

Tonbridge & Malling Borough Council Housing Land Supply Position as at 31 March 2022

1. Introduction

- 1.1 The purpose of this report is to explain and demonstrate the Housing Land Supply (HLS) position for Tonbridge & Malling Borough Council as at 31 March 2022.
- 1.2 The report identifies the measures of performance for the HLS position before explaining the components of the projection and the assumptions made.
- 1.3 To conclude, the report sets out the Council's five-year HLS position and the implications for decision-taking.

2. Measures of performance

- 2.1 Standard method The principal measure of performance, in terms of housing supply, is the Government's standard method for calculating housing need¹. This method starts with the 2014-based household projections published by the Office for National Statistics (ONS)² and takes account of factors such as housing affordability³.
- 2.2 The outcome of this process is a housing need figure (as at 2022) of 835 dwellings per annum (dpa) or 4,175 dwellings over the five-year period (1/04/22 31/03/27). The figure of 835 dpa is capped at 40% above the annual average growth in households for the 10-year period 2022-2032, as per the standard method (step 3).
- 2.3 Housing Delivery Test (HDT) The HDT is an annual measurement of housing delivery devised by the Government. At the time of writing this report, the latest measurement available was for 2021, which looked at delivery over the previous three financial years: 2018/19, 2019/20 and 2020/21. Given that the Council's adopted Local Development Framework is more than five years old, the measure of performance is the housing need generated by the standard method.

¹ Standard method for assessing housing need: <u>https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need</u>

² 2014-based Household Projections: <u>https://www.gov.uk/government/statistics/2014-based-household-projections-in-england-</u> 2014-to-2039

³ Median housing affordability ratio:

<u>https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquar</u> <u>tileandmedian</u>

- 2.4 The HDT measurements for 2021 were published on 14 January 2021⁴. The measurement for Tonbridge & Malling was **63%**. This means that the supply of housing in Tonbridge & Malling across the three-year period of 2018-2021 fell significantly short of the Government's expectations.
- 2.5 As a consequence of this HDT measurement, a **20% buffer** must be applied to the housing need for the five-year period 2022-2027. This means the need against which the projected supply is assessed increases from 4,175 dwellings to **5,010 dwellings**.

3. Components of the projection – assumptions

- 3.1 The projected supply for the five-year period 2022-2027 includes the following components:
 - Extant permissions as at 31 March 2022 (including supply from C2 developments)
 - Windfall allowance (small sites for years four and five of the projection period)
- 3.2 **Extant permissions** The housing land supply projection factors in extant planning permissions as at 31 March 2022. As well as C3 uses, the projection also includes supply from C2 uses, eg care homes, because this development frees-up accommodation in the open housing market. This approach is supported by the Government⁵. The number of bed-spaces in C2 developments is converted to the equivalent C3 units based upon the average number of adults living in households.
- 3.3 To ensure the position is as current and as accurate as it can be, those extant permissions that had an expiry date between 1 April 2022 and 30 November 2022 were reviewed. The following (see Table 1) have been discounted from the projected supply (see Table 5) because no evidence could be found to confirm that they have been implemented and that housing development will be taking place on the site.

App. Ref	Proposal	Expiry Date	Not started – Gains	Not Started – Losses
19/02170/FL	Erection of detached two-bedroom bungalow with associated parking and turning space	08/11/2022	1	0
19/01024/FL	Demolition of existing single family dwelling and construction of new building with 4 apartments (3 No 1 bed/2 person and 1 No 2 bed/4 person)	16/08/2022	4	0

Table 1: Extant permissions at 31 March 2022 excluded from projection

⁴ <u>Housing Delivery Test: 2021 measurement - GOV.UK (www.gov.uk)</u>

⁵ *Planning practice guidance on housing supply and delivery, para. 035, ref ID: 68-035-20190722*

App. Ref	Proposal	Expiry Date	Not started – Gains	Not Started – Losses
	together with associated amenity areas, parking, refuse and cycle stores			
19/01287/FL	Conversion of building currently used as a Dance School, into 4 no. dwellings on the upper floors and develop the basement as B1/D2 use class (resubmission of lapsed planning permission TM/15/02836/FL)	05/08/2022	4	0
19/00602/FL	Change of use from retail shop with flat over to 3-bedroom self-contained town house, with the provision of a timber framed lantern light to front elevation	02/07/2022	1	-1
19/00281/FL	Division of existing flat into two flats and conversion of loft into a third flat. Addition of 4 new dormers and 3 new rooflights to the roof. Addition of 2 new gable windows to the elevations	18/04/2022	3	-1
		Total	13	-2
		Total (net)	11	

- 3.4 **Extant permissions: phasing** The phasing of extant permissions was informed by local and national evidence on Build Out Rates (BORs).
- 3.5 In terms of local evidence, this included the BORs identified in the Housing Market Delivery Study prepared by GL Hearn (July 2022). These local BORs were based upon evidence from sites completed since 2011/12. The guide BORs are highlighted in Table 2 (below). The Housing Market Delivery Study forms part of the emerging Local Plan evidence base⁶.

⁶ Local Plan (Regulation 18) consultation evidence base – Tonbridge and Malling Borough Council (tmbc.gov.uk)

Table 2: Guide BOR based on completion data in Tonbridge & Malling between 2011 to2021

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

Source: GL Hearn analysis

3.6 The BORs were also checked by the piece of research *Start to Finish* (second edition, February 2020)⁷ prepared by Lichfields. This piece of research looked at sites across England and Wales (outside of London). Table 3 highlights the findings of this research:

Table 3: Average annua	BORs (Eng	land and	Wales)

Site size (units)	BOR (units/year)
50-99	22
100-499	55
500-999	68
1,000-1,499	107
1,500-1,999	120
2,000+	160

Source: Lichfields analysis

3.7 Windfall allowance – The housing projection for the five-year period 01/04/22 to 31/03/27 includes a windfall allowance for small sites (fewer than five units). The methodology for this allowance is explained in the *Windfall Allowance Methodology Paper* that forms part of the

⁷ Start to Finish (second edition): What factors affect the build-out rates of large scale housing sites? (lichfields.uk)

evidence base for the emerging Local Plan⁸. It considers trend data from 2008/09 onwards and excludes data from garden development in built-up areas. Table 4 highlights the trend data.

Year	Total (net)
2008-09	60
2009-10	33
2010-11	46
2011-12	28
2012-13	94
2013-14	95
2014-15	52
2015-16	101
2016-17	95
2017-18	117
2018-19	52
2019-20	72
2020-21	71
Annual Average	70

Table 4: Small sites windfall data (2008/09 – 2020/21)

- 3.8 The average annual supply during the trend period (70 units) has only been included from year four of the projection period onwards to avoid double counting of commitments during the early years.
- 3.9 A windfall allowance for large sites (five units or more) is not included in the five-year projection period from 01/04/22. However, a windfall allowance for large sites is factored in after this period, as explained in the *Windfall Allowance Methodology Paper*. The reason why a windfall allowance for large sites is not included in the five-year projection is because the majority of the supply during this period from large sites will already enjoy planning permission at the base date.

⁸ Local Plan (Regulation 18) consultation evidence base – Tonbridge and Malling Borough Council (tmbc.gov.uk)

4. Housing land supply position

4.1 Based upon the housing need of 835 dpa plus a 20% buffer, the Council is able to demonstrate 3.22 years of housing land supply between 1 April 2022 and 31 March 2027. This position is summarised in Table 5. The full list of extant planning permissions as at 31 March 2022, including C2 permissions, is set out in Appendix A.

5. Implications for decision-taking

- 5.1 Being unable to demonstrate a five-year supply of deliverable sites means that in determining planning applications the presumption in favour of sustainable development, as set out in the National Planning Policy Framework, applies⁹.
- 5.2 The Council is taking positive steps to get an up-to-date Local Plan in place. Consultation on the Regulation 18 Plan concluded on 3 November 2022 and it is the intention to consult on the Regulation 19 Plan during the autumn 2023, with the view of submitting the Plan for examination at the beginning of 2024. This timetable is set out in the adopted Local Development Scheme: <u>https://www.tmbc.gov.uk/local-plan/local-plan-key-stages</u>.

⁹ National Planning Policy Framework - 2. Achieving sustainable development - Guidance - GOV.UK (www.gov.uk)

Table 5: Housing Land Supply Position as at 31 March 2022

Standard method housing requirement of 835 dwellings per annum (dpa)

- Projected housing land supply for the 5 year period from 1 April 2022 to 31 March 2027

Year	Sites with Permission (1)	Sites With Permission Demolitions (1)	Small Sites Estimate (2)	Large Sites Windfalls (3)	Kings Hill Phase 3 (635 units)	Holborough Quarry	Peters Pit (aka Peters Village)	Tonbridge Central Area Completions and Permissions	Tonbridge Central Area Demolitions	Liberty Kings Hill Appeal Decision: Appeal A	Liberty Kings Hill Appeal Decision: Appeal B	Liberty Kings Hill Appeal Decision: Appeal D	Land East of King Hill	East Of Clare Park Estate New Road East Malling (110 Units)	Land West Of Winterfield Lane East Malling (250 Units)	South Of London Road And East Of Hermitage Lane Aylesford (840 units)	Brampton Field, Ditton Edge (300 Units)	C2 sites conversion to C3	Planning Permissions expired 01/04/22 - 30/11/22	Completions from Planning Permissions (Net)	Total Completions	5 Year Totals	5 Year Supply 2022/23-2026/27
2011/12	119					100		113												444	444		
2012/13	151					59		30												394	394		
2013/14	257					12		149												608	608	2,845	
2014/15	267					43		60												487	487		
2015/16	441					64		319												912	912		
2016/17	436					60	13	142												830	830		
2017/18	616					101	139	48												1,166	1,166		
2018/19	135				29	61	60	39										33		455	455	3,375	
2019/20	118	-30			95	78	202	10	-2									6		477	477		
2020/21	166	-9			120	47	103	14	0									6		447	447		
2021/22	177	-30			100	1	160	26	-1				34					0		467	467		
2022/23	281	-12	0	0	76		87	101	-1		4		39	57				32	-11	653	653		
2023/24	202	-60	0	0	75		80	47		26	43	12	47	53	43	68	22	79		737	737	3,312	1
2024/25	365	-14	0	0	68		94	104		24	43	20			43	68	43	43		901	901		3,227
2025/26	65		70	0	68		94	2		20	43	38			43	68	43			484	554		1
2026/27	81		70	0	4		27	3			43				43	68	43			312	382		
2027/28	27		70	114							34				43	68	43			215	399		
2028/29			70	114											35	68	43			146	330	1,678	
2029/30			70	114												68	43			111	295		
2030/31			70	114												68	20			88	272		
2031/32			70	114												68				68	252		
2032/33			70	114												68				68	252		
2033/34			70	114												68				68	252	1,330	
2034/35			70	114												68				68	252		
2035/36			70	228												24				24	322		
2036/37			70	228																0	298		
2037/38			70	228	ļ															0	298		
2038/39			70	228																0	298	1,192	
2039/40			70	228																0	298		
Totals	3,904	-155	1,050	2,052	635	626	1,059	1,207	-4	70	210	70	120	110	250	840	300	199	-11	10,630	13,732	13,732	3,227
																					5 yr Housing R	equirement (4)	5,010
																					Difference		-1,783
		Note (1)	Excluding listed lar	rge sites & Tonbridg	e Town Centre																5-Year Supp		<mark>64%</mark>
		Note (2)	Windfall projection	from small sites (few	er than five units in c	apacity).															No. of years	of HLS (6)	3.22

Note (3)

Windfall projection from large sites (Five units or more in capacity). Housing requirement generated by the standard method (2022-based, 835 dpa) + a 20% buffer Note (4)

Note (5) Note (6)

Supply of housing sites as a % of the 5-year housing requirement (see foothole (4)) Number of years of Housing Land Supply (HLS) measured against annualised housing requirement (835) + 20% buffer (see foothole (4))

Appendix A – Extant Planning Permissions as at 31 March 2022

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started - Gain	Under Construction - Gain	Not Started - Loss	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
18/03034/OAEA	Development Site North And East Of Jubilee Way Kings Hill West Malling Kent	Outline Application: Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, opacher space and other associated works. All matters reserved for future approval except for access (site 5.2-5.3)		0	NS	210	0	0	4		43		43		43		43		34																	
20/02830/RM	Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters application (appearance, access, landscaping, layout and scale) for Areas 4-8 of Kings Hill Phase 3 comprising the erection of 140no. dwellings, means of access and associated landscaping, parking, levels, drainage and ancillary	140	0	UC	140	0	0	0		0		68		68		4																			
17/02667/RM	Area 12 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters (access, appearance, landscaping, layout and scale) for Area 12 for the erection of ar assisted living development comprising 75 apartments (use class C3) with ancillary facilities pursuant to Condition 1 and details pursuant to	n	0	UC	0	75	0	0		75		0		0																					
21/01995/RM	Development Site Between 1 Tower View And 35 Kings Hill Avenue Kings Hill West Malling Kent	Reserved Matters application pursuant to conditions 1, 6, 7, 8, 9, 10 and 11 of outline planning permission TM/18/03030/OAEA (Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space	f	0	NS	70	0	0	0		70		0		0																					
21/02002/RM	Development Site Between 23 Kings Hill Avenue And 8 Abbey Wood Road Kings Hill West Malling Kent	Reserved Matters applicationof outline planning permission TM/18/03033/OAEA to provide up to 70 Class C3 residential units		0	NS	70	0	0	0		0		70		0																					
18/02788/RM	Area 9 Land North Of Hazen Road Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters Application (appearance, scale, layout and landscaping) for 70 dwellings and associated coads, parking, garaging and open space and details pursuant to conditions 12 (highways), 13 (access arrangements/visibility),19	70	0	UC	0	24	0	24		0		0		0																					
21/01561/RM	Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Approval of Reserved Matters for Areas 2 and 3 of Kings Hill Phase 3 comprising the erection of 52 dwellings and associated works, together with details required by conditions 1, 12, 13, 19, 20, 23, 24, 37, 38 and 39 pursuant to Outline planning permissi	52 s	0	NS	37	15	0	52		0		0		0																					
15/01485/OAEA	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Grant of replacement planning permission for TM/05/00989/OAEA (Formation of development platforms and creation of new community including residential development, mixed use village centre (including A1, A3 and B1 use) community facilities		0	UC	173	0	0	0		0		52		94		27																			
20/02901/RM	Phase 6 Cala Parcel 1F Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Approval of reserved matters relating to layout, scale, appearance and landscaping pursuant to outline permission TM/15/01485/OAEA for parcel IF comprising a residential development of 142 homes with associated parking and landscaping		0	NS	142	0	0	20		80		42		0																					
19/00486/RM	Phase 5 Worrall Drive Wouldham Rochester Kent	Reserved Matters application pursuant to condition 1 (siting, design and external appearance, and landscaping of outline planning permission TM/15/01485/OAEA for119 units		0	UC	0	67	0	67		0		0		0																					
20/00092/FL	Phase 5 Worrall Drive Wouldham Rochester Kent	Construction of a single 3 bedroom detached house to replace Plot 22 on the adjoining site - Parcels 2A and 2B		0	NS	1	0	0	1		0		0		0																					
17/01595/OAEA	Land South Of London Road And East Of Hermitage Lane Aylesford Kent	Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage LanelA20		0	NS	840	0	0	0		68		68		68		68		68		68		68		68		68		68		68		68		24	
18/02966/OA	Development Site South Of Brampton Field Between Bradbourne Lane And Kiln Barn Road Ditton Aylesford Kent	Outline Application: Development of the site to provide up to 300 dwellings (Use Class C3) and provision of new access off Kiln Barn Road. All other matters reserved for future consideration	300	0	NS	300	0	0	0		22		43		43		43		43		43		43		20											

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started - Gain	Under Construction - Gain	Not Started - Loss	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
19/01814/OA		Outline Application: Erection of up to 250 new homes (40% affordable), new community building, provision of a new country park and other areas of public open spaces, areas of play, upgrade of existing footpaths, together with new vehicular access onto Lon	w c of	0	NS	250	0	0	0		43		43		43		43		43		35															
20/02245/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	Redevelopment of site to include conversion, extension and alteration of existing office buildings and conversion and alteration of Grade II listed office building to create 138 apartments and shared residents facilities, together with 27 houses	of 165	0	UC	165	0	0	0		14		50		35		39		27																	
19/00376/OAEA	Land South West Of London Road And West Of Castor Park Allington Maidstone Kent	Outline Application: permission for a residential scheme of up to 106 units, associated access and infrastructure	106	0	NS	106	0	0	0		0		43		43		20																			
21/00323/RM		Reserved Matters application pursuan to conditions 6 (Landscaping and Boundary Treatment), 7 (Parking), 8 (Pedestrian and Cycle Routes), 9 (Emergency Access), 10 (Refuse and Recycling), 13 (Amenity)		0	UC	94	16	0	57		53		0		0																					
07/00241/FL	Pickfords (brs Depot) Mill Hall Aylesford Kent	Residential development of 58 no. apartments and 21 no. town houses	79	0	UC	79	0	0	0		0		30		30		19																			
19/01632/FL	Development Site South Part Of West Kent College Brook Street Tonbridge Kent	Demolition of existing buildings and development of 51 dwellings along with associated vehicular and pedestrian access, car parking and landscaping	51	0	NS	51	0	0	30		21		0		0																					
20/00171/RM	Land East Of King Hill West Malling Kent	Approval of reserved matters relating to layout, scale, appearance and landscaping pursuant to outline permission TM/18/01013/0A (Outline Application: Demolition of existing dwellinghouse (Sportsmans' Bungalow, 124 Teston Road) and		0	UC	47	39	0	39		47		0		0																					
20/02034/PDVOR	Wharf House Medway Wharf Road Tonbridge Kent	Prior Notification: Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule of the Use Class Order (as amended), to us falling within Class C3 (dwellinghous		0	NS	38	0	0	0		0		38		0																					
18/02268/FL	St Georges Court West Street Wrotham Sevenoaks Kent TN15 7DN	Demolition and redevelopment of existing buildings to provide 38 residential units with associated parking, refuse and cycle storage	38	-57	NS	38	0	-57	0	0	0	-57	38		0																					
19/01108/FL	1 - 4 River Walk Tonbridge Kent	Construction of building comprising 36 apartments including access and ground floor and undercroft parking, following demolition of existing built form on site	⁶ 36	0	NS	36	0	0	0		0		36		0																					
18/00036/PDVOR	Tonbridge Chambers Pembury Road Tonbridge Kent TN9 2HZ	Prior Notification: change of use from office (Class B1) to residential (Class C3) (Part 3 Class O) to provide 30 x 1 bed units and 1 x 2 bed units	•	0	UC	31	0	0	31		0		0		0																					
19/00162/FL	Tonbridge Chambers Pembury Road Tonbridge Kent TN9 2HZ	Construction of part one/part two storey extension to existing building to provide 12 x studio, 8 x 1 bedroom, 1 2 bedroom and 3 x 3 bedroom flats (2 flats in total)	x	0	NS	24	0	0	0		24		0		0																					
17/03513/FL	Land West Of Hermitage Lane And East Of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate Aylesford Kent	Hybrid Planning Application: Full planning permission for the redevelopment of the site to provide 2 Assisted Living Apartments, 40 Dwellings, Community Hub, PHASE 1		0	UC	24	16	0	16		24		0		0																					

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21/00444/FL	64 Pembury Road Tonbridge Kent TN9 2JG	Demolition of former surgery and erection of a development of 14 x 2 bed apartments with parking, access and landscaping	14	0	NS	14	0	0	14		0		0		C	0																					
18/00893/FL	77 - 81 High Street Tonbridge Kent TN9 1RX	Subdivision of retail unit to form 3 re units at ground floor, including the creation of A1 (retail) or A3 (restaure cafe?) units, conversion of ancillary retail storage space at first floor to fo 7 residential units (use class C3) and erection o	nt/	0	UC	14	0	0	14		0		0		C	0																					
20/02008/FL	The Car Company Priory Road Tonbridge Kent TN9 2BW	Demolition of existing buildings and erection of 14 dwellings with 16 parking spaces	14	0	UC	14	0	0	14		0		0		C	0																					
20/00296/PDVOR	First Floor 1 High Street Tonbridge Kent TN9 1SG	Prior Notification: change of use from Offices (Class B1a) to 12 dwellinghouses (Class C3): Schedul 2, Part 3, Class O to the Town and Country Planning (General Permitter Development) (England) Order 2015 (as amended)	e	0	NS	12	0	0	0		0		12		C	0																					
21/00943/FL	145 - 151 Pembury Road Tonbridge Kent TN9 2JL		e	-4	NS	12	0	-4	0		0		12	-4	4 C	0																					
19/02109/FL	180 High Street Tonbridge Kent TN9 1FL	Demolition of existing office building and the erection of a new structure t provide 12 new 1 and 2 bedroom apartments together with 12 on-site and cycle parking spaces and refuse facilities. Restoration of existing fron garden and front boundary w	2 12 car	0	UC	12	0	0	12		0		0		C	0																					
20/02057/RD	High Hilden Home High Hilden Close Tonbridge Kent TN10 3DB	Details of condition 8 (demolition/construction) submitted pursuant to planning permission TM/19/02/T/FL (Change of use of former residential care home to form 12 self-contained residential units, erection of two detached dwellings	12	0	UC	12	0	0	12		0		0		C	0																					
18/00047/PDVOR	Second Floor 4 Quarry Hill Road Tonbridge Kent	Prior Notification: change of use of second floor office space (Class B1) 10 residential flats (Class C3) (Part 3 Class 0)	to	0	NS	10	0	0	10		0		0		C	0																					
20/01122/FL	78C High Street Tonbridge Kent TN9 1EE	Development of the rear car park to form a 70 room hotel (Use Class C1) 10 residential units (Use Class C3); retention of the existing retail unit (U Class A1); associated car parking, landscaping, refuse and cycle storag	se	0	NS	10	0	0	0		10		0		C	0																					
18/02344/PDVOR	First Floor 4 Quarry Hill Road Tonbridge Kent	Prior Notification: Change of use fro office (Class B1) to 9 residential unit (Class C3) (Part 3 Class 0)		0	NS	9	0	0	0		9		0		C	0																					
18/03048/OA	Garden Centre Rear Of 400 Hermitage Lane Maidstone Kent ME16 9NT	Outline Application: Redevelopment existing garden furniture retail centre (with ancillary cafe) and commercial cattery and small pet boarding centr with 9 no. dwellings comprising 3 no detached four bedroom houses and no semidetached three bedroom		0	NS	9	0	0	0		9		0		C	0																					
19/02589/FL	The Old Coal Yard New Hythe Lane Larkfield Aylesford Kent	no semilotracred mree bedroom Redevelopment of commercial B8 storage and distribution premises for residential use, the erection of 9 dwellinghouses with associated landscaping and amenity areas, parking and access improvements	9	0	NS	9	0	0	0		9		0		C	0																					
19/01251/FL	Engineering Works Drayton Road Tonbridge Kent	Demolition of existing industrial unit and re-development of the site to provide 9 flats in a three storey building with associated communal garden	9	0	NS	9	0	0	0		9		0		C	0																					

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20/00973/PDVLIR	5 Baltic Road Tonbridge Kent TN9 2NB	Application to determine if prior approval is required for a proposed Change of Use from Light Industrial (Class B1(c)) to nine one-bedroom flats (Dwellinghouses Class C3) pursuant to Schedule 2, Part 3, Class PA of the Town and County Planning		0	NS	9	0	0	0		0		0		9																					
20/02779/OA	Pinewood Depot Winterfield Lane East Malling West Malling Kent	Outline Application: Change of use of industrial site to part residential and part commercial, comprising 9 dwellings and 180sqm B1 use office	9	0	NS	9	0	0	0		0		9		0																					
19/02455/FL	14 Western Road Borough Green Sevenoaks Kent TN15 8AG	t Demolition of existing commercial building, erection of a mixed used building, with two retail/commercial units at ground floor level and 8 residential apartments above	8	0	NS	8	0	0	0		8		0		0																					
21/00617/FL	Milverton 116 High Street West Malling Kent ME19 6LX	Partial demolition of buildings, conversion of existing buildings to forr 2 no. apartments and erection of two no. terraces each containing 3 no. dwellings, parking for 6 no. cars and bin store	8	0	NS	8	0	0	0		0		8		0																					
21/01342/FL	Development Site Cemetery Road Snodland Kent	Erection of 6 three bedroom and 2 two bedroom houses with associated car parking, cycle parking, access and landscaping	◎ 8	0	NS	8	0	0	0		0		8		0																					
20/01392/FL	Former Somerfield Distribution Centre Station Road Aylesford Kent ME20 7QR	Erection of 8 x 2 bed houses with associated access, car parking and landscaping	8	0	UC	8	0	0	8		0		0		0																					
20/02377/FL	Former 80 Rochester Road Aylesford Kent	Erection of eight dwellings, comprising 2 semi -detached pairs of 3 bed houses and a terrace of four two- bedroom houses, with associated access, parking spaces and landscaping, on a site lying partly within the curitage 80 Rochester Roa		0	UC	8	0	0	8		0		0		0																					
19/01531/OA	Barfield House Teston Road Offham West Malling Kent ME19 5PD		7	0	NS	7	0	0	0		7		0		0																					
21/01851/FL	Site Of Former Upper Bell PH 1 Chatham Road Aylesford Kent	Proposed development of seven detached and semi-detached dwelling and associated access, parking, landscaping, bicycle and refuse storage	_{js} 7	0	NS	7	0	0	0		7		0		0																					
20/02185/FL	Development Site South Of Hillberry Farm Wateringbury Road East Malling West Malling Ken	Demolition of the existing disused buildings and the erection of 3 no. three bedroom dwellings and 3 no. tw bedroom dwellings	6 °	0	NS	6	0	0	0		6		0		0																					
21/00830/FL	41 - 43 High Street Borough Green Sevenoaks Kent TN15 8BT	Proposed first and second storey extension to incorporate new residential flats with internal alteration	6 is	0	NS	6	0	0	0		0		6		0																					
21/01581/FL	78C High Street Tonbridge Kent TN9 1EE	Conversion of the upper floors and a roof extension, to provide 6 residentia units, along with the demolition of the rear portion of the site and a refurbished commercial unit (Class E)	d C	0	NS	6	0	0	0		0		6		0																					
20/01588/FL	Dene Park Farm Shipbourne Road Hadlow Tonbridge Kent	Conversion of farm buildings to form 6 residential units and associated parking and gardens	⁵ 6	0	NS	6	0	0	0		0		6		0																					

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21/02303/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	Conversion of building to 6 apartmen in addition to external fenestration alterations	^{IS} 6	0	UC	6	0	0	0		0		6		0																					
20/01888/PDVAR	Little Rhoden Farm Land Bells Farm Road East Peckham Tonbridge Kent	Prior Notification: Change of use of a building and land within its curtilage from an agricultural use to a use fall within Class C3 (as 5 dwelling houses), together with building operations reasonably necessary to convert the building (Part 3 Class Q)	°	0	NS	5	0	0	0		0		5		0																					
20/02675/OA	Munsukh House 3 Orwell Spike West Malling Kent ME19 4PB		d 5	0	NS	5	0	0	0		0		5		0																					
21/00821/FL	2 - 4 High Street West Malling Kent	Demolition of existing office building and construction of 5 new dwellings	5	0	NS	5	0	0	0		0		5		0																					
21/02567/FL	Duchess Of Kent Court Hall Road Aylesford Kent	Ground floor extensions with first floc extension creating 5 additional units, larger communal space, and two additional parking spaces		0	NS	5	0	0	0		0		5		0																					
18/02015/FL	Beechin Wood Farm Beechinwood Lane Platt Sevenoaks Kent	Conversion of the existing water town into residential use. Demolition of the existing commercial buildings and the construction of 4no. new detached residential dwellings and detached garage. New vehicle crossover onto the site with alterations to the I	°	0	UC	5	0	0	5		0		0		0																					
18/02777/FL	Land Between Regents Court And Park View London Road Addington West Malling Kent	Erection of five detached four bedroc chalet style dwellings	^m 5	0	UC	5	0	0	5		0		0		0																					
19/02412/FL	The Rising Sun 125 Mill Street East Malling West Malling Kent ME19 6BX	Conversion of existing public house into 5 flats, first floor side extension and first floor rear extension with internal alterations	5	0	UC	5	0	0	5		0		0		0																					
19/00586/FL	Jungle Cafe London Road Addington West Malling Kent ME19 5AL	Demolition of existing cafe, bungalow and garage building; erection of two pairs of semi-detached dwellings and one new detached dwelling with associated access, landscaping and parking facilities		-1	UC	5	0	-1	5	-1	0		0		0																					
19/02374/FL	Little Hermitage 78 Danns Lane Wateringbury Maidstone Kent ME18 5LW	Proposed extension and alterations t existing house, and the conversion in five apartments		-1	UC	5	0	-1	5	-1	0		0		0																					
20/00210/PDVAR	Land Known As Meadow Crest Farm London Road Addington West Malling Kent	d Prior Notification: Change of use of agricultural building to residential (Pa 3 Class Q): subdivide existing agricultural barn into 5 dwellings	^{rt} 5	0	UC	5	0	0	0		0		5		0																					
20/01241/FL	Oaktree Farm Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL	Alterations, including new roof and change of use of stable block to 4 no 2-bed dwellings	4	0	NS	4	0	0	0		4		0		0																					
19/01287/FL	145 High Street Tonbridge Kent TN9 1DH	Conversion of building currently used as a Dance School, into 4 no. dwellings on the upper floors and develop the basement as B1/D2 use class (resubmission of lapsed plannin permission TM/15/02836/FL)		0	NS	4	0	0	4		0		0		0																					

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19/01024/FL	41 Western Road Borough Green Sevenoaks Kent TN15 8AL	Demolition of existing single family dwelling and construction of new building with 4 apartments (3 No 1 bed/2 person and 1 No 2 bed/4 person) together with associated amenity areas, parking, refuse and cycle stores	4	0	NS	4	0	0	4		0		0			0																					
21/00345/PDVOR	2 - 4 High Street West Malling Kent	Prior Notification: change of use fror Office (Class B1a) to 4 no. residenti- units under the provisions of Class C of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order (201 (as amended)	al ') 5)	0	NS	4	0	0	0		0		4			0																					
21/01490/FL	Cromar Nursery 39 Livesey Street Wateringbury Maidstone Kent ME18 5BQ	Redevelopment of existing commerce nursery and garden centre with 4 detached residential units with garaging facility and, associated works, including vehicular access (amendment to existing planning permission TM/19/01359/FL, not	ial 4	0	NS	4	0	0	0		0		4			0																					
21/01318/FL	Plot Adjoining Snodland Cemetery Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent	Proposed residential development o pairs of 3 bedroom, semi-detached houses with associated access, parking and landscaping	f2 4	0	NS	4	0	0	0		0		4			0																					
21/02521/FL	23 Quarry Hill Road Tonbridge Kent TN9 2RN	Demolition of rear extension. Construction of stair tower to rear. Conversion building into four, one be self contained flats	4	0	NS	4	0	0	0		0		4			0																					
20/01954/FL	Land Adjacent Orchard House Pepingstraw Close Offham West Malling Kent	Demolition of the existing dwelling a the erection of four detached dwellin together with associated parking, access and landscaping on land at Orchard House, Pepingstraw Close, Offham	lgs	-1	NS	4	0	-1	0		0		4		-1	0																					
20/02984/FL	Craigmillar 170 Maidstone Road Borough Green Sevenoaks Kent TN15 8JD	Demolition of existing dwelling and erection of four dwellings with ancilla development		-1	NS	4	0	-1	0		0		4		-1	0																					
19/00652/FL	Land Rear Of 73 Holborough Road Snodland Kent	Construction of four 1-bed flats	4	0	UC	4	0	0	4		0		0			0																					
20/00463/FL	335 - 337 Shipbourne Road Tonbridge Kent TN10 3EU	Construction of 4 semi-detached dwellings on frontage (amendment t that previously approved under application reference TM/17/00137/I		0	UC	4	0	0	4		0		0			0																					
21/01922/FL	Southways 35A Staleys Road Borough Green Sevenoaks Kent TN15 8RL	Demolition of existing dwelling, erection of 4 detached dwellings with associated access, parking and landscaping	4 h	0	UC	4	0	0	0		0		4			0																					
20/01087/FL	Anchor And Hope South Ash Road Ash Sevenoaks Kent TN15 7ER	S Demolition of existing public house e outbuilding and erection of 3 No. 4- detached dwellings with associated material change of use of land from public house to residential and meadow land, plus use of existing vehicular access on to South Ash	ed	0	NS	3	0	0	0		3		0			0																					
19/01032/OA	Hillberry Farm 351 Wateringbury Road East Malling West Malling Kent ME19 6JG	Verticular access on to South Ash Outline Application: Existing farmhouse to be increased by providing a two storey side extension and the existing farm buildings to be removed and replaced by 3 new sing storey dwellings		0	NS	3	0	0	3		0		0			0																					
20/00277/PIP	Land Rear Of 119 And 121 Teston Road West Malling Kent	Permission in principle for up to 3 dwellings	3	0	NS	3	0	0	3		0		0			0																					

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19/00281/FL	108A Pembury Road Tonbridge Kent TN9 2JJ	Division of existing flat into two flats and conversion of loft into a third fla Addition of 4 new dormers and 3 ne rooflights to the roof. Addition of 2 n gable windows to the elevations	t. w	-1	NS	3	0	-1	3	-1	0	Ι	C)		0																				Γ	
18/01221/FL	624 Tonbridge Road Wateringbury Maidstone Ken ME18 5PU	t Demolition of the existing wisteria vi and outbuildings and the constructio of 3no. replacement dwellings with associated access and landscaping Wisteria Villas	n	-1	NS	3	0	-1	3	-1	0		C)		0																					
21/02748/FL	244 Bull Lane Eccles Aylesford Kent ME20 7HF	Retention of the existing dwelling an the erection of 3 No. additional dwellings with amenity space, parkin landscaping and access	°	0	NS	3	0	0	0		0		3	}		0																					
21/02401/FL	Stansted Lodge Farm Buildings Tumblefield Road Stansted Sevenoaks Kent	Demolition of existing barns and the replacement for the erection of 3no. residential dwellings, together with associated garaging, parking, garde land and landscaping (Alternative scheme to Planning Permission TM/19/02007FE: Proposed	°	0	UC	3	0	0	0		0		3	3		0																					
20/00765/FL	Plot Adjoining Snodland Cemetery Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent	Erection of a pair of semi-detached cottages and undertakers garage wi associated residential and cemetery visitor parking	ith	0	NS	2	0	0	0		2		C)		0																					
20/00516/FL	The Cock Horse Inn London Road Hildenborough Tonbridge Kent TN11 8NH	Change of use/conversion/extension Cock Horse Public House (Class A4 Drinking Establishment) to a pair of semi-detached houses (Class C3: Residential Use), plus hard and soft landscaping works	E _	0	NS	2	0	0	0		2		C)		0																					
20/01808/FL	Land East Of Little Allens Allens Lane Plaxtol Sevenoaks Kent	Conversion of stables to form two dwellings	2	0	NS	2	0	0	0		2		C)		0																					
20/00159/FL	Commercial House High Street Hadlow Tonbridge Kent	Extend and adapt the existing build with a single storey side extension a two storey rear extension to create t additional (four in total), self-contain flats with shared/private amenity spa and additional car parking	and two ed	0	NS	2	0	0	0		2		C)		0																					
20/02467/FL	Anchor And Hope South Ash Road Ash Sevenoak Kent TN15 7ER	S Demolition of extensions and outbuilding and change of use of public house to 1 no. 6 bedroom dwelling together with erection of 1 4 bedroom dwelling with associated access, parking and landscaping	2 no.	0	NS	2	0	0	0		2		C)		0																					
21/00601/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension, conversion of Coach House from offices into separate residential dwelling including first floor extensio		0	NS	2	0	0	0		2		C)		0																					
20/00527/FL	Land Rear Of 238 Wateringbury Road East Malling West Malling Kent		2	0	NS	2	0	0	0		2		C)		0																					
19/00707/FL	Land North And West Of 260 Wateringbury Road East Malling West Malling Kent	Demolish 2 existing buildings and construct 2 new dwellings in replacement	2	0	NS	2	0	0	2		0		C)		0																				-	
19/01381/OA	Land Adjacent To Cobbetts 8 Warren Road Chatham Kent ME5 9RD	Outline Application: erection of two houses	2	0	NS	2	0	0	2		0		C)		0																					

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19/01448/FL	Scarborough Farm Scarborough Lane Burham Rochester Kent ME1 3RD	Proposed pair of detached bungalow on land at the side of Scarborough Farm and new site access	s 2	0	NS	2	0	0	2		0		0		0																					
19/01053/FL	Cobdown Lodge 540 London Road Ditton Aylesford Kent ME20 6BX	Extension, alteration to roof and sub- division into two dwellings	2	-1	NS	2	0	-1	2	-1	0		0		0																					
20/02003/FL	1 Goldfinch Close Larkfield Aylesford Kent ME20 6QD	Subdivision of 1 Goldfinch Close to provide 2x dwellings, one comprising of 3x bedrooms and the other comprising of 2x bedrooms, including works to external elevations and provision for 3x off-street car parking spaces	3	-1	NS	2	0	-1	2	-1	0		0		0																					
20/00405/RM	Mobile Home Hillberry Farm 351 Wateringbury Road East Malling West Malling Kent ME19 6JG	Reserved Matters application pursua to condition 4 (landscaping and boundary treatment) of outline planning permission TM/18/02368/O, (Outline Application: Removal of existing residential mobile home and replacement with a pair of 2 no. two	4	-1	NS	2	0	-1	2	-1	0		0		0																					
20/01121/PDVSRM	92A High Street Tonbridge Kent TN9 1AP	Prior Approval for the change of use the first floor from retail (Use Class A to residential (Use Class C3) to creat two, one bedroom, self-contained flat	of 2 1) e	0	NS	2	0	0	0		0		0		2																					
20/00483/FL	Land Between 166 And 194 The Rocks Road East Malling West Malling Kent	t Development of 2no. detached house with associated gardens and parking	2	0	NS	2	0	0	0		0		2		0																					
21/00919/LDP	138 High Street Tonbridge Kent TN9 1AX	Lawful Development Certificate Proposed: Change of use from A1 to A1+C3. Upper storeys to be converte to create 2no self contained flats. Alterations will comprise of an interna refurbishment to the property	ed	0	NS	2	0	0	0		0		2		0																					
21/00937/OA	S Smith And Sons Builders Yard 4 Orchard Drive Tonbridge Kent TN10 4LU	Outline Application: Erection of 2no detached 4 bedroom dwellings with associated access, parking and soft landscaping	-	0	NS	2	0	0	0		0		2		0																					
21/00605/FL	Buildings At Trench Farm Coldharbour Lane Hildenborough Tonbridge Kent	Demolition of existing buildings comprising Atcost barn and cart shee erection of one 5-bed dwelling and pr conversion and extension of existing barn to create one 4-bed dwelling	art	0	NS	2	0	0	0		0		2		0																					
21/01719/FL	1 - 3 Orchard Road East Peckham Tonbridge Ken TN12 5AN	t Front two storey extension to increas retail and storage areas of existing newsagent and convenience store ar to accommodate post office, with existing residential accommodation over at first floor level to provide two separate flats	nd	-1	NS	2	0	-1	0		0		2	-1	0																					
21/00040/FL	301 Pratling Street Aylesford Kent ME20 7DF	Removal of disused outbuildings and erection of a pair of semi-detached houses to match the existing listed pr (resubmission of TM/20/01109/FL)	-	0	NS	2	0	0	0		0		2		0																					
21/01482/LB	136 High Street Tonbridge Kent TN9 1BB	Listed Building Application: Internal alterations to convert existing first an second floors from retail to a one bedroom first floor flat and two bedroom second floor flat	2	0	NS	2	0	0	0		0		2		0																					
21/02576/FL	Oakley Farm Eggpie Lane Hildenborough Tonbridge Kent TN11 8PE	Demolition of existing domestic outbuildings and the construction of two dwellings with ancillary areas and parking provision		0	NS	2	0	0	0		0		2		0																					

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21/02802/FL	Land Adjacent To Cobbetts 8 Warren Road Chatham Kent	Erection of new detached two storey dwelling and detached annex	2	0	NS	2	0	0	0		0		2		0																					Γ
21/02816/FL	2 Great Cossington Farm Cottages Pratting Street Aylesford Kent ME20 7DQ	Convert the central part of the building which is a derelict barn into 2 additional properties. The 2 properties at either end (No 1&2) partially wrap round the rear and will require alterations to create the even split in different properties. Each house	-	0	NS	2	0	0	0		0		2		0																					
21/02770/FL	Basement 23 Quarry Hill Road Tonbridge Kent TN9 2RN	Demolition of existing workshop. Construction of apartment building containing two, one bed self contained flats	2	0	NS	2	0	0	0		0		2		0																					
21/03239/PDVGR		Prior notification: Change of use from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and the conversion of the first floor to create to 2no. single bedroom	,	0	NS	2	0	0	0		0		0		0		2																			
21/03334/FL	First Floor 164 High Street Tonbridge Kent TN9 1BB	Conversion of existing first and second floors to create 2 x 1-bed flats. Refurbishment of existing exterior windows. Removal of one internal wall and installation of stud partitioning		0	NS	2	0	0	0		0		2		0																					
21/00515/FL	Court House Vigo Road Fairseat Sevenoaks Kent TN15 7LU	Change of use from single dwelling to two dwellings including extensions and alterations		-1	NS	2	0	-1	0		0		2	-1	0																					
21/02167/FL	88 Priory Street Tonbridge Kent TN9 2AH	Demolition of existing workshops and garages, 3 new dwellings and conversion of existing building to dwelling	2	0	UC	2	2	0	2		2		0		0																					
18/01596/FL		Conversion of the presently vacant former residential building Cottages into a pair of semi-detached dwelling houses, erection of a new double garage, conversion of existing outhouse into a single garage and	2	0	UC	2	0	0	2		0		0		0																					
17/03471/FL		store, access, parking, and hard and Sub-division of existing site containing one Grade II-listed dwelling, one Grade II-listed barn and one oast house into three self-contained plots with Grade II-listed barn and oast house converted into dwellings	2	0	UC	2	0	0	2		0		0		0																					
20/02030/RM		Reserved Matters application pursuant to condition 1: details of layout and appearance, access to and within the site, landscaping, and scale of development of outline planning permission TM/18/01232/OA (Outline application for the erection of 2 No.	2	0	UC	2	0	0	2		0		0		0																					
19/02277/FL	High Hilden Home High Hilden Close Tonbridge Kent TN10 3DB	Change of use of former residential care home to form 12 self-contained residential units, erection of two detached dwellings together with associated access, parking, landscaping and amenity space	2	0	UC	2	12	0	0		12		2		0																					
19/00964/FL	Land And Stables 4 Beech Farm Cottages Stan Lane West Peckham Maidstone Kent	Conversion of existing stable block into a residential dwelling and part demolition of linked storage building	1	0	NS	1	0	0	1		0		0		0																					
19/00306/FL	Warren Wood East Seven Mile Lane Wrotham Heath Sevenoaks Kent TN15 7SA	Change of use from two dwellings into a single dwelling	1	-2	NS	1	0	-2	1	-2	0		0		0																					

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started - Gain	Under Construction - Gain	Not Started - Loss	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	DEMONITION 2023 10 20	Fnasing 2020 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
21/01837/FL	Land South Of 1 New Cottages Ismays Road Ivy Hatch Sevenoaks Kent	Removal of stables and building of a single dwelling to look exactly the same as the previously granted conversion (ref TM/2001943/FL) and creation of new access to Ismays Road	ľ	0	NS	1	0	0	0		0		1		0																					
20/00862/FL	15 Estridge Way Tonbridge Kent TN10 4JS	New bungalow to the rear of 15 Estridge Way	1	0	NS	1	0	0	0		1		0		0																					
20/00936/FL	91 Swallow Road Larkfield Aylesford Kent ME20 6QA	Proposed demolition of existing doubl garage and replacement with a new detached two storey house and modified parking as an additional dwelling	₽ 1	0	NS	1	0	0	0		1		0		0																					
20/01220/OA	Land Adjoining 15 Station Road Ditton Aylesford Kent ME20 6AU	Outline Application: detached dwelling circa 110SqM on parcel of land next to existing terrace of dwellings	1	0	NS	1	0	0	0		1		0		0																					
20/01147/FL	The Vicarage Church Street Tonbridge Kent TN9 1HD	Erection of one dwelling with incidenta ground works and access	¹¹ 1	0	NS	1	0	0	0		1		0		0																					
20/02332/FL	116 Maidstone Road Borough Green Sevenoaks Kent TN15 8HQ	Demolition of single storey garage, subdivision of plot and erection of a new four bedroom dwelling with associated parking and amenity	1	0	NS	1	0	0	0		1		0		0																					
20/02867/FL	Annexe To Minerva House Bordyke Tonbridge Kent TN9 1NR	Change of use from office to dwellinghouse	1	0	NS	1	0	0	0		1		0		0																					
20/02872/FL	133 Hunt Road Tonbridge Kent TN10 4BH	Demolition of an existing garage and erection of a building on the north side of No. 133 to form a new, independen dwellinghouse		0	NS	1	0	0	0		1		0		0																					
20/02899/FL	Wrotham Place High Street Wrotham Sevenoaks Kent TN15 7AE	Change of use of Wrotham Place and grounds from B1(a) (office) use to a single dwelling house, associated internal and external alterations to Wrotham Place	1	0	NS	1	0	0	0		1		0		0																					
20/00782/FL	Hill Top Farm Warren Road Chatham Kent ME5 9RD	Propose alterations and extensions to the existing barn for its re-use as a residential dwelling together with the construction of a detached double garage, an incidental outbuilding and swimming pool		0	NS	1	0	0	0		1		0		0																					
21/00198/FL	197 Robin Hood Lane Blue Bell Hill Chatham Kent ME5 9QU	Demolish a detached garage, part demolition of existing dwelling and construction of 1no detached Chalet Bungalow	1	0	NS	1	0	0	0		1		0		0																					
21/00135/FL	Oak Cottage 53 Wrotham Road Borough Green Sevenoaks Kent TN15 8DD	Front porch and erection of new anne	× 1	0	NS	1	0	0	0		1		0		0																					
21/02017/RM	121 Woodside Road Tonbridge Kent TN9 2PB	Reserved Matters application pursuar to conditions 1 (landscaping) and 5 (facing materials) of outline planning permission TM/17/01872/OA (Outline Application: Erection of new dwelling (with landscaping a reserved matter))		0	NS	1	0	0	0		1		0		0																					

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started - Gain	Under Construction - Gain	Not Started - Loss	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Demolition 2024 to 23	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
20/01244/FL	Ivanhay Sandy Lane Wrotham Heath Sevenoaks Kent TN15 7SB	Demolition of existing house/garage; construction of new house/garage an associated hard/soft landscaping	d 1	-1	NS	1	0	-1	0		1	-1	0		0)																					
22/00027/FL	The Caravan East Street Addington West Malling Kent ME19 5DH	Removal of existing residential caravan and outbuildings and erection of single detached dwelling with associated hard and soft landscaping		-1	NS	1	0	-1	0		1	-1	0		0)																					
18/00645/PDVAR	Boormans Farm Court Lane Hadlow Tonbridge Kent TN11 0JT	Prior Notification: change of use of agricultural building to one dwelling house (Part 3, Class Q(b)) the design and external appearance of the building	1	0	NS	1	0	0	1		0		0		0)																					
18/01579/PDVAR	Barn Adjacent Janes Farm Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL	Prior Notification: Change of use of existing barn into a single dwellinghouse (Part 3 Class Q)	1	0	NS	1	0	0	1		0		0		0)																					
19/00854/PDVSDR	Land On South West Side Of Seven Mile Lane Mereworth Maidstone Kent	Prior Notification: Change of use of a building and land within its curtilage from a use falling within Class B8 (storage or distribution) to a Class C3 (dwellinghouse) (Part 3, class P)	ľ.	0	NS	1	0	0	1		0		0		0)																					
19/01428/FL	453 Wateringbury Road East Malling West Malling Kent ME19 6JQ	Demolition of garage. Erection of five bedroom dwelling and garage, replacement garage and formation of new vehicular access		0	NS	1	0	0	1		0		0		0)																					
19/01349/FL	Offham Methodist Church Teston Road Offham West Malling Kent ME19 5PE	Proposed change of use and remodelling of existing church to create single dwelling-house	1	0	NS	1	0	0	1		0		0		0)																					
19/02170/FL	Cherry Bungalow 351 Pratling Street Aylesford Kent ME20 7DE	Erection of detached two-bedroom bungalow with associated parking and turning space	d 1	0	NS	1	0	0	1		0		0		0)																					
19/02030/FL	Springate Farm Broadwater Road West Malling Kent ME19 6HU	Demolition of outbuilding and erection of a four-bedroom two-storey detache house		0	NS	1	0	0	1		0		0		0)																					
19/02605/FL	Bridle Path Aldon Lane Addington West Malling Kent ME19 5PJ	Conversion of building to single family dwellinghouse with associated alterations	Y 1	0	NS	1	0	0	1		0		0		0)																					
19/02901/FL	78 Pound Road East Peckham Tonbridge Kent TN12 5BJ	New independent single family dwelling in rear garden	1	0	NS	1	0	0	1		0		0		0)																					
20/00394/FL	Land Adjacent To 18 Cornwallis Avenue Tonbridge Kent	Erection of a detached dwelling within the rear garden to the west of 8 Valle Forge Close. The dwelling is to be a bedroom single storey bungalow with access gained from Corrwallis Avenu via the existing access	y 2	0	NS	1	0	0	1		0		0		0)																					
20/01786/FL	7 Rowan Close Aylesford Kent ME20 7LP	Two storey rear/side extension with single storey side extension to serve as an annex - revision to previous application TM/19/02414/FL		0	NS	1	0	0	1		0		0		0)																					

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started	Under Construction - Gain	ot Sta	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
20/02109/FL	101 Bull Lane Eccles Aylesford Kent ME20 7HT	Construction of a new two storey 2 bedroom 4 person house on land to the side of 101 Bull Lane, with associated parking provision	1	0	NS	1 ()	0	1		0		0		0																					
20/02632/FL	Former Garden To 74 Martin Square Larkfield Aylesford Kent	Construction of detached 4 bedroom dwelling	1	0	NS	1 ()	0	1		0		0		0																					
21/01879/LDP	Whispers Vines Lane Hildenborough Tonbridge Kent TN11 9LT	Lawful Development Certificate Proposed: Proposed mobile home	1	0	NS	1 ()	0	1		0		0		0																					
21/02191/LDP	Apple Tree Cottage Plaxtol Lane Plaxtol Sevenoaks Kent TN15 0PZ	Lawful Development Certificate Proposed: stationing of a mobile hom in residential garden to provide ancillary accommodation	e 1	0	NS	1 ()	0	1		0		0		0																					
20/01515/FL	81 And 83 High Street Aylesford Kent ME20 7AY	Unifying properties into single propert at ground and first floor level, joining kitchen of No. 83 and No. 81, installation of new steps between landing of No.81 at first floor level and No.83, repair and replacement of words the No.82 as first no sen		-2	NS	1 ()	-2	0	-2	1		0		0																					
19/00602/FL	195 High Street Tonbridge Kent TN9 1BX	windows to No. 83 as listed on dra Change of use from retail shop with fil over to 3 bedroom self contained town house, with the provision of a timber framed lantern light to front elevation	at 1 1	-1	NS	1 ()	-1	1	-1	0	0	0		0																					
20/01190/PDVAR	Atcost Barn East Side Broadfield Complex Old Soar Road Plaxtol Sevenoaks Kent	Prior Notification: Change of use of an existing agricultural building into a residential dwelling-house (Part 3 Class Q)	1	0	NS	1 ()	0	0		0		0		1																					
20/01577/PDVAR	Land Adjoining Heath Farmhouse Postern Lane Tonbridge Kent	Prior Notification: Change of use and conversion of an agricultural building a single dwelling house (Part 3 Class Q)	to	0	NS	1 ()	0	0		0		1		0																					
21/00083/FL	Brackenwood Pine Tree Lane Ivy Hatch Sevenoaks Kent TN15 0NJ	Conversion of existing residential outbuilding to provide a single dwelling, including access, landscaping and parking	1	0	NS	1 ()	0	0		0		1		0																					
21/00677/PDVAR	Market Gardens Riding Lane Hildenborough Tonbridge Kent TN11 9LH	Prior Notification: change of use of an agricultural building to use as a single dwellinghouse pursuant to Class Q (a of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) order 2015 (the renewal of the consent for one		0	NS	1 ()	0	0		0		1		0																					
21/01474/FL	Squirrels Keep Trottiscliffe Road Addington West Malling Kent ME19 5AZ		¹ 1	0	NS	1 ()	0	0		0		1		0																					
21/00518/FL	Mountains Farm Lodge Noble Tree Road Hildenborough Tonbridge Kent TN11 8ND	New detached dwelling	1	0	NS	1 ()	0	0		0		1		0																					
21/01292/PDVOR	Rear Of 138 High Street Tonbridge Kent TN9 1AX	Prior Notification: Change of Use from Office (Class B1) to Residential (Class C3) (Class 0)		0	NS	1 ()	0	0		0		0		0		1																			

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21/01112/FL	5 Orwell Spike West Malling Kent ME19 4PB	New dwelling with integral garage	1	0	NS	1	0	0	0		0		1		0																						
21/01180/FL	2 Abingdon Mews High Street West Malling Kent ME19 6QH	Provision of an additional storey abo existing detached double garage to provide annexe accommodation	ve 1	0	NS	1	0	0	0		0		1		0																						
21/00724/FL	239 Robin Hood Lane Blue Bell Hill Chatham Kent ME5 9QU	Use of an existing ancillary building a a self-contained annexe.	1	0	NS	1	0	0	0		0		1		0																						
21/00623/FL	Rose And Crown Cottage Sheet Hill Plaxtol Sevenoaks Kent TN15 0PU	Conversion and extension of a detached workshop building within th grounds of Rose and Crown Cottage to form new self contained dwelling, with garden and parking, retaining existing access to Sheet Hill		0	NS	1	0	0	0		0		1		0																						
21/01661/FL	Adjacent Finches Farm Labour In Vain Road Wrotham Sevenoaks Kent TN15 7NY	Redevelopment of former builders storage yard including demolition of existing buildings as well as demolitition of buildings within Finches Farm and erection of 1 No. detached chalet bungalow and associated alterations existing vehicular access and prov	on	0	NS	1	0	0	0		0		1		0																						
21/01560/FL	1 Orwell Spike West Malling Kent ME19 4PB	Erection of a detached dwelling; landscaping; parking and associated works on land adjacent to no.1 Orwe Spike		0	NS	1	0	0	0		0		1		0																						
21/01098/FL	Fir Tree Cottage Yopps Green Plaxtol Sevenoaks Kent TN15 0PY	Conversion of the existing garage an first floor extension providing annex accommodation		0	NS	1	0	0	0		0		1		0																						
21/02035/FL	Accommodation At Nizels Ridge Farm Nizels Lane Hildenborough Tonbridge Kent	Proposed conversion of redundant barn to a single detached house	1	0	NS	1	0	0	0		0		1		0																						
21/01360/FL	Orchard House 161 St Leonards Street West Malling Kent ME19 6PE	Proposed barn conversion with new roof, rooflight and solar panels	1	0	NS	1	0	0	0		0		1		0																						
21/01658/FL	Bumblebee Barn East Street Addington West Malling Kent ME19 5DG	Demolition of existing outbuildings; erection of detached dwelling with parking, associated hard and soft landscaping. Erection of detached garages; relocation of existing access gates within the site and creation of second driveway to proposed dwellin		0	NS	1	0	0	0		0		1		0																						
21/01783/FL	27 Birch Crescent Aylesford Kent ME20 7QE	Section driveway to proposed diversing Conversion and extension of existing detached garage, with new basemen level, to a granny annexe	Ŭ 1	0	NS	1	0	0	0		0		1		0																						
21/02321/PDVAR	Land Adjacent Barnfield 109 Church Lane East Peckham Tonbridge Kent TN12 5JJ	Prior Notification: change of use of agricultural building to residential (Pa 3 Class Q) and land within its curtilag together with building operations reasonably necessary to convert the building	je	0	NS	1	0	0	0		0		0		0		1																				
21/02136/LDP	Barn West Of Dairy Cottages Manor Farm Land Vigo Road Fairseat Sevenoaks Kent	Lawful Development Certificate Proposed: change of use of an existi building from agriculture to single residential dwelling (Class C3) and building operations necessary to convert the building	ng 1	0	NS	1	0	0	0		0		1		0																						

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21/02074/FL	Land East Of Little Allens Allens Lane Plaxtol Sevenoaks Kent	Erection of dwelling, resubmission of approved planning permission TW/20/02929/FL	1	0	NS	1	0	0	0		0		1			0					Γ																
21/02332/FL	6 Brookfield Avenue Larkfield Aylesford Kent ME2 6RT	Ground floor front, rear and side extension to form granny annexe	1	0	NS	1	0	0	0		0		1			0																					
21/02649/FL	Oldbury Hatch Oldbury Lane Ightham Sevenoaks Kent TN15 9DG	Demolition of existing structure and erection of a one bedroom bungalow	1	0	NS	1	0	0	0		0		1			0																					
21/02742/FL	52 Silverhurst Drive Tonbridge Kent TN10 3QH	Erection of a single detached dwelling (Revision to previous application TM/19/00024/FL)	1	0	NS	1	0	0	0		0		1			0																					
21/02795/FL	121 Quarry Hill Road Tonbridge Kent TN9 2NU	Detached three bedroom house, formation of parking area and demolition of existing detached garage	1 •	0	NS	1	0	0	0		0		1			0																					
21/01938/OA	4 Orchard Drive Tonbridge Kent TN10 4LU	Outline Application: demolition of an outdoor swimming pool and the erection of a three bedroom single storey delached bungalow with two ca parking spaces	1 ^{rr}	0	NS	1	0	0	0		0		1			0																					
21/02921/LDP	48 Oakmead Tonbridge Kent TN10 3HN	Lawful Development Certificate Proposed: Conversion of attached store to accommodation	1	0	NS	1	0	0	0		0		1			0																					
21/03148/FL	Bank Wood Bank Lane Hildenborough Tonbridge Kent TN11 8NR	Conversion of the existing garage into a residential annexe with the ability for use as a holiday let. External changes include the removal of the external stair, replacement coverings, replacement coverings to dormer windows, new internal stair, int	r	0	NS	1	0	0	0		0		1			0																					
21/03000/FL	West View Blacksole Lane Wrotham Sevenoaks Kent TN15 7DH	Erection of a 4 bed two storey house	1	0	NS	1	0	0	0		0		1			0																					
21/03108/FL	12 Brooklands Road Larkfield Aylesford Kent ME2 6RN	O Proposed demolition of existing side larder and erection of new 3-bedroom detached dwelling with garden and parking	1	0	NS	1	0	0	0		0		1			0																					
21/02989/FL	12 Crow Hill Borough Green Sevenoaks Kent TN15 8HR	Demolition of existing outbuilding and erection of two-bedroom detached dwelling (Use Class C3), plus associated parking and use of existing vehicular access		0	NS	1	0	0	0		0		1			0																					
20/02007/FL	Land Adjacent 15 Lunsford Lane Larkfield Aylesford Kent	Erection of new five bedroom dwelling	1	0	NS	1	0	0	0		0		1			0																					
21/02728/FL	The Nelson Arms 19 Cromer Street Tonbridge Kent TN9 1UP	Erection of 1no two bedroom dwelling with associated works (revision to TM/21/00959/FL)	1	0	NS	1	0	0	0		0		1			0																					

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21/02985/FL	The Corner House 321 Bush Road East Peckham Tonbridge Kent TN12 5LN	Replacement of barn with single residential dwelling	1	0	NS	1	0	0	0		0		1		(0																					
21/02915/FL	105 Hadlow Road Tonbridge Kent TN9 1QE	Construction of a single detached dwelling with associated parking and erection of an ancillary garden buildir	1 ^{ng}	0	NS	1	0	0	0		0		1		(0																					
21/03211/FL	430 Red Hill Wateringbury Maidstone Kent ME18 5BJ	Demolition of existing garage structures and erection of a single storey 2x bed dwelling	1	0	NS	1	0	0	0		0		1		(0																					
21/02467/PDVAR	The Bramleys Hill Top Farm The Heath East Malling West Malling Kent ME19 6JL	Prior Notification: Change of use fron old fruit store to a residential unit	ⁿ 1	0	NS	1	0	0	0		0		0		(0		1																			
21/02465/PDVAR	Three Oak Cottage High House Lane Hadlow Tonbridge Kent TN11 9RD	Prior Notification: Change of use of a building and land within its curtilage from an agricultural use to a use fallin within Class C3 (dwellinghouses), together with building operations reasonably necessary to convert the building	ng	0	NS	1	0	0	0		0		0		(0		1																			
21/02047/FL	Land West Of Cedar House Crouch Lane Borough Green Sevenoaks Kent	0	1	0	NS	1	0	0	0		0		1		(0																					
21/03372/FL	Land At Potters Mead Borough Green Road Wrotham Sevenoaks Kent TN15 7RD	Erection of a single new dwelling and associated works	1	0	NS	1	0	0	0		0		1		(0																					
22/00038/FL	Bridge House Mill Lane Basted Sevenoaks Kent TN15 8PR	Revised scheme for the erection of a single dwelling with associated alterations to retain parking for the dwellings to be provided at Bridge House (planning application referenc TM/18/02981/FL)	ľ	0	NS	1	0	0	0		0		1		(0																					
22/00019/FL	Coppice Court 70 Teston Road Wateringbury Maidstone Kent ME18 5BG	Demolition of existing stables and the erection of a replacement dwelling - revision to replacement dwelling previously approved under TM/18/02150/FL	9 1	0	NS	1	0	0	0		0		1		(0																					
20/02255/FL	1 Green Lane Trottiscliffe West Malling Kent ME19 5DX	Demolition of existing one storey bungalow to enable erection of a sen detached five bedroom dwelling	1 1i-	-1	NS	1	0	-1	0		0		1	-1	1 (0																					
21/01188/FL	The Coach House Upper Brooms Common Road Ightham Sevenoaks Kent TN15 9ED	Demolition of existing dwelling, replacement dwelling, associated landscaping and temporary access track	1	-1	NS	1	0	-1	0		0		1	-1	1 (0																					
21/01463/FL	The Shire 131 Offham Road West Malling Kent ME19 6RE	Existing single storey dwelling to be demolished; construction of new sing storey dwelling set in from the site boundary on all sides		-1	NS	1	0	-1	0		0		1	-1	1 (0																					
21/02565/FL	Avenue Cottage Shipbourne Road Tonbridge Kent TN11 9NU	Demolish the existing extended property and associated outbuildings and construct a more sustainable ner build replacement residential propert	N	-1	NS	1	0	-1	0		0		1	-1	1 (0																					

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started - Gain	Under Construction - Gain	Not Started - Loss	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
21/03361/FL	The Willows 81 Ryarsh Road Birling West Malling Kent ME19 5JR	Demolition of existing dwelling and erection of new dwelling	1	-1	NS	1	0	-1	0		0		1	-1	0																				Γ	
16/00479/FL	247 Robin Hood Lane Blue Bell Hill Chatham Kent ME5 9QU	t Proposed demolition of existing bungalow and replacement with one and a half storey/two storey eco-home	1	0	UC	1	0	0	1		0		0		0																					
21/03156/FL	146 Tonbridge Road Hildenborough Tonbridge Kent TN11 9HW	Conversion of ground floor office to a bed flat, and conversion of workshop to convert to a 2 bed dwelling	2 1	0	UC	1	1	0	1		1		0		0																					
20/00964/FL	Hollymead Leigh Road Hildenborough Tonbridge Kent TN11 9AH	Demolition of existing dwelling and ancillary outbuildings and erection of a replacement dwelling	, 1 ,	0	UC	1	0	0	0		1		0		0																					
20/01380/FL	28 Yardley Park Road Tonbridge Kent TN9 1NF	Demolition of existing building, excluding slab and front/flank foundations, construction of replacement dwelling, (First revision tr planning consent ref: 20/00826/FL, to change proposal description from		0	UC	1	0	0	0		1		0		0																					
20/01747/FL	Fir Bank Coach Road Ivy Hatch Sevenoaks Kent TN15 0PE	extension to replacement dwelling) Demolition of existing dwelling and outbuildings and the erection of replacement dwelling	1	0	UC	1	0	0	0		1		0		0																					
20/01031/FL	Stone Acre Copt Hall Road Ightham Sevenoaks Kent TN15 9DT	Demolition of dwelling and garage. Erection of dwelling	1	0	UC	1	0	0	0		1		0		0																					
20/00741/FL	Sherwood Yard Maidstone Road Wrotham Heath Sevenoaks Kent	Proposed development to build a new detached single storey dwelling to replace existing derelict out buildings		0	UC	1	0	0	0		1		0		0																					
17/01104/FL	Moonfield The Street Ryarsh West Malling Kent ME19 5LG	Demolition of the existing workshop building, removal of tennis court and erection of a single storey dwelling an associated parking and driveway, sharing existing access	1 d	0	UC	1	0	0	1		0		0		0																					
21/00120/FL	Ragstones Mill Lane Ightham Sevenoaks Kent TN15 9BH	Demolition of existing bungalow, garage and outbuildings and erection of a replacement dwelling and garage	1	0	UC	1	0	0	1		0		0		0																					
21/02577/FL	Monks Cottage Riding Lane Hildenborough Tonbridge Kent TN11 9LR	Demolition of existing dwelling and garages and replacement with a new dwelling and garaging	1	0	UC	1	0	0	1		0		0		0																					
18/01561/FL	South View Fen Pond Road Ightham Sevenoaks Kent TN15 9JF	Demolition of existing timber framed and weatherboarded stable block, construction of a single storey self contained habitable annexe with ancillary areas (Resubmission of TM/17/02453/FL)	1	0	UC	1	0	0	1		0		0		0																					
18/00257/RM	11 Uridge Crescent Tonbridge Kent Land Adjoining	Reserved Matters application pursuan to conditions 1 (layout and appearance), 4 (materials), 5 (slab levels), 6 (external lighting), 7 (windows) and 8 (refuse) pursuant to planning permission TM/16/02987/OA Detached 3 bedroom dwelling		0	UC	1	0	0	1		0		0		0																					

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started - Gain	Under Construction - Gain	Not Started - Loss	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Dhacing 2024 to 25	rnasing 2024 to 23	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
18/02330/FL	Godwell Farm Church Road Offham West Malling Kent ME19 5NX	Proposed conversion of redundant barn to residential dwelling	1	0	UC	1	0	0	1		0		0			0																					
18/00839/FL	Former Orchard Dene Nursery High House Lane Hadlow Tonbridge Kent	Demolition of commercial storage bar (B8) and private storage barn and erection of a 2-bedroom bungalow	ⁿ 1	0	UC	1	0	0	1		0		0			0																					
18/02487/FL	Boormans Farm Court Lane Hadlow Tonbridge Kent TN11 0JT	Change of use and extension of existing agricultural building to form a three bedroom dwellinghouse	1	0	UC	1	0	0	1		0		0			0																					
19/00369/PDVOR	Faulkners Farmhouse Ashes Lane Hadlow Tonbridge Kent TN11 0AN	Prior Notification: change of use from office (Class B1) to residential (Class C3)(Part 3 Class O): Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1 (a) (offices) of the Schedule		0	UC	1	0	0	1		0		0			0																					
19/00967/FL	Land South Of Allens Lane Plaxtol Sevenoaks Ken		1	0	UC	1	0	0	1		0		0			0																					
19/01226/FL	Land Adjacent To The Hutchings Leigh Road Hildenborough Tonbridge Kent	Proposed dwelling	1	0	UC	1	0	0	1		0		0			0																					
19/01704/FL	Cinders Barn Ashes Lane Hadlow Tonbridge Kent TN11 9QU	Change of use of land from commercial use to become part of the curtilage of 'Cinders Barn'. Conversio of residential annex 'The Den' to a separate self-contained two bedroom dwelling with associated external and internal alterations, garden area, fenc	n	0	UC	1	0	0	1		0		0			0																					
19/02036/FL	Land East Of Horns Lane Mereworth Maidstone Kent	Conversion and alteration of a redundant rural building to a dwellinghouse	1	0	UC	1	0	0	1		0		0			0																					
19/02201/FL	Stables Broadwater Road West Malling Kent	Remove the existing stables and outbuildings and to construct a residential detached chalet bungalow with garage	1	0	UC	1	0	0	1		0		0			0																					
19/01953/FL	86 Barden Road Tonbridge Kent TN9 1UB	Conversion and extension of existing garage space to form a new two-bed dwelling		0	UC	1	0	0	1		0		0			0																					
19/02995/RM	Land Adjoining 11 Uridge Crescent Tonbridge Ken	to conditions 1 (layout and appearance), 4 (materials), 5 (slab levels), 6 (external lighting), 7 (windows) and 8 (refuse) of outline permission TM/16/02987/OA (Outline		0	UC	1	0	0	1		0		0			0																					
20/00480/FL	4 Orwell Spike West Malling Kent ME19 4PB	Application: Detached 3 bedroom Demolition of existing garage. Subdivision of existing site and construction of additional detached dwelling with integral garage, parking and replacement garage for existing dwelling	1	0	UC	1	0	0	1		0		0			0																					
19/00523/FL	Land Rear Of Omega Stocks Green Road Hildenborough Tonbridge Kent	Demolition of commercial outbuilding: clearance of the site, erection of a single storey 2 bed dwelling and creation of an ecology receptor site	^{s,} 1	0	UC	1	0	0	1		0		0			0																					

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status	Not Started - Gain	Under Construction - Gain	Not Started - Loss	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36	Demolition 2035 to 36
20/02378/FL	Westlands Farm Borough Green Road Wrotham Sevenoaks Kent TN15 7RB	Conversion of agricultural buildings into 1no. dwelling with associated landscaping and car parking	1	0	UC	1	0	0	1		0		0		0																					
20/02949/FL	The Mount 65 Crouch Lane Borough Green Sevenoaks Kent TN15 8LU	Demolition of existing annex, summe house, old stable and garage, erectio of single storey two bedroom dwelling or timber clad contemporary design in location of annex building to be removed, with new dwelling to be served by existing access and part ol	n J	0	UC	1	0	0	1		0		0		0																					
21/00259/RM	Land Between Myrtle Cottage And Redland House Part Of Wyke Lodge London Road Ryarsh West Malling Kent		nt 1 of ::	0	UC	1	0	0	1		0		0		0																					
21/03343/FL	Old Rectory Cottage Rectory Lane Ightham Sevenoaks Kent TN15 9AJ	Subdivision of the plot to separate OI Rectory Cottage from The OId Rector Demolition of existing single storery lean-to, construction of a two-storey side extension, internal modifications to create three-bedroom dwelling- conservation roof lights and	ry.	0	UC	1	0	0	1		0		0		0																					
21/01493/FL	Crowhurst Farm Crowhurst Lane Plaxtol Sevenoaks Kent	Construction of a replacement dwellin (alternative to planning permission reference TM/20/00994/FL)	ng 1	0	UC	1	0	0	0		0		1		0																					
21/01220/FL	19 Lee Road Snodland Kent ME6 5NN	Demolition of existing garden room to allow proposed annexe	2 1	0	UC	1	0	0	0		0		1		0																					
21/01067/FL	White Lodge 70 Chatham Road Aylesford Kent ME20 7EQ	Proposed conversion of existing workshop to residential use and associated parking	1	0	UC	1	0	0	0		0		1		0																					
17/01437/FL	Four Wents Hampton Park Road Hadlow Tonbridge Kent TN11 9RE	Conversion of stable building and sto into a single, 3 bedroom residential unit and provision of vehicle access being a revised proposal to that approved under reference TM/15/03216/FL	•	0	UC	1	0	0	0		1		0		0																					
21/02923/LB	The Granary Hawden Farm And Hawden Oast Hawden Lane Hildenborough Tonbridge Kent TN11 9BG	Listed Building Application: Conversion of two houses into one	on 1	0	NS	0	1	0	1		0		0		0																					
21/02688/FL	Workshop At Bourne Mill Carpenters Lane Hadlow Tonbridge Kent	Demolition of an existing building currently in a use ancillary to the mixe B1/C3 use of the wider site and its replacement with a building to be use for a Class E use, also within the existing wider site		-1	NS	0	0	-1	0		0		0	-1	0																					
19/00071/FL	Mereworth Lawn Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QY	Conversion of existing dwelling into a bed and breakfast (Class C1), togeth with replacement garage to provide managers accommodation, with a rear extension to the main building to form a large kitchen and breakfast/dining room, relocation of access and	er ar 1	-1	NS	0	0	-1	0	-1	0		0		0																					
20/01414/FL	Development Site At The Hermitage Hermitage Lane Maidstone Kent	Toom, relocation of access and Demolition of existing buildings and construction of new 70 Bed Care Home		-1	NS	0	0	-1	0		0	-1	0		0																					
21/03005/FL	Little Rhoden Farm Bells Farm Road East Peckham Tonbridge Kent TN12 5NA	Demolition of the existing agricultural buildings and temporary workers accommodation and the erection of 5no. dwellings with associated ameni space, parking and landscaping		0	NS	5	0	0	0		0		0		5																					

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19/00287/FL	2 - 12 Avebury Avenue Tonbridge Kent TN9 1TF	Alteration, extension and change of use of the existing building to a mixe use to comprise 23 no. apartments, with associated parking		0	UC	0	23	0	23		0		0		0																				Γ	
21/00898/FL	Luna Barn Church Road Offham West Malling Ken ME19 5NX	t Demolition of existing redundant outbuildings and erection of a new 3 bed/b person single storey dwelling, together with a 1 bed/2 person family annex, garage accommodation and associated landscape works	/	0	UC	0	2	0	0		2		0		0																					
20/02454/FL	Land Between 166 And 194 The Rocks Road East Malling West Malling Kent	Development of 2no. detached housy with associated access, parking, and gardens		0	UC	0	1	0	0		1		0		0																					
20/00597/FL	Land South Of Hoath Cottage Carpenters Lane Hadlow Tonbridge Kent	Erection of 25 dwellings comprising of 2 x one bed apartments, 8 x two bed apartment and dwellings, 11 x three bed houses and 4 x four bed houses and associated development		0	UC	0	25	0	25		0		0		0																					
19/00588/FL	Garage Block South West Of 53 Medina Road Ditton Aylesford Kent	A terrace of three 3 bed houses with parking and one 3 bed end of terrace house attached to 53 Medina Road		0	UC	0	4	0	4		0		0		0																					
19/02029/FL	Agricultural Land And Buildings North Of Burham Court Old Church Road Burham Rochester Kent	Redevelopment of the site to provide four residential dwellings comprising x three bedroom, 2 x four bedroom, and 1 x five bedroom units, together with details of vehicular access, parking, landscaping and drainage	1	0	UC	0	4	0	4		0		0		0																					
17/00101/FL	Kentish Quarryman 42 New Road Ditton Aylesford Kent ME20 6AD	Erection of three new 3 bedroom dwellings at the rear of 42 New Road Ditton	3	0	UC	0	3	0	3		0		0		0																					
21/00377/FL	Land In Queens Avenue Queens Avenue Snodland Kent	Revision to approved full plans TM/17/02262/FL to include a habitab room in the already approved loft space	ale 3	0	UC	0	3	0	3		0		0		0																					
20/01289/FL	22 Hadlow Road Tonbridge Kent TN9 1NY	Demolition of existing dwellinghouse, and development of 2no. 5 bedroom semi-detached houses with parking	-	0	UC	0	2	0	2		0		0		0																					
18/02072/FL	25 West Street West Malling Kent ME19 6QX	Provision of a two storey side extension, a single storey rear extension and wholesale re-modellin of the existing dwellinghouse togethe with the construction of a pair of sem detached dwellings to side with associated provision of a new access	er ii-	0	UC	0	2	0	2		0		0		0																					
20/00552/FL	Crowhurst Coldstore Bells Farm Road East Peckham Tonbridge Kent	Demolition of two existing agricultura buildings and the erection of two new detached dwellings, with associated parking, bin storage and access	^{II} 2	0	UC	0	2	0	2		0		0		0																					
20/00820/FL	Orchard Dene Works Ashes Lane Hadlow Tonbridge Kent	Demolition of 2 commercial buildings and yard, and replace with 2 new dwellings, 1 four bed Dorma bungalo and 1 three bed bungalow	-	0	UC	0	2	0	2		0		0		0																					
21/03147/FL	335 Shipbourne Road Tonbridge Kent TN10 3EU	Erection of 2 detached dwellings; variation to that approved under reference TM/20/01321/FL	2	0	UC	0	2	0	2		0		0		0																					

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20/01178/FL	7 Chidley Cross Road East Peckham Tonbridge Kent TN12 5BU	Proposed demolition of existing dwelling and replacement with pair of semi-detached dwellings	2	0	UC	0	2	0	2		0		0		0																				Γ	
17/01042/FL	74 Martin Square Larkfield Aylesford Kent ME20 6QN	Erection of 4 bedroom attached dwelling	1	0	UC	0	1	0	1		0		0		0																					
20/01512/FL	Crowhurst Coldstore Bells Farm Road East Peckham Tonbridge Kent	Demolition of 2 existing agricultural buildings and the erection of 2 detached dwellings, with associated parking, bin storage and access	1	0	UC	0	1	0	1		0		0		0																					
21/00162/PDVOR	5 Castle Street Tonbridge Kent TN9 1BH	Prior Notification change of use from office Class B1 to residential Class C2 (Part 3 Class O): Zno two storey dwellinghouses. All habitable rooms have access to natural light from existing windows	3 1	0	UC	0	1	0	1		0		0		0																					
21/01473/FL	Martins Oast Back Lane Shipbourne Tonbridge Kent TN11 9PP	Demolition of existing dwelling (retention of oast roundel) and replacement with a pair of semidetached cottages with associated new parking/garages and conversion of oast roundel and forme stores into home offices as an		0	UC	0	1	0	1		0		0		0																					
19/02953/FL	Stone Acre Copt Hall Road Ightham Sevenoaks Kent TN15 9DT	Demolition of dwelling and garage and erection of dwelling	^d 1	0	UC	0	1	0	1		0		0		0																					
20/02379/FL	The Cottage 30 Masters Lane Birling West Malling Kent ME19 5JP	Demolition of existing dwelling and replacement with green oak framed dwelling, with new boundary wall and gates (re-submission with revised design to that approved under reference TM/20/00503/FL - provision of basement)		0	UC	0	1	0	1		0		0		0																					
21/01291/LDP	37 And 39 Yardley Park Road Tonbridge Kent TN9 1NB		1	0	UC	0	1	0	1		0		0		0																					
18/01220/FL	311 Canon Lane Wateringbury Maidstone Kent ME18 5PJ	The demolition of the existing building and the erection of a replacement detached dwelling with associated access and landscaping	3 1	0	UC	0	1	0	1		0		0		0																					
19/00135/FL	Stables And Land East Of Pilgrims Way Wouldham Rochester Kent	Proposed single dwelling with partial change of use to residential	1	0	UC	0	1	0	1		0		0		0																					
19/00749/FL	Rear Of 278 Lunsford Lane Larkfield Aylesford Kent ME20 6HU	Erection of dwelling	1	0	UC	0	1	0	1		0		0		0																					
19/01295/FL	Little Hilden 36 London Road Tonbridge Kent TN10 3DD	Erection of 2 new dwellings in existing garden	9 1	0	UC	0	1	0	1		0		0		0																					
19/01748/FL	11 Vale Rise Tonbridge Kent TN9 1TB	Proposed residential chalet bungalow at the land adjacent to 11 Vale Rise, including landscaping and retaining wall features		0	UC	0	1	0	1		0		0		0																					

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20/00224/PDVAR	Winterfield Farm Winterfield Lane East Malling West Malling Kent ME19 6HY	Prior Notification of proposed change of use of agricultural building to a dwellinghouse (Use Class C3) and fo building operations reasonably necessary for the conversion, pursua to Schedule 2, Part 3, Class Q of the Town and Country Planning(Ceneral	r	0	UC	0	1	0	1		0		0		0																						
20/00668/FL	28 Yardley Park Road Tonbridge Kent TN9 1NF	Detached single-storey residential annex	1	0	UC	0	1	0	1		0		0		0																						
20/00776/FL	9 Higham Lane Tonbridge Kent TN10 4JB	Change of use and extension to the existing property to a single residentia dwelling			UC	0	1		1		0		0		0																						
20/01205/FL	Winterfield Farm Winterfield Lane East Malling West Malling Kent ME19 6HY	Conversion and acquisition of land North East of Winterfield Cottage to demolish the existing single storey barn and erect a new detached two storey dwelling with new hardstanding	1	0	UC	0	1	0	1		0		0		0																						
20/01788/FL	Former Greenacre Comp Lane Platt Sevenoaks Kent	Construction of new dwelling with attached garage. Variation to externa appearance to Plot 1 of approved scheme TM/11/01480/FL	1	0	UC	0	1	0	1		0		0		0																						
20/01939/FL	4 Orwell Spike West Malling Kent ME19 4PB	Demolition of existing garage. Subdivision of existing site and construction of additional detached dwelling with integral garage, parking and replacement garage for existing dwelling	1	0	UC	0	1	0	1		0		0		0																						
20/01707/FL	Bartons Farm Yopps Green Plaxtol Sevenoaks Kent TN15 0PY	Create a separate unit of residential accommodation. Removal of modern link and swimming pool. Construction of link/extension, associated landscaping works (revisions to scheme approved under TM/19/01077/FL)		0	UC	0	1	0	1		0		0		0																						
21/00154/FL	32 Riding Lane Hildenborough Tonbridge Kent TN11 9HY	Single storey rear extension and loft conversion, and the creation of new attached dwelling on land adjacent to 32 Riding Lane		0	UC	0	1	0	1		0		0		0																						
21/01680/FL	West View Blacksole Lane Wrotham Sevenoaks Kent TN15 7DH	Erection of a 4 bed 2 storey house	1	0	UC	0	1	0	1		0		0		0																						
21/01176/FL	17 Lansdowne Road Tonbridge Kent TN9 1JB	Erection of a single storey rear additit and a new 2 storey, 4 bedroom dwelling to the side of existing house (Resubmission of expired application TM/16/01202/FL)		0	UC	0	1	0	1		0		0		0																						
21/02305/FL	46 Old Hadlow Road Tonbridge Kent TN10 4EY	Demolition of existing bungalow. Erection of New build detached 5/6 family home linking to converted garage, following similar footprint of original detached bungalow.	1		UC	0	1		0		0		1		0																						
21/02313/FL	5 Bickmore Way Tonbridge Kent TN9 1ND	Convert part of the garage to living accommodation and erect a single storey side extension with a flat roof	1	0	UC	0	1	0	0		0		1		0																						
			3970	-87	0	3518	360	-87	645	-13	718	-60	872	-14	484	1 0	312	0	21	15 0		46	0	111	0	88	0	68	0	68	0	68	0	68	0	24	
			0010	-01	,	5510		-51	0-10	-13	, 10	-00	012	- 14	404		512	-				τv	~		ľ			00		00		50	-		-	+	+
		Total Extant (C3)	·	•				3800																													

Site Application	Address	Proposal	Total Number of Units on Permission	Demolitions	Site Status Not Started - Gain	Inder Contraction Coin	Under Construction - Gain	t Sta	Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36 Demolition 2035 to 36
									Phasing 2022 to 23	3	Phasing 2023 to	74	Phasing 2024 to	9	Phasing 2025 to	9	Phasing 2026 to	27	Phasing 2027 to	28	Phasing 2028 to	R	Phasing 2029 to	8	Phasing 2030 to	5	Phasing 2031 to	25	Phasing 2032 to	33	Phasing 2033 to	34	Phasing 2034 to	3	Phasing 2035 to 36
		Extant C3 Totals Year by Year (Gross-Demo)							632		658		858		484		312		215		146		111		88		68		68		68		68		24
C2 Permissions																																			
									Phasing 2022 to 23	Demolition 2022 to 23	Phasing 2023 to 24	Demolition 2023 to 24	Phasing 2024 to 25	Demolition 2024 to 25	Phasing 2025 to 26	Demolition 2025 to 26	Phasing 2026 to 27	Demolition 2026 to 27	Phasing 2027 to 28	Demolition 2027 to 28	Phasing 2028 to 29	Demolition 2028 to 29	Phasing 2029 to 30	Demolition 2029 to 30	Phasing 2030 to 31	Demolition 2030 to 31	Phasing 2031 to 32	Demolition 2031 to 32	Phasing 2032 to 33	Demolition 2032 to 33	Phasing 2033 to 34	Demolition 2033 to 34	Phasing 2034 to 35	Demolition 2034 to 35	Phasing 2035 to 36 Demolition 2035 to 36
18/02137/FL	Harpwood Residential Home Seven Mile Lane Wrotham Heath Sevenoaks Kent TN15 7RY	Demolition of existing care home building (use class C2) and erection o a replacement care home (use class C2) with associated car parking, refus and external landscaping		0	nc 0	1!	9 0	0	19		0		0		0																				
19/02431/RM	Land Rear Of 239 To 259 London Road West Malling Kent	Reserved Matters Application: Details of appearance, landscaping, layout and scale pursuant to planning application TW17/00506/OA (Outline application: The development of land to the rear of London Road to consist of the development of an extra care		0	nc 0	4:	2 0	0	0		42		0		0																				
20/00341/FL	140 Tonbridge Road Hildenborough Tonbridge Kent TN11 9HJ	Demolition of existing garage and associated buildings and structures and the erection of a 75-bed care home (use class C2) with car parking	40	0	nc 0	4	0 0	C	0		0		40		0																				
17/03513/FL/C2	Land West Of Hermitage Lane And East Of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate Aylesford Kent	Hybrid Planning Application: Hybrid Planning Application: PHASE 2 Full planning permission for the redevelopment of the site to provide 2 Assisted Living Apartments C2 use		0	nc 0	1:	3 0	0	13		0		0		0																				
20/01414/FL	Development Site At The Hermitage Hermitage Lane Maidstone Kent	Demolition of existing buildings and construction of new 70 Bed Care Home	37		NS 37	7					37		0																						
21/02567/FL	Duchess Of Kent Court Hall Road Aylesford Kent	Ground floor extensions with first floor extension creating 5 additional units, larger communal space, and two additional parking spaces	3		NS 3								3																						
		C2 to C3 Conversion Total	154	0	40	11	14 0)	32	0	79	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
			0054						22/23		23/24		24/25		25/26		26/27		27/28		28/29		29/30		30/31		31/32		32/33		33/34		34/35		35/36
		Grand Total (C3 + C2)	3954		35	5 <mark>58</mark> 48	83 -	-87	664		737		901		484		312		215		146		111		88		68		68		68		68		24