

# Preferred Options - Development Land Allocations: Housing

## Annex F - Constrained Housing Sites

### DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
ANNEX F: 140-142 TONBRIDGE ROAD, HILDENBOROUGH - CONSTRAINED HOUSING SITE				
3. INTEREST GROUP				
52	Hildenborough Village Preservation Association	PO/052.10	Agree that this site (Map F11) should be a constrained housing site.	Noted.
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.15	This is a constrained site which has been identified for development for a considerable time and is unlikely to come forward within the plan period. The allocation should be deleted.	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development.
79	Hallam Land Management Limited	PO/079.33	The allocation should be deleted for the following reasons: * The site is in operational use and will not be available for development within the plan period * No proposals are made for the relocation of the existing commercial use * It will result in the loss of an important local facility	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. It will only come forward for development if the car dealership no longer wishes to use the site.

### ANNEX F: 159-159A PEMBURY ROAD, TONBRIDGE - CONSTRAINED HOUSING SITE

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.38	The allocation should be deleted for the following reasons: * The site is in operational use and will not be available for development within the plan period * No proposals are made for the relocation of the existing commercial use * It will result in the loss of an important facility	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is small scale and is not an intensive use. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply.
7. PUBLIC				
251	Mr Peter Russell	PO/251.02	The estimated capacity should be reconsidered having regard to the high accessibility of the site and the local pattern of development. An illustrative scheme identifies the potential for 12 flats.	This figure derives from the yields calculated in the Urban Capacity Study. It is an estimated capacity and a proposal for more units would be treated on its merits depending on the nature of the scheme. No change to the estimated capacity should be made. It is a start point for negotiation.
251	Mr Peter Russell	PO/251.01	Support principle of residential redevelopment of the site.	Noted.

## ANNEX F: 20 BOW ROAD, WATERINGBURY - CONSTRAINED HOUSING SITE

### 3. INTEREST GROUP

272	Wateringbury Residents' Association (Friends of Wateringbury)	PO/272.01	Site could be more suitable for shops, parking and commercial use but no objection to a suitable housing development.	Noted.
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## ANNEX F: 294 MALLING ROAD AND LAND ADJ., SNODLAND - CONSTRAINED HOUSING SITE

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.36	The allocation should be deleted for the following reasons: * The site is in operational use and will not be available for development within the plan period * No proposals are made for the relocation of the existing commercial use * It will result in the loss of important employment land	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is small scale and is not an intensive use. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply.

### ANNEX F: 54 QUARRY HILL ROAD, TONBRIDGE - CONSTRAINED HOUSING SITE

#### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.37	The allocation should be deleted for the following reasons: * The site is in operational use and will not be available for development within the plan period * No proposals are made for the relocation of existing commercial use * It will result in the loss of important employment land	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is small scale and is not an intensive use. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply.
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### ANNEX F: 60A PRIORY STREET AND 31 PEMBURY ROAD, TONBRIDGE - CONSTRAINED HOUSING SITE

#### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.39	The allocation should be deleted for the following reasons: * The site is in operational use and will not be available for development within the plan period * No proposals are made for the relocation of the existing commercial use * It will result in the loss of important employment land	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is small scale. As such, it is not considered to be important employment land and its loss would not significantly
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## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
				affect employment land supply.
ANNEX F: B&Q AND CLARE PARK SERVICE STATION, LONDON ROAD, LARKFIELD - CONSTRAINED HOUSING SITE				
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.34	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>* The site is in operational use and will not be available for development within the plan period</li> <li>* No proposals are made for the relocation of the existing commercial use</li> <li>* It will result in the loss of important local facilities</li> </ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. It will only come forward for development if the occupiers no longer wish to use the site. Given that there are a number of petrol filling stations along the A20, it is not considered that the redevelopment of this site would result in the loss of important local facilities or that there is a need for its relocation.</p>
ANNEX F: BUILDERS YARD, BRUNSWICK SQUARE, EAST PECKHAM - CONSTRAINED HOUSING SITE				
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.32	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>* The site is in operational use and will not be available for development within the plan period</li> <li>* No proposals are made for the relocation of the existing commercial use</li> <li>* It will result in the loss of important employment land</li> <li>* The site is liable to flood</li> </ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is small scale and is not an intensive use. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply. There is a policy requirement to ensure that the development of the site is designed to take account of flood risk.</p>
79	Hallam Land Management	PO/079.14	<p>This is a constrained site which has been identified for development for a considerable time and is unlikely to come</p>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land</p>

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
	Limited		forward within the plan period. The allocation should be deleted.	supply. If it does come forward for development, it will be regarded as windfall development.

### ANNEX F: DITTON SERVICE STATION, 675 LONDON ROAD, DITTON - CONSTRAINED HOUSING SITE

#### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.28	The allocation should be deleted for the following reasons: * The site is in operational use and will not be available for development within the plan period * No proposals are made for the relocation of the existing commercial use * It will result in the loss of important employment land	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is used as a car sales and repair centre and is not an intensive use. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply.
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### ANNEX F: FARM GROUND ALLOTMENTS, GORHAM DRIVE, TONBRIDGE - CONSTRAINED HOUSING SITE

#### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.10	This is a constrained site which has been allocated for development for a considerable time and is unlikely to come forward within the plan period. The allocation should be deleted.	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. An alternative site would need to be found for any allotments in use if the site was to come forward for housing.
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### ANNEX F: GARAGE, MALLING ROAD, HAM HILL, SNODLAND - CONSTRAINED HOUSING SITE

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.35	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>* The site is in operational use and will not be available for development within the plan period</li> <li>* No proposals are made for the relocation of the existing commercial use</li> <li>* It will result in the loss of an important local facility</li> </ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. It will only come forward for development if the occupier no longer wish to use the site. Given that there are a number of petrol filling stations along the A20, it is not considered that the redevelopment of this site would result in the loss of important local facilities or that there is a need for its relocation.</p>

## ANNEX F: INDUSTRIAL SITE, BLACKLANDS, EAST MALLING - CONSTRAINED HOUSING SITE

5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.16	<p>This is a constrained site which has been identified for development for a considerable time and is unlikely to come forward within the plan period. The allocation should be deleted.</p>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development.</p>
79	Hallam Land Management Limited	PO/079.30	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>* The site is in operational use and will not be available for development within the plan period</li> <li>* No proposals are made for the relocation of the existing commercial use</li> <li>* It will result in the loss of important employment land</li> <li>* The site is liable to flood</li> <li>* There are segregated land ownerships</li> </ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is small scale and is not an intensive use. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply. There is a policy requirement to ensure that the development of the site is designed to take account of flood risk. The fact that the site is in different land ownerships is one of the reasons it is classified as a constrained housing site.</p>
229	Mr & Mrs R	PO/229.02	<p>The estimated capacity of 11 dwellings should be reconsidered</p>	<p>This figure derives from the yields calculated in the Urban</p>

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
	Byng		on the basis of the tight-knit pattern of housing development to the west. An illustrative scheme identifying 15 units is submitted in support of the representation.	Capacity Study. The site is in the list of constrained housing sites and does not contribute to housing land supply figures. It is an estimated capacity and a proposal for more units would be treated on its merits. No change to the estimated capacity should be made. It is the start point for negotiations.
229	Mr & Mrs R Byng	PO/229.01	Residential redevelopment of Blacklands is supported in principle.	Noted.

## ANNEX F: LAND EAST OF PRIORY ROAD, TONBRIDGE - CONSTRAINED HOUSING SITE

### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.40	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>* The site is in operational use and will not be available for development within the plan period</li> <li>* No proposals are made for the relocation of the existing commercial use</li> <li>* It will result in the loss of important employment land</li> </ul>	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it has a difficult access and does not provide quality employment land. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply. This site is now included within the Tonbridge Central Area Action Plan.
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### 7. PUBLIC

282	Mr Tim Lynch	PO/282.02	Support the proposals provided railway noise is properly dealt with.	There is a requirement that any development must be designed and mitigated to minimise noise disturbance from the railway line. This site is now included within the Tonbridge Central Area Action Plan.
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## ANNEX F: LAND WEST OF STRAWBERRY VALE, TONBRIDGE - CONSTRAINED HOUSING SITE

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.41	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>* The site is in operational use and will not be available for development within the plan period</li> <li>* No proposals are made for the relocation of the existing commercial use</li> <li>* It will result in the loss of important employment land</li> <li>* Not suitable for residential development</li> </ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it has a difficult access and does not provide quality employment land. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply. The site could be suitable for residential development if it is designed and laid out in a sensitive way and land contamination is investigated and remediated, in accordance with the policy requirements set out in the Annex.</p>
7. PUBLIC				
282	Mr Tim Lynch	PO/282.03	<p>Support the proposal provided railway noise is properly dealt with.</p>	<p>There is a requirement that any development must be designed and mitigated to minimise noise disturbance from the railway line. This site is now included within the Tonbridge Central Area Action Plan.</p>

## ANNEX F: MILLBROOK HOUSE, 114 MILL STREET, EAST MALLING - CONSTRAINED HOUSING SITE

### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.31	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>* The site is in operational use and will not be available for development within the plan period</li> <li>* No proposals are made for the relocation of the existing commercial use</li> <li>* It will result in the loss of important employment land</li> </ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in office use, its loss would not significantly affect employment land supply.</p>
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## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
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### ANNEX F: SCOTT BROS, MILL HALL, AYLESFORD - CONSTRAINED HOUSING SITE

#### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.27	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"><li>* The site is in operational use and will not be available for development within the plan period</li><li>* No proposals are made for the relocation of the existing commercial use</li><li>* It will result in the loss of important employment land</li><li>* Site is liable to flood</li><li>* Development of the site is constrained by the impact of the railway line</li></ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. Whilst the site is in commercial use, it is used for the storage of pallets and paving slabs and is not an intensive use. As such, it is not considered to be important employment land and its loss would not significantly affect employment land supply. There are policy requirements to ensure that the development of the site is designed to take account of flood risk and noise from the railway line.</p>
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### ANNEX F: TA CENTRE, LONDON ROAD, DITTON - CONSTRAINED HOUSING SITE

#### 5. LAND OWNER

79	Hallam Land Management Limited	PO/079.29	<p>The allocation should be deleted for the following reasons:</p> <ul style="list-style-type: none"><li>* The site is in operational use and will not be available for development within the plan period</li><li>* No proposals are made for the relocation of the existing commercial use</li><li>* It will result in the loss of an important local facility</li></ul>	<p>It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development. It will only come forward for development if the TA no longer wishes to use the site.</p>
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### ANNEX F: WEST OF MAIDSTONE ROAD, BLUE BELL HILL - CONSTRAINED HOUSING SITE

#### 3. INTEREST GROUP

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
289	RSPB	PO/289.07	Development should take account of the impact on nearby SSSIs.	The site is within the confines of Blue Bell Hill and will not impact on SSSIs.
5. LAND OWNER				
79	Hallam Land Management Limited	PO/079.11	This is a constrained site which has been allocated for development for a considerable time and is unlikely to come forward within the plan period. The allocation should be deleted.	It is identified as a constrained site which is not firmly allocated for housing and not counted towards the Borough's housing land supply. If it does come forward for development, it will be regarded as windfall development.

## ANNEX F: xx GENERAL xx

### 1. OFFICIAL CONSULTEE

65	Southern Water	PO/065.08	<p>Southern Water has assessed the sites included in Annex E and F to determine sewer capacity . Comments have been provided on foul sewerage in respect of each site..</p> <p>* Development that takes place before adequate sewerage infrastructure is available may lead to service failures.</p> <p>* New developments are required to connect to a point where there is adequate sewer capacity. Any improvements needed can be provided by developers, facilitated by the application of planning conditions.</p> <p>* Development design must ensure that any infrastructure crossing the development site is not built over. An easement width of 6 and 13 metres is required for sewer pipes depending on the size and depth.</p> <p>* Many sites in central Tonbridge are constrained by sewer capacity however they present opportunities for the removal of surface water from the system to create additional capacity for foul sewage.</p>	Noted. These points are best addressed at the stage of a planning application.
175	Kent County Council	PO/175.52	There is a need to refer to the archaeological impacts of development in respect of sites listed in Annex F.	Policy requirements have been added to this effect as appropriate.

## DEVELOPMENT LAND ALLOCATIONS: HOUSING, ANNEX F - CONSTRAINED HOUSING SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
	Strategy Division			
219	Home Builders Federation	PO/219.08	Concerned about the inclusion in the housing supply calculation of almost 400 dwellings, as set out in Annex F, and described as constrained housing sites. There is no certainty that these constraints can or will be overcome. If these sites are included in the housing supply calculation, this further adds to the need for a reduction in the supply estimate. It is unclear if it is included in the housing supply calculation. Reference to Annex F needs to be included within the body of the report.	Para 4.2.5 in the Preferred Options Report makes it quite clear that constrained housing sites will not be counted against the housing requirements until and unless they have planning permission.

### ANNEX F: xx NEW xx

#### 5. LAND OWNER

183	C & K Extrusions Ltd	PO/183.05	Drayton Road, Tonbridge should be identified under Annex F as a 'Constrained Housing Site.'	This site is identified in the Urban Capacity Study (2004) as a constrained site as it is occupied by numerous firms and there are problems of noise. However, since this Urban Capacity was produced, an Employment Land Review has been carried out and published in July 2005. It concludes that Drayton Road should be retained in employment use as the type of business/commercial accommodation here is essential to providing a balanced mix of employment land provision. Drayton Road is a locally important and well used employment site whose offer would be difficult to replicate elsewhere in the town and therefore, the Council does not support its identification as a housing site.
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