

HOUSING CAPACITY - SECOND STAGE ANALYSIS - NEW

Site Ref	Location	Site Area	Ext Yiel	Crude Density Multiplier		Policy based yield	Market Index	Commentary	Discounted Assessment	
				30/ha	50/ha				Available	Other Sites
Category	1.1			Site Category		NEW				
TM/1.1.005	LAND NORTH OF RIVER MEDWAY, CANNON LANE, TONBRIDGE	2.69	0	81	135	100	1	Extant permission under TM/04/0396/FL on 07/07/05 for retail warehousing. Suffers from road noise and pollution, but is a large site. Would require pedestrian and cycle connections across the Mill Stream and the Medway. No sewer capacity locally. Potential for mixed use development, with housing element, but any application for development would be subject to a Flood Risk Assessment and the sequential test.	0	100
TM/1.1.012	LAND REAR OF BRIONNE GARDENS AND 68 LODGE OAK LANE, TONBRIDGE	0.20	0	6	10	5	4	Difficult shape limits capacity. The site is owned by Russet Homes, a Housing Association, so market considerations do not apply. Access issues need to be addressed.	5	0
TM/1.1.020	LAND TO THE WEST OF THE RAILWAY LINE, CLARE AVENUE, TONBRIDGE	0.20	0	6	10	11	7	Application TM06/0678/FL granted, subject to the approval of a S106 agreement, for 11 residential units.	11	0
Summary for 'Category' = 1.1 (3 detail records)										
Sum		3.09	0	93	155	116			16	100
Category	1.2			Site Category		NEW				
TM/1.2.022	169 AND LAND TO THE REAR OF 163 ROBIN HOOD LANE, CHATHAM	0.27	0	8	14	5	-	Application TM05/3010/FL permitted post March 06 for the redevelopment of the site for 6 residential units (5 net).	5	0
TM/1.2.023	GROVE ORCHARD, MILL LANE, TONBRIDGE	0.10	0	3	5	7	-	Application TM/06/1374/FL granted post March 06 for the demolition of existing and development of 8 residential units (7 net)	7	0

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Summary for 'Category' = 1.2 (2 detail records)										
Sum		0.37	0	11	19	12			12	0
Category	1.3			Site Category		NEW				
TM/1.3.010	OIL DEPOT, STATION ROAD, AYLESFORD	0.41	0	12	21	21	2	Interest already shown in redevelopment. Site contamination and access issues would need to be addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	21	0
TM/1.3.016	LAND WEST OF PRIORY ROAD, TONBRIDGE	0.99	0	30	50	30	4	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.	0	30
TM/1.3.022	109 HALL ROAD, AYLESFORD	0.15	0	5	8	5	8	Suitable for residential development provided that possible land contamination issues are addressed.	5	0
TM/1.3.056	CASTLEDENE TRANSPORT AND PICKFORDS REMOVALS, MILL HALL, AYLESFORD	1.16	0	35	58	58	4	Suitable for residential development. Rail noise and contamination issues need to be addressed, and any application for development would be subject to a Flood Risk Assessment and the sequential test.	58	0
TM/1.3.058	NU-VENTURE COACHES, MILL HALL, AYLESFORD	0.16	0	5	8	8	4	Not likely to be available in the short term. Noise and contamination issues would need to be addressed, and any application for residential development would be subject to a Flood Risk Assessment and the sequential test.	8	0

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TM/1.3.059	SCOTT BROS, MILL HALL, AYLESFORD	0.25	0	8	13	13	4	Suitable for residential development in principle provided that possible contamination and noise issues are addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	0	13
TM/1.3.067	MILLBROOK HOUSE, 114 MILL STREET, EAST MALLING	0.15	0	5	8	10	5a	Suitable in principle for residential development.	0	10
TM/1.3.068	INDUSTRIAL SITE, BLACKLANDS, EAST MALLING	0.38	0	11	19	11	4	Suitable for residential development in principle, provided that access and contamination issues are addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	0	11
TM/1.3.073	294 AND LAND ADJACENT, MALLING ROAD, SNODLAND	0.33	0	10	17	17	4	Suitable for residential development in principle, provided that contamination issues are addressed.	0	17
TM/1.3.074	17 PRESTON ROAD, TONBRIDGE	0.10	0	3	5	5	1	Suitable for housing in principle, provided that noise and possible contamination issues are resolved.	0	5
TM/1.3.076	159 - 159A PEMBURY ROAD, TONBRIDGE	0.11	0	3	6	5	4	Suitable for housing in principle, provided that road and rail noise, and any contamination issues are addressed.	0	5
TM/1.3.126	PARK HOUSE, 110 - 112 MILL STREET, EAST MALLING	0.14	0	4	7	5	8	Application TM/04/2692/FL submitted for the redevelopment of offices for 5 residential units but refused on the grounds that the size and massing of the proposed development did not preserve the character of the Conservation Area. Any application for development will be subject to a Flood Risk Assessment and the sequential test.	5	0

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TM/1.3.132	LAND TO THE REAR OF 182, HIGH STREET, TONBRIDGE	0.60	0	18	30	17	8	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.	17	0
TM/1.3.134	MUNDAY WORKS WEST, SOVEREIGN WAY, TONBRIDGE	0.81	0	24	41	50	1	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.	50	0
TM/1.3.135	STRAWBERRY VALE, VALE ROAD, TONBRIDGE	0.50	0	15	25	20	1	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.	0	20
TM/1.3.136	GAS WORKS, VALE ROAD, TONBRIDGE	1.02	0	31	51	80	4	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.	0	80
TM/1.3.138	TANNERY TRADING ESTATE, SOVEREIGN WAY, TONBRIDGE	1.15	0	35	58	100	1	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.	0	100
TM/1.3.139	SOVEREIGN HOUSE, THE BOTANY, TONBRIDGE	1.14	0	34	57	80	4	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.	80	0

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TM/1.3.140	ASHBYS YARD, MEDWAY WHARF ROAD, TONBRIDGE	0.41	0	12	21	68	4	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.	68	0
TM/1.3.141	OFFICE BUILDING WEST OF RIVER WALK, TONBRIDGE	0.15	0	5	8	6	4	Potential for redevelopment or conversion of current vacant office building to residential. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	0	6
Summary for 'Category' = 1.3 (20 detail records)										
Sum		10.11	0	305	511	609			312	297
Category	1.4									
								Site Category	NEW	
TM/1.4.041	TONBRIDGE LIBRARY, DANVERS ROAD, TONBRIDGE	0.56	0	17	28	30	4	Prominent location, with the possibility of 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.	30	0
TM/1.4.042	PRESTON HALL, AYLESFORD	25.06	0	752	1253	180	8a	Suitable for mixed use, but predominantly residential development, subject to the site becoming surplus to requirements. Development must respect the character and setting of the listed building, and address noise and air pollution issues.	180	0
Summary for 'Category' = 1.4 (2 detail records)										
Sum		25.62	0	769	1281	210			210	0
Category	1.5									
								Site Category	NEW	

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TM/1.5.003	LAND AROUND TONBRIDGE STATION	3.06	0	92	153	400	4	Offers 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.	400	0
TM/1.5.257	NORTH SIDE, SOVEREIGN WAY, TONBRIDGE	0.50	0	14	25	50	1	Suitable for residential development, subject to car parking capacity being relocated. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	50	0
TM/1.5.258	WAITROSE/ ICELAND CAR PARK, SOVEREIGN WAY, TONBRIDGE	0.61	0	18	31	40	4	Potential for further development including decked parking and residential element. Any development should not result in the loss of parking spaces. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	40	0
Summary for 'Category' = 1.5 (3 detail records)										
Sum		4.17	0	124	209	490			490	0
Category	1.7			Site Category		NEW				
TM/1.7.025	LAND ADJACENT TO SNODLAND STATION, SNODLAND	0.89	0	27	45	24	5	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.	24	0

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TM/1.7.028	DOUGLAS HOUSE AND OLWEN HOUSE, QUARRY HILL ROAD, TONBRIDGE	0.42	0	13	21	100	5a	Application TM/01/1444/OA granted for 100 residential units, subject to a S106 agreement being submitted. The complexities of the site make it unlikely that this will be implemented in the short term, and alternative uses are being considered.	0	100
TM/1.7.029	20 BOW ROAD, WATERINGBURY	0.13	0	4	7	7	5	Suitable in principle for residential development, subject to noise and contamination issues being addressed.	0	7
TM/1.7.035	60A PRIORY STREET AND 31 PEMBURY ROAD, TONBRIDGE	0.42	0	13	21	18	5a	Suitable for residential development provided that noise, possible contamination and access issues are addressed.	0	18
TM/1.7.038	TERRITORIAL ARMY CENTRE, LONDON ROAD, DITTON	1.01	0	30	51	51	4	Suitable for residential development in principle, provided that road noise, air pollution and contamination issues are addressed.	0	51
TM/1.7.064	2 LONDON ROAD, LEYBOURNE	0.61	0	18	31	20	4	Suitable for residential development providing noise, contamination and air pollution issues are addressed.	0	20
TM/1.7.070	613 LONDON ROAD, DITTON	0.16	0	5	8	6	4	Suitable for residential development in principle provided that road noise, air pollution, contamination issues are addressed. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	0	6
TM/1.7.078	PETROL FILLING STATION, 263 - 265 LONDON ROAD, WEST MALLING	0.28	0	8	14	8	4	Suitable for housing in principle, provided that air pollution, noise and possible contamination issues are addressed.	0	8

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TM/1.7.099	LAND EAST OF PRIORY ROAD, TONBRIDGE	0.92	0	28	46	30	2	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.	30	0
TM/1.7.100	DITTON SERVICE STATION, 675 LONDON ROAD, DITTON	0.50	0	15	25	20	4	Suitable for residential development in principle, provided that road noise, air pollution and land contamination issues are addressed.	0	20
TM/1.7.101	FORMER ALSFORD SITE, MEDWAY WHARF ROAD, TONBRIDGE	0.21	0	6	11	64	2	Application TM/04/2887 permitted for residential development, but quashed by High Court. Application currently resubmitted and being considered, subject to a Flood Risk Assessment and the sequential test.	64	0
TM/1.7.115	CLARE PARK SERVICE STATION AND B&Q STORE, LONDON ROAD, LARKFIELD	1.19	0	36	60	59	4	Suitable for residential development in principle subject to road noise, contamination and air pollution issues being addressed.	0	59
TM/1.7.119	54 QUARRY HILL ROAD, TONBRIDGE	0.26	0	8	13	10	4	Suitable for housing in principle provided that road noise, access, air pollution and contamination issues are addressed.	0	10
TM/1.7.122	242 LONDON ROAD, WEST MALLING	0.26	0	8	13	8	4	Suitable for residential development in principle, provided that air pollution, noise and possible contamination issues are addressed.	0	8
TM/1.7.125	BOTANY AREA, TONBRIDGE	4.70	0	141	235	120	4	Suitable for mixed use development including residential element. Council actively promoting development of the site. Any application for development would be subject to a Flood Risk Assessment and the sequential test.	120	0

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TM/1.7.126	RIVER LAWN AREA, TONBRIDGE	0.52	0	16	26	30	5a	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.	30	0
Summary for 'Category' = 1.7 (16 detail records)										
Sum		12.48	0	376	627	575			268	307
Grand Total		55.84	0	1678	2802	2012			1308	704