

Tonbridge and Malling Borough Council

Urban Capacity Study

Appendix A | Suitability Layers

Scoring Approach

Layer Name	Constraint Type	Suitability Penalty Level (Negative)	Balance Overlap (%)	Balance Points
Administrative Layers				
Wards	N/A	N/A	N/A	N/A
Constituencies	N/A	N/A	N/A	N/A
Local Policy Layers				
Air Quality	Clip	N/A	N/A	N/A
AOCV Accepted (Majority Overlap)	Balance	Low	>50	25
AOCV Accepted (Significant Overlap)	Balance	Low	>25 and <=50	12.5
AOCV Accepted (Minor Overlap)	Balance	Low	>5 and <=25	6.25
AOCV Accepted (Negligible Overlap)	For Information	Low	<=5	
AOCV Under Consideration (Majority Overlap)	Balance	Low	>50	25
AOCV Under Consideration (Significant Overlap)	Balance	Low	>25 and <=50	12.5
AOCV Under Consideration (Minor Overlap)	Balance	Low	>5 and <=25	6.25
AOCV Under Consideration (Negligible Overlap)	For Information	Low	<=5	
LDF, E1 - Safeguarded Employment Land	For Information	N/A	N/A	N/A
LDF, E2 - Other Employment Land	For Information	N/A	N/A	N/A
LDF, E3 - Employment Allocations	For Information	N/A	N/A	N/A
LDF, H1 - Firm Housing Allocations	For Information	N/A	N/A	N/A
CP4 - Safeguarded Land	For Information	N/A	N/A	N/A
LDF, CP16 - Bushey Wood Area of Opportunity	For Information	N/A	N/A	N/A
Local Development Orders - Rochester Airport Innovations Park	For Information	N/A	N/A	N/A
Section 106 and Section 52 Agreements	For Information	N/A	N/A	N/A
Environmental Layers				
Agricultural Land - Grade 1	Clip	N/A	N/A	N/A
Agricultural Land - Grade 2 (Majority Overlap)	Balance	Medium	>50	50
Agricultural Land - Grade 2 (Significant Overlap)	Balance	Medium	>25 and <=50	25
Agricultural Land - Grade 2 (Minor Overlap)	Balance	Medium	>5 and <=25	12.5
Agricultural Land - Grade 2 (Negligible Overlap)	For Information	N/A	<=5	N/A
Agricultural Land - Grade 3	For Information	N/A	N/A	N/A
Allotments	For Information	N/A	N/A	N/A
Ancient Woodland	Clip	N/A	N/A	N/A
Ancient Woodland 50m Buffer (Majority Overlap)	Balance	Low	>50	25
Ancient Woodland 50m Buffer (Significant Overlap)	Balance	Low	>25 and <=50	12.5

Ancient Woodland 50m Buffer (Minor Overlap)	Balance	Low	>5 and <=25	6.25
Ancient Woodland 50m Buffer (Negligible Overlap)	For Information	Low	<=5	
Area of Outstanding Natural Beauty (Majority Overlap)	Balance	High	>50	75
Area of Outstanding Natural Beauty (Significant Overlap)	Balance	High	>25 and <=50	37.5
Area of Outstanding Natural Beauty (Minor Overlap)	Balance	High	>5 and <=25	18.75
Area of Outstanding Natural Beauty (Negligible Overlap)	For Information	High	<=5	
AONB 100m Buffer (Majority Overlap)	Balance	Low	>50	25
AONB 100m Buffer (Significant Overlap)	Balance	Low	>25 and <=50	12.5
AONB 100m Buffer (Minor Overlap)	Balance	Low	>5 and <=25	6.25
AONB 100m Buffer (Negligible Overlap)	For Information	Low	<=5	
AONB 500m Buffer	For Information	N/A	N/A	N/A
Common Land	Clip	N/A	N/A	N/A
School Grounds (Majority Overlap)	Balance	High	>50	75
School Grounds (Significant Overlap)	Balance	High	>25 and <=50	37.5
School Grounds (Minor Overlap)	Balance	High	>5 and <=25	18.75
School Grounds (Negligible Overlap)	For Information	High	<=5	
Golf Courses (Majority Overlap)	Balance	Medium	>50	50
Golf Courses (Significant Overlap)	Balance	Medium	>25 and <=50	25
Golf Courses (Minor Overlap)	Balance	Medium	>5 and <=25	12.5
Golf Courses (Negligible Overlap)	For Information	Medium	<=5	
Green Belt	For Information	N/A	N/A	N/A
Historic Landfill Sites (Majority Overlap)	Balance	Low	>50	25
Historic Landfill Sites (Significant Overlap)	Balance	Low	>25 and <=50	12.5
Historic Landfill Sites (Minor Overlap)	Balance	Low	>5 and <=25	6.25
Historic Landfill Sites (Negligible Overlap)	For Information	Low	<=5	N/A
Active Landfill Area (Majority Overlap)	Balance	High	>50	75
Active Landfill Area (Significant Overlap)	Balance	High	>25 and <=50	37.5
Active Landfill Area (Minor Overlap)	Balance	High	>5 and <=25	18.75
Active Landfill Area (Negligible Overlap)	For Information	N/A	<=5	N/A
Local Nature Reserves Policy NE1 (Majority Overlap)	Balance	High	>50	75
Local Nature Reserves Policy NE1 (Significant Overlap)	Balance	High	>25 and <=50	37.5
Local Nature Reserves Policy NE1 (Minor Overlap)	Balance	High	>5 and <=25	18.75
Local Nature Reserves Policy NE1 (Negligible Overlap)	For Information	N/A	<=5	N/A
Adjacent to Local Nature Reserves Policy NE1	For Information	N/A	N/A	N/A
Local Wildlife Site (Majority Overlap)	Balance	High	>50	75

Local Wildlife Site (Significant Overlap)	Balance	High	>25 and ≤50	37.5
Local Wildlife Site (Minor Overlap)	Balance	High	>5 and ≤25	18.75
Local Wildlife Site (Negligible Overlap)	For Information	N/A	≤5	N/A
Adjacent to Local Wildlife Site 15m Buffer	For Information	N/A	N/A	N/A
Mineral Safeguarding	For Information	N/A	N/A	N/A
Minerals, Waste Safeguarded Facilities (Majority Overlap)	Balance	Low	>50	25
Minerals, Waste Safeguarded Facilities (Significant Overlap)	Balance	Low	>25 and ≤50	12.5
Minerals, Waste Safeguarded Facilities (Minor Overlap)	Balance	Low	>5 and ≤25	6.25
Minerals, Waste Safeguarded Facilities (Negligible Overlap)	For Information	Low	≤5	N/A
Strategic Minerals Site CSM3 (Majority Overlap)	Balance	Medium	>50	50
Strategic Minerals Site CSM3 (Significant Overlap)	Balance	Medium	>25 and ≤50	25
Strategic Minerals Site CSM3 (Minor Overlap)	Balance	Medium	>5 and ≤25	12.5
Strategic Minerals Site CSM3 (Negligible Overlap)	For Information	N/A	≤5	N/A
Public Park or Gardens	Clip	N/A	N/A	N/A
Sporting Facilities	For Information	N/A	N/A	N/A
Playing Fields and Play Spaces	For Information	N/A	N/A	N/A
Religious Grounds	Clip	N/A	N/A	N/A
Cemeteries	Clip	N/A	N/A	N/A
Regionally Important Geological Site NE1	For Information	N/A	N/A	N/A
Roadside Nature Reserves (Majority Overlap)	Balance	High	>50	75
Roadside Nature Reserves (Significant Overlap)	Balance	High	>25 and ≤50	37.5
Roadside Nature Reserves (Minor Overlap)	Balance	High	>5 and ≤25	18.75
Roadside Nature Reserves (Negligible Overlap)	For Information	N/A	≤5	N/A
Special Area of Conservation	Clip	N/A	N/A	N/A
Special Area of Conservation 200m Buffer (Majority Overlap)	Balance	Medium	>50	50
Special Area of Conservation 200m Buffer (Significant Overlap)	Balance	Medium	>25 and ≤50	25
Special Area of Conservation 200m Buffer (Minor Overlap)	Balance	Medium	>5 and ≤25	12.5
Special Area of Conservation 200m Buffer (Negligible Overlap)	For Information	N/A	≤5	N/A
SSSI	Clip	N/A	N/A	N/A
SSSI 200m Buffer (Majority Overlap)	Balance	Low	>50	25
SSSI 200m Buffer (Significant Overlap)	Balance	Low	>25 and ≤50	12.5
SSSI 200m Buffer (Minor Overlap)	Balance	Low	>5 and ≤25	6.25
SSSI 200m Buffer (Negligible Overlap)	For Information	Low	≤5	N/A
TPO (Majority Overlap)	Balance	Medium	>50	50

TPO (Significant Overlap)	Balance	Medium	>25 and <=50	25
TPO (Minor Overlap)	Balance	Medium	>5 and <=25	12.5
TPO (Negligible Overlap)	For Information	N/A	<=5	N/A
Village Green	Clip	N/A	N/A	N/A
Ecological Layers				
Priority Habitats (Majority Overlap)	Balance	Medium	>50	50
Priority Habitats (Significant Overlap)	Balance	Medium	>25 and <=50	25
Priority Habitats (Minor Overlap)	Balance	Medium	>5 and <=25	12.5
Priority Habitats (Negligible Overlap)	For Information	N/A	<=5	N/A
Kent Habitat Survey	For Information	N/A	N/A	N/A
Rivers & Flooding Layers				
Flood Zone 2 (Majority Overlap)	Balance	Medium	>50	50
Flood Zone 2 (Significant Overlap)	Balance	Medium	>25 and <=50	25
Flood Zone 2 (Minor Overlap)	Balance	Medium	>5 and <=25	12.5
Flood Zone 2 (Negligible Overlap)	For Information	N/A	<=5	N/A
Flood Zone 3a (Majority Overlap)	Balance	High	>50	75
Flood Zone 3a (Significant Overlap)	Balance	High	>25 and <=50	37.5
Flood Zone 3a (Minor Overlap)	Balance	High	>5 and <=25	18.75
Flood Zone 3a (Negligible Overlap)	For Information	N/A	<=5	N/A
3a v4	For Information	N/A	N/A	N/A
3a Plus35	For Information	N/A	N/A	N/A
3a Plus70	For Information	N/A	N/A	N/A
Flood Zone 3b (Functional Floodplain 1 in 20yr Event)	Clip	N/A	N/A	N/A
Risk of Flooding from Surface Water Depth: 0.1% annual	For Information	N/A	N/A	N/A
Risk of Flooding from Surface Water Depth: 1 percent annual chance	For Information	N/A	N/A	N/A
Risk of Flooding from Surface Water Depth: 3.3 percent annual chance	For Information	N/A	N/A	N/A
Risk of Flooding from Surface Water Speed: 0.1 percent annual chance	For Information	N/A	N/A	N/A
Risk of Flooding from Surface Water Hazard: 0.1 percent annual chance	For Information	N/A	N/A	N/A
Groundwater Source Protection Zone	For Information	N/A	N/A	N/A
Water Bodies (OSMM topo)	Clip	N/A	N/A	N/A
Heritage Layers				
Scheduled Monuments	Clip	N/A	N/A	N/A
Adjacent to Scheduled Monuments	For Information	N/A	N/A	N/A
Area of Archaeological Potential	For Information	N/A	N/A	N/A
Conservation Area (Majority Overlap)	Balance	High	>50	75
Conservation Area (Significant Overlap)	Balance	High	>25 and <=50	37.5
Conservation Area (Minor Overlap)	Balance	High	>5 and <=25	18.75
Conservation Area (Negligible Overlap)	For Information	N/A	<=5	N/A

Historic Park and Garden Non-Designated (Majority Overlap)	Balance	Low	>50	25
Historic Park and Garden Non-Designated (Significant Overlap)	Balance	Low	>25 and <=50	12.5
Historic Park and Garden Non-Designated (Minor Overlap)	Balance	Low	>5 and <=25	6.25
Historic Park and Garden Non-Designated (Negligible Overlap)	For Information	N/A	<=5	N/A
Historic Park/Garden	Clip	N/A	N/A	N/A
Grade I Listed Buildings	Clip	N/A	N/A	N/A
Grade II* Listed Buildings	Clip	N/A	N/A	N/A
Grade II Listed Buildings	Balance	High	1	75
Economic Layers				
Local/District/Village Centres	For Information	N/A	N/A	N/A
Primary Shopping Area	For Information	N/A	N/A	N/A
Other Constraints				
Govt oil pipeline	For Information	N/A	N/A	N/A
Major gas pipeline	For Information	N/A	N/A	N/A
Ministry of Defence (Mereworth Woods)	Clip	N/A	N/A	N/A
Site Specific Layers				
SHLAA	For Information	N/A	N/A	N/A
TMBC Planning Applications				
PD General	Planning History Info	N/A	N/A	N/A
PD Residential Conversion	Planning History Info	N/A	N/A	N/A
Extant Permissions (Approved)	Override any other criteria to make site suitable.	N/A	>50%	
Extant Commercial Permissions (Approved)	Override any other criteria to make site suitable.	N/A	>50%	