Urban Intelligence

Tonbridge and Malling Borough Council
Urban Capacity Study

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1 Executive Summary

Project Introduction

1. Tonbridge and Malling Borough Council (TMBC) is collating evidence to inform its emerging Local Plan. As part of this process, TMBC is seeking potential options and strategies for accommodating its housing need.

2. The National Planning Policy Framework (NPPF) expects planning policies and decisions to promote an effective use of land in meeting the need for homes[1]. Furthermore, the NPPF expects local planning authorities to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. This Urban Capacity Study is a positive response to this national policy, providing evidence to the Council regarding potential development options.

3. Tonbridge and Malling Borough Council (TMBC) is 71% covered by the Green Belt and faces a need to deliver a significant number of homes – an average of 839 per year between now and 2040. This Urban Capacity Study identifies potential capacity for these homes within existing urban areas and rural service centres.

4. This study has identified sites within the existing urban areas and rural service centres from a number of sources including:

    - Housing Allocations from the withdrawn Local Plan, which have not been promoted through the call-for-sites exercise;
    - Previously developed vacant and derelict land and buildings;
    - Redevelopment of publicly accessible car parks, considering the potential for retaining existing parking capacity;
    - Suitable and deliverable sites identified through the Council's call-for-sites exercise 2021/22; and
    - Vacant land, including amenity land not previously-developed.

5. Sites have been identified and assessed for their suitability and capacity, with capacity being calculated using a combination of existing density contexts, and explorations of accessibility to enable density optimisation in the most accessible locations.

Results

[1] National Planning Policy Framework - 11. Making effective use of land - Guidance - GOV.UK (www.gov.uk)

6. Overall, this study has identified 75 potential development sites, with an overall capacity of 1,946 residential dwellings. 31 of these identified sites are within the principal town of Tonbridge, with sites also being identified in Aylesford, Borough Green, Ditton, East Peckham, Hadlow, Kings Hill, Larkfield, Leybourne, Snodland and West Malling. No sites were identified in the rural service centres of Hildenborough and Hadlow or in the urban area of Walderslade.

7. Sites range from 0.06 hectares to 3.96 hectares in size. Each of these sites provide a minimum optimised capacity of 5 dwellings, with 9 of the sites assessed as having an optimised capacity of 50 or more.

Impact on Local Plan

8. This report provides evidence on potential for housing development in the urban areas and rural service centres in Tonbridge and Malling, which can inform the making of the Local Plan. The study does not in itself determine whether a site should be allocated for development; that is for the plan-making process which is informed by a range of evidence and responses to consultation exercises.

9. This assessment has assessed the suitability and potential capacity of these sites, and this report presents headline information for each. For each of the sites, information on existing use, constraints and capacity has been made available to TMBC within Urban Intelligence's digital platform, PlaceMaker. Additionally, PlaceMaker provides information on site ownership, allowing TMBC to further investigate site availability as part of more advanced plan-making processes.

10. Additionally, TMBC may choose to use the outputs of this study - such as the character area assessment - to inform further evidence within the Local Plan review, such as specific site design guidance.

2 Introduction

The Urban Capacity Study Project

11. Tonbridge and Malling Borough Council (TMBC) has a significant need for housing, which is to be delivered within a heavily constrained borough. 71% of land within the Borough is designated as Green Belt, and 26% is covered by two separate Areas of Outstanding Natural Beauty. It is therefore necessary for TMBC to explore a range of potential options and strategies for accommodating this need.

12. In order to fulfil the ambitions of the National Planning Policy Framework (2021)[2], planning policy and decision making should encourage the effective use of land within existing settlements. This should include a proactive approach in identifying potential opportunities for development. An Urban Capacity Study aims to provide evidence to the Council regarding potential development options that help to fulfil this aim.

13. This Urban Capacity Study has been created between TMBC and Urban Intelligence, as part of TMBC's effort to build its evidence base and refresh its Local Plan.

Project Objectives

14. This section outlines the project objectives that this Urban Capacity Study has responded to. This includes objectives setting out the area of search for potential sites, the types of sites to be identified, as well as specific requirements for site assessments.

Objective 1

15. Identify, through a transparent and logical methodology, the potential for housing within the confines of the settlements outlined below. This would be an overall potential, per settlement, based upon the sources of capacity identified in this proposal. The focus of the Study will be on those settlements higher up the settlement hierarchy where there are likely to be pressures and some expectation for development to take place, given the sustainability credentials of these locations. These are the urban areas and rural services centres, as defined in the Council's adopted development plan[3]. This includes the following urban areas:

[2] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

[3] Policies CP11 and CP12 in the Core Strategy: Adopted core strategy – Tonbridge and Malling Borough Council (tmbc.gov.uk)

- Tonbridge
- Medway Gap (including Aylesford, Ditton, Larkfield and Leybourne areas)
- Kings Hill
- Snodland
- Walderslade

16. It also includes these rural service centres:

- Borough Green
- East Peckham
- Hadlow
- Hildenborough
- West Malling

Objective 2

17. Identify specific sites with potential for housing from the following sources of capacity (see below). The potential would need to be informed by logically derived density multipliers, reflecting the size of sites, their location and surrounding character:

- Previously developed vacant and derelict land and buildings
- Redevelopment of publicly accessible car parks, considering the potential for retaining existing parking capacity
- Intensification of existing areas, in line with Government policy
- Empty homes
- Subdivision of existing housing
- Flats over shops
- Conversion of commercial buildings
- Suitable and deliverable sites identified through the Council's Call-for-Sites exercise 2021/22

- Housing allocations in the withdrawn Local Plan (not submitted as part of the call-for-sites exercise), in terms of their potential capacity

- Existing employment sites identified in the withdrawn Local Plan where there is a realistic prospect that they may no longer be marketable for economic development

- Vacant land, including amenity land, not previously developed

Objective 3

18. Identify what is realistically achievable over the short (0-2 years), medium (2-5 years) and long (5-15 years) terms, having regard to local housing markets, the Council's whole plan viability work and information from landowners on availability.

Objective 4

19. Identify a set of optimum densities (dwellings per hectare) appropriate for different character areas across the settlements highlighted above.

Objective 5

20. Include good practice of quality high density design to demonstrate that 'building beautiful' can be achieved with optimum densities.

Purpose and Structure of this Document

21. This document sets out the methodology used for the Urban Capacity Study, along with its results. The structure of the document is as follows:

- Methodology - covers the methods used to identify and assess sites that feed into this study.

- Results - sets out the results of the study, including how the study has met the objectives laid out above.

- Appendix A: Suitability Layers – outlines how the methods set out in Chapter 2 have been applied to the specific constraints considered.

- Appendix B: Character Areas – shows the distribution of character areas across the settlements considered within the study.

- Appendix C: Character Area Group Studies – gives more detailed examples of specific residential typologies within each character area.

- Appendix D: Identified Sites by Settlement – gives spatial settlement overviews of the sites identified.

- Appendix E: Identified Sites – individual maps for each identified site, including key information on category, settlement, and potential capacity.

3 Methodology

22. This section sets out the methodologies deployed when identifying and assessing sites for inclusion within this study. The overall approach to the study, as well as the specific decisions taken with regards to the methodology, were guided by national policy. Specifically, Section 11 of the National Planning Policy Framework: Making effective use of land.

23. The methodology of this study is split into four key stages:

- Stage 1: Site identification;
- Stage 2: Assessment of site suitability;
- Stage 3: Character assessment; and
- Stage 4: Density optimisation.

Stage 1: Site Identification

24. To achieve objective 2, sites are then classified by the elements of objective 2 that they may help to meet. The additional classifications are laid out in Table 1, along with the specific methodologies used to automatically assign classifications.

Vacant Previously Developed Land

25. Previously developed vacant and derelict land and buildings were identified using a combination of council tax vacancy data supplied by the Council, geospatial analysis and aerial photography.

Publicly Accessible Car Parking

26. Redevelopment of car parks within public ownership, considering the potential for retaining existing parking capacity. These sites were identified using a combination of geospatial analysis and aerial photography.

Intensification of Existing Areas

27. Following discussion with the Council, it was determined that it was not feasible to provide a reasonably accurate assessment of sites that may fall within this category, given the difficulty in identifying sites where development would be possible. This category was therefore removed.

Empty Homes

28. Existing residential addresses registered as vacant were identified using council tax vacancy data. Upon examination of the provided data, it was determined in discussion with the Council that there were no practical sites, and therefore this category was removed.

Flats Over Shops

29. Potential flatted development above existing commercial development. For this category, large areas of retail use not currently supporting residential development above were identified using geospatial analysis. Following reviews and discussion with the Council, it was determined that it would not be feasible to provide a reasonably accurate assessment of sites that may fall within this category, given the difficulty in identifying sites where development would be possible. This category was therefore removed.

Commercial Conversions

30. Potentially non-conforming commercial addresses in residential areas, with potential to be converted to residential development. Using geospatial analysis, commercial uses in predominantly residential areas were identified. Following reviews and discussion with the Council, it was determined that it would not be feasible to provide a reasonably accurate assessment of sites that may fall within this category, given the difficulty in identifying sites where development would be possible. This category was therefore removed.

Call for Sites Submissions

31. Suitable and deliverable residential sites within the settlements identified through the Council's Call-for-Sites exercise.

Housing Allocations from the Withdrawn Local Plan (not submitted during the Call-for-Sites exercise)

32. Sites that were allocated within the withdrawn Local Plan, which had not yet been developed or enjoyed planning permission or which had not been submitted during the Call-for-Sites submissions, were included.

Employment Sites

33. Following discussion with the Council, it was determined that it would not be feasible to provide a reasonably accurate assessment of sites that may fall within this category for the purposes of the Urban Capacity Study, This category was therefore removed.

Vacant Non-Previously Developed Land (Vacant and Amenity Land)

34. Areas of vacant 'Greenfield' land within settlement boundaries identified through Ordnance Survey MasterMap.

Manual Intervention and Areas of Exclusion

35. Following identification of sites, the results were manually reviewed, and if one of the following conditions were met, sites were removed from the results and not carried into further stages of assessment.

- No existing access to the existing road network;
- Site was in existing use as a school (or school grounds), religious institution, or development of the site would inhibit a neighbouring use. For example, a car park where existing uses would be isolated by any development; or
- The majority of the site was covered by existing mature tree planting.

36. Additionally, sites were not carried forwards into further stages of development if they fell completely within existing policies TCA9[4] (Tonbridge Industrial Estate) in the Council's adopted Tonbridge Central Area Action Plan or E1[5] (Safeguarded Employment Land) in the Council's adopted Development Land Allocations DPD, due to these area's incompatibility with residential development. An exception to this rule was those sites within King's Hill and covered by policy E1, which were permitted residential development at a recent planning appeal[6].

Stage 2: Assessment of Site Suitability

37. Once sites have been identified and classified, their suitability is automatically assessed, based on a methodology developed with TMBC. This methodology takes each constraint considered by TMBC in site assessment, and assigns one of three approaches: Clip, Balance or For Information. A full schedule of the approaches assigned to each constraint can be found in Appendix A, and an explanation of the approaches is below.

[4] Tonbridge Central Area Action Plan: LDF Tonbridge Central Area Action Plan Adoption (TCAAP) – Tonbridge and Malling Borough Council (tmbc.gov.uk)

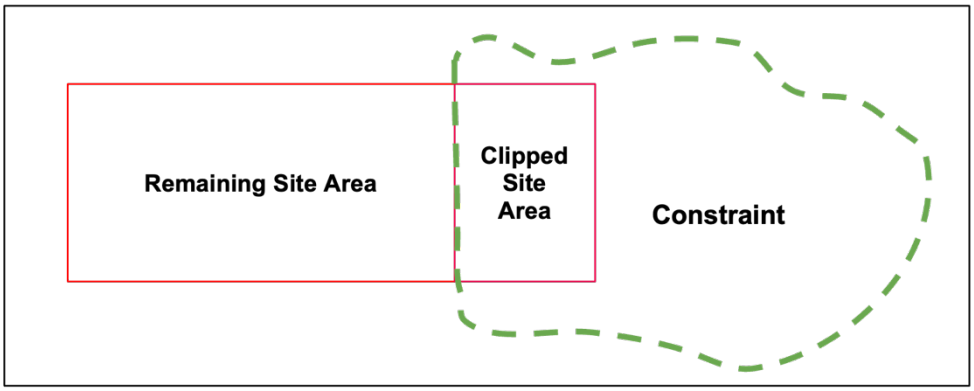
[5] Development Land Allocations DPD: Local Plan - Development Land Allocations DPD – Tonbridge and Malling Borough Council (tmbc.gov.uk)

[6] Appeal decisions: APP/H2265/W/19/3235165, APP/H2265/W/19/3235166 and APP/H2265/W/19/3235171

Clip Exclusions

38. No policies or designations were considered so sensitive that any partial overlap on identified sites would make that entire site unsuitable for development. Instead, policies and designations that would make land unsuitable for development were 'clipped' from the developable area of the identified sites, with the remaining area of the site being retained within the assessment. However, any site fully covered by 'Clip' exclusions was designated as unsuitable. This process is shown in figure 1. A full schedule of designations and classifications acting as suitability exclusions is within Appendix B.

Figure 1: Clip Exclusions



Balance Scoring

39. These layers may be compatible with development individually, however a cumulation of these layers on a site may make the site unsuitable. These have been categorised into levels of impact, with constraints that have a 'High' impact on suitability being the most severe. The severity of constraint, along with the amount of overlap between the constraint and the site, translates into a balance score. Any scores that are assigned to a site are removed from a base score of 100, and any site that's score falls below 0 is treated as unsuitable.

For Information

40. Layers designated as 'For Information' will not have an automatic impact on site suitability. They are markers for matters that may need to be taken account of at a more detailed stage of plan-making.

Stage 3: Character Assessment

41. Objective 4 of the UCS requires the identification of both existing baseline densities across the key settlements, but also explorations of how density can be optimised whilst still maintaining overall character of each area.

This approach not only ensures that site capacities are realistic by responding to the local context, but also represent the effective use of land as explained within the NPPF. Specifically, this section was guided by paragraph 125 of the NPPF, which explains the need for area specific density ranges and minimums, taking in to account contexts and accessibility. These densities are applied to identified sites to provide overall residential capacities.

Existing Character Mapping

42. In order to estimate appropriate baseline densities, an initial step is to identify character areas within the settlements identified within this study through an assessment of existing residential densities. This step is essential to ensure that potential capacities of sites are realistic, being grounded within existing prevailing development patterns.

43. To achieve this, an assessment of existing net residential density across the borough was completed by analysing the number of residential addresses[7] against the residential area of Output Areas (OAs)[8]. The residential area of each OA was calculated through the use of Ordnance Survey's Mastermap dataset. Using this dataset, land uses classified as serving residential development were separated from other land uses. Uses classified here included:

- Residential buildings;
- local access roads;
- private gardens;
- parking areas;
- footpaths; and
- local open space and amenity space that serves residential development.

44. Land uses that were not considered in this group included:

- Main roads;

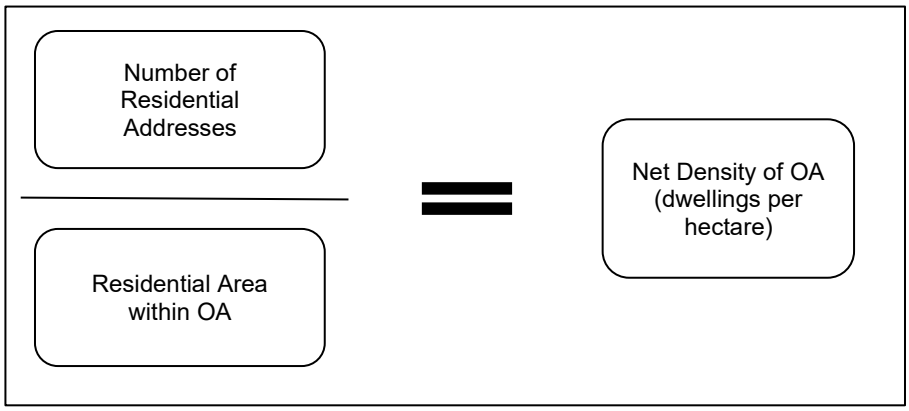
[7] The number of residential addresses within an area was ascertained using Ordnance Survey's Addressbase Plus product. https://www.ordnancesurvey.co.uk/business-government/products/addressbase-plus

[8] Output Areas are a census output geography, created using clusters of socially homogeneous households and dwelling types, bounded by roads and other 'obvious' boundaries. These were chosen for analysis due to their representation of physical character, and their compatibility with other datasets used. https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography

- open space serving a wider area; and
- shops and other non-residential facilities.

45. The process of calculating net residential density using these inputs is detailed within figure 2.

Figure 2: Net Dwelling Density



46. Following this assessment, it was possible to identify the net residential density of each of the borough's 298 OAs.

47. An exception to this analysis was made in central Tonbridge. In this area, the coverage of policy TCA19 in the Council's Tonbridge Central Area Action Plan[9] was used to create a character area to reflect both the special character of the centre of the principal town in the district, but also to reflect the requirement to optimise densities within the most accessible and sustainable locations. This character area replaced output areas in the centre of the town for the purposes of determining the net residential densities.

[9] LDF Tonbridge Central Area Action Plan Adoption (TCAAP) – Tonbridge and Malling Borough Council (tmbc.gov.uk)

Table 1: Existing Density Character Area Groups				
CAG Ref	**Net Density**	**Net Density (dwellings per hectare)**	**Description of Area Characteristics**	**Settlements**
CAG1	Low	5-23	Predominantly large detached and semi-detached homes, set within large plots. Homes within this Character Area group have large private gardens, with off street parking and/or garages.	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	Semi-detached and terraced homes, as well as flats. Typically with smaller gardens and closer frontage to roads. Mainly centrally located within larger settlements.	Tonbridge, Ditton, Larkfield and Snodland.
CAG5	High	81-123	Predominantly flats, both purpose built and within mixed-use settings, within Tonbridge town centre.	Tonbridge

Stage 4: Density Optimisation

48. Within the section of the NPPF[10] on 'Making effective use of land', the Government expects planning policies to optimise the use of land especially at locations that enjoy good accessibility where an uplift in the average density of residential development should be sought.. Accordingly, this study seeks to identify optimum densities for identified sites. To do this, sites were individually assessed for accessibility, and

[10] https://www.gov.uk/government/publications/national-planning-policy-framework--2

were then assigned a density appropriate to both their respective character area group - as defined within Table 2 - and their accessibility.

Assessment of Accessibility

49. Sites were individually assessed for accessibility to local services, including:

- Transport infrastructure;
- Educational facilities;
- Health facilities; and
- Essential services.

Defining 'Accessibility' - Access to Services

50. To define accessibility, accessible walking distances to facilities were initially defined with TMBC (Table 2). These distances were informed by work done for the Council's Strategic Land Availability Assessment (2018) which informed the withdrawn Local Plan, and guidance such as Planning for Walking[11].

Table 2: Accessible Distances	
Transport	
Bus Stops	<400m
Train Stations	<800m
Education	
Preschool/Nursery	<800m
Primary School	<800m
Secondary Schools	<800m
Health	
GP	<800m
Dentists	<800m
Pharmacy	<800m
Essentials	
Convenience Retail	<800m
Supermarket	<800m
Post Office	<800m
Pub	<800m

Defining 'Accessibility' - Site Location

[11] Planning for Walking: https://www.ciht.org.uk/media/4465/planning_for_walking_-_long_-_april_2015.pdf

51. Sites were also assessed on their location, with sites within settlements placing higher on the settlement hierarchy being considered more accessible. This is detailed within Table 3.

Table 3: Settlement Classifications for Accessibility	
Settlement Classification	**Accessibility**
CP11 (Urban Areas)	High
CP12 (Rural Service Centres)	Medium
CP13 (Other Rural Settlements)	Low

Scoring Accessibility

52. To determine overall accessibility of a site, a scoring matrix was applied to each of the elements of accessibility illustrated in Table 4. Each element of accessibility within a site is scored. The facilities accessibility scores total 12, which corresponds to the number of facilities listed. The size of the score for each facility reflects the importance of accessibility to that facility. For example, an accessible score of 3 is attributed to train stations because these are important public transport nodes and the capacity to introduce new stations is limited. The total score of a site is converted to a percentage, with a 50:50 weighting applied between access to facilities and site location (see settlement classification). An additional score is given for level of existing bus service. This is detailed in paragraph 53 and Table 4a.

Table 4: Accessibility Scoring			
Distances to Facilities			
Transport	**Accessible Distance**	**Accessible Score**	**Inaccessible Score**
Bus Stops	<400m	1	0
Bus Stop Service Level*	Maximum score of 2 - See Table 4a.		
Train Stations	<800m	3	0
Education	**Accessible Distance**	**Accessible Score**	**Inaccessible Score**
Primary School	<800m	1	0
Secondary Schools	<800m	1	0
Health	**Accessible Distance**	**Accessible Score**	**Inaccessible Score**
GP	<800m	1	0
Dentists	<800m	0.5	0
Pharmacy	<800m	0.5	0
Essentials	**Accessible Distance**	**Accessible Score**	**Inaccessible Score**
Convenience Retail	<800m	0.5	0
Supermarket	<800m	0.5	0
Post Office	<800m	0.5	0
Pub	<800m	0.5	0
Total possible Distance to Facilities Accessibility score (Including Bus Service Level – see Table 4a)	***12***		
Settlement Classifications			
Settlement Classification	**Accessibility**	**Accessible Score**	**Inaccessible Score**

CP11 (Urban Areas)	High	5	0
CP12 (Rural Service Centres)	Medium	4	0
CP13 (Other Rural Settlements)	Low	3	0
Total possible Settlement Classification Score	***5***		
Total possible Accessibility score (Excluding Bus Stop Service Level)	***15***		
Total possible Accessibility score (Including Bus Stop Service Level – see Table 4a)	***17***		

53. Table 4a expands on the information given in Table 4. To further enhance the assessment of accessibility for each site, current levels of bus service to accessible bus stops at the time the evidence was being prepared was assessed. This was to ensure that inactive bus stops did not provide an inaccurate view of site connectivity.

****Table 4a: Bus Stop Service Sub-Score***	
Level of Service	**Score Given**
No bus stop within 400m	0
Poor Service	0.4
Fair Service	0.8
Good Service	1.2
Very Good Service	1.6
Excellent Service	2

54. In order to standardise accessibility assessments, and translate to density optimisation methods outlined below, the total Accessibility score (access to facilities, settlement classification and bus service level) calculated for a site was converted to a percentage of the total score available (17) and banded into categories detailed in Table 5.

Table 5: Accessibility bandings	
Accessibility Score (%)	**Accessibility Band**
0-20	Poor
21-40	Fair
41-60	Good
61-80	Very Good
81-100	Excellent

Setting Optimal Densities

55. Sites are assigned densities based on the range within their respective character group, depending on accessibility.

56. Sites with poor accessibility are assigned the minimum density within the character group, and sites with excellent accessibility are assigned the highest rate within the character group, thereby respecting the prevailing character of the local area. Notably, the minimum density suggested on sites within CAG1 and CAG2 is 30 dwellings per hectare (dph). This is to align with wider Council objectives of suggesting a minimum density to encourage sustainable development, as well as to prevent the promotion of low-density development that may not constitute an effective use of land. The optimised density figures are shown in Table 6.

Table 6: Optimised densities

CAG Ref	Density Group	Density Range (dph)	Accessibility				
			Poor (dph)	Fair (dph)	Good (dph)	Very Good (dph)	Excellent (dph)
CAG1	Low	30	30	30	30	30	30
CAG2	Low-Medium	30-35	30	33	35	35	35
CAG3	Medium	35-52	35	39	44	48	52
CAG4	Medium-High	52-81	52	59	67	74	81
CAG5	High	81-123	81	92	102	113	123

Applying Optimal Densities

57. Finally, to apply optimised densities to individual sites, it is necessary to assign gross to net ratios to estimate the likely proportion of the site that may be available for residential development. This process replicates the methodology set out within the section within this report entitled ‘Existing Character Mapping’.

58. Once this ratio has been applied to individual sites, the net developable area is multiplied by the optimal density to provide a capacity. The gross to net ratios within Table 7 were used to give approximate developable areas. The estimates in the table were used in previous capacity work undertaken by Urban Intelligence in other boroughs. The size bandings used are appropriate to the size of sites identified within this study, and the full capacity estimates within this study including these gross to net ratios have been sensitivity-tested against capacity estimates for housing allocations within withdrawn plan.

Table 7: Gross to net ratios	
Site size (Hectares)	**Gross to Net ratio**
Up to 0.25	100%
0.25 to 1.0	95%
1.0 to 3.0	85%
3.0 and above	80%

Additional Considerations

Heritage

59. Conservation areas and listed buildings may have a potential impact on density. The approach taken in this study to identifying prevailing densities within each character area, means that the densities recommended are reflective of existing heritage assets and the policies and approaches that have been applied to them and their settings.

4 Assessment Results

Overall Results

60. Overall, the assessment has identified 75 potential development sites, with an overall optimised capacity of 1,946 residential dwellings. Table 7 breaks these results into each site identification classification. A settlement specific results breakdown is given within the next section, Appendix D presents these sites geospatially per settlement, and Appendix E presents these sites individually.

Results Breakdown

Classification	Settlements	Total Number of Sites	Total Optimised Capacity
Vacant Previously Developed Land	Snodland, Tonbridge	4	132
Publicly- Accessible Car Parking	Borough Green, Larkfield, Snodland, Tonbridge, West Malling	15	431
Call for Sites Submissions	Aylesford, Larkfield, Tonbridge, West Malling	9	656
Vacant Non-Previously Developed Land (Including Amenity Land)	Aylesford, Borough Green, Ditton, East Peckham, Kings Hill, Larkfield, Leybourne, Snodland, Tonbridge	43	632
Housing Allocations from the Withdrawn Local Plan	Ditton, Tonbridge	4	95

Settlement Results

Tonbridge (Including Hilden Park)

61. A total of 31 sites were identified in Tonbridge, with a total optimised capacity of 1,102 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59879	1.88	Excellent Accessibility	123	197	Call for Sites Submissions
59878	1.19	Excellent Accessibility	123	124	Call for Sites Submissions
59660	1.07	Excellent Accessibility	123	112	Call for Sites Submissions
59796	0.42	Excellent Accessibility	123	49	Call for Sites Submissions
59623	0.17	Good Accessibility	30	5	Call for Sites Submissions
59815	0.06	Excellent Accessibility	123	7	Call for Sites Submissions
59428	1.68	Excellent Accessibility	52	74	Housing Allocations from the Withdrawn Local Plan
59561	1.07	Excellent Accessibility	123	111	Publicly Accessible Car Parking
59581	0.56	Excellent Accessibility	123	65	Publicly Accessible Car Parking
59560	0.49	Excellent Accessibility	123	57	Publicly Accessible Car Parking
59559	0.30	Excellent Accessibility	123	35	Publicly Accessible Car Parking
59568	0.20	Excellent Accessibility	123	25	Publicly Accessible Car Parking
59588	0.20	Excellent Accessibility	123	24	Publicly Accessible Car Parking
59562	0.18	Excellent Accessibility	123	22	Publicly Accessible Car Parking
59563	0.10	Excellent Accessibility	123	12	Publicly Accessible Car Parking
59521	0.94	Very Good Accessibility	30	27	Vacant Non-Previously Developed Land (Vacant and Amenity

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
					Land)
59516	0.75	Very Good Accessibility	30	22	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59572	0.46	Very Good Accessibility	30	13	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59591	0.38	Very Good Accessibility	30	11	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59524	0.30	Very Good Accessibility	30	8	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59522	0.29	Very Good Accessibility	30	8	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59554	0.28	Very Good Accessibility	30	8	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59550	0.24	Good Accessibility	33	8	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59555	0.24	Very Good Accessibility	30	7	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59586	0.21	Excellent Accessibility	123	26	Vacant Non-Previously Developed

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
					Land (Vacant and Amenity Land)
59552	0.21	Good Accessibility	33	7	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59571	0.20	Very Good Accessibility	30	6	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59553	0.15	Very Good Accessibility	48	7	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59515	0.15	Very Good Accessibility	30	5	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59587	0.09	Excellent Accessibility	123	11	Vacant Previously Developed Land
59576	0.07	Excellent Accessibility	123	9	Vacant Previously Developed Land

Aylesford

62. A total of 4 sites were identified in Aylesford, with a total optimised capacity of 166 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59781	3.96	Excellent Accessibility	30	95	Call for Sites Submissions
59472	1.57	Very Good Accessibility	30	40	Vacant Non-Previously

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
					Developed Land (Vacant and Amenity Land)
59469	0.81	Very Good Accessibility	30	23	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59464	0.29	Excellent Accessibility	30	8	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Ditton

63. A total of 4 sites were identified in Ditton, with a total optimised capacity of 28 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59393	0.30	Good Accessibility	30	8	Housing Allocations from the Withdrawn Local Plan
59397	0.26	Very Good Accessibility	30	7	Housing Allocations from the Withdrawn Local Plan
59398	0.20	Very Good Accessibility	30	6	Housing Allocations from the Withdrawn Local Plan
59460	0.23	Very Good Accessibility	30	7	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Larkfield

64. A total of 11 sites were identified in Larkfield, with a total optimised capacity of 295 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59718	1.88	Very Good Accessibility	30	48	Call for Sites Submissions
59437	0.31	Very Good Accessibility	30	9	Publicly Accessible Car Parking
59457	0.25	Excellent Accessibility	52	13	Publicly Accessible Car Parking
59433	0.86	Very Good Accessibility	30	25	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59450	0.73	Excellent Accessibility	30	21	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59449	0.42	Very Good Accessibility	48	19	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59436	0.38	Very Good Accessibility	48	17	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59448	0.32	Very Good Accessibility	30	9	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59494	0.28	Very Good Accessibility	74	20	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59438	0.19	Very Good Accessibility	74	14	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59885	0.93	Very Good Accessibility	113	100	Vacant Previously Developed Land

Leybourne

65. A total of 6 sites were identified in Leybourne, with a total optimised capacity of 115 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59441	1.75	Very Good Accessibility	30	45	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59445	0.60	Very Good Accessibility	34	19	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59443	0.54	Very Good Accessibility	30	15	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59432	0.53	Very Good Accessibility	30	15	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59442	0.49	Very Good Accessibility	30	14	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59456	0.24	Very Good Accessibility	30	7	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Kings Hill

66. A total of 5 sites were identified in Kings Hill, with a total capacity of 63 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59884	0.64	Very Good Accessibility	34	21	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59534	0.64	Very Good Accessibility	30	18	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59531	0.47	Very Good Accessibility	30	13	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59547	0.20	Very Good Accessibility	30	6	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59544	0.18	Very Good Accessibility	30	5	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Snodland

67. A total of 7 sites were identified in Snodland, with a total capacity of 99 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59512	0.27	Very Good Accessibility	48	12	Vacant Previously Developed Land
59505	0.21	Excellent Accessibility	52	11	Publicly Accessible Car Parking
59509	0.79	Very Good Accessibility	48	36	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59511	0.34	Very Good Accessibility	48	16	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59507	0.21	Very Good Accessibility	30	6	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59510	0.21	Very Good Accessibility	48	10	Vacant Non-Previously Developed Land (Vacant and Amenity Land)
59502	0.16	Excellent Accessibility	52	8	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Walderslade

68. No sites were identified in Walderslade.

Borough Green

69. A total of 3 sites were identified in Borough Green, with a total optimised capacity of 23 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59493	0.35	Very Good Accessibility	34	11	Publicly Accessible Car Parking
59492	0.18	Very Good Accessibility	34	6	Publicly Accessible Car Parking
59489	0.19	Very Good Accessibility	30	6	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

East Peckham

70. A single site was identified in East Peckham, with an optimised capacity of 6 residential units.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59525	0.21	Very Good Accessibility	30	6	Vacant Non-Previously Developed Land (Vacant and Amenity Land)

Hadlow

71. No sites were identified in Hadlow.

Hildenborough

72. No sites were identified in Hildenborough.

West Malling

73. A total of 3 sites were identified in West Malling, with a total residential capacity of 49 residential dwellings.

Ref.	Site Area	Accessibility Band	Optimised Site Density (Net)	Optimised Unit Capacity	Site Classification
59658	0.67	Very Good Accessibility	30	19	Call for Sites Submissions
59488	0.36	Very Good Accessibility	48	16	Publicly Accessible Car Parking
59447	0.30	Very Good Accessibility	48	14	Publicly Accessible Car Parking

5 Implications of this Study

Development Policy Options

74. To meet the objectives of national policy, it is necessary that local planning authorities are proactive in their search for suitable development sites, particularly within existing settlements. The findings of this study, alongside the analysis within the PlaceMaker platform that this study accompanies, provide a comprehensive package of information on the capacity of the urban areas and rural service centres in the borough to accommodate residential development.

75. It is important to bear in mind that this study has identified potential and does not in itself determine whether a site should be allocated for development. There are other pieces of evidence that will need to be prepared to inform plan-making, including the availability of the sites. The outputs from this study need to be read alongside these other pieces of evidence as and when they emerge to help inform the judgements on what will make an appropriate development strategy in the Local Plan.

76. If the Council chooses to include the sites identified within this report within a wider investigation of development capacity within the borough, the densities and capacities suggested should be applied to these specific sites. Good design examples at a range of densities, including those identified within this study, can be found within the Kent Design Guide[12]. These examples illustrate how the optimised densities could be delivered in a way that respects the prevailing character of the local area.

77. Within the Local Plan review, the Council may choose to include locally specific policies or supplementary planning guidance on density and design, or area-specific design guides. The findings of this study, for example the character areas created, may be used to develop these.

78. As this study is split into categories, there is potential for TMBC to develop policy options for the next stage of its Local Plan. For example, a policy option may be to explore publicly accessible car parks as preferential development sites but preserve amenity space. Using the categorisation within this report, the Council has a transparent method to explore the impact this may have on housing supply.

79. This study does not take into account site-specific requirements that may feature in the local plan, or deliverability matters for each site such as infrastructure requirements or mitigation. Furthermore, the study does not determine availability of these sites. Instead, these matters are to be

[12] Kent Design Guide: https://www.kent.gov.uk/about-the-council/strategies-and-policies/regeneration-policies/kent-design-guide

considered by the Council when deciding whether or not the included sites should be allocated, and the level of development that may be supported by each identified site.