

Tonbridge and Malling Borough Council

Urban Capacity Study

Appendix C | Character Area Group Studies

Introduction

To estimate realistic densities for the sites identified within the Urban Capacity Study, it was necessary to undertake an assessment of existing densities within the settlements. This was achieved through the examination of existing residential development, comparing the existing number of dwellings within an Output Area against the coverage of land use types associated with residential uses, including private gardens, amenity space and local access roads.

This appendix explores the character types assessed.

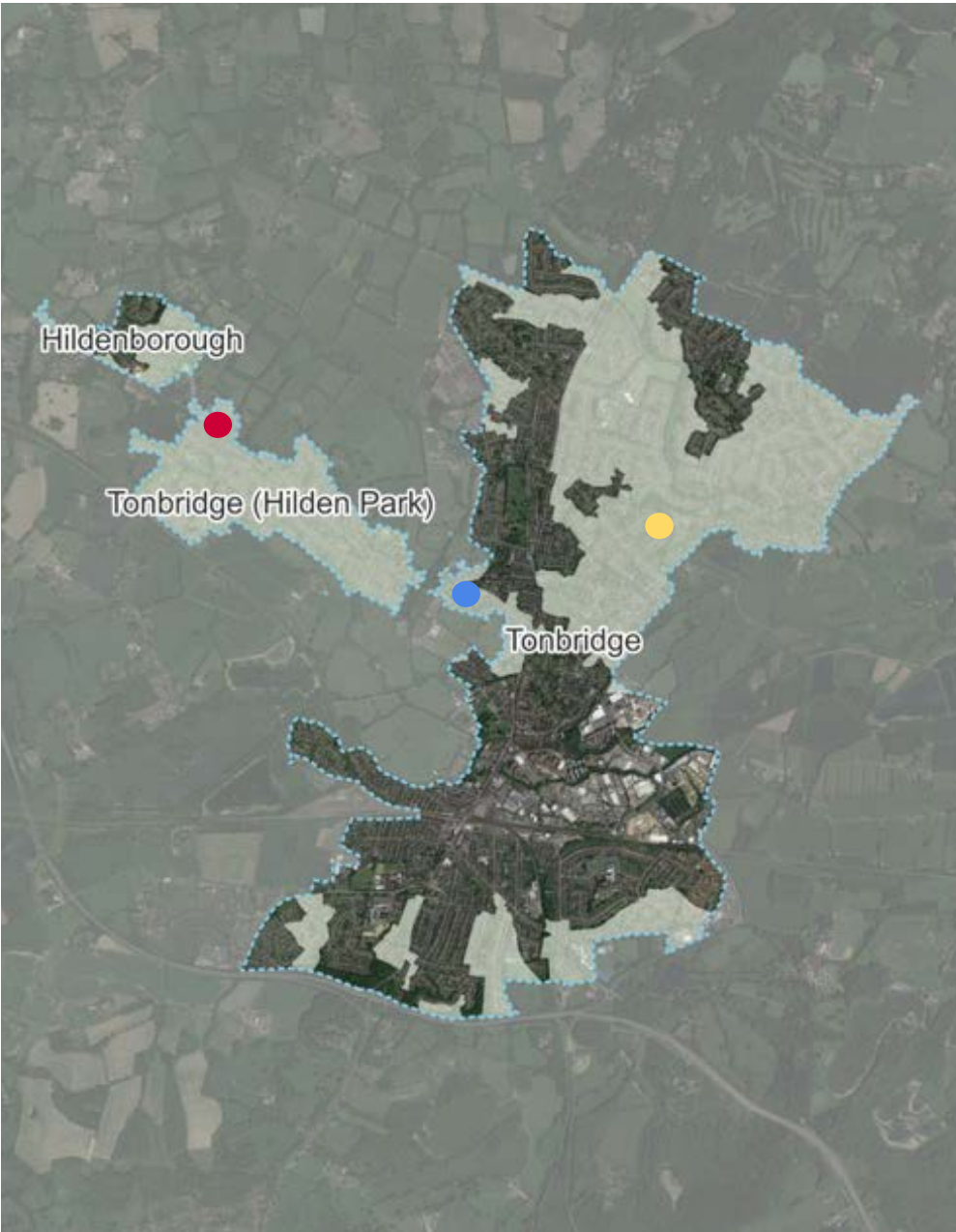
CAG Ref	Net Resi. Density	Net Density (dwellings per hectare)	Description of Area Characteristics	Settlements
CAG1	Low	5-23	<p>Predominantly large detached and semi-detached homes, set within large plots.</p> <p>Homes within this Character Area group have large private gardens, with off street parking and/or garages.</p>	Tonbridge, Tonbridge (Hilden Park) Aylesford, Ditton, Larkfield Leybourne, Kings Hill, Snodland, Walderslade, Borough Green, East Peckham, Hadlow, Hildenborough and West Malling
CAG2	Medium- Low	23-35	Predominantly detached and semi-detached homes, but set on smaller plots than CAG1.	Tonbridge, Aylesford, Ditton, Larkfield Leybourne, Kings Hill, Snodland, Walderslade, Borough Green, East Peckham, Hadlow, Hildenborough and West Malling
CAG3	Medium	35-52	Smaller semi-detached homes, but also incorporating terraced homes and flats.	Tonbridge, Larkfield Leybourne, Kings Hill, Snodland, Walderslade, Borough Green, Hadlow and West Malling
CAG4	Medium- High	52-81	<p>Semi-detached and terraced homes, as well as flats. Typically with smaller gardens and closer frontage to roads.</p> <p>Mainly centrally located within larger settlements.</p>	Tonbridge, Ditton, Larkfield and Snodland.
CAG5	High	81-123	Predominantly flats, both purpose built and within mixed-use settings, within Tonbridge town centre.	Tonbridge

CAG1 | Low Density

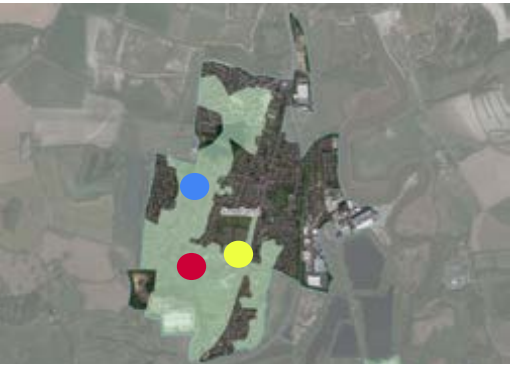


CAG Ref	Net Resi. Density	Net Density (dwellings per hectare)	Description of Area Characteristics	Settlements
CAG1	Low	5-23	<p>Predominantly large detached and semi-detached homes, set within large plots.</p> <p>Homes within this Character Area group have large private gardens, with off street parking and/or garages.</p>	Tonbridge, Tonbridge (Hilden Park) Aylesford, Ditton, Larkfield Leybourne, Kings Hill, Snodland, Walderslade, Borough Green, East Peckham, Hadlow, Hildenborough and West Malling

CAG1 | Low Density

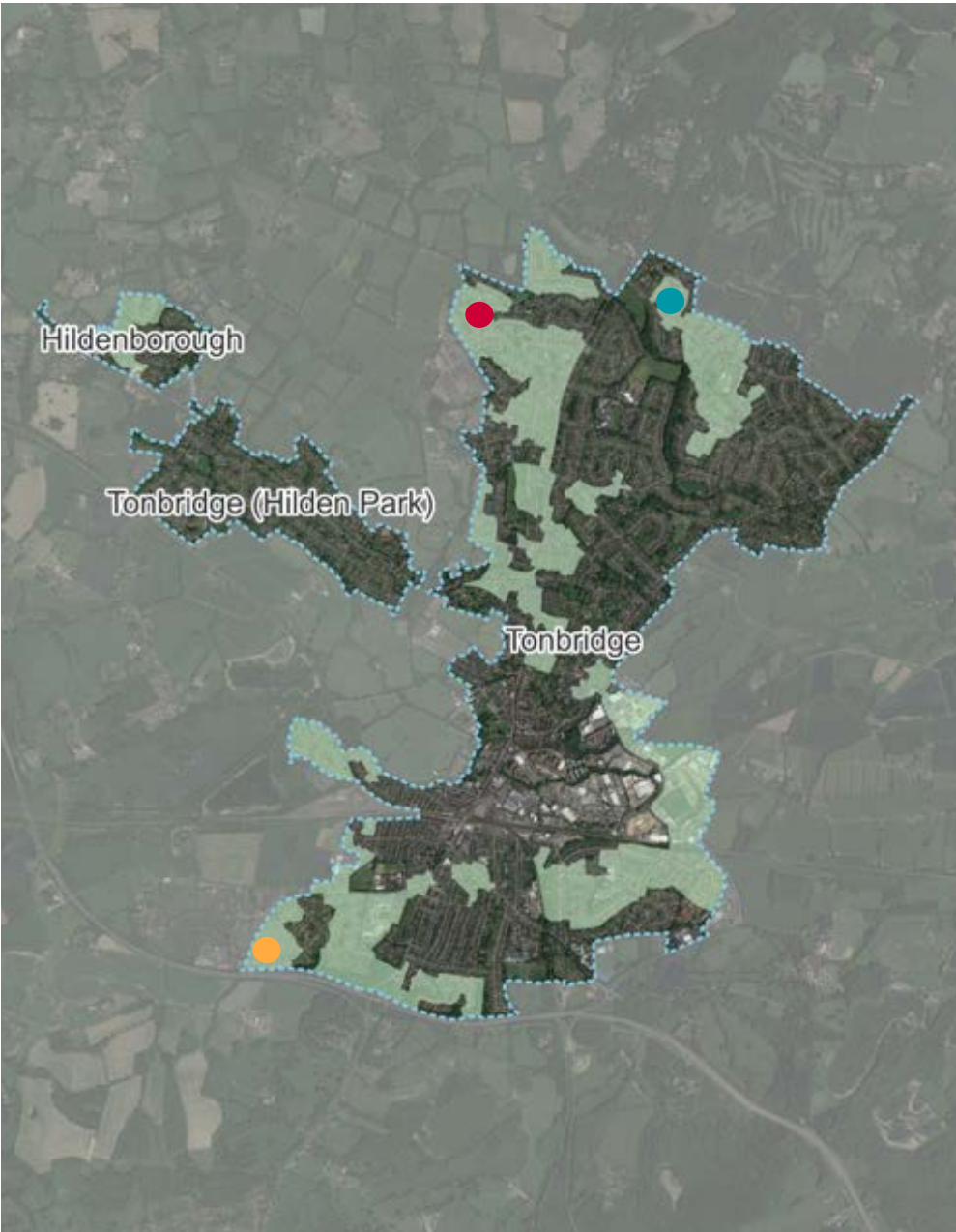


CAG2 | Medium-Low Density

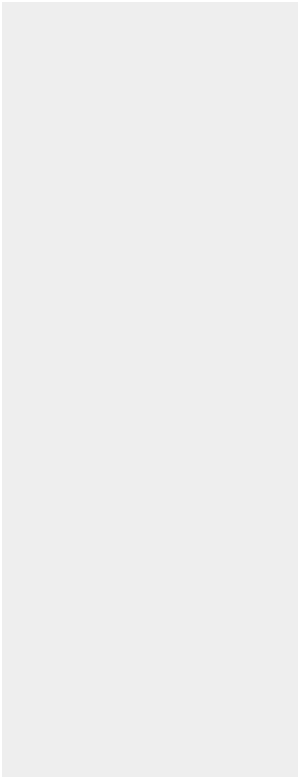


CAG Ref	Net Resi. Density	Net Density (dwellings per hectare)	Description of Area Characteristics	Settlements
CAG2	Medium-Low	23-35	Predominantly detached and semi-detached homes, but set on smaller plots than CAG1.	Tonbridge, Aylesford, Ditton, Larkfield Leybourne, Kings Hill, Snodland, Walderslade, Borough Green, East Peckham, Hadlow, Hildenborough and West Malling

CAG2 | Medium-Low Density

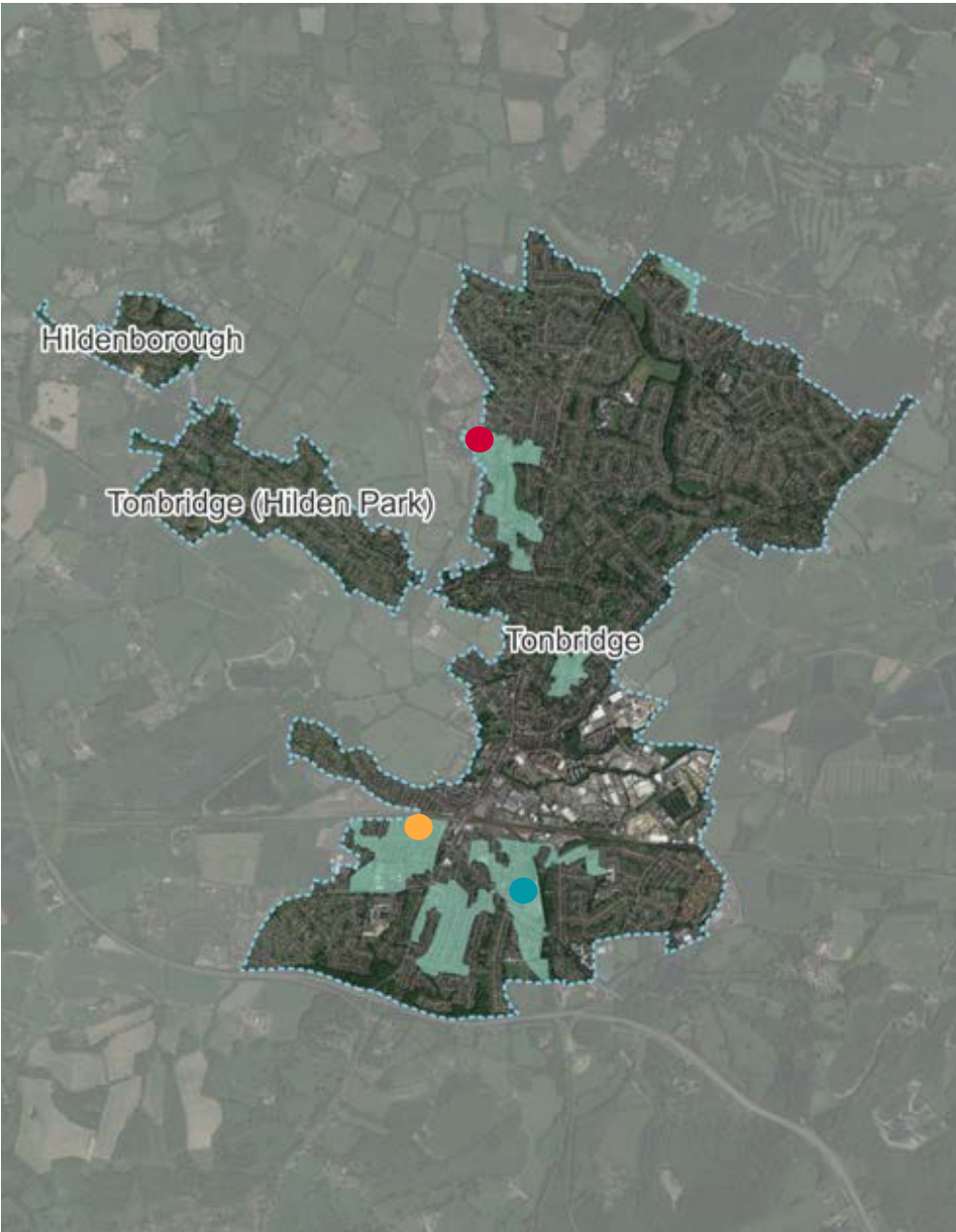


CAG3 | Medium Density

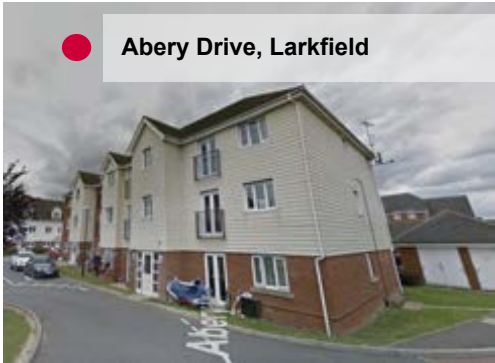


CAG Ref	Net Resi. Density	Net Density (dwellings per hectare)	Description of Area Characteristics	Settlements
CAG3	Medium	35-52	Smaller semi-detached homes, but also incorporating terraced homes and flats.	Tonbridge, Larkfield Leybourne, Kings Hill, Snodland, Walderslade, Borough Green, Hadlow and West Malling

CAG3 | Medium Density

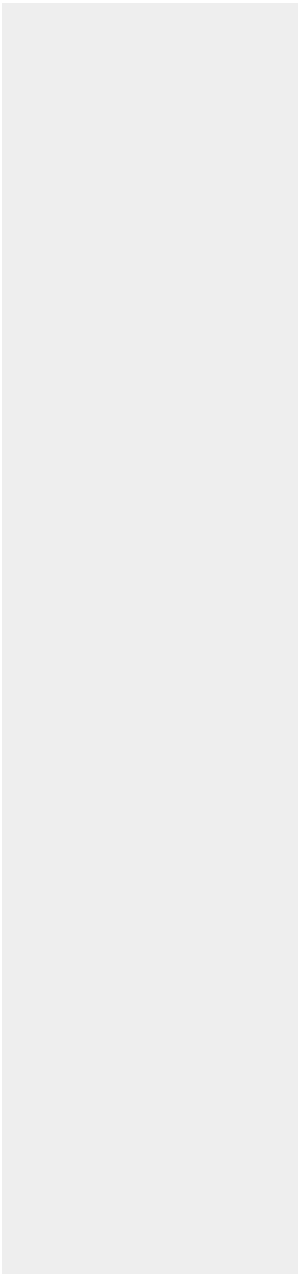
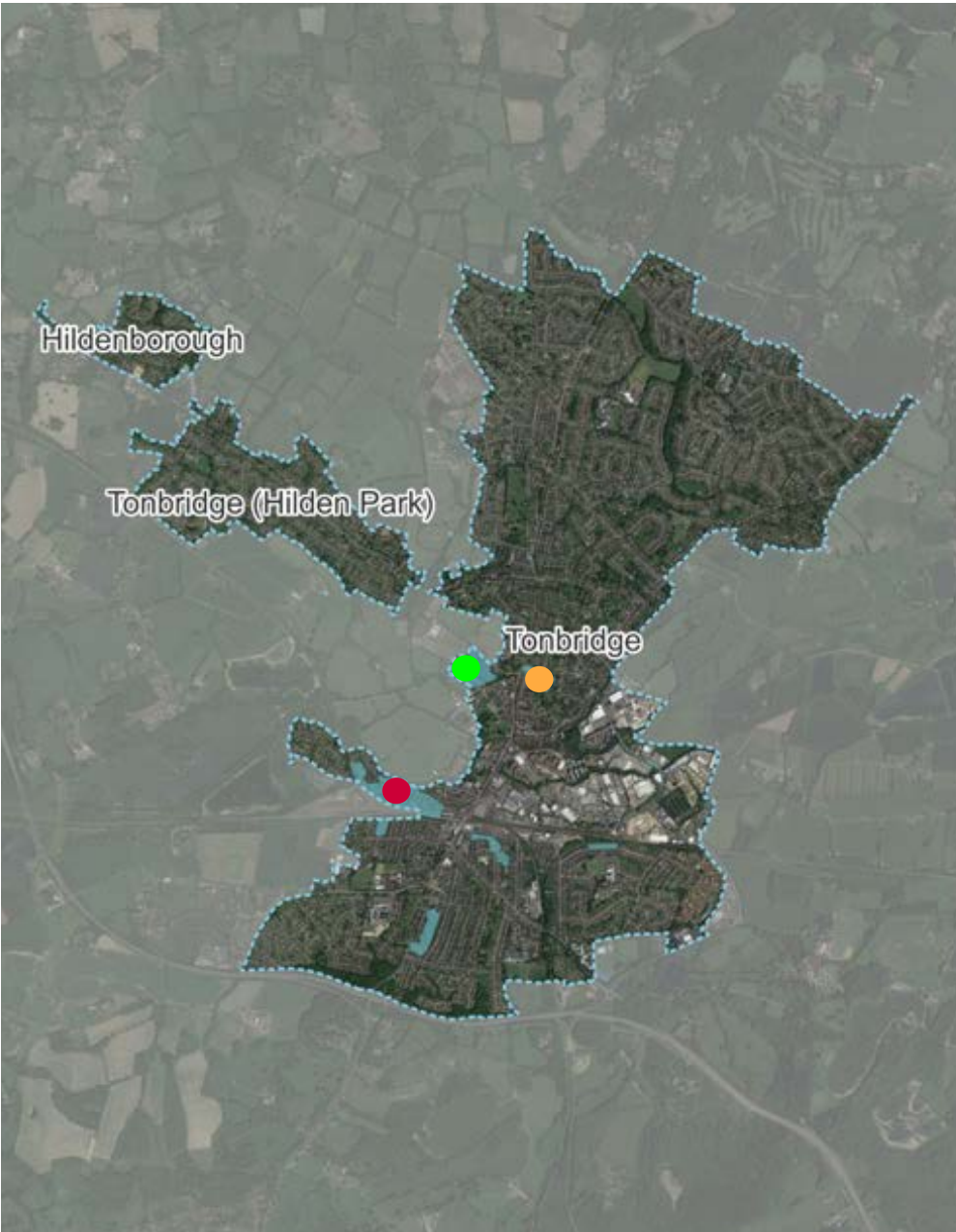


CAG4 | Medium-High Density

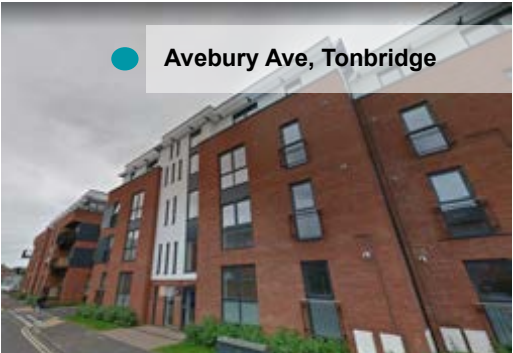
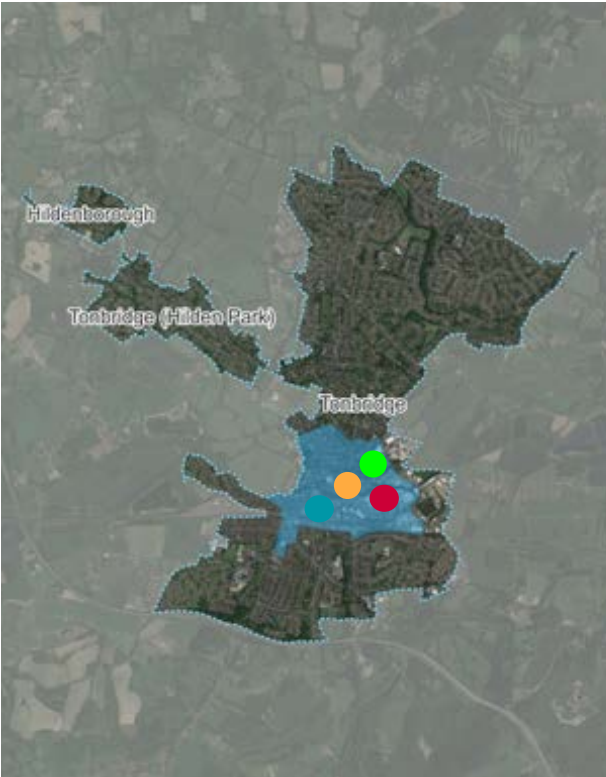


CAG Ref	Net Resi. Density	Net Density (dwellings per hectare)	Description of Area Characteristics	Settlements
CAG4	Medium- High	52-81	<p>Semi-detached and terraced homes, as well as flats. Typically with smaller gardens and closer frontage to roads.</p> <p>Mainly centrally located within larger settlements.</p>	Tonbridge, Ditton, Larkfield and Snodland.

CAG4 | Medium-High Density



CAG5 | High Density



CAG Ref	Net Resi. Density	Net Density (dwellings per hectare)	Description of Area Characteristics	Settlements
CAG5	High	81-123	Predominantly flats, both purpose built and within mixed-use settings, within Tonbridge town centre.	Tonbridge