERS ROAD, EAST MALLING	Garage Court		Probably 100% use. Large grassed area to front with several cars parked on it.	NO
TM/1.5.060	CARNATION CRESCENT, EAST MALLING	Garage Court		100% in use. Below site threshold.	>0.1ha
TM/1.5.061	CARNATION CLOSE, EAST MALLING	Garage Court		100% in use. Below site threshold.	>0.1ha
TM/1.5.062	BEECH ROAD, EAST MALLING	Garage Court		100% in use. Below site threshold.	>0.1ha
TM/1.5.063	BEECH ROAD, EAST MALLING	Garage Court		100% in use. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.064	PARTRIDGE WAY, LARKFIELD	Garage Court		Weeds, run down, doors all intact, 2 or three well used. Below site threshold.	>0.1ha
TM/1.5.065	PARTRIDGE WAY, LARKFIELD	Garage Court		Poorly maintained but 50% with new doors.	NO
TM/1.5.066	PARTRIDGE WAY, LARKFIELD	Garage Court		Most in use. Forms entrance to rear garden/parking of end house. Probably 80% use. Below site threshold.	>0.1ha
TM/1.5.067	LUNSFORD LANE/ PARTRIDGE WAY, LARKFIELD	Garage Court		Bit overgrown. Probably 80% use. Below site threshold.	>0.1ha
TM/1.5.068	ORIOLE WAY, LARKFIELD	Garage Court		Weeds. - probably 100% use. Below site threshold.	>0.1ha
TM/1.5.069	SWALLOW ROAD, LARKFIELD	Garage Court		Poorly maintained but probably 100% used. Below site threshold.	>0.1ha
TM/1.5.070	PLOVER ROAD, LARKFIELD	Garage Court		Probably 100% used. Below site threshold.	>0.1ha
TM/1.5.071	EAGLE CLOSE, LARKFIELD	Garage Court		Probably 100% used. 2no. Derelict caravans in space. Below site threshold.	>0.1ha
TM/1.5.072	GOLDFINCH CLOSE, LARKFIELD	Garage Court		Probably 100% used. Below site threshold.	>0.1ha
TM/1.5.074	SWALLOW ROAD, LARKFIELD	Garage Court		Main block well maintained. Smaller block to North 50% run down, rusted doors etc. Probably mostly storage use.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.075	SWALLOW ROAD, LARKFIELD	Garage Court		Bit run down but all intact	NO
TM/1.5.076	SWALLOW ROAD, LARKFIELD	Garage Court		All intact and in use, except two doors are unpainted.	NO
TM/1.5.077	WHIMBREL GREEN, LARKFIELD	Garage Court		Doors tatty but all in use. Below site threshold.	>0.1ha
TM/1.5.078	PLOVER ROAD, LARKFIELD	Garage Court		Roofs & gutters in poor state of repair, 50% rusty doors but all locked so probably 80 - 100% use. Below site threshold.	>0.1ha
TM/1.5.079	SWALLOW ROAD, LARKFIELD	Garage Court		Pot-holed entrance. Most units need repainting. Probably 85% use. Below site threshold.	>0.1ha
TM/1.5.080	KINGFISHER ROAD, LARKFIELD	Garage Court		Well maintained site. 100% used. Below site threshold.	>0.1ha
TM/1.5.081	WOODPECKER ROAD, LARKFIELD	Garage Block		Very long entrance drive. 2no garages run down - probably unused. Others Ok. 65%use. Below site threshold.	>0.1ha
TM/1.5.082	OSPREY WALK, LARKFIELD	Garage Court		Pot-holed surface. A few weed covered forecourts. Approx. 90% use.	NO
TM/1.5.083	WOODPECKER ROAD, LARKFIELD	Garage Block		70% rusty doors. Some weeds to forecourts. Probably 85% used. Below site threshold.	>0.1ha



Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.084	WOODPECKER ROAD, LARKFIELD	Garage Court		Unmade entrance road. Most doors unpainted but all intact - 100% use. Below site threshold.	>0.1ha
TM/1.5.085	HERON ROAD, LARKFIELD	Garage Court		OK - probably 95% use. Below site threshold.	>0.1ha
TM/1.5.086	HERON ROAD, LARKFIELD	Garage Block		2no. doors unpainted. 2 entrances overgrown. Probably 75% use. Below site threshold.	>0.1ha
TM/1.5.087	HERON ROAD, LARKFIELD	Garage Block		Badly maintained. Weeds in gutters & front of some garages. Litter strewn. Block sites back from road with surrounding grassed area unused. Possible, but below threshold.	>0.1ha
TM/1.5.088	HERON ROAD, LARKFIELD	Garage Court		Few weeds. Probably 85% use. Small block run down. Below site threshold.	>0.1ha
TM/1.5.089	HERON ROAD, LARKFIELD	Garage Court		Pot-holed surface. 90% in good condition/use. Below site threshold.	>0.1ha
TM/1.5.090	HERON ROAD, LARKFIELD	Garage Court		Good concrete surfaces - most garages poorly maintained but in use. Below site threshold.	>0.1ha
TM/1.5.091	HERON ROAD, LARKFIELD	Garage Court		Good concrete entrance. Garages to north acceptable, but weeds around south side & 3 look unused. (75% use). Below site threshold.	>0.1ha
TM/1.5.092	HERON ROAD, LARKFIELD	Garage Court		Good surface. Most buildings well maintained (some guttering missing). Probably 100% use. Below site threshold.	>0.1ha

<b>Site Ref</b>	<b>Location</b>	<b>Existing Use</b>	<b>Local Plan Policy</b>	<b>Assessment</b>	<b>Suitable for housing</b>
TM/1.5.093	HERON ROAD, LARKFIELD	Garage Court		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.094	HERON ROAD, LARKFIELD	Garage Court		Good surface. 75% well maintained. Side entrance used for parking. Probably 100% use. Below site threshold.	>0.1ha
TM/1.5.095	KINGFISHER ROAD, LARKFIELD	Garage Court		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.096	RAVEN CLOSE, LARKFIELD	Garage Court		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.097	WORDSWORTH WAY, LARKFIELD	Garage Court		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.098	SASSOON CLOSE, LARKFIELD	Garage Court		1 Garage door broken but probably 100% use. Below site threshold.	>0.1ha
TM/1.5.099	SASSOON CLOSE, LARKFIELD	Garage Court		A few weeds, minimal litter and garage doors undecorated but probably 100% use. Below site threshold.	>0.1ha
TM/1.5.100	BATES CLOSE, LARKFIELD	Garage Court		A few weeds, minimal litter but probably 100% use. Below site threshold.	>0.1ha
TM/1.5.101	AUDEN ROAD, LARKFIELD	Garage Court		A few weeds, minimal litter and garage doors undecorated but probably 100% use. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.102	THACKERAY ROAD, LARKFIELD	Garage Court		A few weeds, minimal litter and 7 garage doors out of 10 undecorated but probably 100% use. Below site threshold.	>0.1ha
TM/1.5.103	THACKERAY ROAD, LARKFIELD	Garage Court		Minimal weeds, but some growing on roofs. Doors intact and accessible. - 100% use. Below site threshold.	>0.1ha
TM/1.5.104	THACKERAY ROAD, LARKFIELD	Garage Block		Adjacent to public footpath. 9 out of 12 garage doors undecorated but all intact & accessible - 100% use. Below site threshold.	>0.1ha
TM/1.5.105	KEATS ROAD, LARKFIELD	Garage Court		Most doors undecorated but all usable. - 100% use. Below site threshold.	>0.1ha
TM/1.5.106	KEATS ROAD, LARKFIELD	Garage Block		Clean site. Some structural damage to garage walls. 1 door damaged, none decorated - 100%use. Below site threshold.	>0.1ha
TM/1.5.107	MARTIN SQUARE, LARKFIELD	Parking Area		Tarmac surface providing parking for residential nursing home/ clinic etc. 50% in use at time of survey.	NO
TM/1.5.108	NEW HYTHE LANE, LARKFIELD	Garage Block/Parking Area		New block paved area and garages for new development, fully used.	NO
TM/1.5.109	MARTIN SQUARE, LARKFIELD	Garage Block/Parking Area		Area in use serving rear of shops and flats over.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.110	ALMA ROAD, ECCLES	Parking Area		Marked bays. 5 vehicles at time of survey - capacity for approx. 20. Possibly 80% use. Below site threshold.	>0.1ha
TM/1.5.111	SWALLOW ROAD, LARKFIELD	Garage Court		Fully used. Below site threshold.	>0.1ha
TM/1.5.112	LUCAS ROAD, SNODLAND	Garage Area		Two garages in use. Open parking on unmade surface with paving slabs. South of site overgrown/unused 70% use. Below site threshold.	>0.1ha
TM/1.5.113	RITCH ROAD, SNODLAND	Garage Area		Only 1 garage but in use. Below site threshold.	>0.1ha
TM/1.5.114	POUT ROAD, SNODLAND	Garage Court		In need of decoration but all intact. 100% use. Below site threshold.	>0.1ha
TM/1.5.115	POUT ROAD, SNODLAND	Garage Area		Two garages to West side, concrete frontages. Remainder to East grassed with 3 trees. Below site threshold.	>0.1ha
TM/1.5.116	GASSONS ROAD, SNODLAND	Parking Area		Open parking in marked bays. Just 1no. car and 1no. caravan at time of survey. (20%). Possible, but below threshold.	>0.1ha
TM/1.5.117	FREELANDS ROAD, SNODLAND	Garage Court		In need of decoration but all intact. 100% use. Below site threshold.	>0.1ha
TM/1.5.118	MIDSUMMER ROAD, SNODLAND	Parking Area		Open parking in marked bays. 60% use at time of survey. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.119	MIDSUMMER ROAD, SNODLAND	Parking Area		Only 10% in use at time of survey Possible, but below threshold.	>0.1ha
TM/1.5.120	MIDSUMMER ROAD, SNODLAND	Parking Area		Appears unused for parking. Possible, but below site threshold.	>0.1ha
TM/1.5.121	TOWNSEND ROAD, SNODLAND	Garage Court		Bit run down but all intact - 100% use. Open parking in marked bays. Below site threshold.	>0.1ha
TM/1.5.122	TOWNSEND ROAD, SNODLAND	Parking Area		Open parking in marked bays with security posts. Looks about 75 - 80% in use. Below site threshold.	>0.1ha
TM/1.5.123	TOWNSEND ROAD, SNODLAND	Garage Block/Parking Area		Site & garages a bit run down. About 14no. Open parking spaces. About 80% in use. Below site threshold.	>0.1ha
TM/1.5.124	PRIDMORE ROAD, SNODLAND	Parking Area		Open parking for Approx. 6 cars. At time of survey, 2 cars & 1 old bus parked. Below site threshold.	>0.1ha
TM/1.5.125	BINGLEY CLOSE, SNODLAND	Parking area		Open parking on tarmac surface. 8 vehicles parked at time of survey Substantial grassed area on south west side. Below site threshold.	>0.1ha
TM/1.5.126	BINGLEY CLOSE, SNODLAND	Parking Area		Open parking on tarmac surface. Surrounded by houses and flats, with a new development to the east.	NO
TM/1.5.127	EAST STREET, SNODLAND	Parking Area		Well maintained & 100% use for local company parking. Locking gates/CCTV etc.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.128	ROCFORT ROAD, SNODLAND	Parking Area		TMBC public car park in 100% use.	NO
TM/1.5.129	SALTINGS ROAD, SNODLAND	Garage Court		Parking & garaging both sides of access road. Generally good condition, 1no. Broken door - 90% use.	NO
TM/1.5.130	SALTINGS ROAD, SNODLAND	Garage Area		Large tarmac road access, turning circles & pavements. Small grassed area. Several dented doors. 95% use.	NO
TM/1.5.131	SALTINGS ROAD, SNODLAND	Garage Court		Garages & parking area serving surrounding flats - 100% use. Large vacant tarmac area rear of garages approx. 150' X 50' possible but below threshold.	>0.1ha
TM/1.5.132	SALTINGS ROAD, SNODLAND	Garage Court		Buildings OK. Few dented doors but intact. Access road serves front of properties 100% use.	NO
TM/1.5.133	SALTINGS ROAD, SNODLAND	Garage Court		100% in use, access road serves rear of properties.	NO
TM/1.5.134	SALTINGS ROAD, SNODLAND	Garage Court		Block paved, speed humped access. Buildings/doors intact. Probably 95% use.	NO
TM/1.5.135	SALTINGS ROAD, SNODLAND	Garage Court		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.136	SIMPSON ROAD, SNODLAND	Parking Area		Open parking for approx. 14 vehicles. 7 parked at time of survey, (2 of those contractors' vehicles.). Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.137	SIMPSON ROAD, SNODLAND	Garage Court/Parking Area		Partly weeds, broken glass on concrete surface. Rest rough tarmac. 3 roofs in state of collapse. 2 doors inaccessible. Maybe 50-60% use. Below site threshold.	>0.1ha
TM/1.5.138	SIMPSON ROAD, SNODLAND	Garage Court		Run down, moss on roofs. 1 broken door. 2 broken down cars & rubbish on forecourt. At least 33% unused. Possible but below threshold.	>0.1ha
TM/1.5.139	SIMPSON ROAD, SNODLAND	Garage Court		Buildings run down, frames rotting. 2 doors inaccessible. Probably 50% use. Below site threshold.	>0.1ha
TM/1.5.140	APPLE CLOSE, SNODLAND	Garage Court		Site run down, buildings not too bad. At time of survey skip obstructing 2 end garages. Probably 75 - 80% use. Below site threshold.	>0.1ha
TM/1.5.141	APPLE CLOSE, SNODLAND	Garage Court		Road surface broken tarmac. Buildings run down. 1 roof caved in, 1 looks abandoned. 2 cars parked at time of survey - Probably 80% use. Below site threshold.	>0.1ha
TM/1.5.142	APPLE CLOSE, SNODLAND	Parking Area		Narrow concrete parking area for approx. 6 cars, backing on to long rear gardens of Lakeview Close. Possible but below threshold.	>0.1ha
TM/1.5.143	LAKEVIEW CLOSE, SNODLAND	Garage Court		Run down. Weeds on roofs, doors unpainted, but all intact. 7 cars parked at time of survey, Probably 100% use. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.144	QUEENS ROAD, SNODLAND	Garage Block		6 no. garages, grubby but all doors intact/locked. Rough unmade site. Probably fully used. Below site threshold.	>0.1ha
TM/1.5.145	TURNER ROAD, TONBRIDGE	Garage Court		Well maintained - 100% use.	NO
TM/1.5.146	WILSON ROAD, TONBRIDGE	Garage Court		Well maintained fully used. Below site threshold.	>0.1ha
TM/1.5.147	LAWRENCE ROAD, TONBRIDGE	Garage Court		1 dilapidated building at entrance. Rest OK & numbered - all in used except one. Probably 90% use. Below site threshold.	>0.1ha
TM/1.5.148	LAWRENCE ROAD, TONBRIDGE	Parking Area		6 marked parking bays at end of cul-de-sac, backing onto narrow stretch of wooded area with field beyond. Possible but below threshold.	>0.1ha
TM/1.5.150	TURNER ROAD, TONBRIDGE	Garage Court		Reasonable condition - 100% use. Below site threshold.	>0.1ha
TM/1.5.151	GAINSBOROUGH GARDENS, TONBRIDGE	Garage Block		Reasonable condition - 100% use. Below site threshold.	>0.1ha
TM/1.5.152	DODD ROAD, TONBRIDGE	Garage Block		Reasonable condition fully used. Below site threshold.	>0.1ha
TM/1.5.153	MARTIN HARDIE ROAD, TONBRIDGE	Garage Block		2 vacant units. Roof needing repair. Approx. 60% use. Below site threshold.	>0.1ha



Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.154	MARTIN HARDIE ROAD, TONBRIDGE	Garage Block		Good condition - 100% use. Below site threshold.	>0.1ha
TM/1.5.155	ARNE CLOSE, TONBRIDGE	Garage Court		10no garages with footpath to Grainger Walk crossing site. Run down but probably 100% use. Below site threshold.	>0.1ha
TM/1.5.156	ELGAR CLOSE, TONBRIDGE	Garage Block		Intact 100% use. Below site threshold.	>0.1ha
TM/1.5.157	ELGAR CLOSE, TONBRIDGE	Garage Block		Intact 100% use. Below site threshold.	>0.1ha
TM/1.5.158	VAUGHAN AVENUE, TONBRIDGE	Garage Block		Intact 100% use. Below site threshold.	>0.1ha
TM/1.5.159	VAUGHAN AVENUE, TONBRIDGE	Garage Block		Intact 100% use. Below site threshold.	>0.1ha
TM/1.5.160	WHITELAKE ROAD, TONBRIDGE	Garage Court		4no garages, bit run down but all in use. 6 cars parked on forecourt at time of survey. Below site threshold.	>0.1ha
TM/1.5.161	DARENTH AVENUE, TONBRIDGE	Parking Area		Well maintained forecourt parking in marked bays possibly for Pinnacles PH. Below site threshold.	>0.1ha
TM/1.5.162	COVENTRY ROAD, TONBRIDGE	Garage Block		Rough unmade surface, weeds. Buildings locked/intact. Probably more for storage use - ?50% use. Potential for housing in connection with site to the west (TM/1.2.07). Under site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.163	TRURO WALK, TONBRIDGE	Garage Court		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.164	FOREST GROVE, TONBRIDGE	Garage Court		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.165	DRY BANK COURT, TONBRIDGE	Garage Block		Well maintained, numbered serving flats opposite. Below site threshold.	>0.1ha
TM/1.5.166	GREENFRITH DRIVE, TONBRIDGE	Garage Block		Bit run down but all in use with vehicles parked outside. Below site threshold.	>0.1ha
TM/1.5.168	NORTON CRESCENT, TONBRIDGE	Garage Blocks		1 block pre-cast adj. Grassed area separated by footpath. 1 brick built, run down but intact - 100% use. Below site threshold.	>0.1ha
TM/1.5.169	NORTON CRESCENT, TONBRIDGE	Garage Blocks		2 blocks, intact & surrounded by grassed areas - 100% use. Below site threshold.	>0.1ha
TM/1.5.170	NORTON CRESCENT, TONBRIDGE	Garage Court		All intact/in use. Litter & household rubbish on site. Below site threshold.	>0.1ha
TM/1.5.171	CEDAR CRESCENT, TONBRIDGE	Garage Court		Clean & tidy - 100% use.	NO
TM/1.5.172	PINE RIDGE, TONBRIDGE	Parking Area		Open area with houses N & W, grassy area separating houses to E. 2 cars parked at time of survey - 50% use. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.173	PINE RIDGE, TONBRIDGE	Garage block		Fairly new, well maintained garages - 100% use. Below site threshold.	>0.1ha
TM/1.5.174	PINE RIDGE, TONBRIDGE	Garage Block		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.175	BRACKEN WALK, TONBRIDGE	Garage Court		2 Large blocks - probably 100% use. Large open parking at end of site with 4 vehicles + 1 boat at time of survey.	NO
TM/1.5.176	BRACKEN WALK, TONBRIDGE	Parking area		New block paved area serving 13/15 Bracken Walk. Below site threshold.	>0.1ha
TM/1.5.177	BISHOPS OAK RIDE, TONBRIDGE	Parking Area		Tarmac parking area to Gospel Hall. Below site threshold.	>0.1ha
TM/1.5.178	BISHOPS OAK RIDE, TONBRIDGE	Parking Area		Also serves 2 garages in rear gardens. 7 vehicles parked at time of survey. Tidy site. Potential for more vehicles if marked bays.	NO
TM/1.5.179	OAKMEAD, TONBRIDGE	Garage Court		Tidy/intact - 100% use.	NO
TM/1.5.180	BRIAR WALK, TONBRIDGE	Garage Court		Blocks around large open concrete area serving shops and flats, bit run down. 11 parked at time of survey.	NO
TM/1.5.181	NORTHWOOD ROAD, TONBRIDGE	Garage Court		4 units intact - 100% use. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.182	DOVE ROAD, TONBRIDGE	Garage Block		Garages numbered/intact. Large storage containers deposited on opposite side to garages. Below site threshold.	>0.1ha
TM/1.5.183	TAMAR ROAD, TONBRIDGE	Parking Area		Open area for approx. 5 vehicles. 2 commercial vans parked at time of survey. Below site threshold.	>0.1ha
TM/1.5.184	TAMAR ROAD, TONBRIDGE	Garage Block		5 units, tidy site. 100% use. Below site threshold.	>0.1ha
TM/1.5.185	MERSEY ROAD, TONBRIDGE	Parking Area		Stepped concrete area forming 7 parking bays. 2 vehicles parked at time of survey - 80% use. Below site threshold.	>0.1ha
TM/1.5.186	MERSEY ROAD, TONBRIDGE	Parking Area		Open parking bay. 4 vehicles parked at time of survey. Below site threshold.	>0.1ha
TM/1.5.187	TYNE ROAD, TONBRIDGE	Garage Block		4no garages, good condition. Grassed area to south side. 4 vehicles in open parking at time of survey. Below site threshold.	>0.1ha
TM/1.5.188	THE CHASE, TONBRIDGE	Parking Area		Tarmac parking area with 4 stepped concrete bays (unused). 1 car parked at time of survey. Serves garages in 2 gardens in Tweed Road. Below site threshold.	>0.1ha
TM/1.5.189	THE CHASE, TONBRIDGE	Parking Area		Part tarmac/part concrete. 4 no cars parked at time of survey - 80%. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.190	THAMES ROAD, TONBRIDGE	Parking Area		7 parking bays. 3 cars & 1 trailer at time of survey - 80%. Below site threshold.	>0.1ha
TM/1.5.191	KENNETT ROAD, TONBRIDGE	Garage Block		4 well maintained garages with 3 stepped concrete bays opposite. Small grassed area to east side. 1 car & a old caravan parked at time of survey. - 80% use. Below site threshold.	>0.1ha
TM/1.5.192	MEDINA ROAD, TONBRIDGE	Garage Block		8 garages, bit dilapidated, litter. All intact & probably in use - 100%. Below site threshold.	>0.1ha
TM/1.5.193	THE BRENT, TONBRIDGE	Garage Block		Tidy site serving OAP bungalows. Below site threshold.	>0.1ha
TM/1.5.194	TWEED ROAD, TONBRIDGE	Garage Block		Presently used to store materials for roadworks. Not presently used, possible but, below site threshold.	>0.1ha
TM/1.5.195	ROTHER ROAD, TONBRIDGE	Garage Court		All intact - 100% use. Below site threshold.	>0.1ha
TM/1.5.196	ROTHER ROAD, TONBRIDGE	Garage Court		All intact - fully utilised. Below site threshold.	>0.1ha
TM/1.5.197	WYE ROAD, TONBRIDGE	Parking Area		Parking for approx. 8 cars. 3 at time of survey - probably 90% use. Below site threshold.	>0.1ha
TM/1.5.198	DERWENT ROAD, TONBRIDGE	Garage Court		Untidy site but all buildings intact. Probably 100% use. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.199	WHITELAKE ROAD, TONBRIDGE	Parking Area		Could accommodate approx. 15 cars - empty at time of survey. Possible, but, below site threshold.	>0.1ha
TM/1.5.200	WHITELAKE ROAD, TONBRIDGE	Parking Area		Parking for approx. 12 cars - 1 at time of survey - ?50% use. Possible, but, below site threshold.	>0.1ha
TM/1.5.201	WHITELAKE ROAD, TONBRIDGE	Parking Area		Space for approx. 18 cars serving surrounding flats, 13 parked at time of survey. Below site threshold.	>0.1ha
TM/1.5.202	SPEYSIDE, TONBRIDGE	Parking Area		Parking area for 8 to 9 cars - 4 parked at time of survey. Below site threshold.	>0.1ha
TM/1.5.203	SPEYSIDE, TONBRIDGE	Parking Area		Open parking for approx. 20 vehicles, serving surrounding houses. 10 parked at time of survey. Below site threshold.	>0.1ha
TM/1.5.204	AVON CLOSE, TONBRIDGE	Garage Block		Run down site with grassed areas adjoining. Block of 8, 1 unused. 2 vehicles parked at site entrance. Possible but below site threshold.	>0.1ha
TM/1.5.206	TRENCH ROAD, TONBRIDGE	Garage Block		Numbered garages in long block. Lots of graffiti but all intact. Large grassed area to front (approx. 1/2 acre). Grassed area a possibility though site below threshold.	>0.1ha
TM/1.5.207	AUDLEY AVENUE, TONBRIDGE	Garage Block		3 of 8 garages have all/ part of roof missing but all doors intact. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.208	ALDERS MEADOW, TONBRIDGE	Garage Block		9 garages serving OAP bungalows. Intact but requiring maintenance - 100% use. Below site threshold.	>0.1ha
TM/1.5.211	TULIP TREE CLOSE, TONBRIDGE	Garage Court		Block of garages with open forecourt parking to both sides, serving flats - probably 100% use. Below site threshold.	>0.1ha
TM/1.5.213	ADJACENT TO 35 QUARRY HILL ROAD, TONBRIDGE	Garage Block		Storage and parking area serving Funeral Parlour. Below site threshold.	>0.1ha
TM/1.5.214	PRIORY STREET, TONBRIDGE	Garage Court		Narrow entrance, potholes/weeds. Untreated wood doors, most secured by padlocks. Probably used mainly for storage. Landlocked site with poor access. Unsuitable for housing.	NO
TM/1.5.215	COLLEGE AVENUE, TONBRIDGE	Parking Area		Garden area with garage & shed. Below site threshold.	>0.1ha
TM/1.5.216	COLLEGE AVENUE, TONBRIDGE	Parking Area		Parking with marked bays for approx. 14 cars, 9 parked at time of survey. - 80-85% use. Below site threshold.	>0.1ha
TM/1.5.217	SCOTT ROAD, TONBRIDGE	Garage Court		33 garages in 3 blocks. Untidy but intact & probably 100% use.	NO
TM/1.5.218	BRANTINGHAM CLOSE, TONBRIDGE	Garage Block		Pre-cast concrete garages - intact - 100 % use. Below site threshold.	>0.1ha
TM/1.5.219	LOCKINGTON CLOSE, TONBRIDGE	Garage Block		Concrete garages - 100% in use.	NO

<b>Site Ref</b>	<b>Location</b>	<b>Existing Use</b>	<b>Local Plan Policy</b>	<b>Assessment</b>	<b>Suitable for housing</b>
TM/1.5.220	LOCKINGTON CLOSE, TONBRIDGE	Garage Block		Concrete garages - 100% in use. Below site threshold.	>0.1ha
TM/1.5.221	KINGS ROAD, TONBRIDGE	Garage Court		Adj. to public footpath. Bit run down but all locked/intact. 100% use. Below site threshold.	>0.1ha
TM/1.5.222	SOMERHILL ROAD, TONBRIDGE	Garage Court		Bit run down. Litter & weeds present. Open parking area at end covered in rubbish - unused. All buildings intact. Probably 80% use.	NO
TM/1.5.223	GORHAM DRIVE, TONBRIDGE	Garage Block		1 roof collapsed. 1 covered in ivy but all 4 doors intact. Grassed area surrounding. 100% use. Below site threshold.	>0.1ha
TM/1.5.224	GORHAM DRIVE, TONBRIDGE	Garage Block		Well maintained - 100% use. Below site threshold.	>0.1ha
TM/1.5.225	HAYDENS MEWS, TONBRIDGE	Garage Court		Tidy site in new development. 100% use. Below site threshold.	>0.1ha
TM/1.5.226	HAYDENS MEWS, TONBRIDGE	Garage Block		Well used - 100%. Below site threshold.	>0.1ha
TM/1.5.227	DERNIER ROAD, TONBRIDGE	Garage Block		"L" shaped block of immaculate garages. 100% use. Below site threshold.	>0.1ha
TM/1.5.228	CHEVIOT CLOSE, TONBRIDGE	Garage Block		Brick built. Many weeds fronting units. Unmade surface. Probably more storage use. Approx. 70%. Below site threshold.	>0.1ha



Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.229	HELEN KELLER CLOSE, TONBRIDGE	Garage Block		Secured, well-maintained units. Block paved with entrance drives to rear gardens. 100% use. Below site threshold.	>0.1ha
TM/1.5.232	ROYAL AVENUE, TONBRIDGE	Garage Block		7 units, 3 appear unused. Some weeds. A parking bay is adjacent and most surrounding properties have own garages. Below site threshold.	>0.1ha
TM/1.5.245	ST STEPHENS STREET, TONBRIDGE	Police car park		Large well maintained parking area - Used by KCC police.	NO
TM/1.5.246	ALBERT ROAD, TONBRIDGE	Private garages		2no. Brick built garages - 1 with door bricked up. Below site threshold.	>0.1ha
TM/1.5.247	SHAKESPEARE ROAD, TONBRIDGE	Parking area		Private residents parking area for 11 no. flats. 4 cars parked at time of survey - 100% use. Below site threshold.	>0.1ha
TM/1.5.249	BOW ROAD, WATERINGBURY	Public car park		TMBC public car park with marked bays. 9 cars parked at time of survey.	NO
TM/1.5.250	EAST SIDE OF HIGH STREET, WEST MALLING	Public car park		TMBC car park - well used. Full at time of survey.	NO
TM/1.5.251	2-4 KING STREET, WEST MALLING	Public car park		TMBC long stay car park to rear. Full at time of survey.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.257	NORTH SIDE, SOVEREIGN WAY, TONBRIDGE	Public car park	P4/16c, P5/9p	Long stay public car park - well used. Any development would be dependant on parking being relocated. Suitable for residential development. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.5.258	WAITROSE/ ICELAND CAR PARK, SOVEREIGN WAY, TONBRIDGE	Public car park	2/9,P2/11,P2/14,P5/1	New Waitrose short stay car park. Well used, but potential for further development including decked parking and residential element. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.5.262	UPPER CASTLE GROUNDS, TONBRIDGE	Public car park	P4/10	Long stay public car park - well used.	NO
TM/1.5.263	CASTLE GROUNDS, TONBRIDGE	Office car park	P4/10	Tonbridge Castle car park available for public use on Saturdays. Well used and close to Ancient Monument.	NO
TM/1.5.264	KINNINGS ROW, TONBRIDGE	Public car park		Small long stay public car park to rear of High Street - well used.	NO
TM/1.5.265	LAND TO REAR OF 147 - 167 NORMAN ROAD, WEST MALLING	Lock-up-garages		Block of lock up garages to rear of properties, well used. Below site threshold.	>0.1ha
TM/1.5.266	MARSTON CLOSE, CHATHAM	Lock-up-garages		Lock up garages 100% in use. Below site threshold.	>0.1ha
TM/1.5.267	VALLEY RISE, CHATHAM	Lock-up-garages		14 lock up garages, well maintained and in use. Below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.5.268	MARLOW COPSE, CHATHAM	Lock-up-garages		11 lock up garages, 100 % in use. Below site threshold.	>0.1ha
TM/1.5.269	SHERATON COURT, CHATHAM	Lock-up-garages		4 lock up garages and parking area, 100% use. Below site threshold.	>0.1ha
TM/1.5.270	TAVISTOCK CLOSE, CHATHAM	Lock-up-garages		4 lock up garages with concrete forecourt, 100% in use. Below site threshold.	>0.1ha
TM/1.5.271	WOODBURY ROAD, CHATHAM	Lock-up-garages		9 lock up garages with concrete forecourt, a bit run down, but, 100% in use. Below site threshold.	>0.1ha
TM/1.5.272	SOMERFIELD CAR PARK, RIVER WALK, TONBRIDGE	Car Park	P2/10b	Part of Local Plan site P2/10b; identified as suitable for mixed use including high density housing. However, it is considered this supermarket car park should be retained as it provides an important facility in the town centre.	NO

**Category: 1.6**

NEW

TM/1.6.001	HAM HILL SAND PITS, SNODLAND	Former sand pit	P5/9c	Worked out sandpit with a batching plant on site not tied to quarrying use. Well-enclosed site with steep pit sides. Access to site is via road serving adjoining Tescos Distribution Depot. Potential disturbance from 24 hour operation of site. Site to west is allocated for "bad neighbour developments". Unsuitable for residential development due to incompatible uses on site and existing and proposed uses on adjoining sites..	NO
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Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
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**Category: 1.7**

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TM/1.7.036	GARAGE, AVEBURY AVENUE, TONBRIDGE	Car dealership	P2/10d	Car dealership; identified in Local Plan as suitable for mixed uses including high density residential. Any residential development would be subject to the relocation of existing firm, the Flood Risk Assessment and the sequential test.	YES
TM/1.7.050	BUILDERS YARD, BRUNSWICK SQUARE, EAST PECKHAM	Builders yard	P5/2g	Operational builders yard containing a mixture of buildings, open storage and lock up garages. Located in a primarily residential area. Suitable for residential development in principle subject to flooding and possible contamination issues being resolved.	YES
TM/1.7.053	140 -142 TONBRIDGE ROAD, HILDENBOROUGH	Car sales and garage	P5/2l	Car sales dealership, bounded by a shop and public house and with residential properties to the north and east. Suitable for residential development in principle, provided that noise, air pollution and possible contamination issues are addressed.	YES

NEW

TM/1.7.009	FORMER POST OFFICE SITE, LONDON ROAD, AYLESFORD	Post Office	P5/20b	Vacant site. Extant permission TM/01/2312/OA for retail development.	NO
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Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.025	LAND ADJACENT TO SNODLAND STATION, SNODLAND	Railway sidings	P7/2b, P5/15a	Vacant railway sidings near to Snodland Station. Heavily landscaped site which lies to the west of the railway line. Primarily residential areas to the south. Safeguarded under Local Plan Policy P7/2b for an extension to the station car park. Suitable for residential development in conjunction with permitted scheme on playing fields, subject to rail noise and conservation area issues being addressed, and the provision of extra parking at the station..	YES
TM/1.7.028	DOUGLAS HOUSE AND OLWEN HOUSE, QUARRY HILL ROAD, TONBRIDGE	Retail storage, parking and offices	P2/11, P4/16b	Site contains a public house, offices and a car park. Application TM/01/1444/OA granted for 100 residential units, subject to a S106 agreement being submitted.	YES
TM/1.7.029	20 BOW ROAD, WATERINGBURY	Car sales and garage		Operational car sales, servicing and MOT centre. Application TM/00/0932/FL was submitted for residential development in 2001, but refused due to noise issues. Suitable in principle for residential development, subject to noise and contamination issues being addressed.	YES
TM/1.7.032	RED LION PUBLIC HOUSE, 45 SEVENOAKS ROAD, BOROUGH GREEN	Public house		Application submitted for the redevelopment of the pub for 12 residential units. Refused on 13/8/02 on grounds of over intensive development, being detrimental to the setting of the listed building and highway hazards. In particular the highway problems seem insurmountable, making the site unsuitable for residential development.	NO
TM/1.7.034	20 FOXBUSH, HILDENBOROUGH	Police houses		Former Police Houses now occupied.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.035	60A PRIORY STREET AND 31 PEMBURY ROAD, TONBRIDGE	Timber yard and veterinary practice		Building material suppliers and adjoining veterinary practice. Located in a primarily residential area. Suitable for residential development in principle provided that noise, possible contamination and access issues are addressed.	YES
TM/1.7.038	TERRITORIAL ARMY CENTRE, LONDON ROAD, DITTON	Territorial Army centre		Existing Territorial Army Centre, situated in a primarily residential area. Suitable for residential development in principle, provided that road noise, air pollution and contamination issues are addressed.	YES
TM/1.7.040	KINGFISHER ROAD, LARKFIELD	Storage sheds		Well maintained storage units for flats with large laundry drying area to north of site. Below site threshold.	>0.1ha
TM/1.7.042	ROCHESTER ROAD, AYLESFORD	service shop		Well maintained "L" shaped 3storey building. "service house" to front, Dog grooming to rear. Below site threshold.	>0.1ha
TM/1.7.044	WESTERN ROAD, BOROUGH GREEN	DIY Centre		DIY & Garden Centre. Single storey building, bit run down but thriving business. Storage & plant sales side & rear of building. Below site threshold	>0.1ha
TM/1.7.048	LONDON ROAD, AYLESFORD	Shop		Holtwood farm & pet centre with parking for approx. 20 cars + front access. Narrow frontage making it difficult for residential development of more than 4 units.	NO
TM/1.7.056	LONDON ROAD, AYLESFORD	Shop		Pinions Pet/Garden shop with residential property set back off road. Forecourt parking for approx. 20 cars. Suitable for residential development in principle but below site threshold.	>0.1ha

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.058	PAPA'S FISH RESTAURANT, 497 LONDON ROAD, DITTON	Fish restaurant		Papa's Fish Restaurant/Take-Away with parking to front, rear & side. Suitable for residential development in principle.	>0.1ha
TM/1.7.060	KENTISH SAAB, WROTHAM ROAD, BOROUGH GREEN	Food store		Former car sales and service centre next to railway station now used as a shop. Poor environment, unsuitable for housing.	NO
TM/1.7.061	20 - 22 WESTERN ROAD, BOROUGH GREEN	Car sales and garage	P6/20a	Operational car sales garage and rental premises. Surrounded by residential areas and shops/businesses. Site suitable for residential development in principle provided that road and rail noise, access and contamination issues are addressed, but should be retained as an important local business.	NO
TM/1.7.062	ESSO SERVICE STATION, ROCHESTER ROAD, BURHAM	Petrol filling station		Petrol station. Provides important facility for the locality; presumption against its use for housing.	NO
TM/1.7.064	2 LONDON ROAD, LEYBOURNE	Petrol filling station and vacant land		Operational petrol filling station and vacant land. Primarily residential area. Suitable for residential development provided noise, contamination and air pollution issues are addressed.	YES
TM/1.7.065	PUBLIC CONVENIENCES, QUEENS AVENUE, SNODLAND	Public conveniences		Site of former public toilets. Plot approx. 21m by 10m. Below site threshold.	>0.1ha
TM/1.7.066	734-742 LONDON ROAD, LARKFIELD	Car sales and servicing	P5/21a	Car sales and MOT centre in a commercial area shown for business use under Local Plan Policy P5/21a. Unsuitable for housing.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.069	LEE ROAD, SNODLAND	Army cadet hall		Kent Army Cadet Services hall and offices. Building completely enclosed by security fence. Below site threshold.	>0.1ha
TM/1.7.070	613 LONDON ROAD, DITTON	Petrol filling station		Operational petrol filling station and car wash located in a primarily residential area. Suitable for residential development in principle provided that road noise, air pollution, contamination and flooding issues are addressed.	YES
TM/1.7.072	GARAGE, MALLING ROAD, HAM HILL, SNODLAND	Petrol filling station		Operational petrol filling station, located in a primarily residential area. Suitable for residential development in principle subject to contamination and road noise issues being addressed.	NO
TM/1.7.077	PETROL FILLING STATION, MAIDSTONE ROAD, WATERINGBURY	Petrol filling station		Existing petrol filling station very close to busy crossroads. Unsuitable for housing.	NO
TM/1.7.078	PETROL FILLING STATION, 263 - 265 LONDON ROAD, WEST MALLING	Petrol filling station and garage		Petrol filling station and MOT Centre. Located within a primarily residential area. Suitable for residential development in principle, provided that air pollution, noise and possible contamination issues are addressed.	YES
TM/1.7.079	LAVENDER HILL, TONBRIDGE	Shop		Semi-detached property with single storey side extensions (No's 140& 140A). Used as bookshop/Plate wire shop. Below site threshold.	>0.1ha
TM/1.7.088	REAR OF UNWINS, ELM LANE, TONBRIDGE	Former first aid training centre		Old, unused building. Drive & forecourt untidy/unused. Gated to rear. Below site threshold.	>0.1ha



Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.089	CORNER SHIPBOURNE/OLD LONDON ROAD, TONBRIDGE	Former pub and other mixed uses	P7/7j	3no. Derelict buildings with 2no. vacant unused plots (Safeguarded for London Road/Hadlow Road Link). Some temporary uses.	NO
TM/1.7.090	6 SHIPBOURNE ROAD, TONBRIDGE	Funeral directors		Boormans Funeral Services. Large building to rear & large garage/workshop to rear at centre of No's 6 & 8. With cobbled & rough concrete forecourt. Below site threshold.	>0.1ha
TM/1.7.092	CORNWALLIS AVENUE, TONBRIDGE	Petrol filling station		Jet Filling Station - now vacant and boarded up. Below site threshold.	>0.1ha
TM/1.7.097	ROCFORT ROAD, SNODLAND	Car sales & servicing		Car service and MOT Centre. Car sales office to rear. Modern brick built building. Fully used. Below site threshold	>0.1ha
TM/1.7.099	LAND EAST OF PRIORY ROAD, TONBRIDGE	Builders merchant and car sales depot	P5/12f	Operational industrial buildings used by car sales and building supplies companies. Residential areas lie to the south and east, and more industrial premises lie to the west. Suitable in principle for residential development, provided that noise, lack of sewerage capacity and possible contamination issues are addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.7.100	DITTON SERVICE STATION, 675 LONDON ROAD, DITTON	Car sales and garage		Operational car sales and repairs premises, in a primarily residential area. Suitable for residential development in principle, provided that road noise, air pollution and land contamination issues are addressed.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.101	FORMER ALSFORD SITE, MEDWAY WHARF ROAD, TONBRIDGE	Indoor play area	2/9,P2/11,P2/14,P5/1	Currently a warehouse unit used for a children's activity centre. Application TM/04/2887 permitted for residential development, but quashed by High Court. Application currently resubmitted and being considered.	YES
TM/1.7.108	TOWN HILL, WEST MALLING	Car sales & servicing		Toyota Car Sales & large service area to rear. Site adjoins railway. Site unlikely to take more than 2/3 dwellings, therefore would be treated as a small site.	NO
TM/1.7.115	CLARE PARK SERVICE STATION AND B&Q STORE, LONDON ROAD, LARKFIELD	Petrol filling station and shop		Operational petrol filling station and B&Q store, with residential areas to the north and west. Suitable for residential development in principle subject to road noise, contamination and air pollution issues being addressed.	YES
TM/1.7.116	43 MAIDSTONE ROAD, BOROUGH GREEN	Garage		Operational sports car sales and servicing premises, located in a primarily residential area. Suitable for residential development in principle, provided that contamination and access issues are addressed but should be retained as an important local facility.	NO
TM/1.7.119	54 QUARRY HILL ROAD, TONBRIDGE	Petrol filling station and car rental premises	P5/16a	Operational petrol filling station and tyre depot. Residential, and a public house to the north and east and a pre school nursery to the south. Suitable for housing in principle provided that road noise, access, air pollution and contamination issues are addressed.	YES
TM/1.7.120	FORMER PETROL FILLING STATION, MAIDSTONE ROAD, CHATHAM	Former petrol filling station		Petrol filling station now vacant. Close to M2 motorway and A22; serious noise issues and problems with site contamination. Site to rear used for car sales. Unsuitable for housing.	NO

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.121	LAND REAR OF PETROL STATION, MAIDSTONE ROAD, CHATHAM	Car sales		Second hand car sales to rear of former petrol station. Below site threshold.	>0.1ha
TM/1.7.122	242 LONDON ROAD, WEST MALLING	Caravan sales and telephone exchange		Operational caravan sales premises. A BT exchange lies to the east with open countryside to the north and a residential area to the west. Suitable for residential development in principle, provided that air pollution, noise and possible contamination issues are addressed.	YES
TM/1.7.123	PRIORY STREET, TONBRIDGE	Motorcycle dealers		Single storey building used for motorcycle dealers. Below site threshold.	>0.1ha
TM/1.7.124	BARDEN ROAD, TONBRIDGE	Boat storage		Wooden boathouses and mooring for Medway Hire Boats etc. Approx. 20' depth of frontage to river in flood plain. Below site threshold.	>0.1ha
TM/1.7.125	BOTANY AREA, TONBRIDGE	Retail, car parking and supermarket.	P2/11, P2/14	Large, centrally located site in the town centre owned by the Borough Council. Comprises Sainsburys, two large short stay car parks and one small car park. Whole site well used. Suitable for redevelopment for primarily retail uses, including an element of commercial, residential and leisure uses subject to replacement of parking. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	YES
TM/1.7.126	RIVER LAWN AREA, TONBRIDGE	Public car park	P2/10d	Long stay public car park, land to the south and premises occupied by Teen and Twenty club. Suitable for mixed use development incorporating an element of residential, subject to improved facilities being found for existing occupiers, the retention of car parking, a Flood Risk Assessment and the sequential test.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
<b>PERM</b>					
TM/1.7.006	172-174 HIGH STREET, TONBRIDGE	Retail		Application TM/04/0769/FL granted on 03/08/04 for the redevelopment of site to retail on the ground floor and flats on the upper floors.	YES
TM/1.7.030	FORMER WEST MALLING POLICE STATION, POLICE STATION ROAD, WEST MALLING	Police station	P4/4	Former Police Station, now vacant and in disrepair. Application TM04/2434/FL granted on 02/02/05 for 10 residential units.	YES
TM/1.7.031	67-71 HIGH STREET, TONBRIDGE	Retail		Premises with retail frontage onto the high street. Application TM/01/3282/FL granted on 17/04/02 for the construction of 2 retail units with 8 residential units above.	YES
TM/1.7.054	2-4 LYONS CRESCENT TONBRIDGE	Hairdresser		Site lies just off Tonbridge high street. Application TM/05/0591/FL granted on 18/04/05 for 10 residential units.	YES
TM/1.7.102	THE PAVILION, TONBRIDGE	Retail		Well used shopping centre, providing access to the high street. Application TM/04/3054/FL, granted on 02/12/04, for the refurbishment of the shopping centre and the creation of 14 residential units above.	YES
TM/1.7.104	THE BRICKMAKERS ARMS, MAIDSTONE ROAD, PLATT	Public House		Disused public house and associated parking. Located in residential area. Application TM/05/2383/FL granted on 08/02/06 for 14 residential units.	YES

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/1.7.106	PLAYGROUND AREA TO THE REAR OF CATLYN CLOSE, EAST MALLING	Playground and garages		Playground area in a residential area. Permission TM/04/3771/FL granted on 22/12/04 for the development of 14 residential units. Site will include some of the garages shown under site TM/1.5.057.	YES
TM/1.7.107	FORSTAL PUMPING STATION AND BUNGALOW, FORSTAL ROAD, AYLESFORD	Vacant pumping station		Former Pumping Station and bungalow on the edge of an industrial estate. Now vacant and derelict. Application TM/05/2658/FL granted on 14/11/05 for the conversion of the Pumping Station into offices, and the demolition of other buildings and development of 6 residential units (5 net).	YES
TM/1.7.127	TOASTMASTERS, 65 CHURCH STREET, BURHAM	Public House		Existing public house. Application TM/03/1808/FL granted on 04/02/05, on appeal, for 9 residential units.	YES
TM/1.7.128	151 - 153 HIGH STREET, TONBRIDGE	Retail		Retail premises on the High Street. Application TM/03/0884/FL granted on 24/06/03 for the conversion of the upper floors to 7 residential units (6 net).	YES

**Category: 2.1**

ALLR

TM/2.1.006	SOUTH OF DOWNDERRY WAY, DITTON	Former gardens	P5/2o	This part of the site remains after part was taken by application TM/04/3721/FL for one residential unit. Severe access problems; unavailable.	NO
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PERM

Site Ref	Location	Existing Use	Local Plan Policy	Assessment	Suitable for housing
TM/2.1.009	LAND ADJACENT TO THE ORCHARD, HALE STREET, EAST PECKHAM	Vacant land		Vacant land within residential area. Application TM/98/0985/OA granted on 07/10/98 for 5 residential units. Application TM04/0363/FL granted on 17/03/04 to extend the time period of the original permission by a further 5 years.	YES
TM/2.1.010	249 LONDON ROAD, WEST MALLING	Residential		Vacant land within curtilage in a residential area. Application TM05/0225/FL granted on 09/09/05 for 5 further residential units.	YES

**Category: 3.1**

NEW

TM/3.1.011	COBDOWN, DITTON	Office Grounds	P5/15b	Existing offices and sports facilities in parkland setting, surrounded by residential areas and with the M20 to the north. Application TM/05/0959/Fl granted subject to a S106 agreement for extensions to Cobdown house and the erection of two additional buildings for a range of B1 uses.	NO
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PERM

TM/3.1.005	3 STATION ROAD, BOROUGH GREEN	Offices		Currently an office block, located near the train station. Application TM/98/1878/FL granted on 18/03/99 for the change of use of offices to 6 residential units. TM/04/0544/FL granted on 08/04/04 to extend the permission by a further 5 years.	YES
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**Category: 3.2**

PERM

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<b>Site Ref</b>	<b>Location</b>	<b>Existing Use</b>	<b>Local Plan Policy</b>	<b>Assessment</b>	<b>Suitable for housing</b>
TM/3.2.001	5 ALBERT ROAD, TONBRIDGE	Residential		Existing house in residential area. Application TM/05/3524/FL granted on 09/02/06 for the conversion of existing house to 6 residential units (5 net).	YES

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