

## Tonbridge & Malling Borough Council

### Housing Land Supply Position as at 30 September 2023

#### 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 30 September 2023.
- 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 need<sup>1</sup>. This method starts with the 2014-based household projections published by the Office for National Statistics (ONS)<sup>2</sup> and takes account of factors such as housing affordability<sup>3</sup>.
- 2.2 The outcome of this process is a housing need figure (as at 2023) of **835 dwellings per annum** (dpa) or 4,175 dwellings over the five-year period (1/04/23 – 31/03/28). 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.

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

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

<sup>3</sup> Median housing affordability ratio: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

- 2.4 The HDT measurements for 2021 were published on 14 January 2022. 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 2023-2028. 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 2023-2028 includes the following components:
- Extant permissions as at 31 March 2023 (including supply from C2 developments)
  - C2 and C3 permissions from 01/04/2023 to 30/09/2023
  - 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 2023. 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 Government<sup>4</sup>. 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 2023 and 30 September 2023 were reviewed. A total of 17 units (See Annex A) have been discounted from the projected supply (see Table 4) because no evidence could be found to confirm that they have been implemented and that housing development will be taking place on the site.
- 3.4 Permissions granted between 01/04/2023 and 30/09/2023 were also taken into account. During this time period there were 264 units permitted and 6 demolitions, resulting in 258 net units. Reserved matters on outline permissions were discounted due to double counting. Those were the 125 units at the Development site at Lower Haysden Lane, Tonbridge and 4 units at Land Rear of 64 The Drive Tonbridge. This resulted in a total of 129 units to be built out by 2025/26.
- 3.5 **Extant permissions: phasing** – The phasing of extant permissions was informed by local and national evidence on Build Out Rates (BORs).
- 3.6 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

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<sup>4</sup> [Planning practice guidance on housing supply and delivery](#), para. 035, ref ID: 68-035-20190722

sites completed since 2011/12. The guide BORs are highlighted in Table 1 (below). The Housing Market Delivery Study forms part of the emerging Local Plan evidence base<sup>5</sup>.

**Table 1: Guide BOR based on completion data in Tonbridge & Malling between 2011 to 2021**

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

Source: GL Hearn analysis

- 3.7 The BORs were also checked by the piece of research *Start to Finish* (second edition, February 2020)<sup>6</sup> prepared by Lichfields. This piece of research looked at sites across England and Wales (outside of London). Table 2 highlights the findings of this research:

**Table 2: Average annual BORs (England 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

<sup>5</sup> [Local Plan \(Regulation 18\) consultation evidence base – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk)

<sup>6</sup> [Start to Finish \(second edition\): What factors affect the build-out rates of large scale housing sites? \(lichfields.uk\)](https://www.lichfields.uk)

- 3.8 **Windfall allowance** – The housing projection for the five-year period 01/04/23 to 31/03/28 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 evidence base for the emerging Local Plan<sup>7</sup>. It considers trend data from 2008/09 onwards and excludes data from garden development in built-up areas. Table 3 highlights the trend data.

**Table 3: Small sites windfall data (2008/09 – 2022/23)**

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
2021-22	52
2022-23	61
<b>Annual Average</b>	<b>67</b>

<sup>7</sup> [Local Plan \(Regulation 18\) consultation evidence base – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/consultation/evidence-base)

- 3.9 The average annual supply during the trend period (67 units) has only been included from year four of the projection period onwards to avoid double counting of commitments during the early years.
- 3.10 A windfall allowance for large sites (five units or more) is not included in the five-year projection period from 01/04/23 . 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.

#### 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 **3.65 years of housing land supply** between 1 April 2023 and 31 March 2028 as at 30 September 2023. This position is summarised in Table 5. The List of C2 units Permitted between 01/04/2023 30/09/2023 alongside the extant C2 units are in Appendix B, the list of additional units permitted between 01/04/2023 – 30/09/2023 are in appendix C, and the full list of extant planning permissions as at 31 March 2023, including C2 permissions, is set out in Appendix D.

#### 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, applies<sup>8</sup>.

The Council is taking positive steps to get an up-to-date Local Plan in place. Consultation on the Regulation 18b Second stage is due to start April/May 2024 and it is the intention to publish the Regulation 19 Plan during the December 2024, with the view of consulting on the Reg 20 Draft Local Plan for at the beginning of 2024. It is then the intention to submit to the Secretary of State (Reg 22) in April 2025. This timetable is set out in the adopted Local Development Scheme:

<https://www.tmbc.gov.uk/downloads/download/376/local-development-scheme>

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<sup>8</sup> [National Planning Policy Framework - 2. Achieving sustainable development - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework-2021/national-planning-policy-framework-2021)



**Table 4: Housing Land Supply Position as at 30 September 2023**

Standard method housing requirement of 835 dwellings per annum (dpa)  
 -Projected housing land supply for the 5 year period from 1 April 2023 to 31 March 2028

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	Land South West Of London Road And West Of Castr Park Allington (106 units)	Land Northwest Of Bell Lane Batham Rochester Kent (58 Units)	Dillon Common (118 units)	East Of Clare Park Estate New Road East Malling (110 Units)	Land West Of Winterfield Lane East Malling (250 Units)	Land North Of Lower Haysden Lane Tonbridge Kent (125 Units)	South Of London Road And East Of Hermitage Lane Aylesford (840 units)	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge (171 units)	Brampton Field, Dillon Edge (300 Units)	Land South Of Barming Station And East Of Hermitage Lane Aylesford Kent (330 units)	C2 sites conversion to C3	C2 Sites conversion to C3 01/04/2023 to 30/09/2023	Planning Permissions expired 01/04/23 to 30/09/23	Net Permissions permitted 01/04/2023 to 30/09/2023(7)	Completions from Planning Permissions (Net)	Total Completions	5 Year Totals	5 Year Supply 2023/24-2027/28
2011/12	119					100		113																				444	444	2,845	
2012/13	151					59		30																				394	394		
2013/14	257					12		149																				608	608		
2014/15	267					43		60																				487	487		
2015/16	441					64		319																				912	912		
2016/17	436					60	13	142																				830	830	3,375	
2017/18	616					101	139	48																				1,166	1,166		
2018/19	135				29	61	60	39																33				455	455		
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	3,626	3,657
2022/23	184	-16	0	0	100		141	1					33				49							32				524	524		
2023/24	184	-65	0	0	51		68	103		70	4		53				43	43		68	14	22		37		-17		678	678		
2024/25	243	-19	0	0	68		80	135			43	70		43	14		18	43		68	56	43		43				948	948		
2025/26	249	-4	0	0	68		93	27			43	0		43	22			43	39	68	35	43		37	74		129	1,009	1,009		
2026/27	27		67	0	4			0			43			20	22	43		43	43	68	39	43	43		41			479	546	2,117	
2027/28	56		67	0							43					43		43	43	68	27	43	43					409	476		
2028/29	0		67	118							34					32		35		68		43	43					255	440		
2029/30	0		67	118																68		43	43					154	339		
2030/31			67	118																68		20	43					131	316		
2031/32			67	118																68			43					111	296	1,455	
2032/33			67	118																68			43					111	296		
2033/34			67	118																68			29					97	282		
2034/35			67	118																68								68	253		
2035/36			67	237																24								24	328		
2036/37			67	237																								0	304	1,216	
2037/38			67	237																								0	304		
2038/39			67	237																								0	304		
2039/40			67	237																								0	304		
Totals	3,826	-173	938	2,011	635	626	1,059	1,216	-3	70	210	70	120	106	58	118	110	250	125	840	171	300	330	194	115	-17	129	11,685	14,634	14,634	3,657
5 yr Housing Requirement (4)																												5,010			
Difference																												-1,353			
5-Year Supply (5)																												73%			
No. of years of HLS (6)																												3.65			
Note (1)			Excluding listed large sites & Tonbridge Town Centre																												
Note (2)			Windfall projection from small sites (fewer than five units in capacity).																												

Note (1) Excluding listed large sites & Tonbridge Town Centre

Note (2) Windfall projection from small sites (fewer than five units in capacity).

Note (3) Windfall projection from large sites (Five units or more in capacity).

Note (4) Housing requirement generated by the standard method (2022-based, 835 dpa) + a 20% buffer

Note (5) Supply of housing sites as a % of the 5-year housing requirement (see footnote (4))

Note (6) Number of years of Housing Land Supply (HLS) measured against annualised housing requirement (835) + 20% buffer (see footnote (4))

Note (7) Permissions permitted excluded RLNs of outline permissions due to double counting





## Appendix A – Expired Planning Permissions as 01/04/2023 - 30/09/2023

App. Ref	Proposal	Expiry Date	Not started – Gains	Not Started – Losses
<b>18/03048/OA</b>	Outline Application: Redevelopment of existing garden furniture retail centre (with ancillary cafe) and commercial cattery and small pet boarding centre with 9 no. dwellings comprising 3 no. detached four bedroom houses and 6 no semidetached three bedroom	25/08/2023	9	0
<b>20/01087/FL</b>	Demolition of existing public house and outbuilding and erection of 3 No. 4-bed 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 Road	16/08/2022	4	0
<b>20/01147/FL</b>	Erection of one dwelling with incidental ground works and access	05/08/2023	1	0
<b>20/00394/FL</b>	Erection of a detached dwelling within the rear garden to the west of 8 Valley Forge Close. The dwelling is to be a 2 bedroom single storey bungalow with access gained from Cornwallis Avenue via the existing access	18/04/2022	1	0
<b>20/00936/FL</b>	Proposed demolition of existing double garage and replacement with a new detached two storey house and modified parking as an additional dwelling	<b>23/06/2023</b>	1	
<b>20/01220/OA</b>	Outline Application: detached dwelling circa 110SqM on parcel of land next to existing terrace of dwellings	04/08/2023	1	
		Total	17	0
		<b>Total (net)</b>	<b>17</b>	



**Appendix B – C2 Extant Permissions as at 30 September 2023**

Site Reference	Address	Proposal	Site Status	Conversion to C3 gain	Not Started	Under Construction	Complete (Gain)	Not Started (Loss)	Completions (Loss)	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28
20/01414/FL	Development Site At The Hermitage Hermitage Lane Maidstone Kent	Demolition of existing buildings and construction of new 70 Bed Care Home	Not Started	37	70	0	0	0	0	70				
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	Not Started	3	5	0	0	0	0		5			
21/00598/FL	Land West Of Station Road North West Malling Kent	Erection of a care home (within use Class C2) including parking, access, landscaping and other associated works	Not Started	37	70	0	0	0	0			70		
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 TM/17/00506/OA (Outline application: The development of land to the rear of London Road to consist of the development of an extra care deve	Superseded by 22/02562/FL	0	0	0	0	0	0	0	0	0	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	Under Construction	40	0	75	0	0	0	0	75			
23/00859/FL	50 Gibson Drive Kings Hill West Malling Kent ME19 4AF	Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development	Not Started	41	78	0	0	0	0				78	
22/02562/FL	Land Rear Of 239 To 259 London Road West Malling Kent	Development of an integrated retirement community comprising of 140 extra care units together with associated communal facilities (all within Use Class C2);	Under Construction	74	0	140	0	0	0			140		0

C2 Phasing Total

223 215 0 0 0 70 80 210 78 0

C3 Conversion phasing

232

37 43 111 41

# Appendix C – C3 Units Permitted from 01/04/2023 to 30/09/2023

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
22/02690/RM	Development Site Land North Of Lower Haysden Lane Tonbridge Kent	557693	145785	Reserved matters application for the approval of appearance, landscaping, layout and scale (including the affordable housing scheme and associated details) pursuant to outline planning permission TM/19/00014/OAEA which provides for the development of the site for the construction of up to 125 new homes, the formation of new means of access onto Lower Haysden Lane, new pedestrian and cycle links (including links to the existing playing fields to the west), the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure	125		12/07/2023	12/07/2025
23/00917/RM	Land Rear Of 64 The Drive Tonbridge Kent TN9 2LR	558833	145344	Reserved Matters application for the approval of scale, appearance and landscaping and details submitted pursuant to conditions 4 (slab levels), 5 (landscaping), 6 (car parking) and 7 (refuse storage) of outline planning permission TM/22/01544/OA (Outline Application: Erection of a 4x bed detached dwelling with associated access and parking)	4		03/07/2023	03/07/2025
21/01911/FL	Land Rear Of 182 High Street Tonbridge Kent	559010	146830	Redevelopment to form 34 Retirement Living apartments for older persons including communal facilities, and associated car parking and landscaping, and the repositioning of 4 existing car parking spaces	32		10/05/2023	10/05/2026
23/01118/PDVMA	Tonbridge Chambers Pembury Road Tonbridge Kent TN9 2HZ	558707	145796	Prior Notification: Change of use of a building and land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) to form 11 x 1 bed (studio) flats, 2 x 1 bed flats and 2 x 2 bed flats	15		17/07/2023	17/07/2028
22/00969/FL	Development Site 1-3 Skinners Terrace And 13-17 Quarry Hill Road Tonbridge Kent	558711	145930	First floor extension and change of use to form 10 residential dwellings	10		04/07/2023	04/07/2026
23/00073/FL	Barn West Of Ambleside Reeds Lane Shipbourne Tonbridge Kent	559993	152089	Conversion of gamekeepers storage barn used to store pheasant shoot apparatus and equipment into five dwellings with associated external works and parking facilities	5		18/09/2023	18/09/2026
23/00666/PDVMA	121 High Street Tonbridge Kent TN9 1DB	559096	146619	Prior notification: Change of use of a building and land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) comprising of 4 residential flats on the first floor	4		19/05/2023	19/05/2028

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/01319/FL	Little Rhoden Farm Land Bells Farm Road East Peckham Tonbridge Kent	565711	150194	Erection of 3 x 4 bed and 1 x 3 bed dwellings with associated amenity space, parking and landscaping	4		15/09/2023	15/09/2026
22/00192/FL	Oaktree Farm Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL	560297	162236	Demolition of existing stable block with extant planning consent for alterations, including new roof and change of use to 4 no. 2 bed dwellings (application reference TM/20/1241) and erection of a replacement building comprising 4 no. 2 bed dwellings	4		15/06/2023	15/06/2026
22/02818/OA	Development Site At Leafdale London Road Addington West Malling Kent	564318	158128	Outline Application: demolition of existing dwellinghouse and various class B1 workshops and storage buildings and redevelopment of site with three new detached dwellings	3		25/09/2023	25/09/2026
23/00436/TDCMIN	Land Rear Of 119 And 121 Teston Road West Malling Kent	567424	156721	Technical Details Consent Application (Stage 2) for 3 dwellings and associated works following the grant of stage 1 Permission in Principle under planning reference TM/20/00277/PIP (Permission in principle for up to 3 dwellings)	3		14/04/2023	14/04/2028
23/01480/FL	15 Tonbridge Road Hildenborough Tonbridge Kent TN11 9BH	557961	147766	Change of use of 13-15 Tonbridge Road from office use (under Class E) to two dwelling houses (under Class C3) and associated internal alterations (no external alteration)	2		28/09/2023	28/09/2026
23/01668/PDVGR	26 - 28 High Street Tonbridge Kent TN9 1EJ	558890	146225	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 up to 2 flats	2		25/09/2023	25/09/2028
23/01037/FL	3 Bell Cottages Three Elm Lane Golden Green Tonbridge Kent TN11 0BB	563710	148277	Subdivision back into two dwellings, addition of front porch to both properties, single storey rear extension to both properties, rear dormer to both properties (Re-sub 22/02820/FL)	2	-1	03/07/2023	03/07/2026

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/00874/FL	338A New Hythe Lane Larkfield Aylesford Kent ME20 6RZ	570543	159427	Separation of single dwelling into 1 x (1 bed flat) and 1 x (4 bed flat) with external alterations	2	-1	18/09/2023	18/09/2026
23/00992/FL	52 Robson Drive Aylesford Kent ME20 7JP	571747	158649	Subdivision of existing dwelling to create 2x 3 bed dwellings incorporating removal of existing front extension and reinstatement of front elevation with render and brick finish, new entrance door and window, part one/part two storey rear extension, three hipped roofs above new extensions and new parking area at front of dwelling	2	-1	20/09/2023	20/09/2026
23/00974/FL	94C Shipbourne Road Tonbridge Kent TN10 3EG	559188	147675	Demolition of the existing Motorcycle garage and erection of 2 x 3 bed dwellings with associated off-street parking and private amenity space	2		30/06/2023	30/06/2026
23/00058/FL	Anchor And Hope South Ash Road Ash Sevenoaks Kent TN15 7ER	560212	163778	Demolition of existing public house and erection of mixed use building, comprising of commercial office space at the ground floor and 2no. dwellings at the first floor (Use Class C3) together with associated parking, access, turning and amenity space	2		04/05/2023	04/05/2026
23/00662/FL	Development Site First Second And Third Floors Bridge House 97-101 High Street Tonbridge Kent	559096	146517	Minor alterations in connection with the change of use permitted under application ref 22/02817/PDVMA along with a new rooftop extension to add two residential apartments	2		18/05/2023	18/05/2026
23/01141/FL	Land And Buildings South And East Of Higlrs Farm Back Lane Shipbourne Tonbridge Kent	559523	151845	Change of use of the land to residential and demolition of two storage barns to be replaced with 2x detached dwellings	2		27/07/2023	27/07/2026

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/01124/FL	2 - 4 Forstal Road Aylesford Kent ME20 7AU	573096	158964	Change of use of ground floor premises from Commercial Class E to Residential Class C3, to convert tea room to single dwelling with alteration to rear elevation and internally	1		14/07/2023	14/07/2026
23/01476/FL	24 The Avenue Borough Green Sevenoaks Kent TN15 8EA	561161	157556	New detached dwelling, demolish existing garage and single storey side extension	1		08/09/2023	08/09/2026
23/00563/FL	26 Alma Road West Malling Kent ME19 6RP	567365	157831	New dwelling adjoining 26 Alma Road (Resubmission)	1		28/07/2023	28/07/2026
23/01083/PDVMA	26 Avebury Avenue Tonbridge Kent TN9 1TN	558775	146209	Prior Notification: Change of use of a building and land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) Conversion of existing retail unit into 1x new dwelling	1		15/08/2023	15/08/2028
23/00312/FL	2B Avebury Avenue Tonbridge Kent	558846	146166	Proposed additional floor over existing commercial premises to form two bedroom duplex apartment	1		11/04/2023	11/04/2026
23/00697/FL	36 - 38 High Street West Malling Kent ME19 6QR	568038	157858	Change of use of rear section of building at basement, ground, and first floors to create 1 bedroom residential unit. Associated minor internal and external alterations	1		22/09/2023	22/09/2026
23/00792/FL	50 - 52 High Street Aylesford Kent ME20 7BA	572955	158988	Change of use from A3 (Restaurant) to C3 (Residential) with no external changes to the building	1		06/06/2023	06/06/2026

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/00972/FL	56 Mackenders Lane Eccles Aylesford Kent ME20 7JA	573150	160560	Change of use of furniture restoration workshop within integrated garage into domestic accommodation	1		18/08/2023	18/08/2026
23/00803/FL	7 High Street Wouldham Rochester Kent ME1 3XD	571260	163779	Erection of a three bedroom, two storey house on land adjacent to No7 High Street, Wouldham, this will include parking for two cars at the front and two new parking bays in rear garden of no.7 High Street	1		11/08/2023	11/08/2026
23/00929/FL	74 The Rocks Road East Malling West Malling Kent ME19 6AU	570292	156674	Change of use of garage to provide bedroom and ensuite shower room and construction of front extension to provide day room to serve as 'Granny annex'	1		28/06/2023	28/06/2026
23/00693/FL	86 Barden Road Tonbridge Kent TN9 1UB	558613	146156	Conversion and roof alterations to existing detached garage to form a two bed dwelling	1		26/06/2023	26/06/2026
23/00839/FL	Ambleside Reeds Lane Shipbourne Tonbridge Kent TN11 9RR	560037	152080	New detached house and garage with new driveway access to replace bungalow previously approved under ref TM/22/02492/FL	1	-1	05/07/2023	05/07/2026
23/00231/FL	Barn 4M S Of Titheward Farmhouse Three Elm Lane Golden Green Tonbridge Kent	563393	148361	Conversion of the existing Grade II Listed barn into single dwelling including sub-division of the plot from Titheward Farmhouse and alteration of parking areas	1		03/05/2023	03/05/2026
23/01648/LDE	Caravan At Black Horse Farm Crouch Lane Borough Green Sevenoaks Kent	561295	156192	Lawful Development Certificate Existing: Mobile home used as an existing dwellinghouse for over 10 years	1		27/09/2023	



Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/00837/FL	Cherry Bungalow 351 Pratling Street Aylesford Kent ME20 7DE	574343	159982	Proposed erection of new two bedroom bungalow	1		15/06/2023	15/06/2026
22/02842/FL	Cold Store East Of The Applehouse Aldon Lane Offham West Malling Kent	564849	157988	Demolition of existing cold stores and erection of a two storey, two bedroom dwelling, office/store and garage	1		21/07/2023	21/07/2026
23/00770/LDE	Cuckoo Farm Cuckoo Lane Tonbridge Kent TN11 0AG	561328	149103	Lawful Development Certificate Existing: Occupation in non-compliance with condition 7 (Agricultural Occupancy Condition) of planning permission TM/04/04307/FL	1		29/08/2023	
22/02503/FL	Farm Building East Of Stable Court Roughway Lane Roughway Tonbridge Kent	562305	153030	Partial demolition of front and rear bays of Roughway Barn alongside conversion works and change of use to facilitate the creation of 1no. dwelling with associated parking, as well as planting of trees, hedgerows and wildflower meadows	1		08/09/2023	08/09/2026
23/00717/FL	Former Barn North Of Oast House Cottages Pilgrims Way Aylesford Kent	573609	161047	Replacement of existing barn with a one and a half storey four bedroom dwelling	1		09/06/2023	09/06/2026
23/00753/FL	Hollenden House Mill Lane Hildenborough Tonbridge Kent TN11 9LX	555956	149747	Conversion of existing outbuilding to a two bedroom dwelling house with associated external works	1		24/08/2023	24/08/2026
23/01408/OA	Land Adjoining Ivers Basted Lane Crouch Sevenoaks Kent	561762	155714	Outline application: with the matters of appearance, landscaping and scale reserved, for the subdivision of the plot and erection of a new detached dwelling with associated access	1		25/08/2023	25/08/2026

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/00689/FL	Land North East Of Bower Mount Oast Snoll Hatch Road East Peckham Tonbridge Kent	566489	148432	Change of use of the land and conversion of existing stable to a new dwelling and hard and soft landscaping and formation of an access track	1		07/07/2023	07/07/2026
23/01446/FL	Land North East Of The Hurst Stan Lane West Peckham Maidstone Kent	564164	153418	Conversion of an existing hay barn to a two bedroom residential dwelling (Revision of TM/22/02204/FL)	1		29/08/2023	29/08/2026
23/00512/LDE	Land Rear Of 3 New Cottages Ismays Road Ivy Hatch Sevenoaks Kent	558918	154699	Lawful Development Certificate Existing: Use of a garage as an independent dwelling house for a period in excess of ten years (Use Class is C3)	1		23/05/2023	
22/02555/FL	Land West Of Callis Court London Road Ryarsh West Malling Kent	567248	158562	Change of use of Callis Court Barn from equestrian to residential (Class C3) through the conversion of the existing building. Change of use of the land to domestic garden	1		20/07/2023	20/07/2026
23/01758/DEEM	Land West Of Laxton Farm Common Road Hadlow Tonbridge Kent	563513	150947	Deemed application as a result of Enforcement Appeal (21/00005/ENFNOT) for alleged unauthorised change of use from agricultural land to residential caravan site	1		14/08/2023	
23/01542/FL	Lawn Farm Beech Road Mereworth Maidstone Kent ME18 5QT	565716	154700	Change of use and conversion of redundant agricultural store to residential dwelling with new internal mezzanine floor, associated external alterations and landscaping	1		18/09/2023	18/09/2026

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/00635/FL	Mayhill Barn London Road Addington West Malling Kent ME19 5AN	566565	158734	Conversion of existing garage into 1-bed room annexe and associated external alterations	1		22/05/2023	22/05/2026
23/01017/FL	Mulberry Cottage 230 Red Hill Wateringbury Maidstone Kent ME18 5LD	569799	154065	Demolition of existing barn and erection of 3 bedroom dwelling with integral double garage	1		10/07/2023	10/07/2026
23/00161/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	557114	148628	Conversion of part of Oakhill House to an apartment (part amendment to planning permissions TM/20/02245/FL and TM/21/02303/FL)	1		22/06/2023	22/06/2026
23/01470/FL	Park View 53 Mount Pleasant Hildenborough Tonbridge Kent TN11 9JJ	556757	148925	Demolition of the existing garage, greenhouse and garden stores. Erection of a two storey, four bedroom detached dwelling with basement ,roof accommodation, associated garden stores, hard and soft landscaping, and car parking	1		29/08/2023	29/08/2026
23/01258/FL	Partridge Farm Sandy Lane Ryarsh West Malling Kent ME19 6TG	567109	158491	Conversion and alteration of a redundant rural building to a dwellinghouse	1		04/08/2023	04/08/2026
23/00397/FL	Rose Cottage 440 Lunsford Lane Larkfield Aylesford Kent ME20 6JA	569757	159943	Demolition of existing garage/workshop/barn building. Erection of a 4 bedroom detached Chalet house with detached double garage	1		21/04/2023	21/04/2026

Application No.	Address	Map Eastings	Map Northings	Proposal	Gains	Demolitions	Decision Date	Expiry Date
23/00522/FL	Sandleford Warren Copt Hall Road Ightham Sevenoaks Kent TN15 9DT	558486	155829	Change of use of existing outbuilding to a 2 bed detached dwelling	1		17/05/2023	17/05/2026
23/01223/FL	South Lodge Farm Bungalow Wateringbury Road East Malling West Malling Kent ME19 6JJ	569652	155259	Erection of chalet style 3 bedroom dwellinghouse	1		11/09/2023	11/09/2026
23/00814/FL	The Groom Chart Farm Styants Bottom Road Seal Chart Sevenoaks Kent TN15 0ES	557760	156713	Demolition of existing dwelling and erection of replacement dwelling with associated parking	1	-1	08/06/2023	08/06/2026
22/02836/FL	6 Mill Lane Blue Bell Hill Chatham Kent ME5 9RB	574688	162047	Change of use from class C3 (residential) to class C2 (Residential institutions) for children services		-1	13/07/2023	13/07/2026

Total C3 Units Net	263	-6
Less 22/02690/RM & 23/00917/RM due to double counting (RM's on an Outline permission already taken into account)		-129
Total Net Units permitted between 01/04/23 and 30/09/2023		128



