

LAA Site Summary - No



TMBC LAA Reference	59956
Site Address	The Grain Store, Cuckoo Lane, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.15
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated at the junction of Hadlow Road and Cuckoo Lane. It comprises existing agricultural premises, silos and hardstanding that are in active use for the storage of grain. The site has gated vehicular access form Cuckoo Lane and is surrounded by mature trees and hedgerow to the eastern, southern and western boundaries. The site is situated wholly within the Green Belt and is also remote from the built confines of Northern Tonbridge. Developing this site for residential use would result in the loss of an existing employment site, which is contrary to current and emerging Local Plan policies. The site is considered an unsuitable location for residential development due to its ongoing viable agricultural use, the loss of which could have implications for wider agricultural operations and/or require replacement of this facility elsewhere in the countryside. As the site is also remote from built confines and within the Green Belt, it is deemed unsuitable for development.
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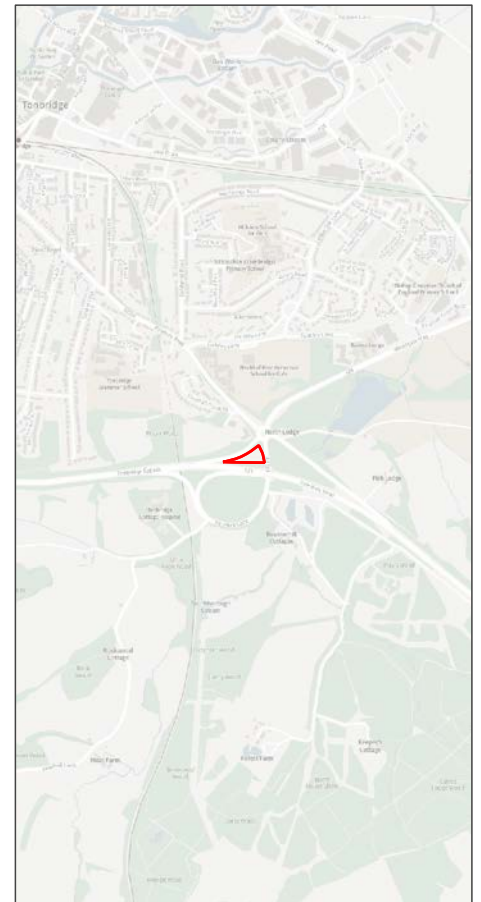
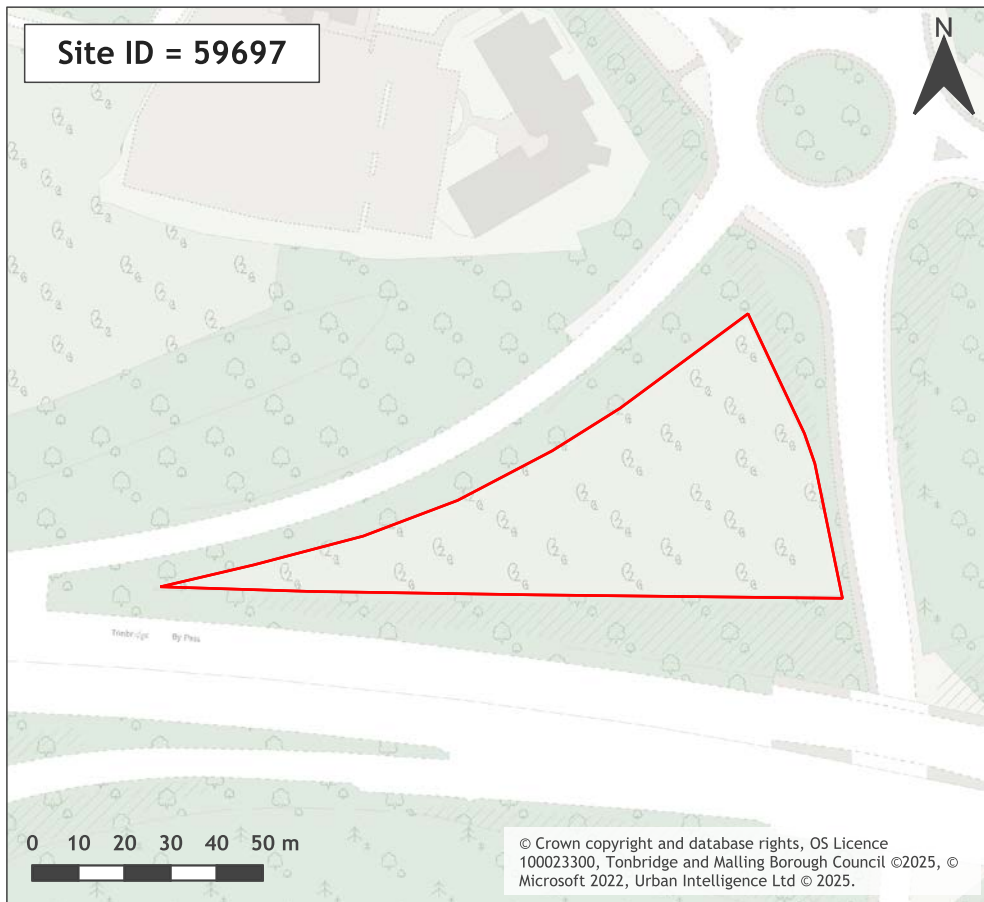
LAA Site Summary - No



TMBC LAA Reference	59660
Site Address	Existing premises at Tannery Road Industrial Estate, Sovereign Way, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.12
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located to the east of Sovereign Way, and east and west of Tannery Road, Tonbridge. It is in a mix of commercial uses. The River Medway is to the south, with car parking to the west, residential properties to the north and car parking to the east. There is a strong tree line along the southern boundary. The very south of the site falls within Flood Zone 3b. This is an existing employment site. The loss of employment land is not supported in this location; and the site is not considered to be suitable for residential uses. Therefore, the site is considered unsuitable for development.
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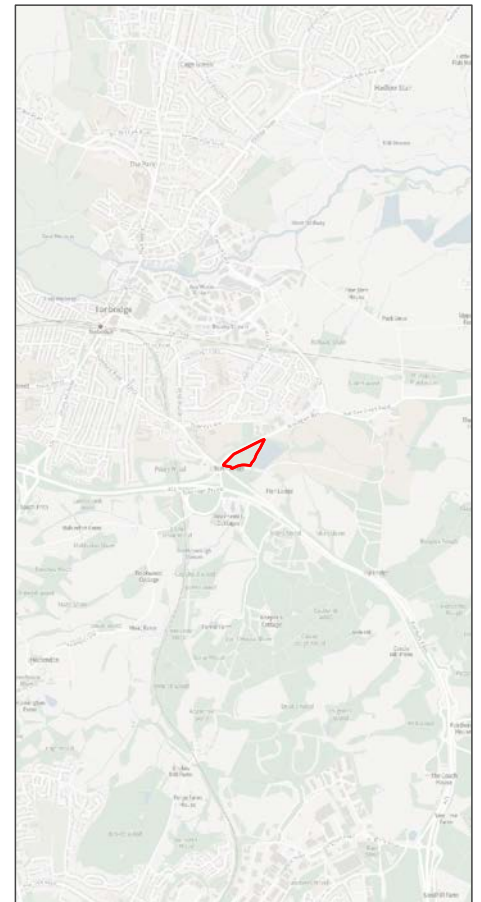
LAA Site Summary - No



TMBC LAA Reference	59697
Site Address	Land Adjacent to Tonbridge Bypass at Vauxhall Roundabout
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Greenfield (not in use)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.38
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated south of the Vauxhall Inn, Tonbridge, between the eastbound slip lane off the A21, Vauxhall Lane to the east and the A21 to the south. The site comprises of mixed woodland and scrub, enclosed by roads it has gated access from Vauxhall Lane. The site is remote from the built confines of Tonbridge and is wholly within the Green Belt. Given the location of the site and constraints it is considered unsuitable.
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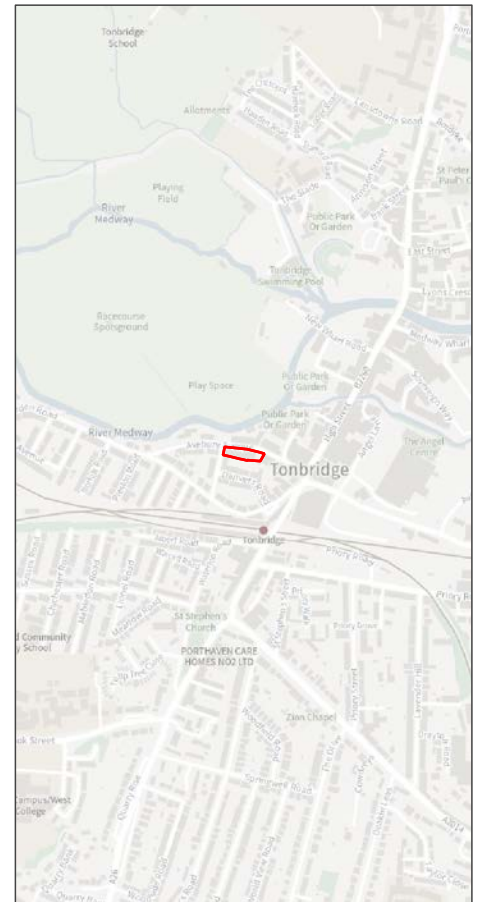
LAA Site Summary - No



TMBC LAA Reference	58835
Site Address	Land east North Lodge, Pembury Road and south of Woodgate Way, Tonbridge
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.6
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the south of the A26 Woodgate Way, south of Tonbridge. It is a mixture of woodland and grassland. There is a lake to the east, woodland to the south and the A26, a single detached residential property to the west, and the A26 to the north. The site is wholly within the Green Belt, High Weald National Landscape and a designated Historic Park and Garden. Areas in the west, south and east of the site are identified as priority habitat, and the site is adjacent to a Local Wildlife Site. The site is outside any settlement confines. Given its remoteness from the existing settlement and constraints detailed above, it is considered to be unsuitable for development.
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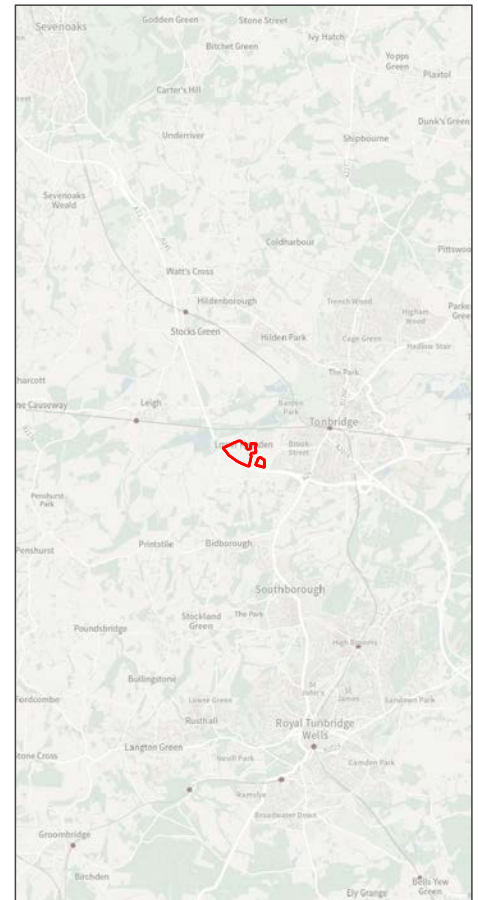
LAA Site Summary - No



TMBC LAA Reference	58876
Site Address	Existing premises east of Holford Street and south of Avebury Avenue, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.16
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located south of Avebury Avenue and west of Holford Street, Tonbridge. It is in commercial use. There are residential properties to the south and west, the education uses to the east and commercial uses to the north. This relatively unconstrained brownfield site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development due the current uses on the site. Therefore, the site is considered to be unavailable.
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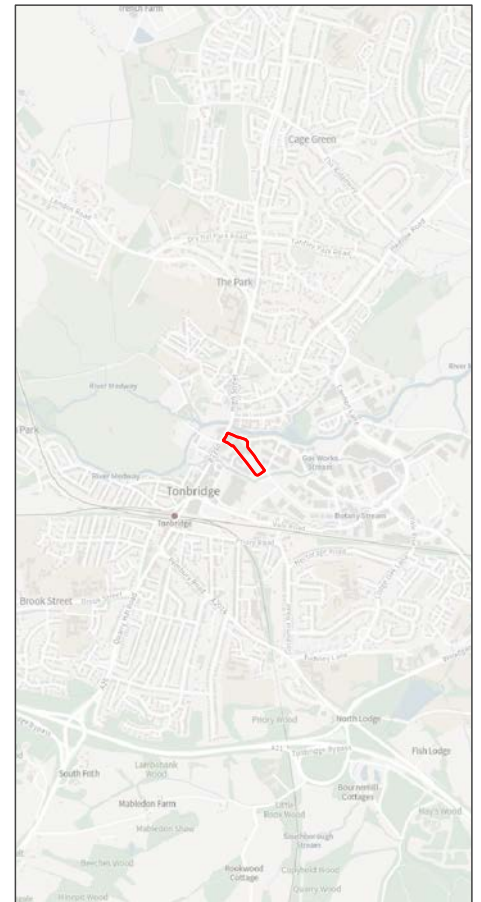
LAA Site Summary - No



TMBC LAA Reference	58903
Site Address	Land (extensive area) north and east of A21 and south of Lower Haysden Lane, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	24.34
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated north of the A21 and south of Lower Haysden Lane, the A21 providing a physical buffer in the landscape south of Tonbridge. The site is flat and predominantly agricultural, subdivided in to fields, with mixed mature tree and hedgerows throughout. A cluster of low scale predominantly residential buildings/plots within the centre, are accessed from Lower Haysden Lane. Vehicular access is only available via Lower Haysden Lane which is currently narrow and would require improvement. The Nexus School is situated in the south east corner of the site; these occupied premises are not considered to be available for alternative development. Part of the north western side of the site is situated with flood zone 3a, the site is also situated wholly within the Green Belt. On its own, this site is remote from the defined settlement boundary of Tonbridge. Given the location of the site and identified constraints, its development is considered unsuitable.
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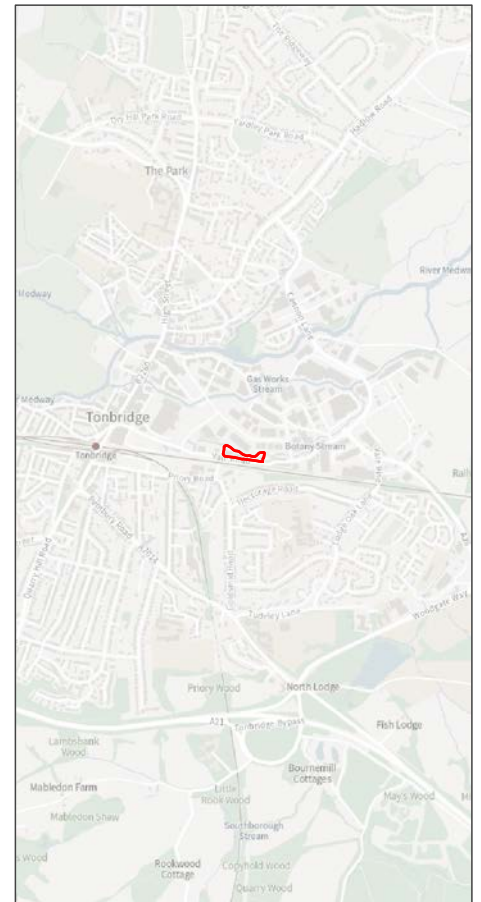
LAA Site Summary - No



TMBC LAA Reference	58844
Site Address	Existing premises (including car park) at Waitrose & Iceland supermarkets, High Street, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Food & Drink, Retail
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.43
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The brownfield site is located to the east of High Street, south of Medway Wharf Road, west of Sovereign Way and north of Botany in Tonbridge. It is a mixture of retail uses in the west and car parking in the east. There is retail, residential and woodland to the south, commercial and residential uses to the east, retail uses to the west and residential and retail uses to the north. This town centre site is adjacent to a Conservation Area in the north, and the site includes a Grade 2 Listed Building in the west. A small part of the west of the site is within Flood Zone 3b. A Public Right of Way crosses the south of the site. This site is located within a sustainable settlement. However, there are existing retail and car parking uses on site so there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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LAA Site Summary - No



TMBC LAA Reference	58813
Site Address	Land north of Vale Road and east of Strawberry Vale, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.51
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of Vale Road, and east of Strawberry Vale in Tonbridge. It is a mixture of commercial premises and car sale, with a row of mature trees along its northern boundary. The Botany Stream lies to the north, residential properties to the east, commercial properties to the west, and Vale Road and a railway line to the south. The northern part of the site falls within Flood Zone 3b. This site is an existing allocation and is located within a sustainable settlement and relatively unconstrained. However, there remains uncertainty over whether the site is available for development as it has not been actively promoted. Therefore, the site is considered to be unavailable.
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LAA Site Summary - No



TMBC LAA Reference	68378
Site Address	Land Opposite Kallangur Lodge, Lower Haysden Lane, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.19
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated south of Lower Haysden Road, it comprises of an existing stables and associated paddocks/fields with surrounding agricultural land and low-density dwellings. This site is remote from the defined boundary of any settlement, is within the Green Belt, wholly within flood zone 2 and partly within flood zone 3a. Therefore, the development of this site does not meet the requirements of ‘achieving sustainable’ development and is deemed unsuitable for development.
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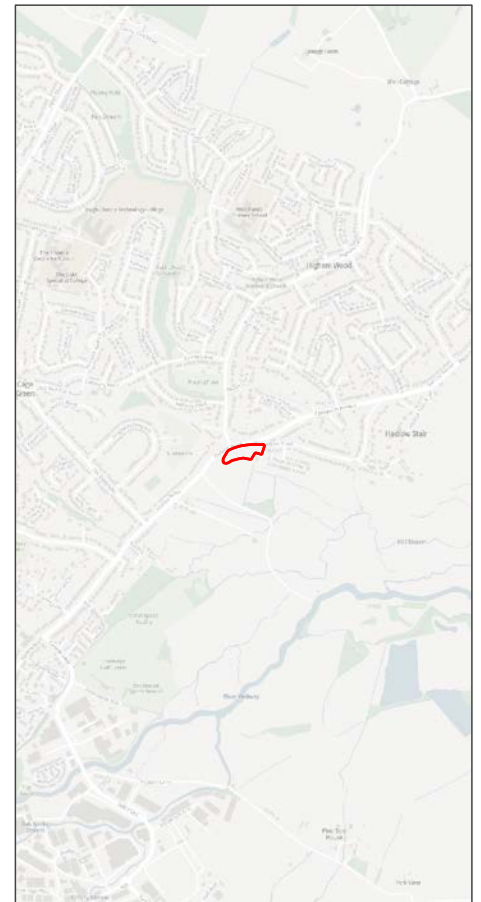
LAA Site Summary - No



TMBC LAA Reference	59607
Site Address	Land East of Hadlow Road at Parkers Green
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.34
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the east of Hadlow Road East, between Tonbridge and Hadlow. It is part of a residential garden. There are a cluster of residential properties to the east and south, with woodland to the north and Hadlow Road East to the west. The site is wholly within the Green Belt. There is an area Tree Preservation Order on the western boundary of the site, and there are areas identified as priority habitat along the northern, west and southern boundaries of the site. It is uncertain how vehicular access could be achieved without impacting on these areas. This site is remote from the defined boundary of any settlement, and long with the constraints above, the site is considered to be unsuitable for development.
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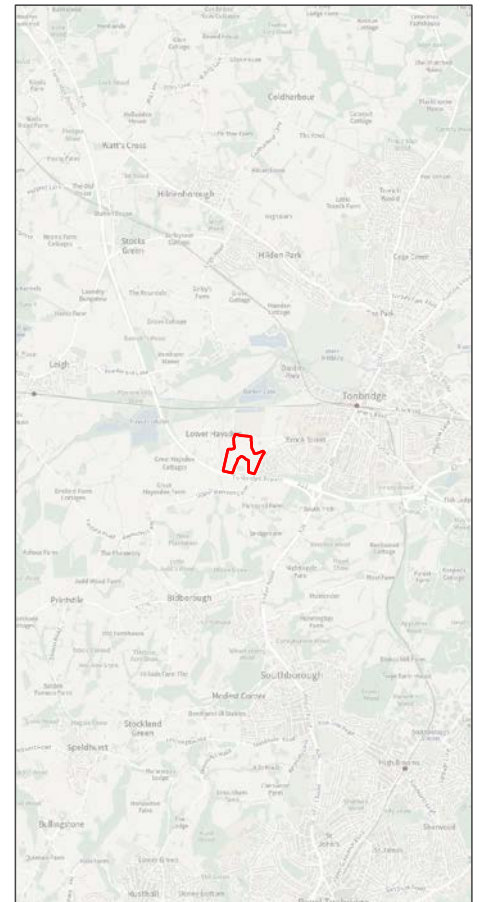
LAA Site Summary - No



TMBC LAA Reference	59657
Site Address	Land Opposite Higham Lane, Hadlow Road, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Greenfield (not in use)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.66
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located south of Hadlow Road and Old Hadlow Road, east of Tonbridge. It is woodland and scrubland. There is woodland to the south and west, residential properties to the east and Hadlow Road and Old Hadlow Road to the north. The site is wholly within the Green Belt, adjacent to a Local Wildlife Site and the majority of the site is identified as priority habitat, including along all road frontages. Given these constraints, the site is considered unsuitable for development.
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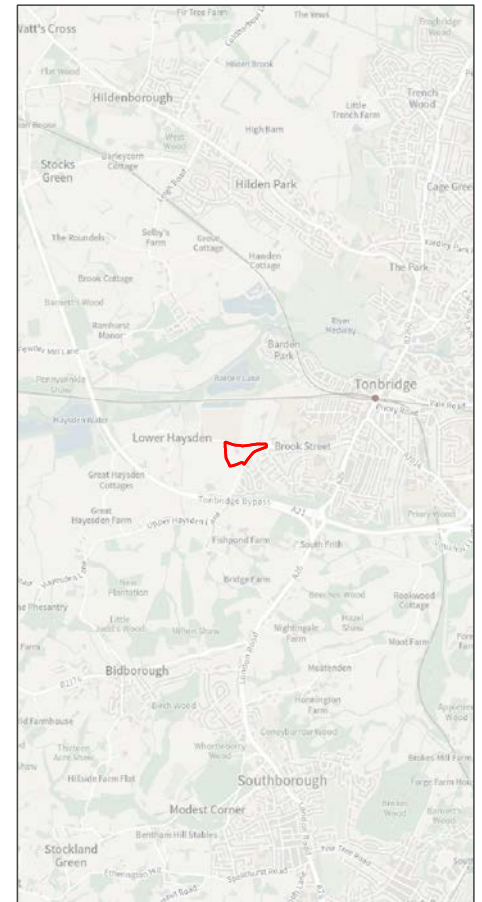
LAA Site Summary - Yes



TMBC LAA Reference	59765
Site Address	Land Part of Manor Farm, Lower Haysden Lane, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	13.65
Developable Site Area (ha)	13.65
Residential Yield	328
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	A broadly flat site comprising of agricultural fields, it is situated between Lower Haysden Lane and Upper Haysden Lane, Tonbridge. Mature trees and hedgerows are present on the field boundaries, denser surrounding the Nexus School and adjacent to the A21 which is adjacent to the southern boundary. The site is relatively unconstrained but is situated wholly within the Green Belt. The Green Belt Assessment concludes that the site is situated within a sub-area that performs strongly against the NPPF purposes, and which makes an important contribution to the wider Green Belt. The site is not recommended for further consideration due to potential Green Belt impacts. The Landscape Visual Appraisal however concludes that development of the site would have moderate to low overall impacts, in landscape terms it therefore has good potential for development. The allocation of the site is considered appropriate as it is located in close proximity to the southern built confines of Tonbridge, a sustainable settlement and given the need to promote sustainable development in accessible locations. This site is considered to be suitable, available and achievable for residential development, as part of a wider allocation with the adjacent site 68456, that is adjacent to built confines.
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LAA Site Summary - Yes



TMBC LAA Reference	68456
Site Address	Land Opposite Masfield Way, Upper Hayesden Lane, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	4.52
Developable Site Area (ha)	4.52
Residential Yield	95
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is situated at the junction of Lower Haysden Lane and Upper Haysden Lane, these roads contain the site to the north, east and south. An existing agricultural site with gated access from Lower Haysden Lane, it has an open aspect, is predominantly flat but gently rising in elevation towards the middle east-west. The site boundaries comprise of mature hedges with some trees. There is an existing water course and woodland copse in the middle of the site, this should be retained and enhanced to support BNG and SUDS requirements, if developed. Surrounding land uses include residential properties to the south, residential development to the north and playing fields associated with the Judd School. The site is wholly within the Green Belt but is otherwise unconstrained. The Green Belt Assessment concludes that the site is situated in a sub-area that performs strongly against the NPPF purposes, and which makes an important contribution to the wider Green Belt. The site is not therefore recommended for further consideration. The Landscape Visual Appraisal concludes that development of the site would have moderate to low overall impacts, it therefore has good potential for development. The need to promote sustainable development in accessible locations is considered to outweigh the Green Belt Assessment conclusion in these limited circumstances. This site is therefore considered to be suitable, available and achievable.
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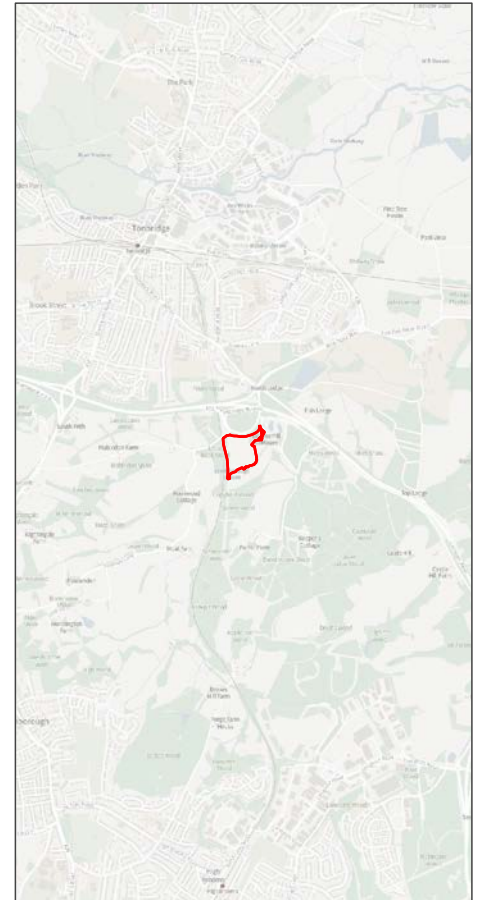
LAA Site Summary - No



TMBC LAA Reference	65311
Site Address	Land East of Hadlow Road and South of St Andrew's Church, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.99
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is situated on the south eastern side of Hadlow Road and is not immediately adjacent to the built confines of the Tonbridge urban area. Hadlow Road itself provides a physical break in the landscape north of Hadlow Stair and contains the built confines of north Tonbridge to the north eastern side, with open fields and countryside predominantly beyond to the south east, where the site is located. The site comprises of an existing stable building with associated paddocks. There is boundary tree and hedge screening fronting Hadlow Road. The site is situated wholly within the Green Belt. As the site is remote from built confines and within the Green Belt, it is deemed unsuitable for development.
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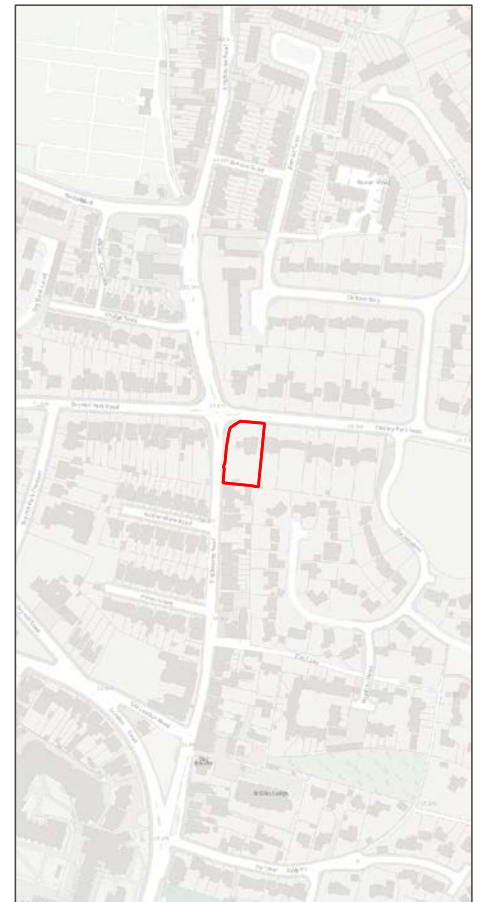
LAA Site Summary - No



TMBC LAA Reference	59848
Site Address	Land at Bournemill Farm, Vauxhall Lane, Tonbridge
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.69
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated south of Vauxhall Lane, Tonbridge. An existing agricultural field surrounded by tracks of woodland which comprise the boundaries. The Tonbridge to Hastings mainline is immediately beyond the western site boundary. The site is separated from the sustainable settlement of Tonbridge by the A21, it is therefore isolated and remote from built confines. It is wholly within the High Weald National Landscape and Green Belt. The site also includes areas of priority habitat and protected woodland, and over half the site area is within flood zones 2 and 3b. Given the location of the site and constraints it is not considered suitable for development.
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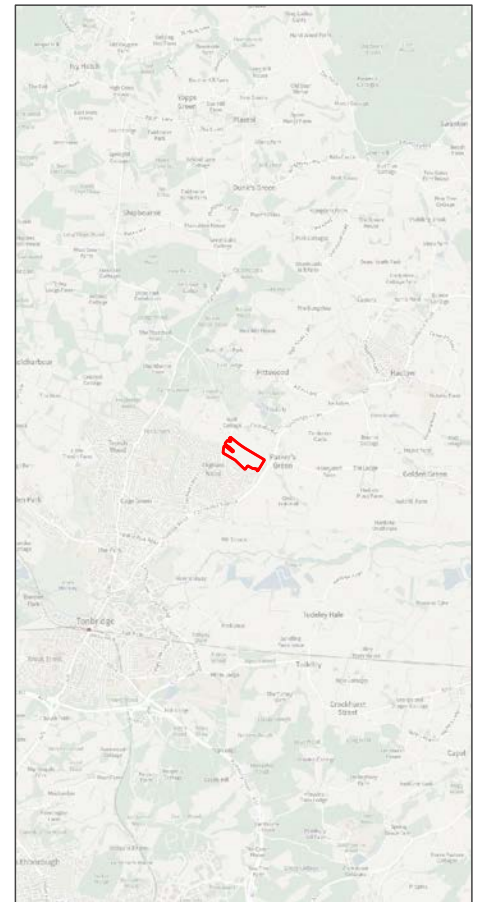
LAA Site Summary - No



TMBC LAA Reference	59623
Site Address	Existing premises at 2 Yardley Park Road, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.17
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located south of Yardley Park Road, and east of Shipbourne Road, Tonbridge. It is single large detached residential property and associated garden. There are residential properties surrounding this site. The site is wholly within a Conservation Area. This site is within a sustainable settlement and could be suitable for development subject to ecological surveys to address concerns raised about bats associated with the recently refused planning application.
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LAA Site Summary - Yes



TMBC LAA Reference	59693
Site Address	Land South of Kerromoor, Higham Lane, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	13.9
Developable Site Area (ha)	13.9
Residential Yield	239
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	This site is a flat agricultural field with an open aspect immediately to the north and rear of Barchester Way, Tonbridge. Boundary screening comprises a mix of mature trees and hedgerows, however this is lower and more open adjacent to Higham Lane. Site access could be easily achieved from eastern side of Higham Lane, which is wide and adjacent to the western boundary of the site. Parts of the site are classified as grade 1 and 2 agricultural land. The site is also situated wholly within the Green Belt. The Green Belt Assessment concludes that the site is situated in a sub-area which performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. The site is therefore recommended for further consideration. The Landscape Visual Appraisal concludes that development of the site would have moderate to low overall impacts, and therefore good potential for development. The site is considered suitable for development as it is located adjacent to the northern built confines of Tonbridge, a sustainable settlement.
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LAA Site Summary - No



TMBC LAA Reference	58873
Site Address	Existing premises south of Avebury Avenue and west of High Street, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Food & Drink, Retail
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.52
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located north of Tonbridge Station, south of Avebury Avenue and north of Danvers Road. It is in a mixture of retail community and education uses. There are retail uses to the north, commercial and residential uses to the west and car parking and Barden Road to the south and east, This relatively unconstrained brownfield site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development due the current uses on the site. Therefore, the site is considered to be unavailable.
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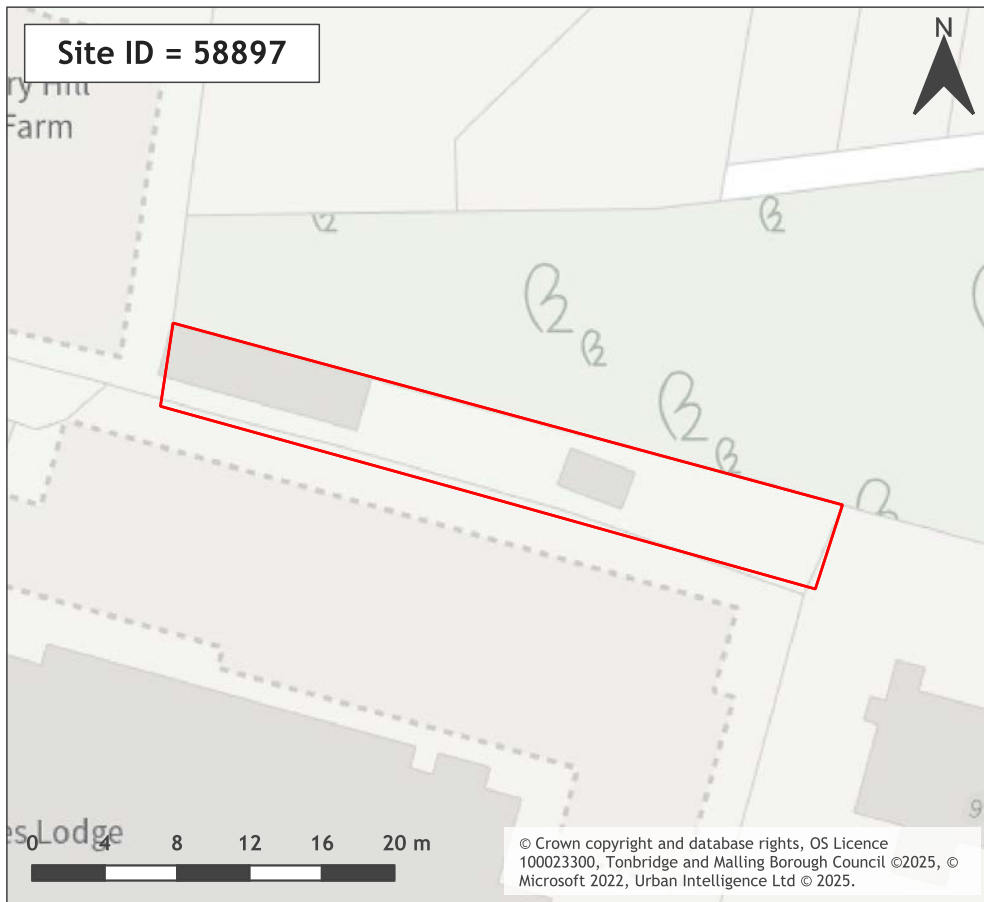
LAA Site Summary - No



TMBC LAA Reference	58841
Site Address	Land parcel (east) at Weald of Kent Grammar School, Tudeley Lane, Tonbridge
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Educational Provision
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.35
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the south of Tudely Lane, south of Tonbridge. It is school playing fields. It has woodland to the east and south, a line of mature trees to the north, and a school and further playing fields to the west. The site is wholly within the Green Belt, and in the setting of the High Weald National Landscape. The surrounding woodland is identified as an area of priority habitat. Although this site is located adjacent to a sustainable settlement, it is currently in use as school playing field so there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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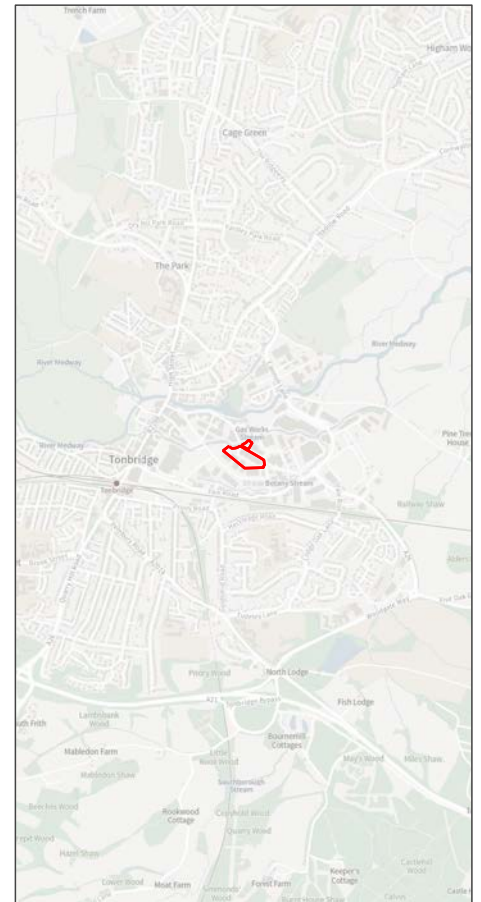
LAA Site Summary - No



TMBC LAA Reference	58897
Site Address	Land north of St. Gile's Lodge and west of Lovers Walk, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.02
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the south of Haydens Mews, Tonbridge. It is an open grassed area, with mature trees along the eastern boundary. There are residential properties surrounding the site. There is currently no vehicular access into the site. The site is wholly within a Conservation Area, and there is an area Tree Preservation Order along the eastern boundary. A Public Right of Way runs along the eastern boundary. This site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available as it has not been promoted to the council. Therefore, the site is considered to be unavailable and potentially also unsuitable due to unresolved access issues.
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LAA Site Summary - No



TMBC LAA Reference	58851
Site Address	Existing premises at Munday Industrial Estate, Morley Road, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.7
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located to the north and south of Walter’s Farm Road in Tonbridge. The site is in a range of commercial uses. There are commercial uses to the west and south, the River Medway to the north, and commercial uses to the east. Although this unconstrained site is located within a sustainable settlement, there remains uncertainty over whether the site is available for development as the site contains existing commercial uses. Therefore, the site is considered to be unavailable.
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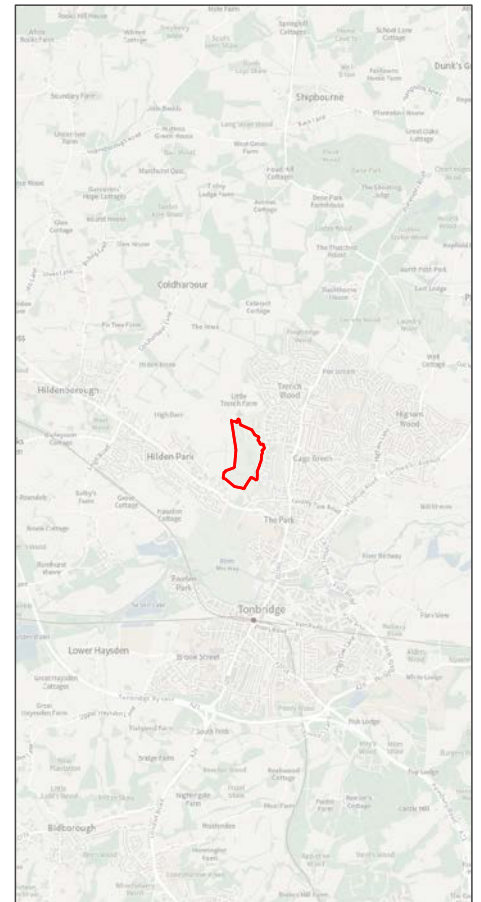
LAA Site Summary - No



TMBC LAA Reference	58593
Site Address	Existing premises at 2 to 12 River Lawn Road and Tonbridge Medical Group, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Residential, Office, Retail, Health, Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.44
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a brownfield site located to the east and west of River Lawn Road, within the centre of Tonbridge. The site contains a mixture of uses including a medical centre, residential and commercial premises, and associated car parking. There are retail uses to the east and south, with open space to the north and west. The western part of the site falls within a Conservation Area. A number of planning consents granted in recent years have led to substantive parts of the site progressing for redevelopment and conversion for residential. Therefore, although this site is located within a sustainable settlement with few constraints and considered suitable, there remains uncertainty over whether the site or part of the site is available for development, given the limited development potential.
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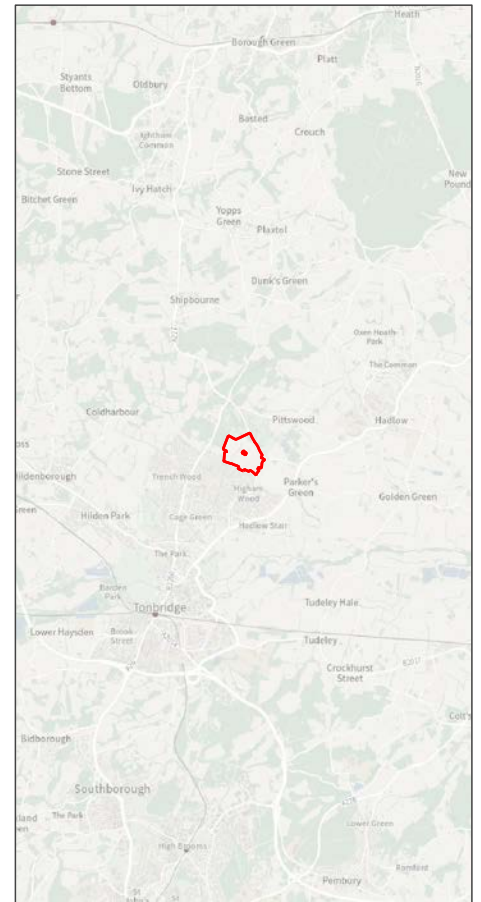
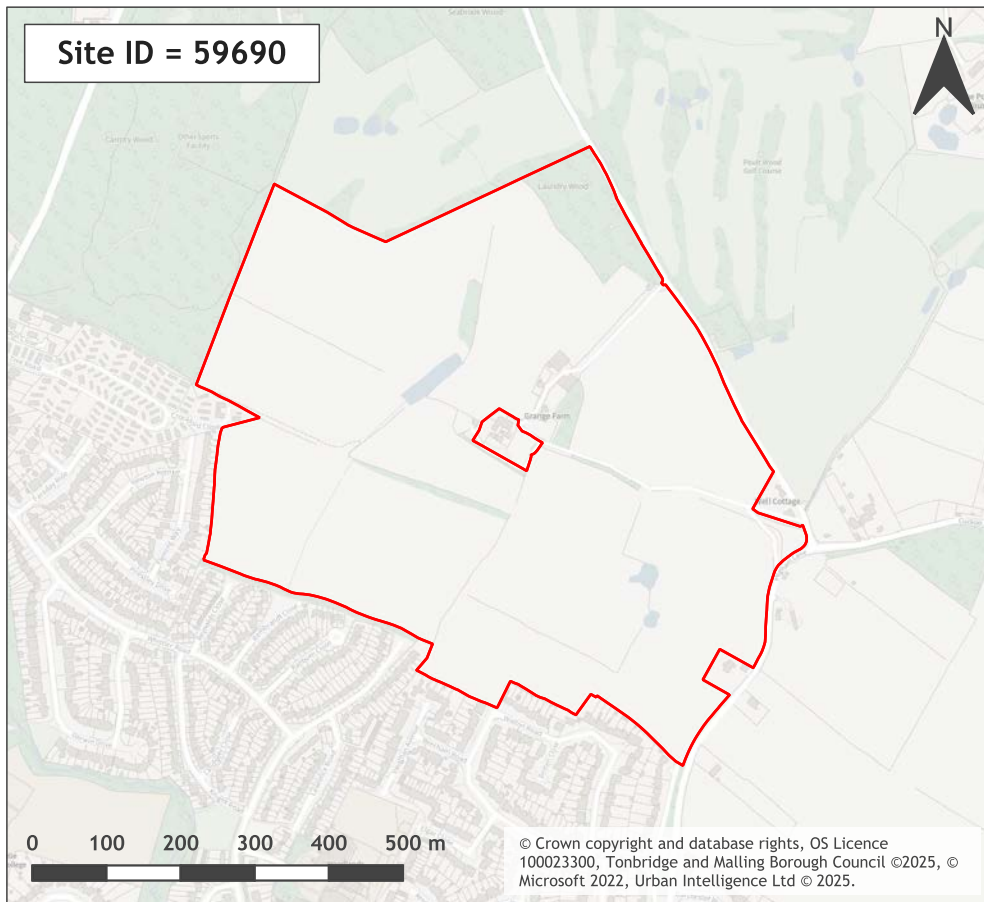
LAA Site Summary - No



TMBC LAA Reference	59683
Site Address	Land (extensive area) covering Tonbridge Cricket Pavilion on Welland Road, Allotments Rear of Longmead Way, and Tonbridge Farm Sportsground at Darenth Avenue, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Outdoor Sports or Leisure, Community Use
Suitable	No
Deliverable	No
Gross Site Area (ha)	21.91
Developable Site Area (ha)	21.91
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located off Darenth Avenue, west of Tonbridge. The site provides a range of sports and leisure facilities, with pockets of woodland and lines of mature trees dividing the site into individual parcels. There is agricultural land to the west, outdoor sports facilities to the south, residential properties to the east and woodland and a school to the north. The site is wholly I the Green Belt. The is an area in the north identified as priority habitat and a large portion of the site, the area closes to Tonbridge falls within Flood Zone 3b. Although the site is adjacent to a sustainable settlement large parts of the site are covered by Flood Zone 3b. Locating development outside of areas of flood risk would result in isolated development remote from the defined boundary of a sustainable settlement. The site is therefore considered unsuitable.
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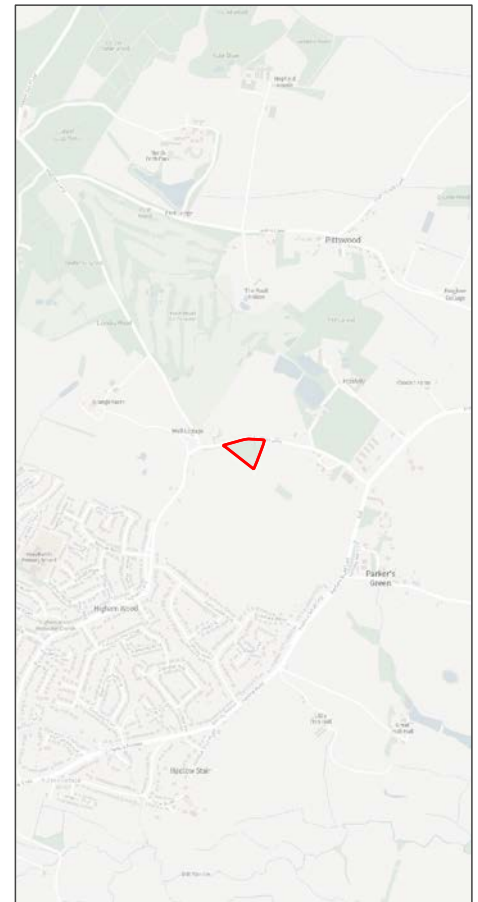
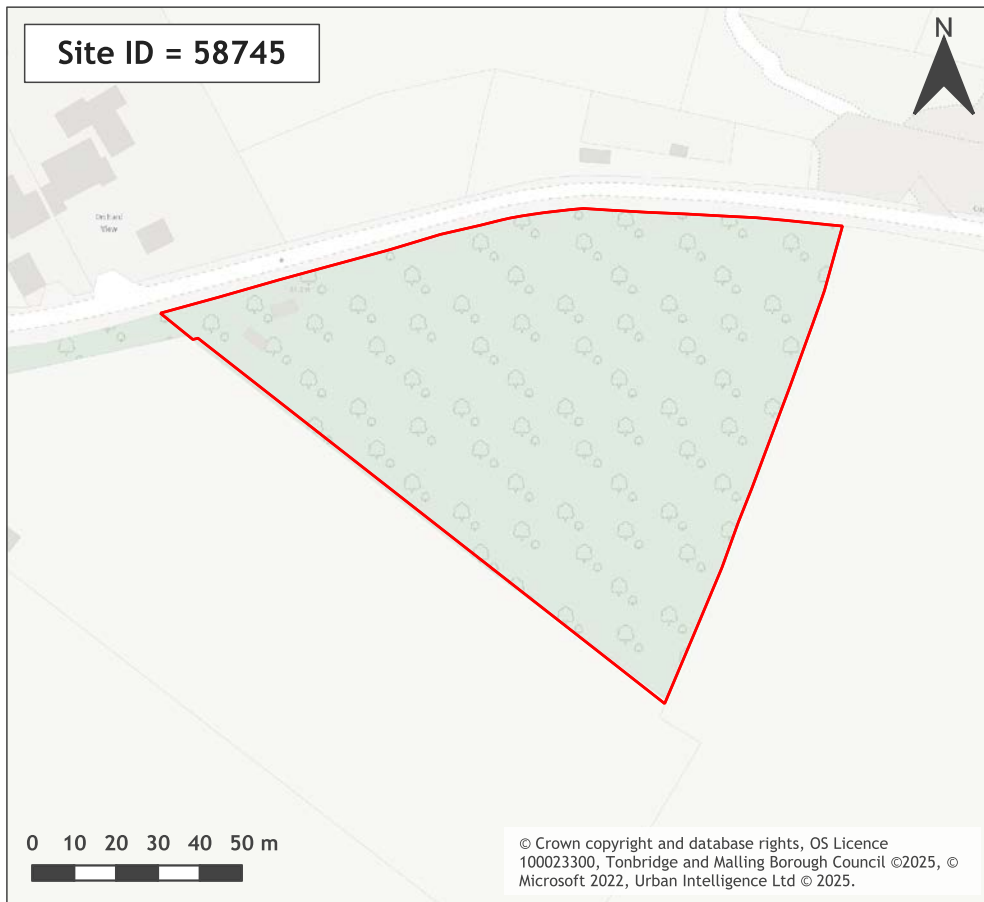
LAA Site Summary - Yes



TMBC LAA Reference	59690
Site Address	Land North of Tonbridge and West of Higham Lane (Grange Farm), Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	42.33
Developable Site Area (ha)	42.33
Residential Yield	905
Employment floorspace (sqm)	0
Timescale	Long-term

LAA Conclusion	This site comprises of flat open agricultural fields surrounded by dividing trees and hedgerows. The agricultural fields surround Grange Farm, which is situated centrally within the site, comprising of an existing two storey farmhouse and single storey outbuildings. To the south the site is adjacent to the existing built confines of north Tonbridge, a sustainable settlement. The site is otherwise surrounded by a mix of woodland a golf course north of Higham Lane and agricultural fields to the east. To points of vehicular access are available from Higham Lane and could be improved to provide adequate pedestrian and vehicular access. Laundry Wood is situated within a confirmed parcel at the north of the site adjacent to Higham Lane, this is ancient woodland. A further small parcel of ancient woodland is situated centrally within the site adjacent to the east of the Grange Farm buildings. These woodlands could be integrated into a masterplan for the site and form part of enhanced green infrastructure/biodiversity mitigation. A small part of the south west corner of the site is impacted by flood zone 2. The site is otherwise wholly within the Green Belt. The Green Belt Assessment concludes that the sub-area in which the site is situated performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. The site is therefore recommended for further consideration. The landscape visual appraisal concludes that development of the site would have moderate to low overall impacts, it therefore has good development potential. The site is considered appropriate as it is located adjacent to the northern built confines of Tonbridge, a sustainable settlement. This site is therefore considered to be suitable, available and achievable, alongside adjacent parcels north of Tonbridge.
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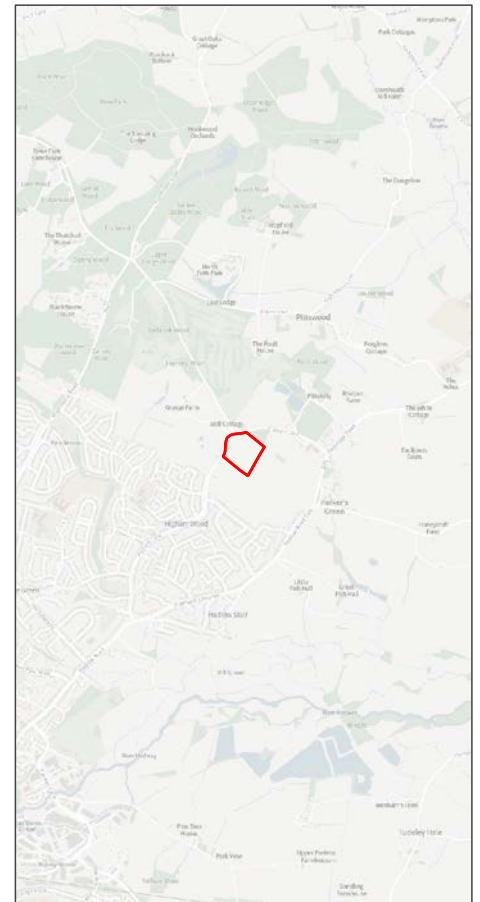
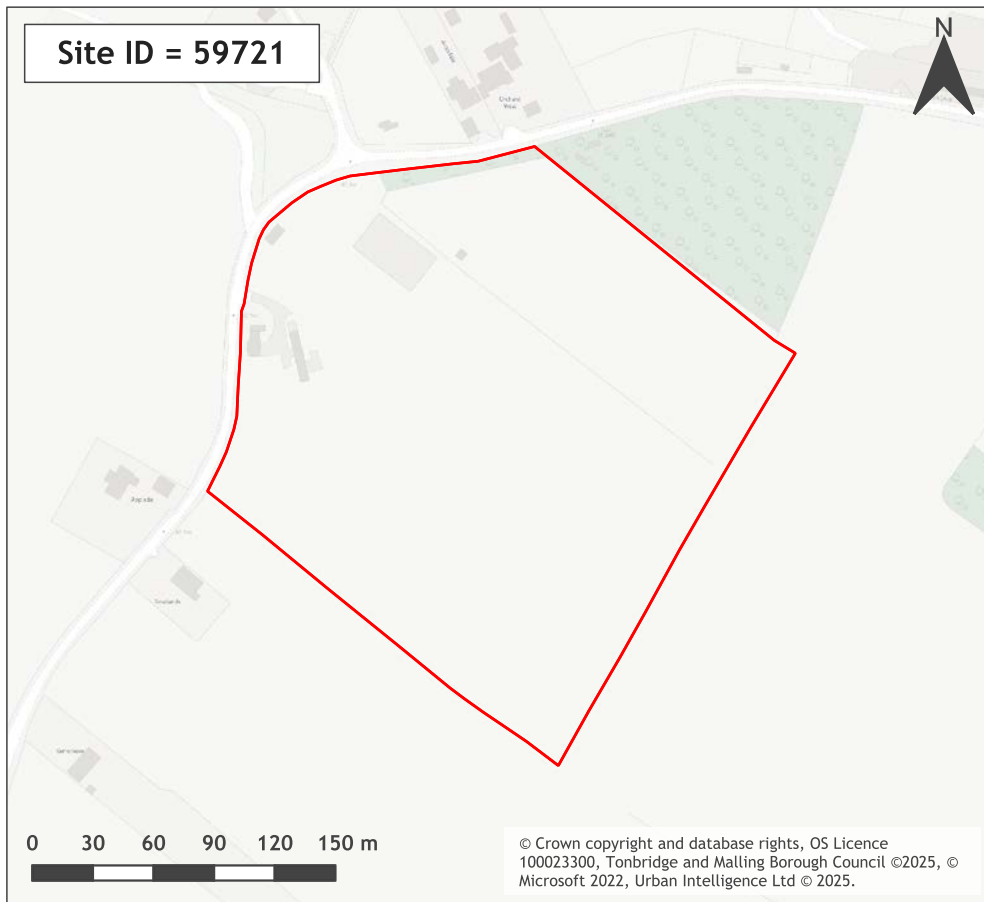
LAA Site Summary - No



TMBC LAA Reference	58745
Site Address	Land east and south of Cuckoo Lane, adjacent to junction with Higham Lane, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.01
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	A flat site with gated access on to Higham Lane. With mature tree and hedge boundaries the site does not appear to be in active agricultural use, used in part for the storage of machinery and other items. Low scale buildings and other structures are situated close to the boundary fronting the road. An area of mature woodland is situated in the north east corner, which is not currently protected by any tree preservation orders. On its own this site is remote from the defined boundary of Tonbridge, as such the site is considered unsuitable for development. However, if considered as part of a wider allocation north of Tonbridge (ref 59805), which includes adjacent land north of Barchester Way, south of Cuckoo Lane, and Grange Farm, this is not the case. The stage 2 Green Belt assessment confirms that the sub-area of which this site is a part, performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. The site therefore has good development potential.
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LAA Site Summary - Yes



TMBC LAA Reference	59721
Site Address	Land At Little Peppyns Orchards, Higham Lane, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	5.39
Developable Site Area (ha)	5.39
Residential Yield	128
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site supersedes 58745. A flat site with gated access on to Higham Lane. With mature tree and hedge boundaries the site does not appear to be in active agricultural use, used in part for the storage of machinery and other items. Low scale buildings and other structures are situated close to the boundary fronting the road. Unlike site 58745 the area of mature woodland previously situated in the north east corner is now excluded, with a reduced site area proposed. On its own this site is remote from the defined settlement boundary of Tonbridge. However, if considered as part of a wider allocation north of Tonbridge (ref 59805), which includes adjacent land north of Barchester Way, south of Cuckoo Lane, and Grange Farm, then the site could be considered in conjunction with adjacent land. The stage 2 Green Belt assessment confirms that the sub-area of which this site is a part, performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. The sub-area is therefore recommended for further consideration. The Landscape Visual Appraisal concludes that development of the site on its own would have high to moderate overall impacts with very limited potential, but better potential as part of the north Tonbridge group of sites. The site therefore has good development potential should the site come forward with adjacent sites. This site is therefore considered to be suitable, available and achievable.
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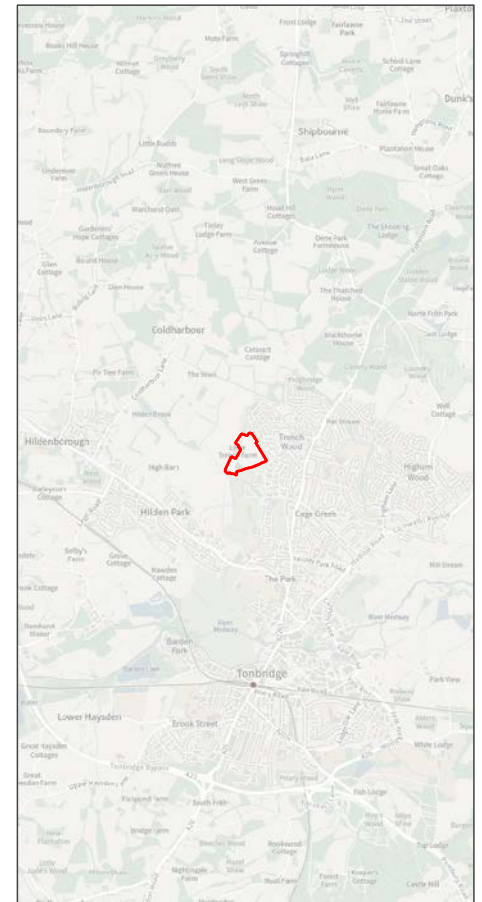
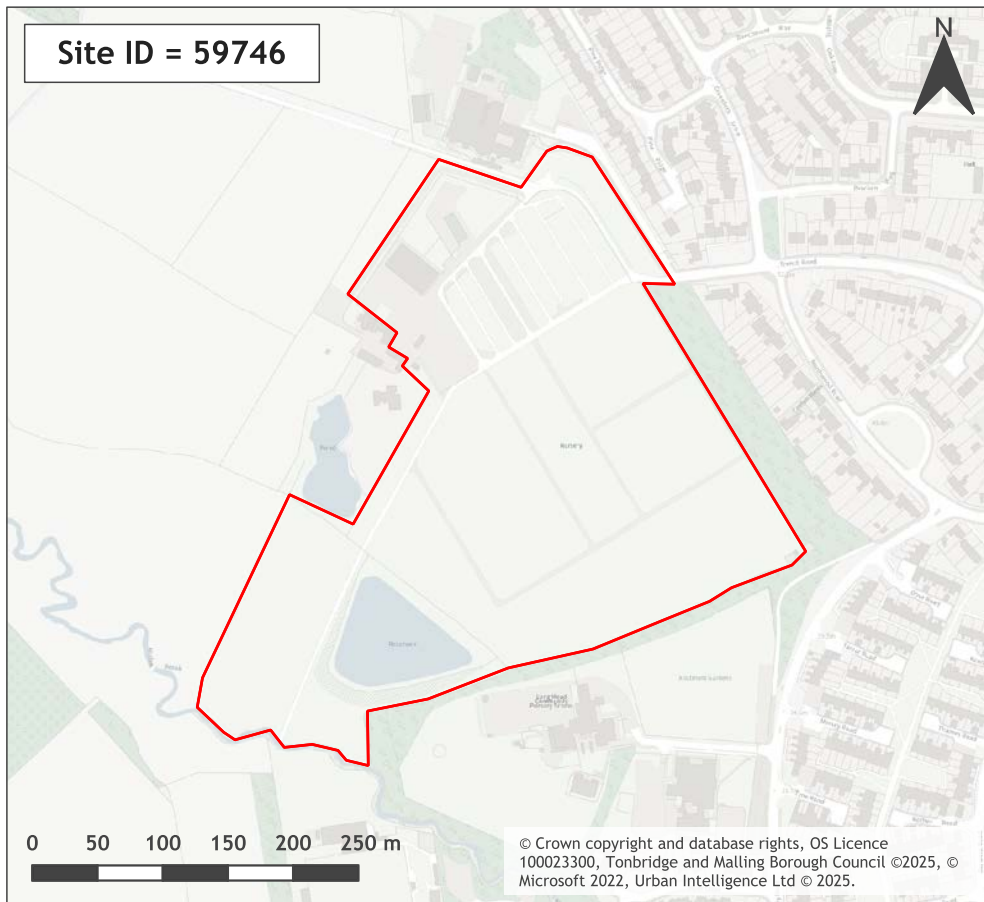
LAA Site Summary - Yes



TMBC LAA Reference	58846
Site Address	Existing premises at The River Centre, Medway Wharf Road, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Car Park
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.32
Developable Site Area (ha)	0.32
Residential Yield	118
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is an existing surface car park associated with The River Centre, Tonbridge. Accessed off Medway Wharf Road, the site is situated to south east of these premises and is otherwise surrounded by residential flatted blocks of 5+ stories to the north and east. A tributary of the River Medway abuts the southern boundary of the site. The site is within flood zones 2 and 3a but is otherwise unconstrained. Given the surrounding development and the location of the site within the Tonbridge urban area, it is considered to be suitable, available and achievable.
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LAA Site Summary - Yes



TMBC LAA Reference	59746
Site Address	Coblands Nursery, Trench Road, Tonbridge
Parish	Tonbridge
Ward	Trench
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	11.21
Developable Site Area (ha)	11.21
Residential Yield	255
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	This site is accessed from Trench Road. It slopes gently downwards east to west and is in existing horticulture use, laid out to nursery beds with low post and mesh fencing with polytunnels over. Areas of hardstanding and low scale buildings, predominantly red brick with low pitched roofs are present toward the western boundary. The aspect to the west away from the built confines of Trench is partly open as boundary screening is not continuous. Site boundaries comprise a mix of native and coniferous trees and hedges, the adjacent strip of land to the rear of properties on Northwood Road is designated ancient woodland and priority habitat. A small area of priority habitat is also present within the south west of the site, associated with an on-site pond. This part of the site is also marginally within flood zone 2 and 3a. The site is otherwise unconstrained but is wholly within the Green Belt. The Green Belt Assessment concludes that the site is part of a sub-area that performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. The site is therefore recommended for further consideration in isolation. The Landscape Visual Appraisal concludes that development of the site would have low overall impacts, it therefore has good development potential. The allocation of the site is considered appropriate as it is located adjacent to the northern built confines of Tonbridge, a sustainable settlement. This site is therefore considered to be suitable, available and achievable.
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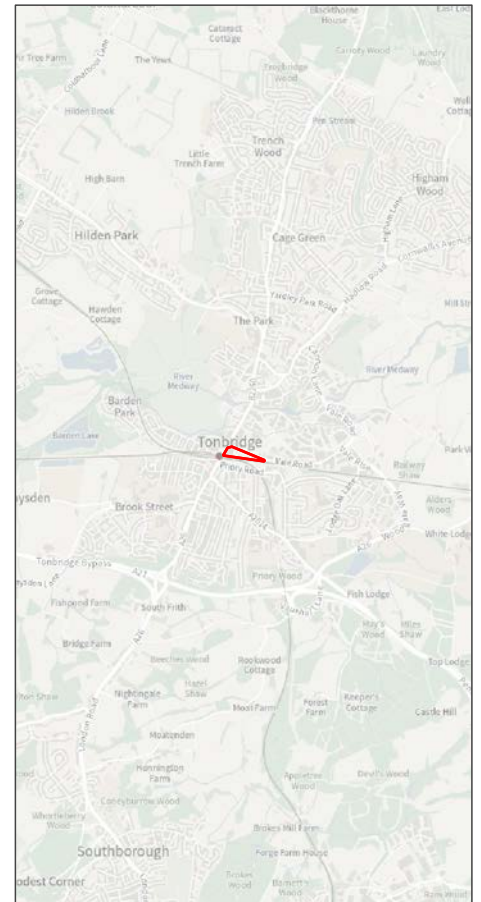
LAA Site Summary - No



TMBC LAA Reference	58731
Site Address	Existing premises at Cage Green Primary School, Tonbridge
Parish	Tonbridge
Ward	Trench
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Educational Provision
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.26
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located off Cage Green Road, in Tonbridge. It is in educational use for a range of schools. There is residential development to the west, south and east, and residential and educational uses to the north. There are no constraints on the site, but a Public Right of Way runs along the norther boundary. This site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development as it is currently in use as a school/college. Therefore, it is considered to be unavailable.
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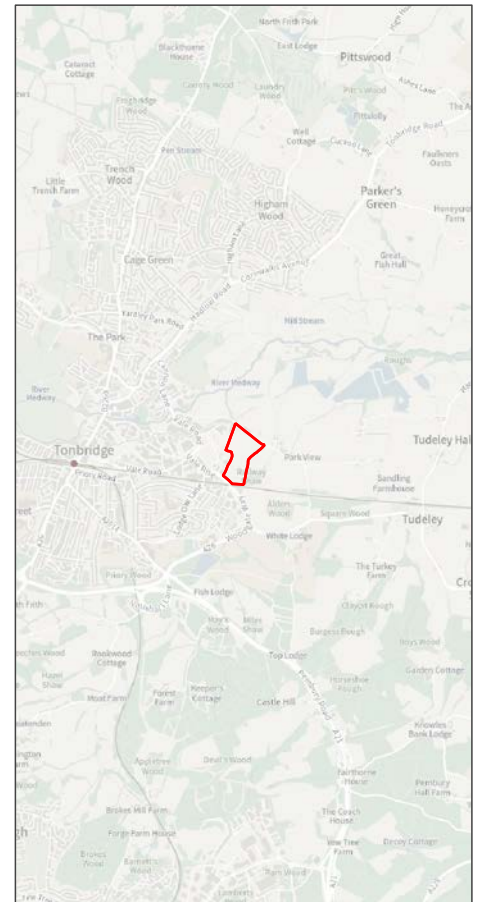
LAA Site Summary - No



TMBC LAA Reference	59879
Site Address	Land South of Vale Road, North of The Railway, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Car Park
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.88
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	500
Timescale	-

LAA Conclusion	A flat open site adjacent to the rail line south of Vale Road and east of High Street, Tonbridge which is a sustainable settlement. Most of the site is set out for surface car parking with two tier decked facility adjacent to the junction with the High Street at the west of the site. Existing rail depot premises are low scale and single storey, located within the east of the site. The site has brick boundary walls adjacent to Vale Road. Surrounding land uses include retail, car parking and a petrol station to the west and north. The rail depot premises remain occupied and actively used. Station parking provision is regulated by the DfT and ORR and given growth within the catchment of the station, it is likely that this will have to be retained and enhanced to meet future passenger parking demand, and to release the station parking site north of Priory Road for development. It is therefore unlikely that the site will become available for alternative uses or redevelopment.
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LAA Site Summary - Yes



TMBC LAA Reference	68414
Site Address	Land at Little Postern, Postern Lane, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	10.99
Developable Site Area (ha)	10.99
Residential Yield	0
Employment floorspace (sqm)	43200
Timescale	-

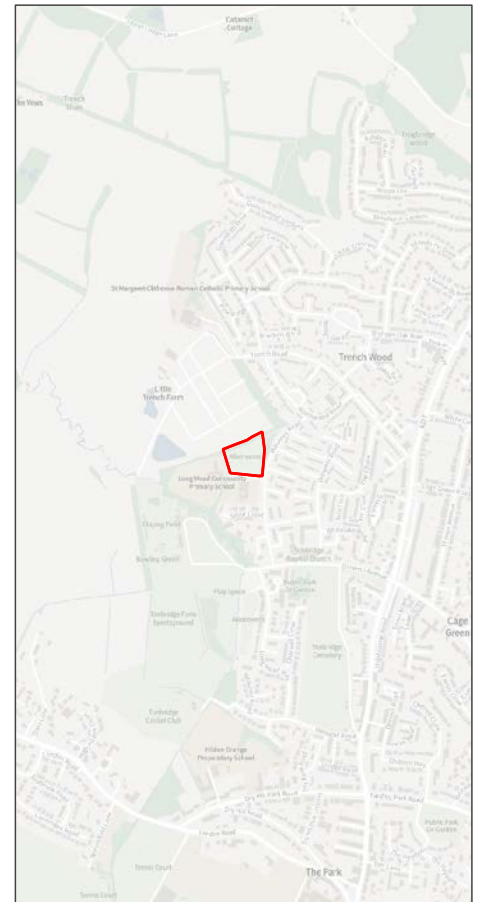
LAA Conclusion

A broadly flat site situated adjacent to the built confines of the Tonbridge Industrial Area, between Postern Lane and Woodgate Way. The site is currently in agricultural use as an orchard. The mature trees and hedgerows to the site boundaries should be retained. Access could be created from the site frontage on Woodgate Way as Postern Lane is narrow, rural in character and unsuitable for additional traffic as currently set out.

Whilst the surrounding area is subject to flood risk, the site is however elevated above the floodplain and therefore no part is within flood zones 2 or 3. The site is wholly within the Green Belt, the assessment for which concludes that the sub-area in which the site is situated, performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. The sub-area is therefore recommended for further consideration. The Landscape Visual Appraisal concludes that the development of the site would result in moderate to low overall impact, the site therefore has good development potential. The Heritage Assessment concludes that development of the site would present a low risk of significant impact. Whilst there is potential for development to impact on the setting of designated assets through urbanisation of rural context, assets north east of the site (Postern Forge House grade II and Postern Heath House grade II*) have heavy tree and hedge screening but their setting could be impacted. Assessment of impacts upon these assets will therefore be required as part of a future planning application.

The site would provide a logical extension on the southern side of the Tonbridge Industrial area, to provide much needed B2/B8 provision. The site is being promoted through the Local Plan process for employment use and proposals including detailed site layout plan have been prepared. This site is therefore considered to be suitable, available and achievable, and is proposed for allocation.

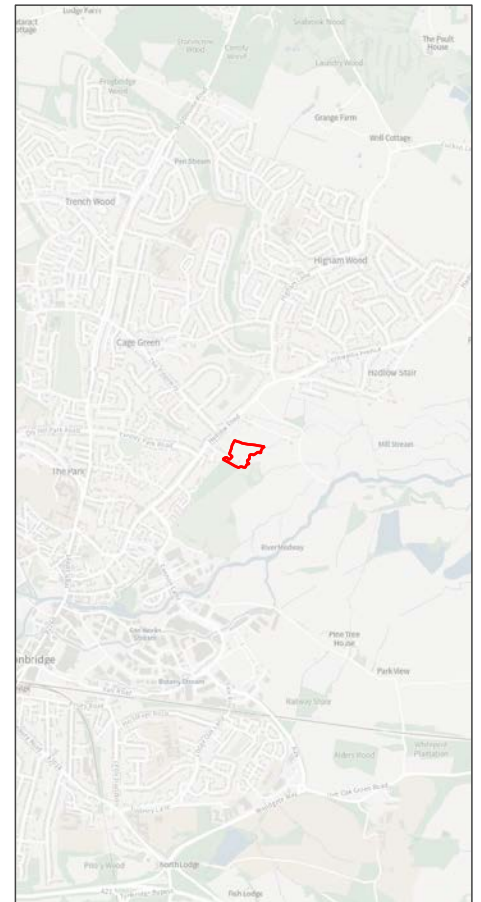
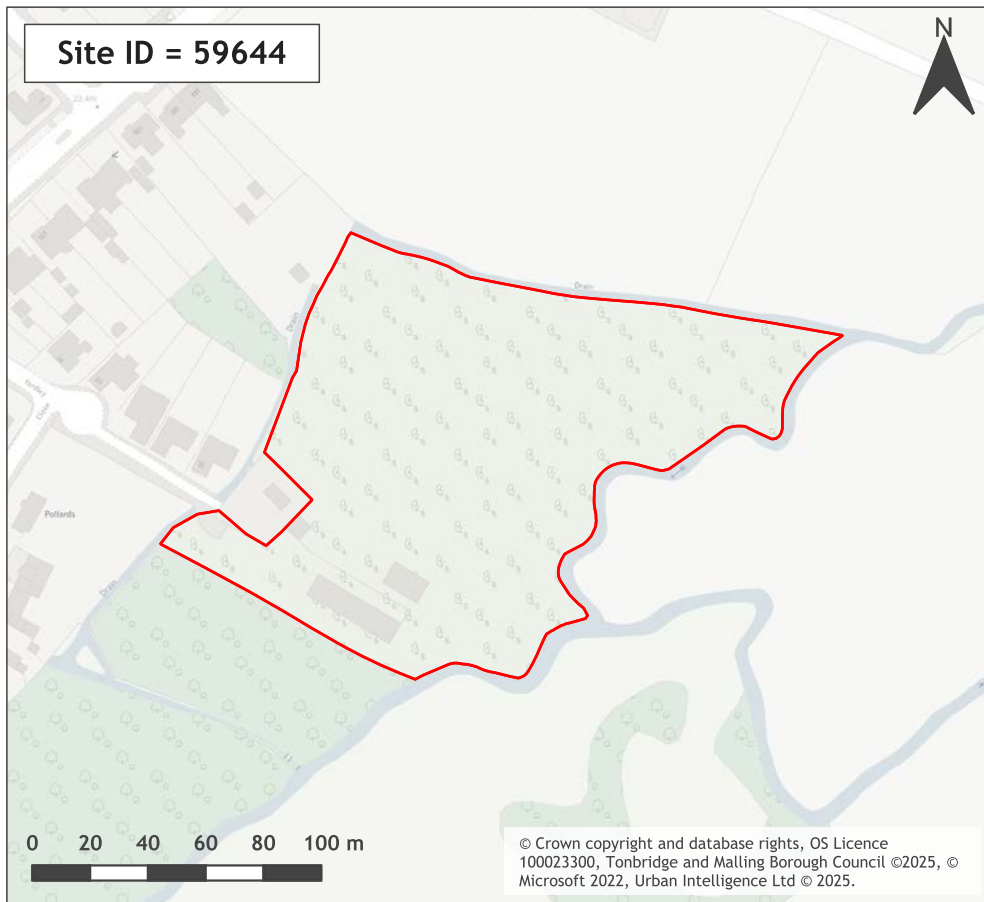
LAA Site Summary - No



TMBC LAA Reference	58732
Site Address	Tonbridge Allotments, Waveney Road, Tonbridge
Parish	Tonbridge
Ward	Trench
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Allotments
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.13
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located off Waveney Road, in Tonbridge. It is allotments, with a strong mature tree line along the northern boundary. There are educational uses to the south and west, mature trees and grassed areas to the east, and a plant nursery to the north. The site is wholly within the Green Belt. This site is located adjacent to a sustainable settlement. However, there remains uncertainty over whether the site is available for development as it is currently in use as allotments. Therefore, the site is considered to be unavailable.
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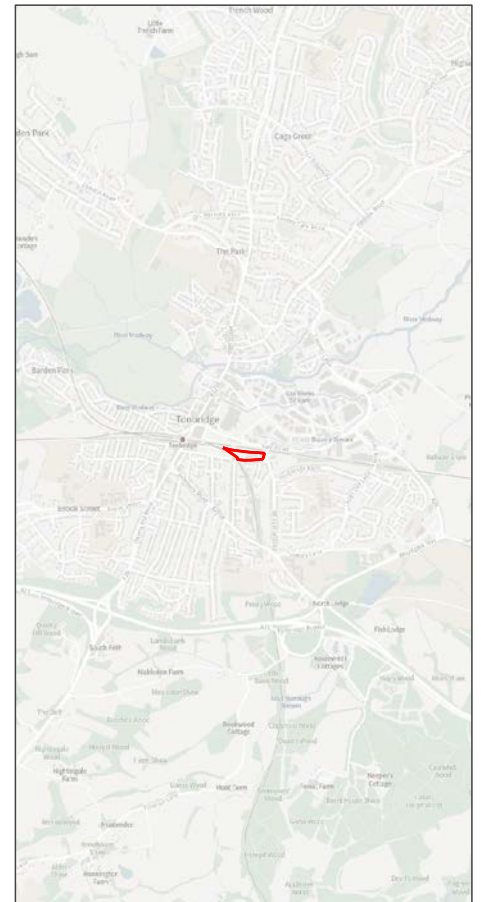
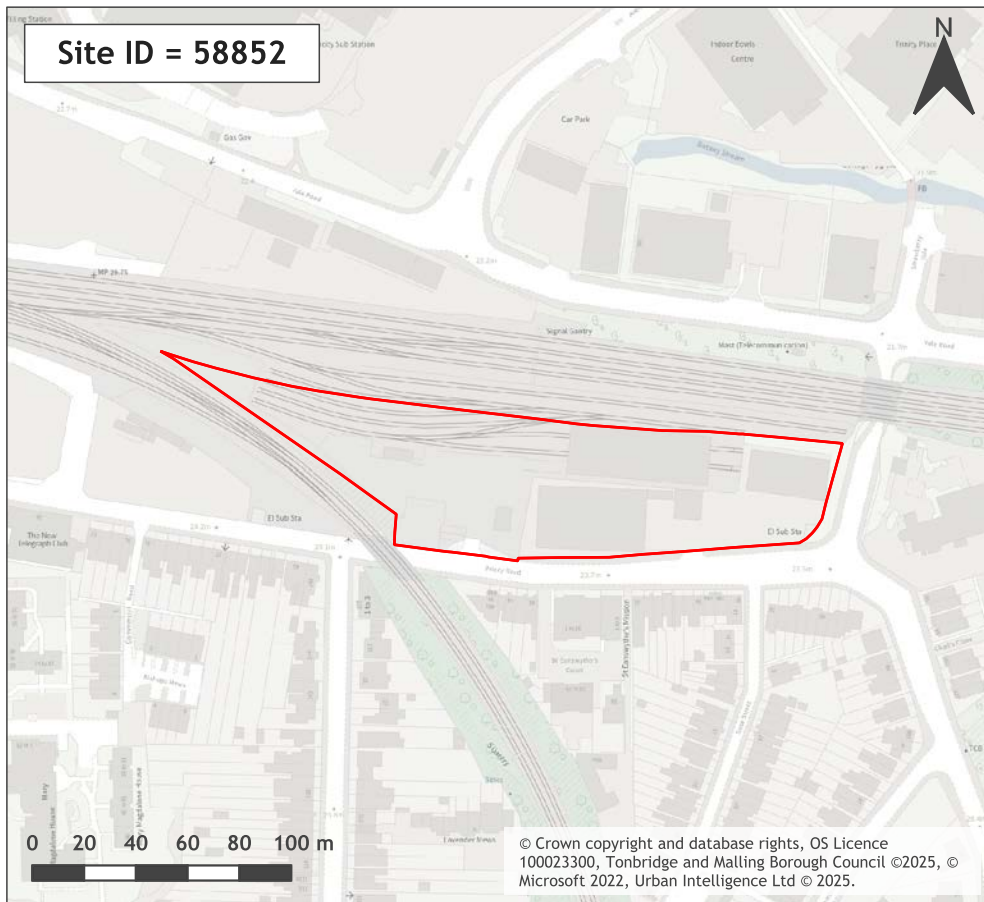
LAA Site Summary - No



TMBC LAA Reference	59644
Site Address	Land East of Yardley Close, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.78
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located off Yardley Close, to the east of Tonbridge. It is woodland and paddocks with ancillary buildings and mature trees around the boundaries of the site. There are residential properties to the west, woodland and scrubland to the south, agricultural land to the north and a stream to the south and east. The majority of the site is within a Local Wildlife Site and the majority also falls within Flood Zone 3b. Therefore the site is considered unsuitable for development.
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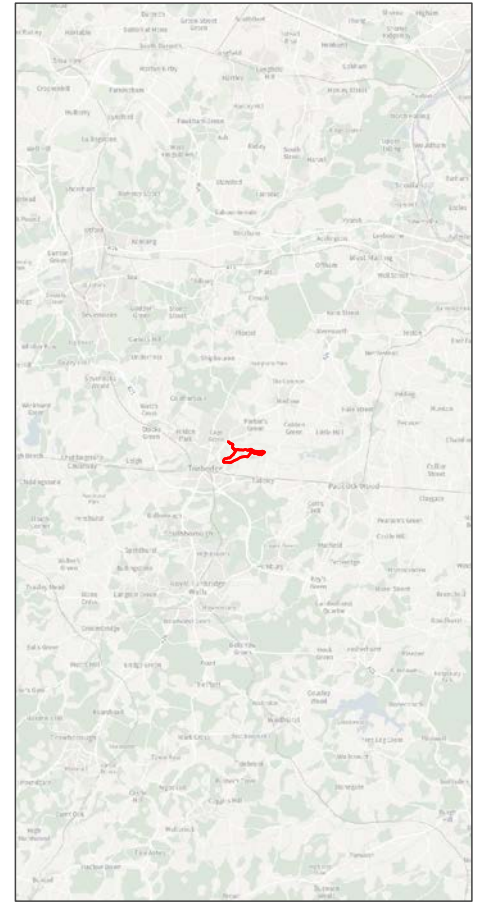
LAA Site Summary - No



TMBC LAA Reference	58852
Site Address	Existing premises north of Priory Road and west of Strawberry Vale, Tonbridge
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	1
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located to the south and west of a railway line and to the north of Priory Road, in Tonbridge. It is in use partly for railway operations and partly commercial premises. There are residential properties along Priory Road to the south, with commercial uses to the east and railways to the west and north. This site is located within a sustainable settlement. However, there are existing commercial and railway operational uses on site, so there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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LAA Site Summary - No



TMBC LAA Reference	59834
Site Address	Land (extensive area) North Postern Lane and South of the River Medway, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	63.38
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This extensive site extends north from Postern Lane, following the south eastern side of the River Medway which comprises the northern site boundary, and the borough boundary which comprises much of the southern boundary of the site. The site is situated beyond the built confines of Tonbridge and is therefore considered to be an unsustainable location, with constrained vehicular access. Surrounding uses are predominantly open countryside in agricultural use. Most of the site is within flood zone 3b and contains distinct areas of designated priority habitat throughout. The site is also situated within the Green Belt. Given the location of the site and constraints it is not considered suitable for development.
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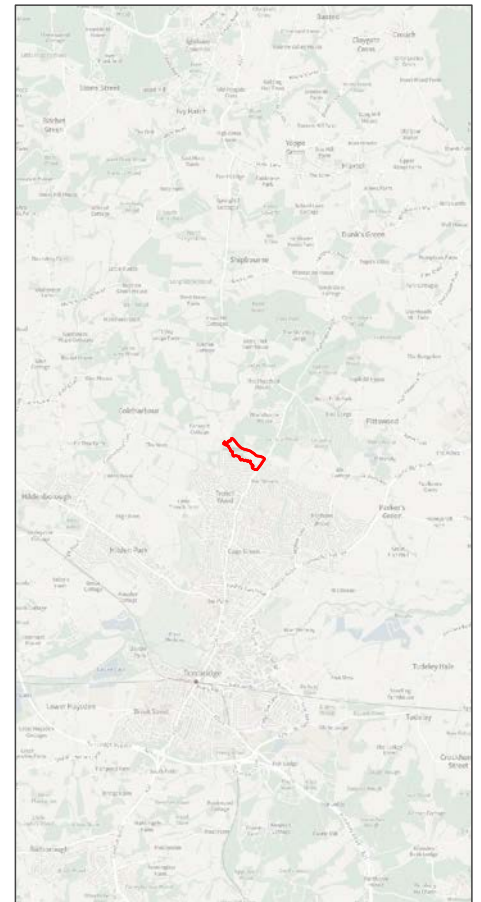
LAA Site Summary - Yes



TMBC LAA Reference	68472
Site Address	Angel Centre
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Indoor Sports & Leisure
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.43
Developable Site Area (ha)	0.42
Residential Yield	56
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is situated within Tonbridge town centre and comprises the existing Angel Centre. A brick-built part single, two and three storeys building, with pitched, flat and mansard roof elements, which was built for leisure use in 1981. The building is part of a complex which includes a Sainsbury superstore. The building's orientation is northeast with the main access and most windows facing towards the river frontage. The site is broadly flat and surrounded by surface carparking that is owned and operated by TMBC. A pedestrian route runs in front of the building linking Angel Lane with Avenue du Puy. The river frontage is screened with established trees and hedgerow, with areas of lawn also present along the frontage which extends into a landscaped but underutilised public space to the north western side of the building. Surrounding land uses are predominantly commercial, including retail and professional services west of Angel Lane fronting the High Street. Immediately north of the River Medway tributary is the is a residential development comprising of 6 stories including ground floor car parking, this is well screened due to the separating tree cover. The site is wholly within flood zones 2 and 3a but is otherwise unconstrained. This site is considered to be suitable, available and achievable.
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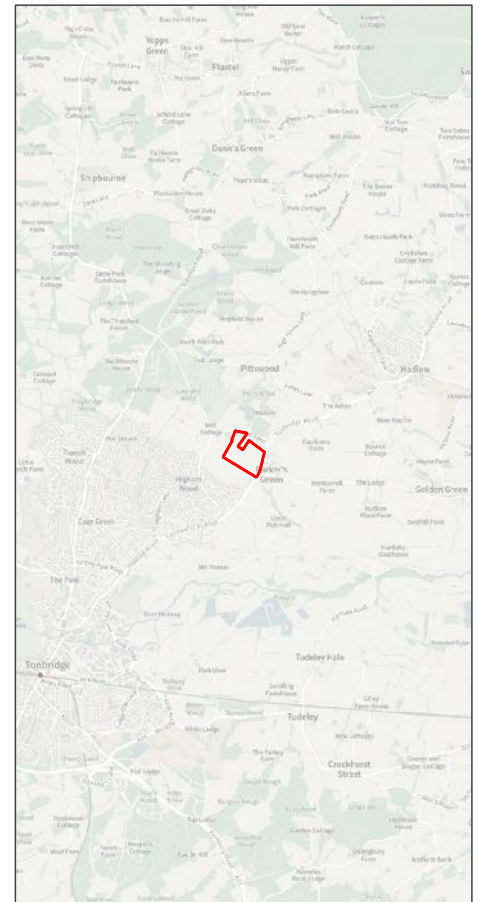
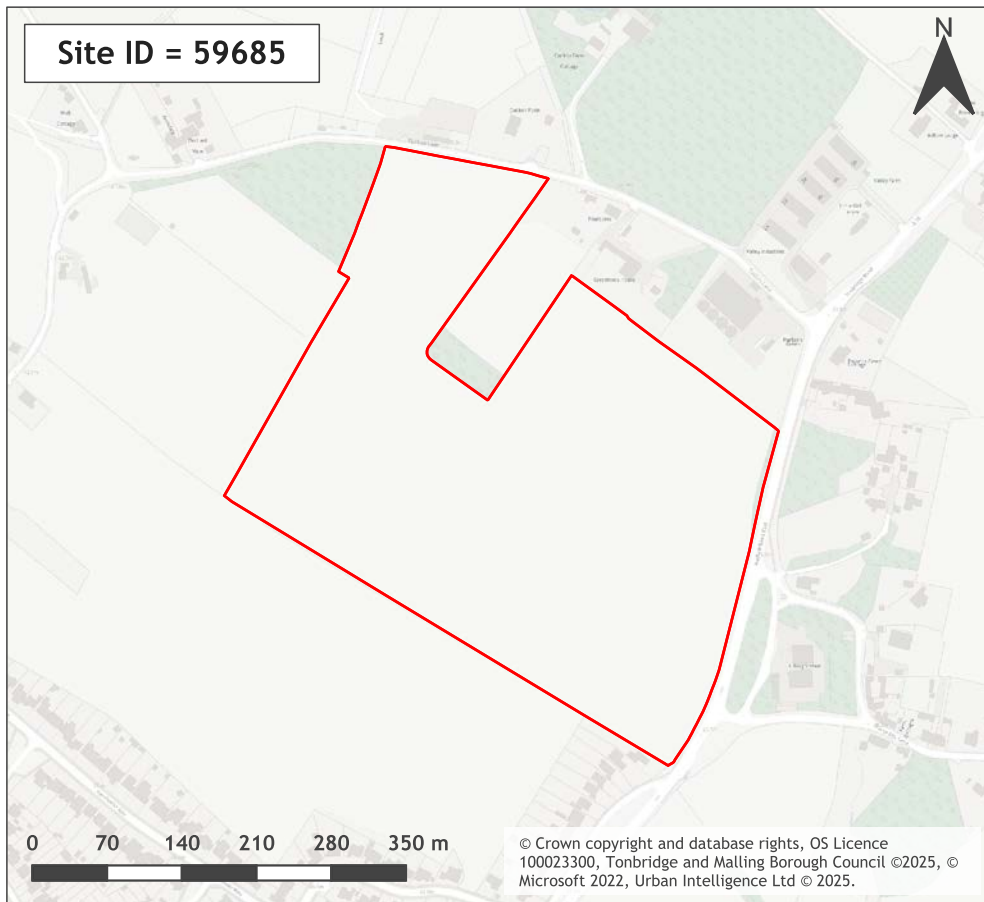
LAA Site Summary - No



TMBC LAA Reference	68369
Site Address	Land at Junction of Horns Lodge Lane and Shipbourne Road, Tonbridge
Parish	Tonbridge
Ward	Trench
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture, Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	9.13
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated south of Horns Lodge Lane, west of Shipbourne Road and north of the built confines of Tonbridge, beyond Willow Lea. The site contains Frogbridge Wood, a substantial area of ancient woodland which is also priority habitat, that is protected by TPOs. The coverage and location of which effectively reduces the developable area of the site by 50% and which makes development of the remaining area of the site remote from existing built confines. The site is also wholly within the Green Belt. The presence of irreplaceable habitat renders development of the site unfeasible and makes the remaining area unsustainable. The site has been excluded from further detailed assessment as it is deemed unsuitable for development.
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LAA Site Summary - Yes



TMBC LAA Reference	59685
Site Address	Land West of Hadlow Road East and South of Cuckoo Lane, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	15.48
Developable Site Area (ha)	15.48
Residential Yield	368
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	Flat open site in agricultural use north of Barchester Way and South of Cuckoo Lane, Tonbridge. The site has an open aspect internally but is mostly contained by existing mature tree and hedge screening to the perimeter boundaries including with the Hadlow Road A26. No obvious constraints or overhead pylons. Points of site access could be formed off Cuckoo Lane or Hadlow Road A26. The site is relatively unconstrained however it is partly grade 2 agricultural land and is otherwise wholly within the Green Belt. The Green belt Assessment concludes that the sub-area in which the site is situated, performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. The site is therefore recommended for further consideration. The Landscape Visual Appraisal concludes that development of the site would have high to moderate overall impacts, it therefore has very limited potential independently but better potential where considered as part of the 'North Tonbridge Group'. Site is considered to be achievable within the early years of the plan period. Some enabling infrastructure will be required but this is considered to be relatively modest in the form of improvements to Higham Lane, Cuckoo Lane and possibly its junction with the A26. The site is considered to be suitable, available and achievable alongside adjacent parcels north of Tonbridge, so that this development is not remote from confines.
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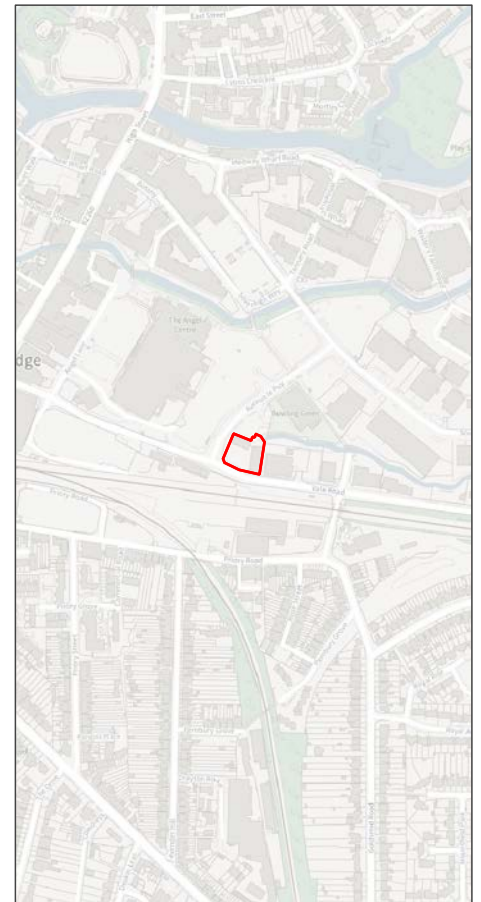
LAA Site Summary - No



TMBC LAA Reference	58843
Site Address	Existing premises at The Bank House, Medway Wharf Road, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.37
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Medway Wharf Road and east of Sovereign Way, in Tonbridge. The site is a mixture of residential flats and car parking. There are residential flats to the west and east, with the River Medway to the north and commercial properties to the south. The site is adjacent to a Conservation Area in the north, but is relatively unconstrained. Although this site is located within a sustainable settlement, there remains uncertainty over whether the site is available for development as the site contains existing residential properties and car parking. Therefore, the site is considered to be unavailable.
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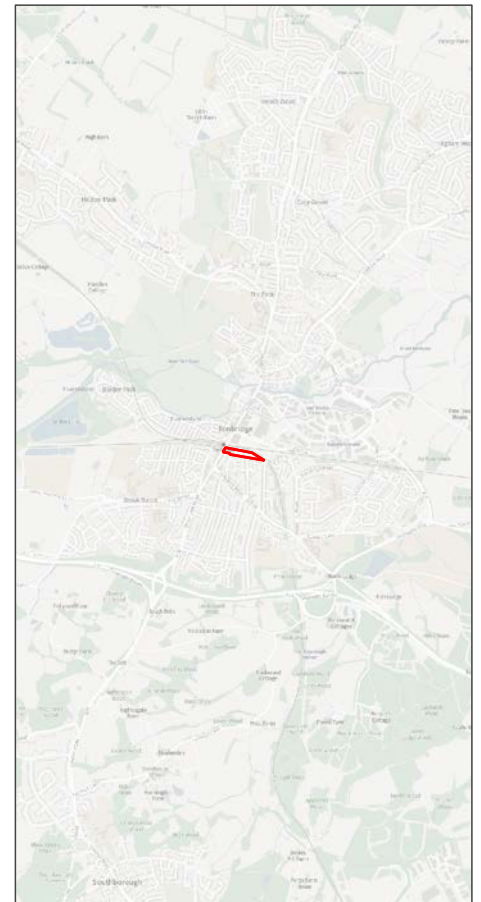
LAA Site Summary - No



TMBC LAA Reference	68411
Site Address	Existing premises at 75 Vale Rd, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Residential (ancillary garage)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.21
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated on the corner of Vale Road and Avenue Du Puy. It is currently an operational employment site within the Tonbridge Industrial Area. Redeveloping it for residential use would result in the loss of an existing employment site, which is contrary to current and emerging Local Plan policies. Additionally, the site is located in Flood Zones 3a and 2 and is at risk of surface water flooding. Despite being in an accessible and sustainable location, the site is considered an unsuitable location for residential development due to its ongoing viable use for vehicle servicing and repairs within a defined employment area. The site is deemed unsuitable for development.
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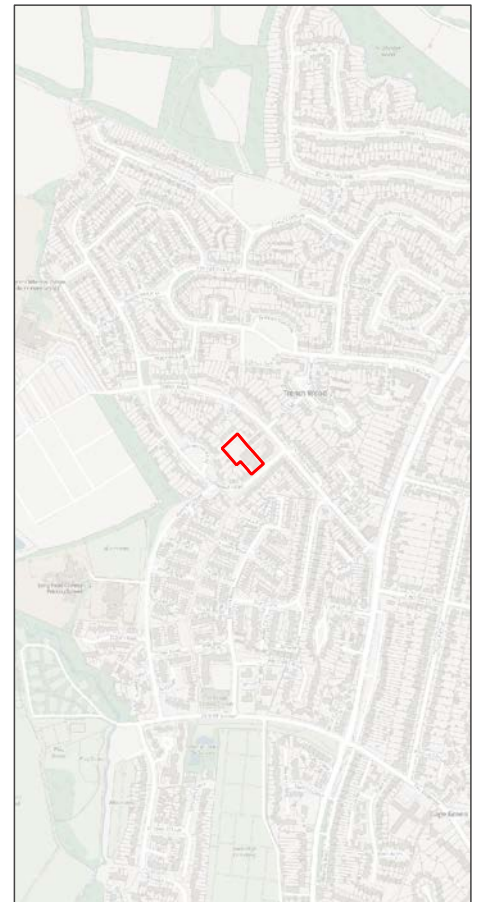
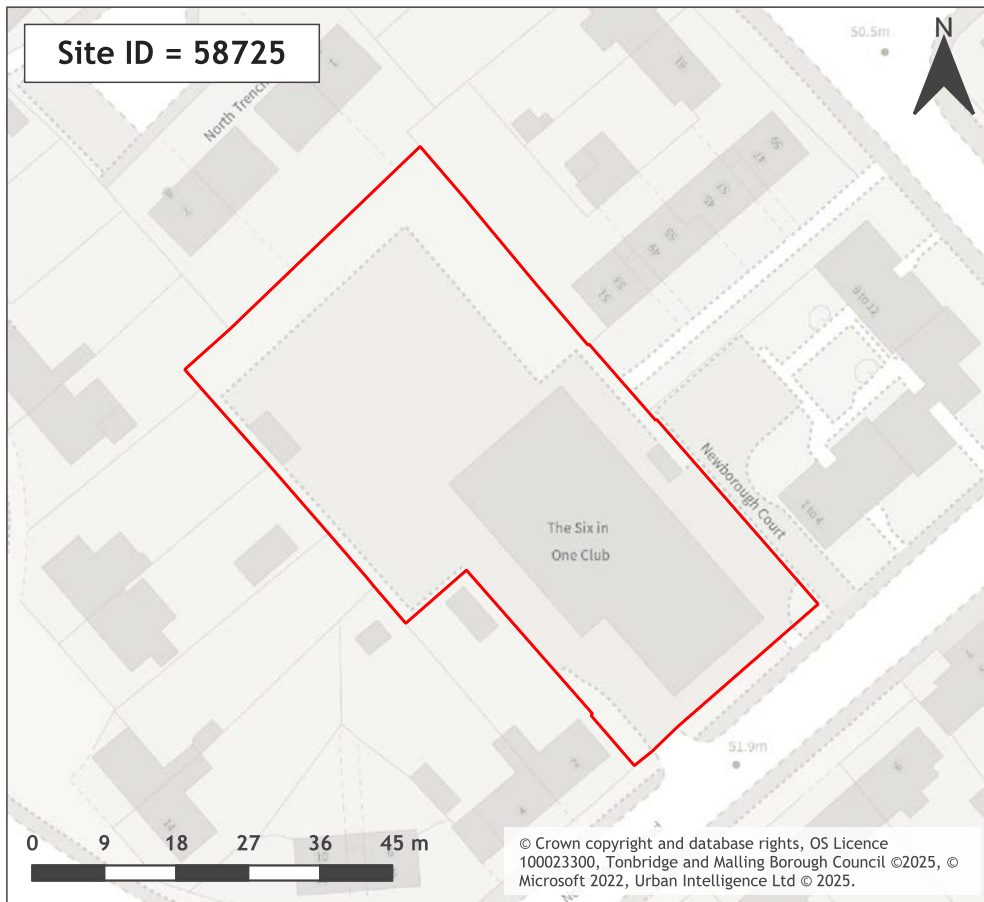
LAA Site Summary - Yes



TMBC LAA Reference	59878
Site Address	Land North of Priory Road, South of The Railway, Tonbridge
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Car Park
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1.19
Developable Site Area (ha)	0.74
Residential Yield	136
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is situated within central Tonbridge, immediately south of the mainline rail tracks, and north of Priory Road. It is a flat site with existing rail customer surface parking within the central part, rail related premises to the west of the site and premises that are occupied for car sales to the east. The existing built premises are 2 storeys with flat roofs and appear low in scale when viewed from Priory Road and or Quarry Hill Road due to the raised elevation of the roads above the site. Surrounding land use is predominantly residential along Priory Road. Boundaries to the roads are a mix of existing brick/parapet walls and metal post and rail fencing. The site is relatively unconstrained being within the urban are of Tonbridge, but much of the site is within flood zone 2. The site is considered to be suitable, available and achievable, subject to Network Rail being able to rationalise the existing surface station parking provision on this site, to their site north of the rail line through the provision of additional decked parking.
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LAA Site Summary - No



TMBC LAA Reference	58725
Site Address	Existing premises at 'Six-in-One' darts venue, Northwood Road, Tonbridge
Parish	Tonbridge
Ward	Trench
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Community Use
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.27
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Northwood Road, within Tonbridge. It is in active community use and associated car parking. There are residential properties surrounding the site. There are no apparent constraints on the site. This site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development as it is currently in use as a community facility.
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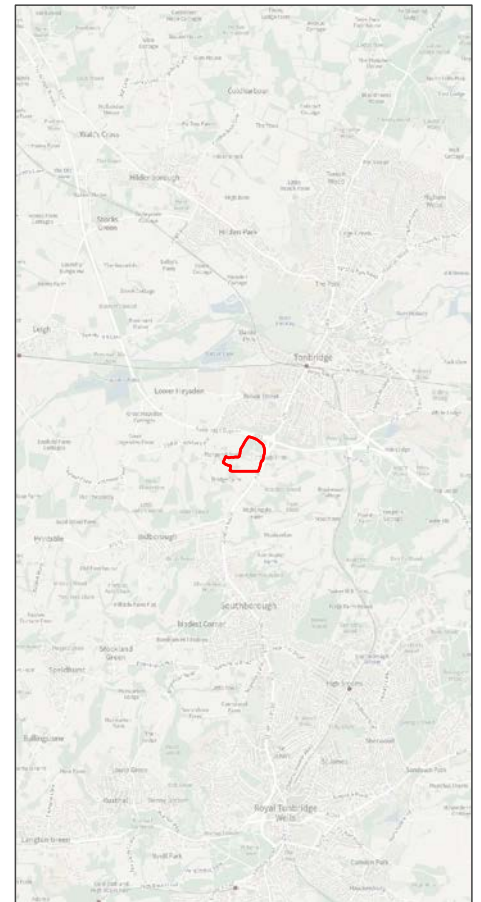
LAA Site Summary - Yes



TMBC LAA Reference	68388
Site Address	Land South of Cuckoo Lane and West of Greentrees House, Tonbridge
Parish	Tonbridge
Ward	Higham
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1.23
Developable Site Area (ha)	1.23
Residential Yield	31
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site comprises the extensive curtilage of an existing detached dwelling situated south of Cuckoo Lane. Set out as part mown lawn closer to the property, and more naturalised/meadow beyond. The site has mature tree and hedge screening to the road frontage, some trees on the north west boundary and a small, wooded copse to the rear of the plot, there are no TPOs on the site. Surrounding land uses are predominantly agricultural with an adjacent residential plot to the east. The site on its own is not adjacent to built confines. It is wholly within the Green Belt but is otherwise unconstrained. The Green Belt Assessment concludes the sub-area in which the site is situated, performs strongly against the NPPF purposes, but makes a less important contribution to the wider Green Belt. The sub-area is therefore recommended for further consideration. The Landscape Visual Appraisal concludes that the development of the site would have high to moderate overall impacts. The site therefore has very limited development potential independently but better potential when considered as part of the 'North Tonbridge Group'. The need to promote sustainable development in accessible locations is considered to outweigh the Green Belt Assessment and Landscape Visual Appraisal conclusions in these limited circumstances. This site is therefore considered to be suitable, available and achievable, as part of a broader allocation north of Tonbridge.
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LAA Site Summary - No



TMBC LAA Reference	59838
Site Address	Land at Mabledon, South of A21, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	18.18
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated south of the A21 and west of London Road A26. It straddles the borough boundary with Tunbridge Wells. It includes the premise of Mabledon House and Quarry Hill Wood covers most of the site which is situated within Tonbridge and Malling. The site is separated from the built confines of Tonbridge by the A21. The site is also a designated Historic Park and Garden, wholly within the High Weald National Landscape, Green Belt, and most of the site is designated priority habitat and covered by tree preservation order. Given the location of the site and constraints it is not considered suitable for development.
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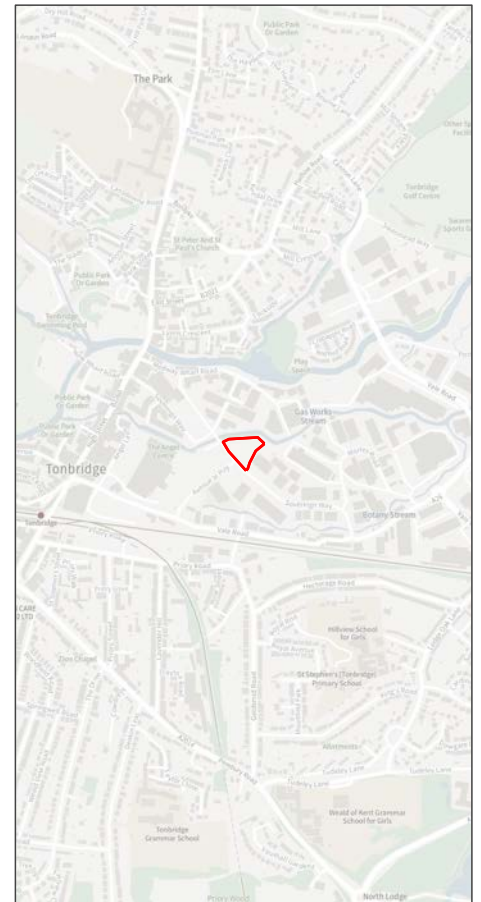
LAA Site Summary - No



TMBC LAA Reference	59815
Site Address	Riverside Business Centre, River Lawn Road, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.06
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site comprises the premises of the Riverside Business Centre off River Lawn Road within Tonbridge town centre. The premises are an existing three storey building that operates as serviced office accommodation which is actively occupied by a range of small businesses. Redeveloping the site for residential use would result in the loss of an existing employment use, which is contrary to current and emerging Local Plan policies. Despite being in an accessible and sustainable location, the site is considered unsuitable for residential development due to its ongoing office use within a defined employment area. The site is deemed unsuitable for development.
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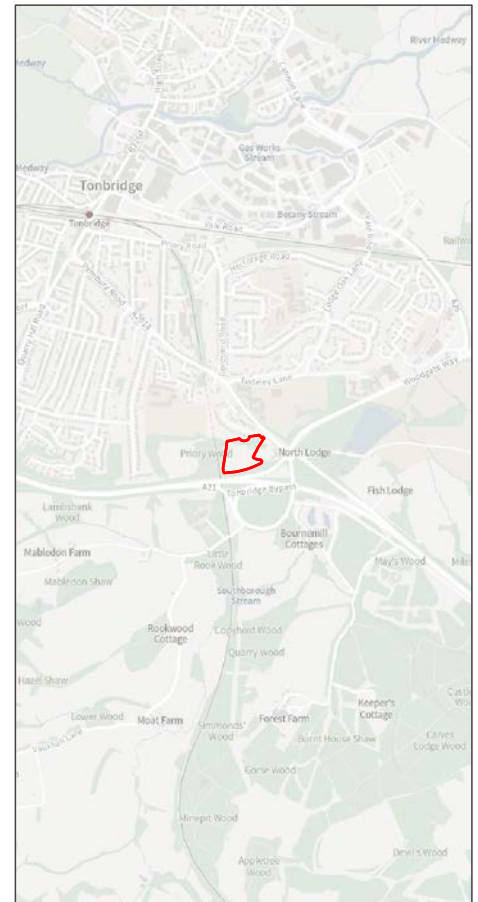
LAA Site Summary - Yes



TMBC LAA Reference	68471
Site Address	Sovereign Way North
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Car Park
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.53
Developable Site Area (ha)	0.63
Residential Yield	122
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	A flat site within the urban area of Tonbridge, laid to tarmac and concrete hardstanding it is currently used for public car parking. Two-way vehicular access is established on to Sovereign Way. The site has an open aspect to the frontage facing Sovereign Way, separated by verge and pavement from the road. Established mixed tree and hedge boundaries predominantly to the north and partly to the east of the site, provide screening. The mix of surrounding land uses include low scale (1-2 stories) industrial premises to the north west and south east of the site, more recent apartment buildings to the north east beyond the river, are taller (up to 8 stories) and have views into the site. The site is situated adjacent to a tributary of the River Medway which flows west-east along the northern site boundary. The site therefore is subject to flood risk being fully within flood zone 2, mostly within flood zone 3a and the river frontage is within flood zone 3b. The site is otherwise unconstrained. This site is therefore considered to be suitable, available and achievable, and is proposed of allocation.
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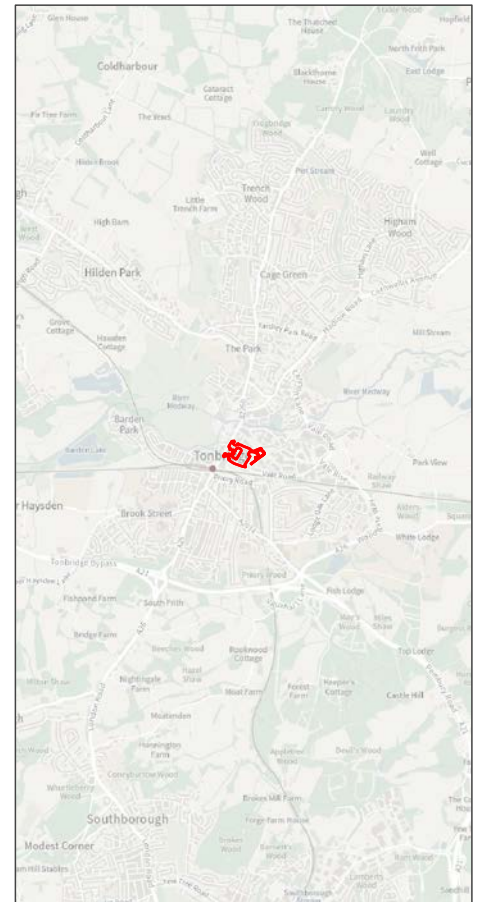
LAA Site Summary - Yes



TMBC LAA Reference	68419
Site Address	Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2
Developable Site Area (ha)	2
Residential Yield	75
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site comprises of an agricultural field bisected by a track/public right of way across the northern part. Situated adjacent to built confines on the southern side of Tonbridge, to the rear and south of properties in Vauxhall Gardens, West of the Vauxhall Inn which is adjacent, and East of Priory Wood which is designated priority habitat. The site is contained to the south by the A21 trunk road, which limits the outward expansion of the Tonbridge The site is wholly within the Green Belt. The assessment of which concludes that the site is part of a sub-area that performs weakly against the NPPF purposes, and which makes a less important contribution to the performance of the wider Green Belt. The site is therefore recommended for further consideration. The Landscape Visual Appraisal concludes that development of the site would pose moderate to low overall impact and therefore has good development potential. Given the limited constraints and recommendations of the Green Belt and landscape evidence, the site is considered to be suitable, available and achievable, it is therefore proposed for allocation.
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LAA Site Summary - No



TMBC LAA Reference	58872
Site Address	Land (extensive area) covering existing premises east of High Street and north of Vale Road, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Food & Drink, Retail
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.41
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	6405
Timescale	-

LAA Conclusion	This brownfield site is located to the east of High Street, north of Vale Road, west of Avenue le Puy and south of the River Medway. It is in retail, leisure and car parking uses. The Botany Stream and line mature trees are to the north, there are car parks to the south, with further car parking and commercial uses to the east, and retail uses to the west. Some small areas in the north of the site are within Flood Zone 3b. This brownfield site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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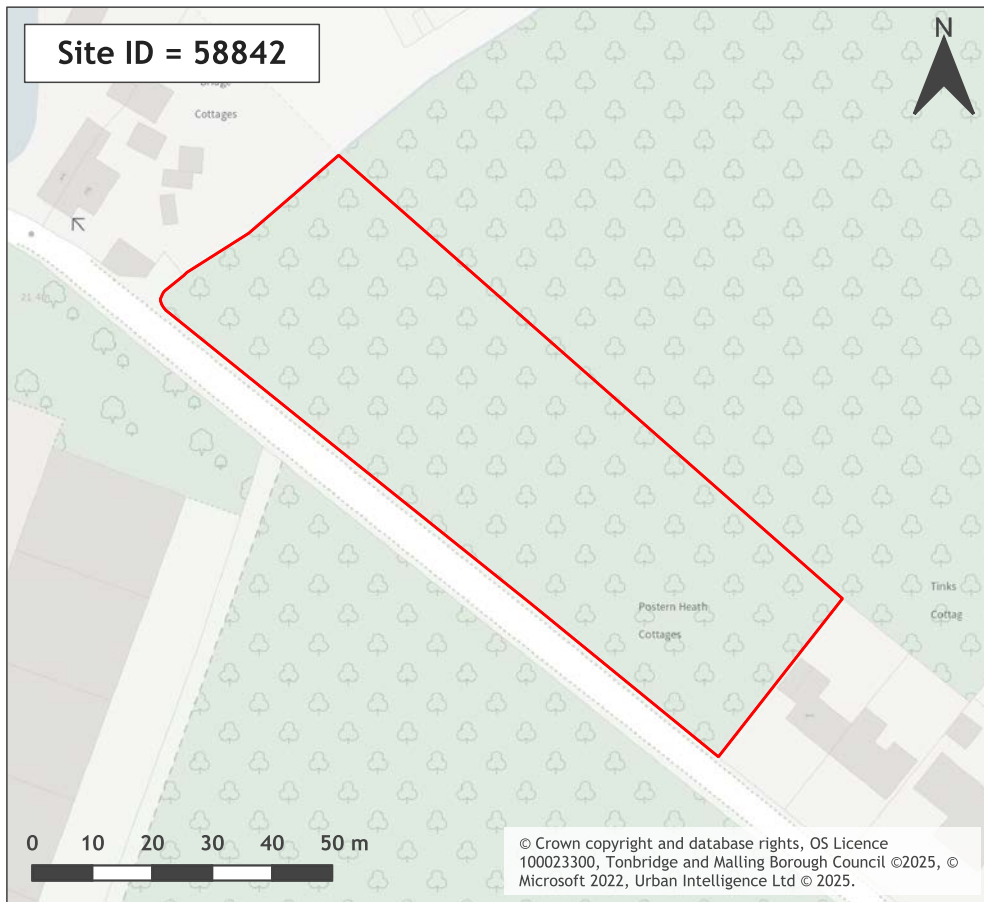
LAA Site Summary - No



TMBC LAA Reference	58877
Site Address	Existing premises at The Pavilion, between High Street and Angel Lane, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Food & Drink, Retail
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.39
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located to the east of High Street and west of Angel Lane, Tonbridge. It is in retail use. There is a church to the south, retail to the west and north, and car parking to the east. This relatively unconstrained brownfield site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development due the current uses on the site. Therefore, the site is considered to be unavailable.
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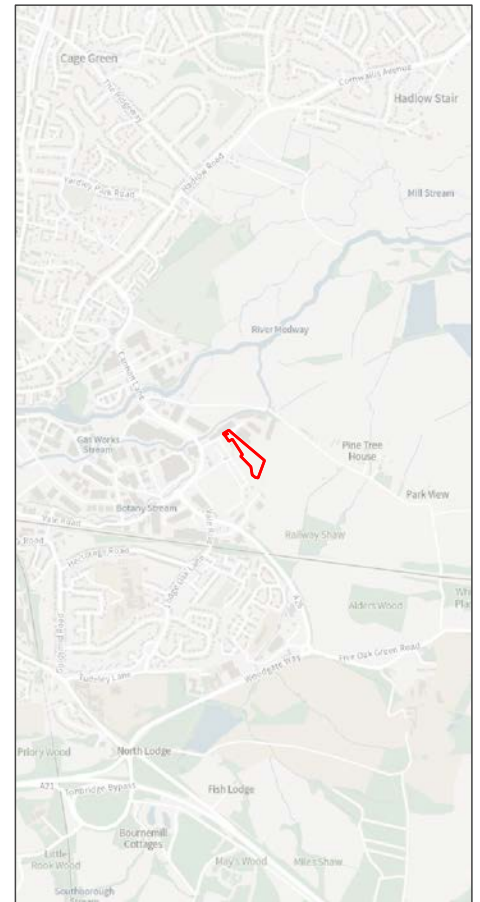
LAA Site Summary - No



TMBC LAA Reference	58842
Site Address	Land north of Postern Lane and west of 1 Postern Lane, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.42
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of Postern Lane, east of Tonbridge. It is orchards. There are isolated residential properties to the north and south, with agricultural land to the east and commercial and agricultural uses to the west. The site is wholly within the Green Belt. A Public Right of Way runs along the western boundary of the site. Postern Lane is a private road, therefore there is uncertainty over access to the site. The site is adjacent to a sustainable settlement and is potentially suitable for development, if availability is confirmed and suitable access can be achieved.
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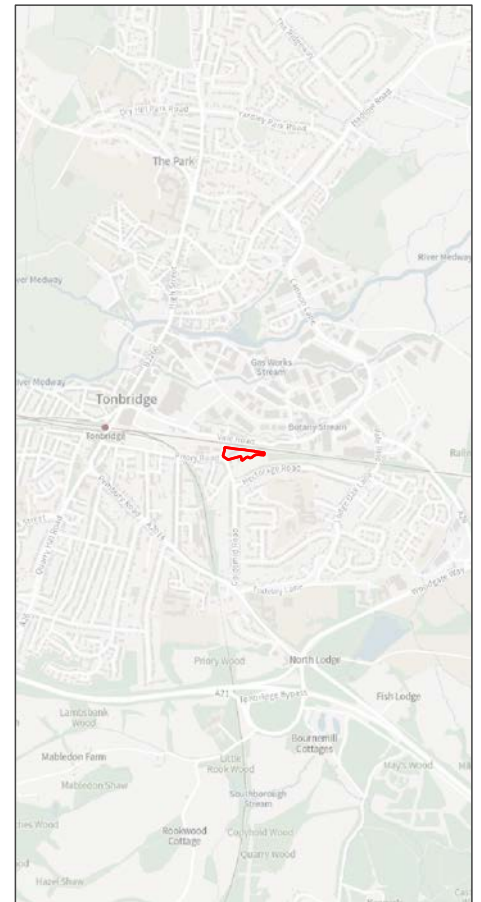
LAA Site Summary - Yes



TMBC LAA Reference	68358
Site Address	Existing premises at recycling centre (Canham Aggregates), Sanderson Way, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Industrial & logistics
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1
Developable Site Area (ha)	1
Residential Yield	0
Employment floorspace (sqm)	4000
Timescale	-

LAA Conclusion	The site is situated within the Tonbridge industrial area, located to the south east of Sanderson Way, off Vale Road. The site comprises an existing open storage yard currently used for aggregates, with low scale, metal clad industrial buildings to the north and east and a water treatment works to the south west. To the south east are fields in agricultural use. The site is previously developed land. To the north behind buildings in Sanderson Way is the River Medway. Given this and the low-lying nature of the area, the site is at risk of flooding being almost wholly within flood zone 2 and partly within flood zone 3a. The call for sites submission has been made for commercial/employment use, this could achieve acceptable intensification within this strategic employment area. Flood risk will need to be assessed via a flood risk assessment with suitable use of SuDS and other mitigation as appropriate. Matters including potential contamination and archaeology will also require assessment. This site is suitable, available and achievable.
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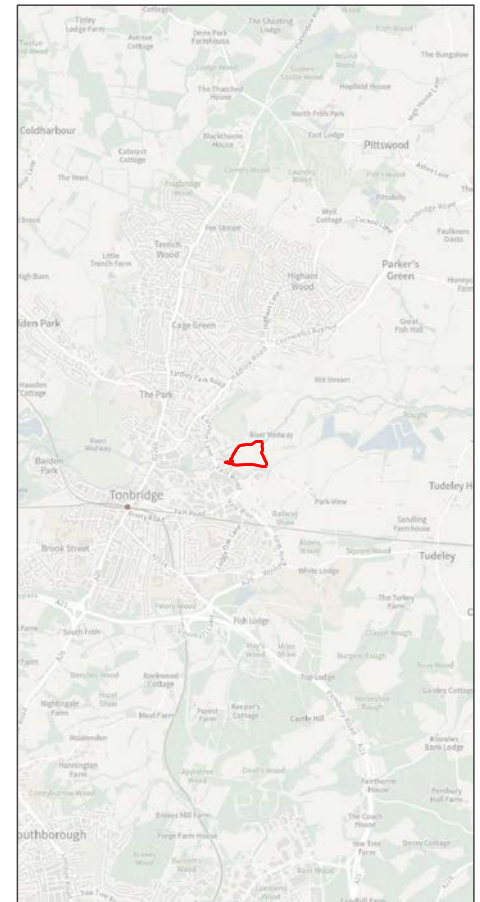
LAA Site Summary - No



TMBC LAA Reference	58858
Site Address	Existing premises north of Priory Road and east of Strawberry Vale, Tonbridge
Parish	Tonbridge
Ward	Vauxhall
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Employment, Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.59
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located to the south of a railway line and to the east of Priory Road, in Tonbridge. It is in use partly as commercial premises and open storage in the north, and for residential uses in the south. There is a railway line to the north, commercial and residential properties along Priority Road to the west, open space to the south and woodland to the east This relatively unconstrained site is located within a sustainable settlement. However, there are existing commercial and residential uses on site, so there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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LAA Site Summary - No



TMBC LAA Reference	59661
Site Address	Land At Postern Lane, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	7.11
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Postern Lane, east of Tonbridge. It is grassland with a stream running north south through the west of the site. The River Medway is to the west, north and east, with grassland and commercial uses to the south. The site is wholly within the Green Belt and Flood Zone 3b, and part of the north and easts of the site fall within a Local Wildlife Site. Although adjacent to a sustainable settlement, given these constraints, the site is considered unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59796
Site Address	Land At Waterloo Road and Quarry Hill, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Food & Drink, Retail
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.42
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site fronts on to Quarry Hill Road, Tonbridge, south of Tonbridge Station. Waterloo Road wraps around the site to the north and west, with adjacent premises to the south. Situated within Tonbridge town centre that site comprises a mix of ground floor retail with serviced office accommodation over, three stories in height fronting Quarry Hill Road. The site slopes down to the west and includes linked premises to the side, fronting Waterloo Road, that are currently occupied by a day nursery. To the rear the site comprises mostly of surface car parking and service access for the Lidl store. With low boundary wall, hedging and mature trees providing a frontage to Waterloo Road. While the site is physically unconstrained and located in an urban area, the availability of the site and achievability for residential redevelopment has not been established. This is due to significant uncertainty regarding the potential loss and/or relocation of the existing retail and employment uses, that are safeguarded within the defined primary shopping area. Any redevelopment of the site would require the retention or re-provision of viable uses elsewhere, which creates a major barrier to redevelopment for non-town centre uses. Any unjustified loss of these uses would be contrary to adopted and emerging Local Plan policies. This site is located within a sustainable settlement. However, as there are existing and active retail and employment uses on site, the loss of which would be contrary to policy, the site is considered unsuitable.
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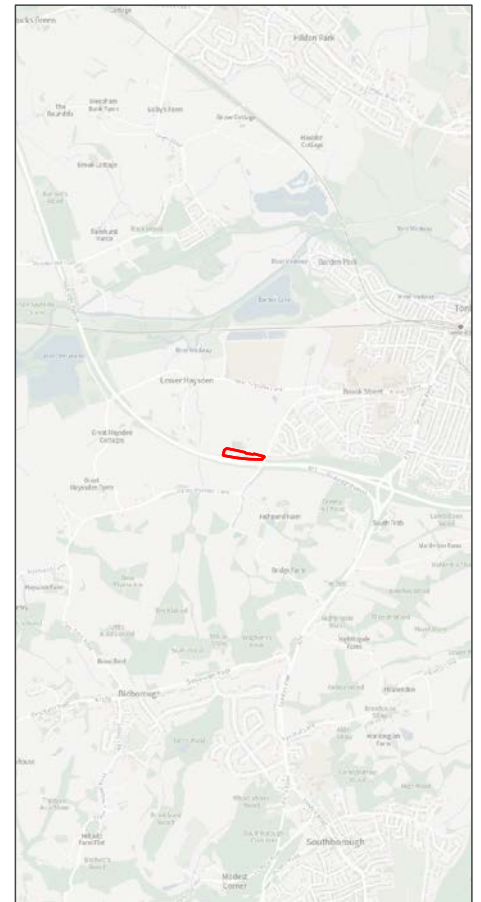
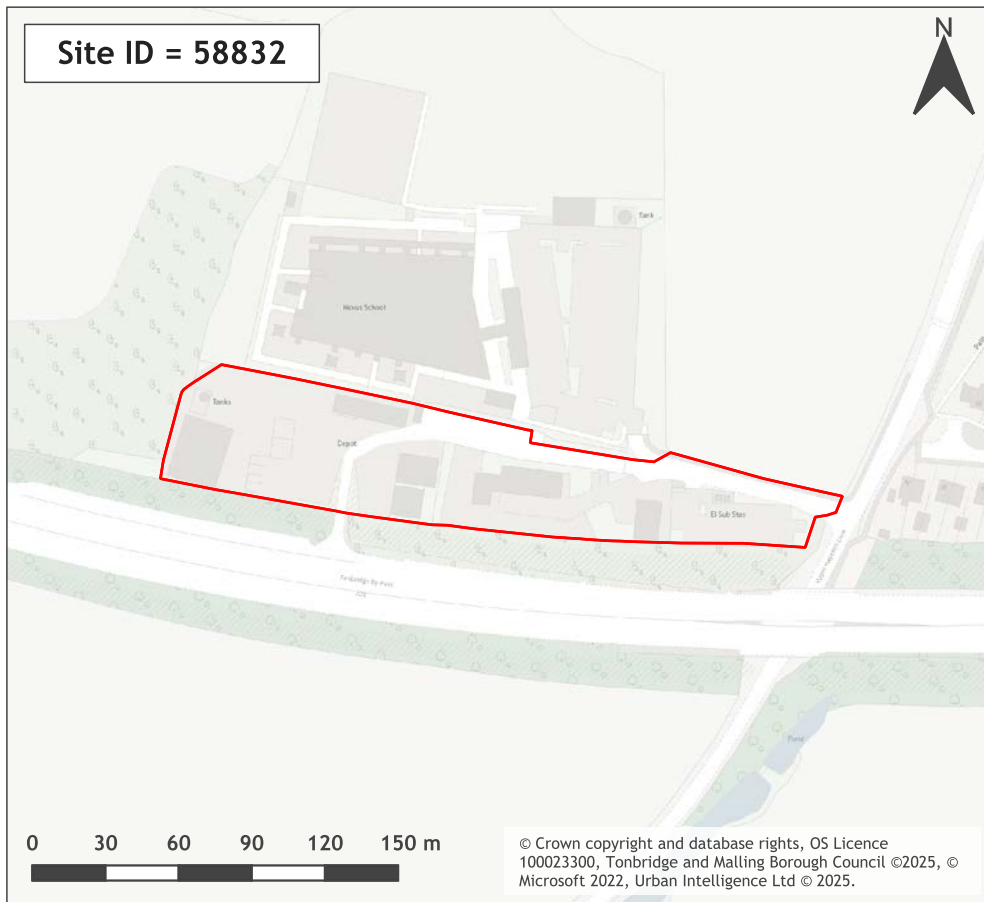
LAA Site Summary - No



TMBC LAA Reference	58850
Site Address	Existing premises at 10 to 12c Sovereign Way, Tonbridge
Parish	Tonbridge
Ward	Cage Green & Angel
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.31
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the east of Sovereign Way and south of the River Medway in Tonbridge. The site is in commercial use. There is a car park to the west, the River Medway to the north and commercial uses to the east and south. Although this unconstrained site is located within a sustainable settlement, there remains uncertainty over whether the site is available for development as the site contains existing commercial uses. Therefore, the site is considered to be unavailable.
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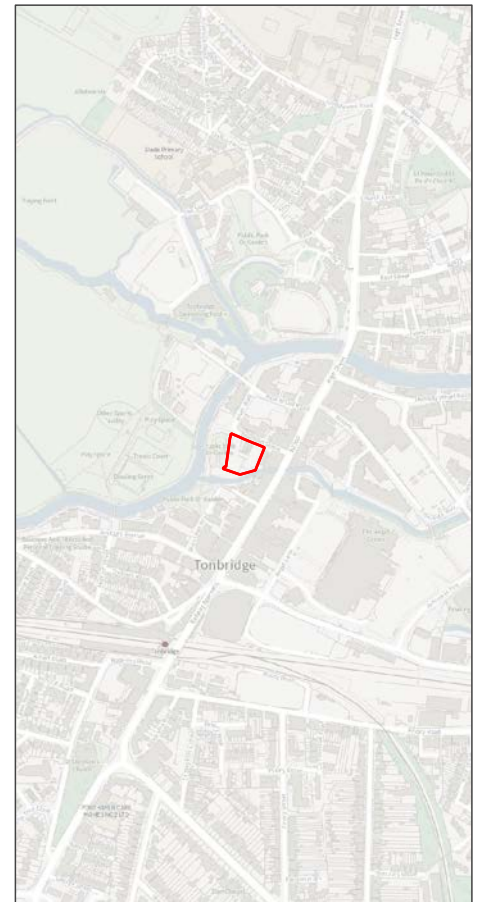
LAA Site Summary - No



TMBC LAA Reference	58832
Site Address	Existing premises at depot site, north of the A21 and west of Upper Haysden Lane, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.09
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located to the north of the Tonbridge Bypass, and west of Upper Haysden Lane. It is a mixture of car parking and commercial uses. There is woodland to the west, a school and agricultural land to the north, woodland and the Tonbridge Bypass to the south, and Upper Haysden Lane to the east. The site is wholly within the Green Belt. The site is remote from a sustainable settlement, but in combination with neighbouring sites, could be adjacent to a sustainable settlement. However, there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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LAA Site Summary - No



TMBC LAA Reference	58879
Site Address	Existing premises at Forsyth Hall, Bradford Street, Tonbridge
Parish	Tonbridge
Ward	Judd
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Community Use
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.27
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is located to the south of Bradford Street, Tonbridge. It is in a community use with car parking. There is open space and the River Medway to the south and west, community uses to the north and a chapel to the east. The site is wholly within a Conservation Area. This relatively unconstrained brownfield site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development due the current uses on the site. Therefore, the site is considered to be unavailable.
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