

Land Availability Assessment

November 2025

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This report has been prepared by officers within the Council to support the Regulation 18 Local Plan consultation.

1. Executive Summary

- 1.1 This report constitutes the Tonbridge and Malling Borough Council Interim Land Availability Assessment (LAA) to support the Council's Regulation 18 Local Plan consultation (10th November 2025 – 2nd January 2026). This version supersedes previous LAA reports produced by the Council.
- 1.2 The LAA provides a comprehensive and robust consideration of the availability, suitability, and achievability of potential sites put forward for development during the new Local Plan period, which extends to 2042.
- 1.3 The LAA is a requirement of both the Planning Practice Guidance (PPG) and the National Planning Policy Framework 2024 (NPPF). The NPPF states that 'strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'. The LAA is a crucial tool that assists the Council in identifying a sufficient number of deliverable sites or wider areas for the short-term (1-5 years), medium-term (6-10 years), and long-term (11-15 years), in line with the requirements of NPPF Paragraph 72.
- 1.4 The data and conclusions presented in this LAA reflect the information within the Council's LAA database at the time of publication. As a fluid and dynamic document, the LAA will undergo "regular reviews of both the land allocated for development in plans, and of land availability" as required by NPPF Paragraph 127. This will include further updates to help inform the next stage (Regulation 19) in the plan-making process.
- 1.5 The scope of the LAA is limited to the administrative area of Tonbridge and Malling Borough Council.

Important Note – Land Availability Assessment (LAA)

- 1.6 The LAA serves to identify potential sites for housing or employment development that meet the criteria of being suitable, available, and achievable. This document is a high-level assessment and does not, on its own, allocate sites for development. Instead, it provides a starting point for a Local Plan to determine which sites may be suitable for housing, economic development, or other uses. The Draft Regulation 18 Local Plan focuses on residential and/or employment development. The consideration of additional land uses will occur as the Plan evolves and during the subsequent Regulation 19 Local Plan phase. The ultimate allocation of sites for future housing and

employment will be determined through Local Plans and Neighbourhood Development Plans.

- 1.7 This LAA was completed prior to decisions being made regarding the strategy for the Tonbridge and Malling Borough Council Local Plan. Consequently, the LAA is a tool to assist in the plan-making process and should not be considered an official statement of Council policy.
- 1.8 The information in the LAA regarding the potential level and location of housing development should not be seen as a guarantee of the amount or placement of housing growth that will be permitted within the borough. It represents the total potential capacity derived from the sites that have been identified and assessed to date. This potential is subject to change during the plan-making and / or planning application process or if more detailed information becomes available at a later date including through the Regulation 18 Local Plan consultation and engagement with landowners, developers, agents and stakeholders.
- 1.9 Furthermore, the inclusion of a site in the LAA does not guarantee that planning permission will be granted for a subsequent application. Since the LAA is a high-level assessment, all planning applications will still be evaluated based on the relevant policies in the statutory development plan, as well as any other material considerations.
- 1.10 The site boundaries documented are based on the data available to the Council at the time of this assessment. The LAA does not place a limit on the potential expansion or reduction of these boundaries as part of a formal planning application.
- 1.11 The estimated development capacity of a site is a high-level calculation, which takes into account known factors at the time of the assessment. Therefore, these capacities may be revised when a site is considered for planning policy or through a formal planning application.
- 1.12 Following the PPG, this LAA only assesses housing sites with a capacity for five or more dwellings, or economic development sites of 0.25 hectares (or 500 square meters) and greater. The formal exclusion of sites that fall below this threshold does not prevent a planning application for new development from being submitted and potentially granted. Viable sites, especially smaller ones, for residential development that have not been identified in the LAA can still be brought forward through standard planning procedures.

2. Introduction

- 2.1 The Tonbridge and Malling Borough Council Interim LAA, (November 2025), provides an evaluation of land for new housing and economic development to satisfy the needs of the borough during the timeframe of the new Local Plan, up to 2042. This type of assessment is a key requirement of both the Planning Practice Guidance (PPG) and the National Planning Policy Framework (NPPF). The NPPF requires that Local Planning Authorities shall have a clear understanding of the land available in their area through the preparation of a LAA to ensure a sufficient supply of sites.

Role and status of the LAA

- 2.2 The purpose of the LAA is to serve as an evidence base document. It provides a comprehensive list of all submitted sites for housing and economic development and evaluates their potential for future development. The LAA is a critical component of the planning policy evidence base for the Local Plan. It will form a robust foundation to guide decisions on which sites to allocate for residential and economic development purposes.
- 2.3 The function of the LAA is to offer data on the various sites available to meet the housing and employment needs within Tonbridge and Malling Borough Council. However, it is the Local Plan process that ultimately decides which of these sites are the most appropriate to address the Borough's specific housing and economic development requirements.
- 2.4 In essence, the LAA offers a preliminary assessment of submitted sites for specific uses, categorising them as either 'suitable' or 'unsuitable' and providing potential development timelines for 'suitable' sites. Crucially, the LAA does not formally allocate land for development or imply that planning permission would be automatically granted for a use, even if a site is preliminarily deemed suitable, available and achievable.
- 2.5 For the purpose of Neighbourhood planning, the Planning Practice Guidance (PPG) affirms that local planning bodies can utilise existing site assessments from the local planning authority as a foundation when selecting sites to include in a Neighbourhood Plan.

Scope of the report

- 2.6 The rest of this document is structured as follows:

- Section 4: This part of the document provides a summary of the primary goals of the LAA.
- Section 5: This section establishes the planning context for the Tonbridge and Malling Borough, including a short overview of previous LAA reports published by the Council.
- Section 6: This portion of the report describes the methodology used to complete the LAA, based on the guidance provided by the NPPF and PPG.
- Section 7: This final section presents the key outputs of the Tonbridge and Malling LAA and outlines the subsequent steps.

3. Purpose of the Assessment

3.1 The LAA is intended to achieve the following:

- Identify all potential sites and broader locations that could be used for housing and economic development;
- Evaluate the development potential of all sites and locations that meet the required assessment size threshold; and
- Examine each site's suitability for development and the probability of it being brought forward (i.e., its availability and achievability).

3.2 The primary objective of this document is to pinpoint all sites deemed 'suitable' for either housing or economic uses. These sites are then advanced into the plan-making process for more detailed evaluation, particularly through the site selection process, the Sustainability Appraisal (SA), and the Strategic Environmental Assessment (SEA). Ultimately, following these recommendations, the Council will then consider and agree on a sufficient number of sites to be included in the Local Plan, ensuring that the borough's housing needs are met over the plan period. Where possible, this will also provide extra flexibility and a buffer to account for potential non-delivery or under-delivery on some sites during the Plan period.

3.3 For economic development, the LAA must demonstrate that there is an adequate supply of suitable sites within the Tonbridge and Malling Borough Council area to meet the identified employment needs (including Use Class E(g), B2, and B8), as outlined in the Council's Employment and Economic Study (2025). All such sites will then undergo further scrutiny during the plan-making process (similar to housing sites) to determine if they can be formally allocated for employment uses within a Local Plan. It's important to note that the council has also published other related documents that provide a broader context, including:

- An Economic Profile in 2017, which offered a snapshot of the local economy at that time.
- The Economic Development Strategy for 2023-2027, which builds on previous work and outlines the council's priorities for the coming years.

These documents collectively provide a detailed picture of the borough's economic landscape over a period of several years.

3.4 As the Local Plan progresses, this LAA will also consider a range of other land uses. These include, for instance, retail, green infrastructure, tourism and leisure,

community facilities, provision for Gypsies and Travellers, and renewable energy schemes. A full list of the uses that will be considered is detailed in the Council's New LAA Form. It should be noted that, at this stage, the Regulation 18 Local Plan is currently only considering housing and employment uses (Use Class E(g), B2, and B8).

- 3.5 The LAA has reviewed all land identified from the sources listed in Table 2 of this document that meets the size criteria for accommodating residential and economic development in the borough. The findings of the LAA do not pre-empt or prejudice any future decisions the Council might make regarding a specific site, nor do they alter any existing policies or land use designations established in an adopted Local Plan or 'made' Neighbourhood Plans.
- 3.6 All judgments concerning the allocation of sites for housing and employment development will be made through the statutory plan-making process. To date, this has involved additional work to assess the suitability of the sites identified in this LAA, which has included processes such as the SA/SEA, the site selection process, the Habitats Regulation Assessment (HRA), the consideration of the emerging evidence base and consultation with infrastructure providers. This rigorous testing has been conducted to support the draft Regulation 18 for the new Local Plan. Further evaluations will be carried out as the plan advances towards the Regulation 19 Stage.

4. Local Plan Background

Statutory Development Plan

- 4.1 The Council's adopted Development Plan comprises the following documents, which can be found on the TMBC website - www.tmbc.gov.uk/planning/development-plan
- Core Strategy 2006-2021 (September 2007)
 - Development Land Allocations DPD (April 2008)
 - Tonbridge Central Area Action Plan (April 2008)
 - Managing Development and the Environment DPD (April 2010)
 - Local Plan Policies Map illustrating the policies and proposals contained in the Development Plan.
 - Please also see the Minerals safeguarding map for the borough that forms part of the Kent Minerals and Waste Local Plan
 - Saved policies (April 2010)
- 4.2 The following table sets out a comparison between previous Government housing requirements and the latest housing requirement as per the Government's latest standard method calculation in May 2025.

Table 1

Government's housing requirements	No. of dwellings
Current Adopted Plan	425
Standard method (pre-December 2024)	820
Standard method (proposed July 2024)	1057
Standard method (December 2024)	1096
Standard method (March 2025)	1090
Standard method (May 2025)	1097

Background to the Tonbridge and Malling LAA

- 4.3 The Council's first Land Availability Assessment (LAA) was published in 2016. In March 2018, the Council published a further iteration to support the emerging Local Plan at that time. This Local Plan was subsequently withdrawn from the plan-making and examination process including all evidence associated with it in accordance with legislation.

- 4.4 This current LAA (2025) provides the Council's most up-to-date position including considering many new sites submitted to the Council post 2018. and up to 26 March 2025.

5. LAA Methodology

Who is to be involved?

- 5.1 The Planning Practice Guidance (PPG) confirms that the LAA must be conducted and reviewed regularly in collaboration with other local authorities within the relevant Housing Market Area (HMA) or Functional Economic Market Area (FEMA). The guidance also emphasises the importance of involving a wide range of stakeholders in the LAA process, including landowners and promoters, local property agents, developers, Local Enterprise Partnerships (LEPs), and Parish and Town Councils.

The overall approach

- 5.2 The Council has developed a LAA methodology that is consistent with the overall approach outlined in the PPG. The guidance provides a flowchart that establishes a five-stage process for creating a robust LAA, as shown in Figure 1 below.
- 5.3 It should be noted that although the tasks detailed above are presented in a logical order, they have not necessarily been conducted sequentially. The stages identified above will now be considered in further detail below.

Stage 1

Task 1 - Determine assessment area and site size threshold

- 5.4 The assessment area for this LAA is the administrative boundary of Tonbridge and Malling Borough Council. Where a site straddles the borough administrative boundary of a neighbouring local authority then the Council will assess these sites in liaison with the neighbouring authority, through the duty to cooperate process.
- 5.5 In terms of site size, the PPG recommends that it may be appropriate to consider all sites and broad locations capable of delivering five or more dwellings, or economic development on sites of 0.25 hectares (or capable of delivering 500 square meters of floorspace) and above. In accordance with national guidance, all sites incapable of accommodating five or more dwellings, or those with an economic development area of 0.25 ha or less (or 500 square meters of floorspace), were excluded from the assessment process. A list of those sites considered too small for assessment is provided in Appendix 1, along with a brief explanation for their exclusion.

Task 2 – Desktop review of existing information

- 5.6 In line with the PPG, the Council has considered a wide range of sources to gather the most reliable information for identifying and evaluating potential sites. A comprehensive list of the potential data sources is provided in the table below.

Table 2: Data sources (Planning Practice Guidance)

Type of site	Data sources
Existing housing and economic development allocations and site development briefs not yet with planning permission	Adopted Local Plans Planning applications records Development Briefs
Planning Permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records
Planning applications that have been refused or withdrawn	Planning application records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as county councils, central government, National Health Service, police, fire services, utilities services, statutory undertakers
Sites with permission in principle, and identified brownfield land	Brownfield land registers National Land Use Database Valuation Office database Active engagement with sector

Type of site	Data sources
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. offices to residential)	Local authority empty property register English Housing Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database Active engagement with sector Brownfield land registers
Additional opportunities for unestablished uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector
Sites in rural locations	Local Plans Planning applications Ordnance Survey maps Aerial photography Site surveys
Large scale redevelopment and redesign of existing residential or economic areas	
Sites in adjoining villages and rural exceptions sites	
Potential urban extensions and new free-standing settlements	

Task 3 - Call for Sites and Broad Locations

- 5.7 The 'call for sites' process is a fundamental stage in site identification. The Council has undertaken three 'call for sites' exercises in recent years. The first was from December 2021 to February 2022, the second took place from September to November 2022 and a third call for sites was undertaken in March 2025. This process was broadly advertised to reach as many people as possible, including those not typically engaged in property development. Participants were asked to fill out a new site pro-forma,

available on the Council's website, to provide details such as site location, proposed development type and scale, and any relevant constraints or viability issues.

- 5.8 As part of the 'call for sites' process, the Council reached out to landowners and agents who had previously submitted sites to verify that the information remained current, to update details and to confirm that sites remained available for development. The Council also advertised as widely as possible that new sites could be submitted.
- 5.9 Since March 2025 the ability to submit land for consideration has remained open. The Council will also undertake a further 'call for sites' as part of the Regulation 18 Local Plan Consultation, which will start on 10th November 2025 and will close on 2nd January 2026.

Task 4 – Site and Broad Location Survey

- 5.10 The PPG recommends that the comprehensive list of sites and broad locations identified from existing data and the 'call for sites' be evaluated against national policies and designations. This initial review helps determine which sites have a realistic potential for development and should move on to a more detailed survey.
- 5.11 The survey is designed to:
- Confirm information gathered from the 'call for sites' and desktop review.
 - Check the current status of sites with planning permission.
 - Develop a clearer understanding of the appropriate type and scale of development.
 - Assess the deliverability of sites in more detail, identifying potential barriers and solutions.
 - Possibly uncover new development sites that were not previously identified.
- 5.12 Sites for housing and employment that have planning permission or are currently under construction are already routinely monitored by the planning policy team. Consequently, a specific site visit for these locations was considered redundant, as detailed information is already on hand. All other sites that met the suitability criteria were surveyed to provide the Council with evidence of their potential for development.

Task 5 - Information to be Recorded During the Survey

- 5.13 The PPG specifies the information a local planning authority should document during its initial survey. This includes:
- The size, boundaries, and location of the site.
 - Its current land use and general character.
 - The land use and character of the surrounding area.

- Physical limitations (e.g., access for pedestrians and vehicles, contamination, topography, drainage and flood risk, infrastructure and utility locations, and natural features).
- Potential environmental limitations.
- Progress of any development (e.g., completed ground works or finished units).
- An initial summary of the site's suitability for a specific type of use.

Stage 2 Site / broad location assessment

Suitability Assessment

5.14 A site or broad location is considered suitable if it represents an appropriate location for development, while also accounting for any constraints and the feasibility of mitigating them. This is an initial, high-level judgment. The PPG suggests that when evaluating constraints, local authorities can use information from the initial site survey as well as other relevant data, including:

- National policy.
- The appropriateness and market attractiveness of the proposed development.
- The site's potential to contribute to urban regeneration.
- Potential impacts on the landscape, natural features, and heritage.

5.15 The PPG confirms that sites can be assessed against the adopted development plan, though it is crucial to consider how up to date those policies are. When using a new Local Plan for this assessment, planners must account for potential policy changes or other factors that could affect the site's suitability.

5.16 To ensure both transparency and completeness, sites with significant policy constraints are still included in the assessment. These constraints, particularly when they severely restrict development, are documented. The following policy constraints are considered too severely restrict development in accordance with national policy and guidance. Therefore, sites with these constraints were not progressed in the plan-making process.

- Sites that wholly or predominately contain an irreplaceable habitat to the extent that development would not be possible (Ancient woodland or veteran trees);
- Sites that are wholly or are predominantly covered by a Habitats site to the extent that development would not be possible;
- Sites that are wholly or predominantly covered by a Site of Special Scientific Interest (SSSI) to the extent that development would not be possible;

- Sites that are wholly or predominantly within flood zone 3b to the extent that development would not be possible;
- Sites that are wholly or partly covered by TPO's to the extent that development would not be possible; and
- Sites that contain a heritage asset within its boundaries, that is of the highest significance, such as an Ancient Scheduled Monuments, grade I and II* Listed Buildings and grade I and II* registered parks and gardens would amount to substantial harm or loss.

5.17 There are a number of other planning constraints within the borough such as green belt, national landscapes, flood risk areas and designated biodiversity sites. These constraints are considered including whether such constraints can be mitigated. This is considered as part of the assessment process.

Availability Assessment

5.18 A site is considered available for development if the local planning authority has a high degree of confidence, based on the information available to it, that there are no legal or ownership barriers preventing development. Given the crucial role of the LAA in helping the Council establish a firm housing land supply for the duration of the plan, a site cannot be included as a realistic option if there is no reasonable expectation of it becoming available during the Plan period.

5.19 When submitting sites, landowners and site promoters are asked to provide the following information:

- Details of land ownership and any related interests;
- The current and proposed uses for the site;
- The rationale behind the landowner's or promoter's proposal for development;
- An estimated timeline for when the site is expected to be available for development; and
- Any known constraints that could hinder the site's development.

5.20 Based on the information provided by the landowner or promoter, the Council determines the site's availability and the likely timeframe for its delivery. When necessary, the Council engages in further communication with the landowner or promoter to gather additional information or to clarify details of ownership. Where potential issues are identified, the Council assesses how and when these challenges can realistically be overcome.

Achievability Assessment

5.21 The PPG confirms that a site is considered achievable for development if there is a reasonable likelihood that the proposed development can be completed within a

specific timeframe. This is essentially a judgment about the economic viability of a site and the developer's capacity to build and then let or sell the properties during the plan period.

5.22 This assessment takes into account several factors:

- Market factors – such as nearby land uses, the economic viability of existing, proposed, and alternative uses in terms of land value, the attractiveness of the location, and the level of market demand.
- Cost factors – including expenses for site preparation due to physical constraints, any necessary exceptional works, relevant planning standards (e.g., space standards) or obligations (e.g., affordable housing, highway works), and the potential for funding or investment to address constraints.
- Delivery factors – including the developer's proposed phasing of the development, the planned build-out rates, and the number of developers involved and their product range.

5.23 An initial viability assessment of the Local Plan has been undertaken, which shows that the majority of development within the borough will be financially viable. Further viability work will be progressed as part of the technical evidence base.

Calculating Development Capacity

5.24 In line with Planning Practice Guidance (PPG), the estimated development potential of each site has been informed by a combination of existing and emerging Local Plan policies, including locally determined density standards. The PPG encourages the use of comparable existing schemes as a benchmark, with adjustments made to reflect the unique characteristics of each site. This approach ensures that capacity estimates are both realistic and policy compliant.

5.25 To determine indicative development capacity, a range of site-specific factors have been considered, including:

- **Physical constraints** (e.g. topography, flood risk, access limitations)
- **Surrounding context** (e.g. prevailing densities, proximity to services and transport)
- **Infrastructure availability** (e.g. utilities, highways)
- **Environmental designations or requirements** (e.g. biodiversity net gain, open space provision)

5.26 Sites located in town centre locations or well-connected areas may be suitable for higher-density development, reflecting national policy objectives to make efficient use of land. Conversely, sites with significant constraints may yield lower densities. The assessment has applied a flexible, design-led approach.

- 5.27 The indicative capacities presented in this assessment are not prescriptive. They serve as a high-level guide to inform plan-making and do not prejudice future decisions on site allocations or planning applications. Final capacities will be subject to detailed design, viability testing, and community consultation through the Local Plan process.

Timescales

- 5.28 The assessment of each site's suitability, availability, achievability, and constraints has informed the estimated timeframe within which development could realistically occur. This aligns with national guidance, which encourages local planning authorities to make informed judgments about when sites are likely to come forward, based on evidence such as planning status, landowner intentions, infrastructure requirements, and market conditions.
- 5.29 Sites with full or outline planning permission have been assessed using the Council's annual Five-Year Housing Land Supply review, which includes detailed delivery trajectories and engagement with developers. For sites without planning permission, delivery assumptions have been made based on:
- **Site size and complexity;**
 - **Lead-in times for planning and infrastructure;**
 - **Known landowner intentions; and**
 - **Market signals and past delivery rates.**
- 5.30 Sites have been broadly categorised into the following delivery periods:
- **Short term (1–5 years):** Sites with planning permission or those with minimal constraints and active developer interest.
 - **Medium term (6–10 years):** Sites requiring further planning work, infrastructure investment, or resolution of constraints.
 - **Long term (11+ years):** Larger strategic sites or those with significant barriers to delivery, such as land assembly or infrastructure dependencies.
- 5.31 The estimated delivery rates for Tonbridge and Malling Borough are summarised in the table below. These rates reflect the Council's experience of housing delivery in the district and are intended as a guide. It is recognised that each site may face unique delivery challenges, and assumptions may be revised in future updates to reflect changing circumstances or new evidence.

Table 3 Guide BOR based on completion data in Tonbridge & Malling between 2011 to 2021

Site size (units)	Previously Developed Land (PDL) guide BOR (units/year)	Greenfield guide BOR (units/year)
10 – 49	18	16
50 - 99	30	23
100 - 499	57	43
500 - 999	80	68
1,000 - 1,499	94	107

Windfall Assessment

- 5.32 The National Planning Policy Framework (NPPF), as updated in December 2024, emphasises that where windfall sites are included as part of the expected housing supply, there must be strong evidence demonstrating their status as a dependable source. The policy highlights that any such allowance should be realistic, considering the strategic land availability assessments, past windfall delivery rates, and anticipated future trends.
- 5.33 Prior to the 2019 NPPF revision, windfall allowances excluded residential garden sites. The current NPPF no longer restricts this but encourages Local Plans to consider policies that resist inappropriate developments on residential gardens, particularly where such development could negatively impact the local area.
- 5.34 According to Annex 2: Glossary of the NPPF (December 2024), windfall sites are defined as ‘sites not specifically identified in the development plan’. This includes all unallocated sites on both greenfield and brownfield land.

Approach to Windfall Development

- 5.35 Housing delivery from small, unallocated sites, specifically those with fewer than 5 dwellings has historically and continues to be a significant component of overall housing supply in the borough. Consistent with national guidance, the Strategic Land Availability Assessment (LAA) sets a threshold of five or more dwellings for site identification. Consequently, sites capable of delivering fewer than five dwellings are typically not included in LAA. Historically, such small sites have contributed notably to housing growth through infill developments in urban areas and conversions of agricultural or similar rural buildings.

- 5.36 Furthermore, recent amendments to permitted development rights through the General Permitted Development Order (GPDO) have led to some commercial or retail premises converting to residential use. These conversions often involve sites with 5 or more net dwellings and are expected to continue as long as legislative changes remain in effect.
- 5.37 The windfall assessment, which is a part of the evidence base for the emerging Local Plan, analysed historic windfall delivery over the decade from 2010/11 to 2019/20. Based on this analysis, the council's projection indicates that approximately 1,870 net dwellings could reasonably be expected from windfall sites across the plan period (2022–2042). Please see the Windfall Allowance Topic Paper:
<https://www.tmbc.gov.uk/local-plan/local-plan-evidence-topic-papers>

6. Assessment Review

- 8.1 The Planning Practice Guidance (PPG) confirms that after evaluating all potential sites and broad locations, a comprehensive development trajectory can be compiled. This trajectory should illustrate anticipated housing and economic development over different phases, such as 1–5 years, 6–10 years, and beyond 11 years. It’s important to note that any suitable, available, and achievable sites identified through the LAA—whether or not they have planning permission—must be carefully considered during the plan-making process, including site selection, sustainability appraisals, environmental assessments, and policy formulation.
- 8.2 The table below presents an overview of the potential capacity for suitable LAA sites, without existing planning permissions, to deliver residential units over five-year periods on a settlement basis. This data covers the next 15 years and aligns with national planning policies and guidance.

Table 4 – over the page

Settlement or nearest settlement	Short Term	Medium Term	Long Term	Total Net Dwellings
Addington	0	0	0	0
Addington Clearway	0	0	0	0
Aylesford Village	283	400	0	683
Birling	0	0	0	0
Blue Bell Hill	0	0	0	0
Borough Green	50	0	3,000	3,050
Burham	0	0	0	0
Crouch	0	0	0	0
Dunks Green	0	0	0	0
East Malling	255	0	0	255
East Peckham	360	0	0	360
Eccles	320	0	0	320
Fairseat	0	0	0	0
Golden Green	0	0	0	0
Hadlow	371	0	0	371
Hale Street	226	0	0	226
Hildenborough	142	480	0	622
Ightham	18	0	0	18
Kings Hill	320	0	900	1,220
Leybourne Chase	0	0	0	0
Medway Gap	226	435	1,300	1,961
Mereworth and Herne Pound	0	0	0	0
Offham	0	0	0	0
Peter's Village	0	0	0	0
Plat	15	0	0	15
Plaxtol	0	0	0	0
Ryarsh	20	0	0	20
Shipbourne	0	0	0	0

Settlement or nearest settlement	Short Term	Medium Term	Long Term	Total Net Dwellings
Snodland	0	0	1,300	1,300
Snoll Hatch	0	0	0	0
Stansted	0	0	0	0
Tonbridge and Hilden Park	976	1,417	905	3,298
Trottiscliffe	0	0	0	0
Walderslade	0	0	0	0
Wateringbury	30	0	0	30
West Malling	0	0	0	0
West Peckham	0	0	0	0
Wouldham	4	0	0	40
Wrotham	25	0	0	25
Wrotham Heath	0	0	0	0
Totals	3,677	2,732	7,405	13,814

- 8.3 The Planning Practice Guidance (PPG) requires a comprehensive risk assessment to determine if sites are likely to be delivered as projected. This is crucial because the LAA might find that the number of identified sites or broad locations is insufficient to meet the objectively assessed needs, including the minimum local housing requirement.

7. Results of LAA Assessment

7.1 A total of 617 sites were initially identified through the LAA process. Of these, 41 sites were deemed too small for assessment (refer to Appendix 1), and 22 sites had existing planning permission or a resolution to grant permission (refer to Appendix 2). This leaves 421 sites for consideration in the LAA. Out of these sites 84 are considered suitable, available and achievable sites.

7.2 The following table breaks down the results of the LAA:

Table 5

Total sites	617
Sites too small	41
Sites with an extant planning permission	22
Withdrawn sites	26
Sites that have been updated and therefore superseded	81
Sites now built out	9
Sites that are a duplicate submission	17
Sites not considered in the LAA	196
Sites considered within the LAA	421

- 7.3 It is important to note that some of these suitable sites may overlap or be part of larger suitable sites. However, double counting has been avoided.
- 7.4 The LAA has identified a theoretical capacity to deliver 13,814 net dwellings within the borough. This establishes projecting 3,677 net dwellings in years 1-5, 2,732 in years 6-10, and 7,405 in years 11-15. Detailed delivery timescales for suitable sites are provided in the individual parish summaries within Appendix 3.
- 7.5 In addition to these suitable sites, there are 5,242 net dwelling commitments as of 31st March 2025. The windfall assessment further projects an additional 1,870 net dwellings to be delivered over the Local Plan period. This can be accessed on the evidence base page: <https://www.tmbc.gov.uk/local-plan/local-plan-evidence-topic-papers>
- 7.6 In total, the Council currently demonstrates a potential capacity to deliver 19,776 net dwellings for the Local Plan period to 2042. The Government's local housing need figure for the borough is 19,746 net dwellings; this results in a minor surplus of 30 dwellings.
- 7.7 The Council has also identified 14 LAA sites within the Tonbridge and Malling Borough Council that are considered suitable for employment uses at a high level.

8. Conclusions and Next Steps

8.1 The LAA evidence base produces several outputs, including:

- A comprehensive list of all sites or broad locations considered, linked to their positions on maps.
- A detailed assessment for each site or broad location, which includes:
 - Justification for any discounted site capacity;
 - An estimation of the type and quantity of development for sites considered deliverable, including realistic build-out rates and a plan for overcoming delivery barriers; and
 - An indicative timeline for anticipated development based on available evidence.

8.2 The Council will strive to provide these standard outputs as part of its LAA assessment and any future updates. The Council's Local Development Scheme (LDS) sets out the timeline for the new Local Plan's progression, and the LAA will be updated and made publicly available at the next Regulation 19 stage in the plan-making process.

Annex 1 - Sites considered too small for assessment

TMBC LAA Reference	Site Address	Parish	Ward	Settlement
58492	Land rear of 1 to 5 Laurie Gray Avenue, Blue Bell Hill	Aylesford	Aylesford North & North Downs	Blue Bell Hill
58601	Existing premises at 62 High Street, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park
58608	Land north of Maidstone Road between Holly Cottage and Glebe Lodge	Platt	Borough Green & Platt	Platt
58636	Existing premises at Potters Mead, Wrotham Road, Borough Green	Wrotham	Pilgrims with Ightham	Borough Green
58684	Existing premises at 90 High Street, Snodland	Snodland	Snodland East & Ham Hill	Snodland
58690	Existing premises at 1 High Street, Snodland	Snodland	Snodland East & Ham Hill	Snodland
58735	Land east of 5, Three Elm Lane, and south of Three Elm Lane, Golden Green	Hadlow	Bourne	Golden Green
58756	Land east (rear of) 1 to 6 Caysers Croft and south of Tonbridge Road, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham
58768	Land at The Freehold and west of Carpenters Lane, Hadlow	Hadlow	Bourne	Hadlow
58795	Land east of Reed House Paddock and south of Laburnum Cotts, Plaxtol	Plaxtol	Bourne	Plaxtol
58796	Land east (rear of) Long Mill Lane, Plaxtol	Plaxtol	Bourne	Plaxtol
58859	Existing premises at 24 Tulip Tree Close, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park
58899	Existing premises at 8 Hadlow Road, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park
59605	Land South of Common Road, Hadlow	Hadlow	Bourne	Hadlow
59628	Land East of the Old Post Office, Addington, West Malling	Addington	Pilgrims with Ightham	Addington

TMBC LAA Reference	Site Address	Parish	Ward	Settlement
59649	Land North of Greenways Landfill and South of Teston Road	Offham	East Malling, West Malling & Offham	Offham
59658	Existing premises at 237, London Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling
59673	Existing premises (Park House) at 110 and 112 Mill Street, West Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling
59708	Existing premises at Birling Village Hall, Snodland Road, Birling	Birling	Birling, Leybourne & Ryarsh	Birling
59717	Land Adjacent Glebe Lodge, Maidstone Road, St Mary's Platt, Sevenoaks	Platt	Borough Green & Platt	Platt
59724	Land East of Crouch Lane, Borough Green	Platt	Borough Green & Platt	Borough Green
59753	Land West of Bush Road and South Of 159 Bush Road, Peckham Bush	East Peckham	East and West Peckham, Mereworth & Watlingbury	East Peckham
59768	Land Southeast of Hawkes Road, Eccles	Aylesford	Aylesford North & North Downs	Eccles
59793	Land West of Borough Green Road, Ightham	Ightham	Pilgrims with Ightham	Ightham
59833	Land north of Park Road, Leybourne	Leybourne	Birling, Leybourne & Ryarsh	Medway Gap
59867	Existing premises at 133, Hermitage Lane, Maidstone	Aylesford	Aylesford South & Ditton	Medway Gap
59872	Land east of Ightham By-pass, Ightham	Ightham	Pilgrims with Ightham	Ightham
59882	Land adjacent (North of) Plaxdale Barn, Plaxdale Green Road, Stansted	Stansted	Pilgrims with Ightham	Fairseat
59897	Ivy Hall Farmland, St Marys Road, Wrotham, Sevenoaks	Shipbourne	Bourne	Shipbourne
59921	7 Lodge Road, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park
59924	Land West of A26, Between Mereworth and Golders Green	East Peckham	East and West Peckham, Mereworth & Watlingbury	West Peckham

TMBC LAA Reference	Site Address	Parish	Ward	Settlement
59955	Land North of Back Lane, Shipbourne	Shipbourne	Bourne	Shipbourne
68340	Land at and east of 39 High Street, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling
68342	Land parcel at Church Farm, Church Road, Offham	Offham	East Malling, West Malling & Offham	Offham
68343	Land north of Tonbridge Road, Little Malling	East Peckham	East and West Peckham, Mereworth & Wateringbury	Snoll Hatch
68344	Land adjacent to Allingham House, Park Drive, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham
68350	Existing premises at Crab Tree Corner, Oldbury Lane, Ightham	Ightham	Pilgrims with Ightham	Ightham
68353	Land north of Walnut Cottage and east of Bullen Lane, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham
68374	Existing premises at The Vineyard, London Road, Addington	Addington	Pilgrims with Ightham	Addington Clearway
68404	Existing premises at 204a New Hythe Lane, Larkfield	East Malling & Larkfield	Larkfield	Medway Gap
68422	Land West of Borough Green Road, Ightham	Ightham	Pilgrims with Ightham	Ightham

Annex 2 - Sites with extant planning permission

TMBC LAA Reference	Site Address	Parish	Ward	Settlement
58516	Land at Brick Gardens, Brooks Drive, Linnet Lane and Quarry Road, Ryarsh	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh
58525	Land at and surrounding Leybourne Chase	Leybourne	Birling, Leybourne & Ryarsh	Leybourne Chase
58537	Land at and rear of 235 & 237 London Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling
58545	Existing premises at Winterfield House, Larkfield	East Malling & Larkfield	East Malling, West Malling & Offham	Medway Gap
58571	Land at Richard Corben Way and west of Hermitage Lane, Aylesford	Aylesford	Aylesford South & Ditton	Medway Gap
58605	Existing premises at Barfield House, Teston Rd, Offham	Offham	East Malling, West Malling & Offham	Offham
58705	Land parcels at Peter's Village, Peter's Village	Wouldham	Birling, Leybourne & Ryarsh	Peter's Village
58821	Land south of quarry site and off (west of) Oakapple Lane, Barming	Aylesford	Aylesford South & Ditton	Medway Gap
58885	Existing premises at 151 & 152 High Street, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park
59632	Land East of Platt Primary School, St Mary's Platt, Sevenoaks	Platt	Borough Green & Platt	Platt
59635	South of Court Lane, Hadlow, Tonbridge	Hadlow	Bourne	Hadlow
59665	Land North of M26 And West of London Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham
59670	Land North of Lodge Farmhouse, High Street, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village
59713	Land North of 351 Hermitage Lane, Maidstone	Aylesford	Aylesford South & Ditton	Medway Gap

TMBC LAA Reference	Site Address	Parish	Ward	Settlement
59795	Land Between Birchfield and Mid Kent Nurseries, Ashes Lane, Tonbridge	Hadlow	Bourne	Tonbridge and Hilden Park
59826	Land Known as Bushey Wood, Eccles	Aylesford	Aylesford North & North Downs	Eccles
59828	Land north of Pratling Street, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village
59854	Land West of Station Road North, West Malling	West Malling	East Malling, West Malling & Offham	West Malling
59915	Land South of Clearheart Lane, Kings Hill	Kings Hill	Kings Hill	Kings Hill
68435	Land Northwest of Bell Lane, Rochester	Burham	Aylesford North & North Downs	Burham
68451	Land Adjoining Scarborough Lane Burham and Peters Pit, Hall Road, Rochester	Burham	Aylesford North & North Downs	Wouldham
68453	Land Known as Bushey Wood, Eccles	Aylesford	Aylesford North & North Downs	Eccles

Annex 3 - Site summaries – provided separately