



Suitability and Sustainability Assessment of Sites - Methodology

This explanatory note provides an overview of the methodology for assessing the development suitability and sustainability of sites within Tonbridge & Malling Borough Council (TMBC), using Urban Intelligence's PlaceMaker software.

Suitability

Initially, all Land Registry parcels and Call-for-Sites (CFS) submissions will be assessed for suitability with a standardised approach for individual constraints. These constraints include environmental layers, infrastructure, and others.

An approach for how each constraint is treated in the assessment has been drafted by Urban Intelligence in collaboration with TMBC officers, who advised on the judgements that needed to be made. This approach is shown in Table 1. The approaches are defined here:

Approach	Explanation
Clip	These layers have been judged to be not compatible with development. Accordingly, the extent of these layers will be removed from the 'Developable Area' of sites, i.e. they are unsuitable for development.
Balance	These layers may be compatible with development individually, however a cumulation of these layers on a site may make the site unsuitable. These have been categorised into levels of impact, with constraints that have a 'High' impact on suitability being the most severe. The cumulative impact allows a balanced assessment to take place.
For Information	Layers designated as 'For Information' will not have an automatic impact on site suitability. They are markers for matters that may need to be taken account of at a more detailed stage of plan-making.
Ignore	These layers have been judged as not relevant for this stage of assessment, and therefore will not be used or displayed within PlaceMaker.



Table 1: Suitability		
Layer Name	Suitability Treatment	Suitability Impact (Negative)
Administrative Layers		
Wards	N/A	N/A
Constituencies	N/A	N/A
Local Policy Layers		
Air Quality	Clip	N/A
AOCV Accepted	Balance	Low
AOCV Not Accepted	Ignore	N/A
AOCV Under Consideration	Balance	Low
Area of Special Control for Adverts	Ignore	N/A
Article 4 Direction	Ignore	N/A
Discontinuance Order	Ignore	N/A
Environmental Health Directive	Ignore	N/A
Extinguishment Order	Ignore	N/A
LDF - E1 (Core Employment Areas)	For Information	N/A
LDF - E2	For Information	N/A
LDF - E3	For Information	N/A
LDF - Housing Allocations	For Information	N/A
LDF - Gypsy and Traveller Site	For Information	N/A
LDF - Safeguarded Land (White Land)	For Information	N/A
LDF - Area of Opportunity	For Information	N/A
Local Development Orders - Rochester Airport Innovations Park	For Information	N/A
Section 106 and Section 52 Agreements	For Information	N/A
Environmental Layers		
Agricultural Land - Grade 1 (DEFRA)	Clip	N/A
Agricultural Land - Grade 2 (DEFRA)	Balance	Medium
Agricultural Land - Grade 3 (DEFRA)	Balance	Low
Allotments (OS1 and OS2 in LDF)	For Information	N/A
Ancient Woodland	Clip	N/A
Ancient Woodland 50m Buffer	Balance	Medium
Area of Outstanding Natural Beauty	Balance	High

**Table 1: Suitability**

Layer Name	Suitability Treatment	Suitability Impact (Negative)
AONB 100m Buffer	Balance	Medium
AONB 500m Buffer	Balance	Low
Common Land	Clip	N/A
Consultation with Env Protection Needed	Ignore	N/A
Educational playing Fields (OS1 LDF)	Balance	High
Golf Courses (OS1 LDF)	Balance	Medium
Greenbelt	Balance	Medium
Historic Landfill Sites	Balance	Low
Active Landfill Area	Balance	High
Local Nature Reserves Policy NE1	Clip	N/A
Local Nature Reserves Policy NE1 15m Buffer	Balance	Medium
Local Wildlife Site	Clip	N/A
Local Wildlife Site 15m Buffer	Balance	Medium
Min Consultation Area	Ignore	N/A
Mineral Safeguarding	Balance	Low
Minerals, Waste Safeguarded Facilities	Balance	Low
Parks and Gardens (OS1 LDF)	Clip	N/A
Private Open Space	Ignore	N/A
Private Playing Fields	Balance	Low
Public Open Space (OS1 LDF)	Balance	High
Public Playing Fields (OS1 LDF)	Balance	High
Radon	Ignore	N/A
Regional Important Geological Site NE1	Clip	N/A
Revocation Order	Ignore	N/A
Roadside Nature Reserves	Clip	N/A
Special Area of Conservation	Clip	N/A
Special Area of Conservation 200m Buffer	Balance	Medium
SSSI	Clip	N/A
SSSI 100m Buffer	Balance	Medium
Protected Trees (Polygons)	Balance	High
Protected Trees (Points)	Ignore	N/A

**Table 1: Suitability**

Layer Name	Suitability Treatment	Suitability Impact (Negative)
Village Green	Clip	N/A
Ecological Layers		
Priority Habitats	Clip	N/A
Marginal Priority Habitats	Balance	Medium
Kent Habitat Survey	For Information	N/A
Rivers & Flooding Layers		
Aquifers Bedrock Geology	Ignore	N/A
Aquifers Superficial Deposits	Ignore	N/A
Detailed River Network Main	Ignore	N/A
Detailed River Network Nodes	Ignore	N/A
Detailed River Network Offline	Ignore	N/A
Flood plain	Ignore	N/A
Flood Zone 1	Ignore	N/A
Flood Zone 2	Balance	Medium
Flood Zone 3a (High Risk)	Balance	High
Flood Zone 3b (Functional Floodplain 1 in 20yr Event)	Clip	N/A
Groundwater Special Protection Zone	Balance	Low
Water Bodies (OSMM topo)	Clip	N/A
Water gathering area	Ignore	N/A
Heritage Layers		
Ancient Monuments	Clip	N/A
Ancient Monuments 10m Buffer	Balance	Low
Area of Archaeological Potential	For Information	N/A
Conservation Area	Balance	High
Historic Conservation Area	Ignore	N/A
Historic Park and Garden Non-Designated	Balance	Medium
Historic Park/Garden	Clip	N/A
Listed Buildings	Clip	N/A
Economic Layers		
Local/District/Village Centres	For Information	N/A
Primary Shopping Area (LDF TCA3)	For Information	N/A



Table 1: Suitability		
Layer Name	Suitability Treatment	Suitability Impact (Negative)
Other Constraints		
Civil Aviation Authority	Ignore	N/A
Gas pipeline	Ignore	N/A
Govt oil pipeline	For Information	N/A
Limit of airfield site	Ignore	N/A
M2 widening	Ignore	N/A
Major gas pipeline	For Information	N/A
Medium and Intermediate Gas Pipe Lines	Ignore	N/A
Ministry of Defence (CONNAME Mereworth Woods)	Clip	N/A
Ministry of Defence (CONNAME RAF Thurnham)	Ignore	N/A
Ministry of Defence (CONNAME Wrotham Technical Site)	Ignore	N/A
Modification Order	Ignore	N/A
Private Water Supply	Ignore	N/A
Unusual Restrictions	Ignore	N/A
Transport Layers		
Classified road	Ignore	N/A
Public Rights of Way	Ignore	N/A
Site Specific Layers		
Brownfield Register Sites	Ignore	N/A
SHLAA	For Information	N/A
TMBC Ownership		
TMBC Ownership	Ownership Information	N/A
TMBC Planning Applications		
PD General	Planning History Info	N/A
PD Residential Conversion	Planning History Info	N/A
Extant Permissions	Planning History Info	N/A



Sustainability

As well as suitability, sites will also be automatically assessed for their high-level sustainability credentials based upon the proximity of sites to transport, education, health facilities and other local essential facilities, and also by their location in relation to the settlement hierarchy.

Table 2: Sustainability		
Access to Services		
Facility/Infrastructure		
Transport	Sustainable Distance	Unsustainable Distance
Bus Stops	<400m	>400m
Train Stations	<1600m	>1600m
Local Facilities		
Education	Sustainable Distance	Unsustainable Distance
Preschool/Nursery	<800m	>800m
Primary School	<800m	>800m
Secondary Schools	<1600m	>1600m
Health	Sustainable Distance	Unsustainable Distance
GP	<1000m	>1000m
Dentists	<1000m	>1000m
Pharmacy	<1000m	>1000m
Essentials	Sustainable Distance	Unsustainable Distance
Convenience Retail	<800m	>800m
Supermarket	<1600m	>1600m
Post Office	<800m	>800m
Pub	<800m	>800m
Site Location		
Settlement Classification	Sustainability	
LDF - CP11 (Urban Areas)	High	
LDF - CP12 (Rural Service Centres)	Medium	
LDF - CP13 (Other Rural Settlements)	Low	
LDF - CP14 (Development in the Countryside) - Adjacent to CP11, 12, 13	Low	
LDF - CP14 (Development in the Countryside) - Isolated Development	Low	