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SECTION 1 - INTRODUCTION

Purpose and Content of the Annual Monitoring Report (AMR)

- 1.1 This Annual Monitoring Report (AMR) has been prepared in accordance with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and with the detailed requirements of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. The 2011 AMR is the third to monitor the Local Development Framework (LDF). It has been prepared in accordance with the advice in "Local Development Framework Monitoring: A good Practice Guide" (October 2004) and pays regard to the "Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008".
- 1.2 The AMR starts by providing some contextual information. It then provides an update on progress with the preparation of the LDF in relation to the approved Local Development Scheme. It then goes on to monitor performance against the various Performance Indicators set out in the Development Plan Documents (DPDs). The details of these are set out in Annex B. It also provides an update on progress with the implementation of all site-specific proposals in the LDF. Details of Implementation are set out in Annex C.
- 1.3 It should be noted that the AMR covers the twelve-month period from 1st April 2010 to 31st March 2011. Anything that has happened subsequent to 31st March 2011, apart from progress with the LDF, is not specifically covered in this report. The 2011 AMR is published at a stage where all four of the DPDs, which together comprise the LDF, have been adopted.

Geography

- 1.4 Tonbridge and Malling Borough covers 24,013ha and stretches north, beyond the M2 motorway, encompassing Blue Bell Hill Village and parts of Walderslade. To the South of the M2 is an area of the Borough known locally as the 'Medway Gap'. This comprises a number of former industrial villages on the east and west banks of the River Medway which is an area based on a history of cement and papermaking. The urban area immediately to the south, comprising the parishes of Leybourne, East Malling & Larkfield, Ditton and Aylesford lie on and between the M20 and A20, and has good links to both London and Dover. The market town of Tonbridge, with a population of approximately 35,000 people, is located in the south of the Borough. The remainder of the Borough is predominantly rural in character, with villages and small towns of varying size and character. The main rural settlements are West Malling, Borough Green, Hadlow, Hildenborough and East Peckham as well as the still developing new mixed-use community at Kings Hill on the former West Malling Airfield.

Employment and the Economy

- 1.5 As at mid-2010 Tonbridge and Malling Borough had a 1.9% unemployment rate, compared to the KCC average of 3%. The Barclays Bank survey (2007) showed that Tonbridge & Malling Borough was the top in Kent with regards to average household annual income (£63,550) and sixth in the South East. 2010 figures show that Tonbridge and Malling residents earn an average of £552.20 per week. The majority of the residents travel to London to work, many by train, particularly from Tonbridge. (source KCC)

- 1.6 The Halifax 'Rural Areas Quality of Life' Survey index 2010 examines data at local authority level of 140 rural local authorities. Tonbridge & Malling sits at number 10 of the group as having the Best Quality of Life.
- 1.7 On the Index of Deprivation 2010, the Borough ranks as the least deprived overall in Kent and ranks 268th out of 326 districts nationally. However, there is considerable variation within the Borough. Two of the wards, East Malling and Snodland East, stand out as particular areas of disadvantage.

Indicator Values for Tonbridge & Malling taken from KCC Economic Profile of T&M 2010.

"Scores" for the selected area - based on Ranked Index within all UA/Countries in England
Tonbridge and Malling, Kent

	2003	2004	2005	2006	2007	2008	2009	2010
Unemployment Rate	84	81	73	72	76	80	79	79
Median Full-time Earnings (Workplace)	73	80	76	59	69	65	76	76
Median Full-time Earnings (Residence)	68	73	74	80	83	81	73	86
Employment Rate	87	58	60	58	87	73	33	41
Total Employees	55	57	54	57	60	57	59	59
Stock of Businesses	54	54	55	56	56	57	56	58
3 Year Business Survival Rates	89	65	63	46	75	89	80	62
GVA per head	73	68	70	65	71	71	69	68
% Employees in the Knowledge Economy	62	72	71	81	78	67	63	67
% Working Age Population with NVQ4+	32	64	54	32	64	84	55	42

It is important to remember that these scores are based on the ranking position of the selected area relative to all other Districts/Unitary Authorities in England.

Data Values - Actual Indicator values
Tonbridge and Malling, Kent

	2003	2004	2005	2006	2007	2008	2009	2010
Unemployment Rate	1.0	1.1	1.1	1.1	1.2	1.0	1.5	2.3
Median Full-time Earnings (Workplace)	403.4	439.9	441.6	421.7	445.4	457.5	497.2	505.6
Median Full-time Earnings (Residence)	418.5	449.3	469.0	490.7	515.1	525.2	518.4	577.0
Employment Rate	83.5	78.7	78.6	78.1	81.5	79.5	74.1	75.3
Total Employees	50,703	52,608	49,673	53,128	56,107	53,664	55,234	55,738
Stock of Businesses	3,860	3,915	4,035	4,810	4,905	4,955	5,090	5,280
3 Year Business Survival Rates	75	72	72	71	67	70	70	67
GVA per head	14,796	14,688	15,674	16,052	17,779	18,264	18,949	19,683
% Employees in the Knowledge Economy	14.8	16.9	17.3	19.9	19.3	17.1	16.4	16.9
% Working Age Population with NVQ4+	19.1	25.3	24.9	21.5	27.9	34.7	28.2	25.2

(KCC Analysis and Information Systems)

Population and Households

- 1.8 The 2001 Census recorded the Borough's population as 107,561 the seventh highest in Kent at the time of which 52,642 were male and 54,919 were female. In mid 2010 the population of the Borough was estimated to be 118,800 of which 58,100 were male and 60,700 were female. The population density as at 2010 was 4.89 people/ha.
- 1.9 In 2001 the census showed that 21.5% of the Borough's population was aged 15 or under and 63% of the borough's population was aged between 16-64, In 2001 those aged over 65 represented 15% of the Borough's population. By 2009 this had risen to 16.7% and the working age population (16-64) had fallen to 62.6%.
- 1.10 Of the total population of the Borough, 24.4% were one-person households. As at 31/3/2011 there were an estimated 49,669 households in the borough. If past trends continue there would be 129,600 residents and 55,000 households by 2029, but this would assume no change in planning policy and sufficient sites available to accommodate this level of growth.

	2001 Census	%	Mid-2010	%
Aged up to 15	23165	21.5	22,800	19.2
Aged 16-24	9635	9.0	13,600	11.4
Aged 25-34	14004	13.0	12,000	10
Aged 35-44	17255	16.0	18,400	15.5
Aged 45-59	21803	20.3	24,500	20.6
Aged 60-64	5490	5.1	7,700	6.5
Aged 65-84	14426	13.4	17,600	14.8
Aged 85+	1783	1.7	2,400	2.0
All ages	107,561		118,800	100

Ethnicity

- 1.11 At the time of the 2001 Census 105,714 (98.3%) of the population classed themselves as white British, the highest proportion in Kent. The single largest Black or Minority Ethnic (BME) group in the Borough was Asian or Asian British but these represented only 0.5% of the population. By Mid 2009 Ethnic Population Statistics indicate that 110,100 (93.8%) people said they were white and 7,300 were non-white (6.2%).

Environmental Protection

- 1.12 Nearly three quarters of the Borough is covered by the Metropolitan Green Belt - approximately 17,060ha. The part of the Borough outside the Green Belt includes the important Strategic Gap separating the Medway Gap from Maidstone and the Medway Towns, extensive parts of the Kent Downs Area of Outstanding Natural Beauty, areas of the “best and most versatile” agricultural land and areas of national and local nature conservation interest. Furthermore, much of the lower lying land in the Medway Valley lies within the floodplain of the River Medway and is subject to varying degrees of flooding constraint.
- 1.13 Sites of Special Scientific Interest within the Borough are:
- Bourne Alder Carr
 - Houlder to Monarch Hill Pits Upper Halling
 - Halling to Trottiscliffe Escarpment
 - Holborough to Burham Marshes
 - One Tree Hill & Bitchet Common
 - Oldbury and Seal Chart
 - Peters Pit, Wouldham
 - Trottiscliffe Meadows
 - Ayelsford Pit
 - Wateringbury
 - Wouldham to Detling Escarpment
- 1.14 Local Wildlife Sites (formerly Sites of Nature Conservation Interest) are sites that have been identified as being regionally important for Kent as a whole. At present, the Borough of Tonbridge and Malling contains a total of 46 Local Wildlife Sites, which are now protected by policies in the Managing Development and the Environment DPD (MDE DPD).
- 1.15 There are 60 Conservation Areas in the Borough and 1346 Listed Building records. Historic Parks and Gardens are records of traditional landscape designs that form part of our cultural heritage. There are 23 Historic Parks and Gardens in the Borough.

SECTION 2 - LDF PROGRESS

Local Development Scheme

- 2.1. The current Local Development Scheme (LDS) was approved in June 2009. The LDS sets out the Local Development Documents that together comprise the Local Development Framework. Figure 1 shows the Local Development Framework structure and content.

The Development Plan Documents

- 2.2. The three First Tranche DPDs were submitted to the Secretary of State on 1 September 2006. The Core Strategy was adopted by the Council on 25 September 2007. The Tonbridge Central Area Action Plan and the Development Land Allocations DPD were both adopted by Council on 22 April 2008 in line with the approved LDS of the time.
- 2.3. The Managing Development and the Environment DPD was submitted to the Secretary of State on 31st July 2009 and was adopted on 20 April 2010 in line with the approved LDS. The Saved Policies Compendium was updated accordingly. The MDE DPD is now monitored as from the 2010/11 period.

Supplementary Planning Documents

- 2.4. Now that the Government has confirmed that the Community Infrastructure Levy will be retained the preparation of the Tonbridge Central Area Regeneration Fund SPD, which is still referred to in the approved LDS, will not now be progressed.
- 2.5. The Following Supplementary Planning Guidance (SPG) prepared under previous legislation will remain a material consideration until such time as the particular development is fully implemented.
- Cattle Market, Tonbridge: Planning Brief, September 1997
 - Town Lock Enhancement Brief, April 2004
 - West Malling Station Planning Brief, April 2005
- 2.6. The following Village Design Statements and other documents have been adopted as a material consideration for development control:
- Shipbourne Village Design Statement (part adopted as SPG), February 2002
 - East Malling Village Design Statement, May 2004
 - Kent Downs AONB Landscape Design Handbook, January 2005
 - Plaxtol Village Design Statement, April 2005
 - AONB Management Plans for the Kent Downs and the High Weald (April 2009)
- 2.7. The following Supplementary Planning Documents have been formally adopted:
- Kent Design, July 2006 (supplementary to Core Policy CP24)
 - Affordable Housing SPD, July 2008 (supplementary to Core Policies CP17 and CP19)

Kent Design was originally adopted pursuant to Saved Local Plan Policy P4/11. This has now been superseded by Core Policy CP24 which has the same effect. It is therefore now regarded as being supplementary to the new policy.

- 2.8. In 2010/11 the Council continued work on preparing the Character Area Appraisals SPD pursuant to Policy SQ1 in the MDE DPD. This is being prepared as a series of separate volumes dealing with all of the main built-up areas in the Borough. It is being prepared in three tranches:

First Tranche

Tonbridge, Hildenborough and Hadlow	Public Consultation - 13 September to 22 October 2010	Adopted 17 February 2011
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Second Tranche

Borough Green, East Peckham, Snodland and Walderslade	Public Consultation – 11 th March 2011 to 21 st April 2011	Adopted 14 th July 2011
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Third Tranche

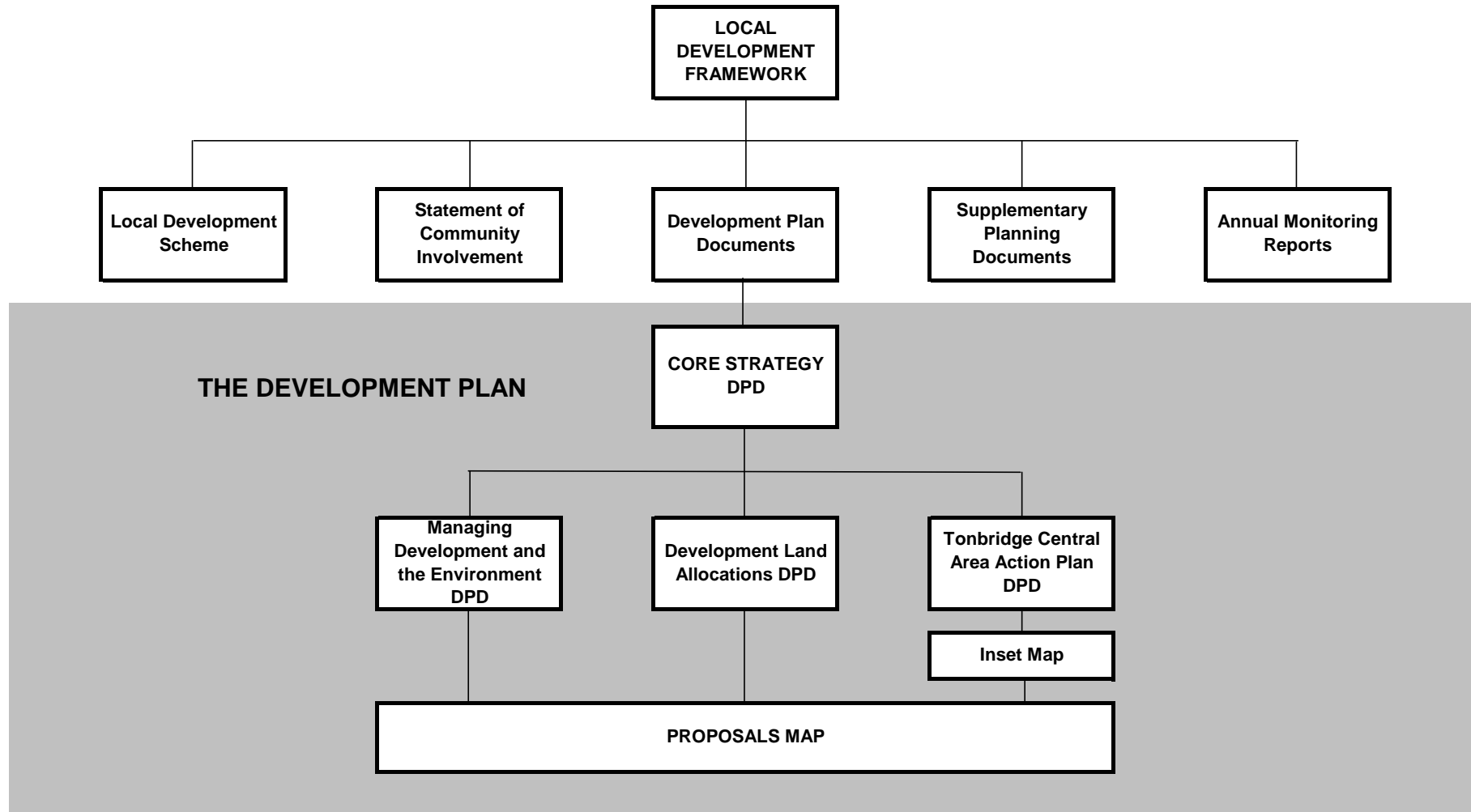
Medway Gap and West Malling	Public Consultation – 2 nd September 2011 to 14 th October 2011	Adoption programmed for 16 th February 2012
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Gypsy and Traveller Accommodation Assessment

- 2.9. A joint Gypsy and Traveller Accommodation Assessment prepared in conjunction with Maidstone, Tunbridge Wells and Ashford Boroughs and in line with the advice in Circular 01/2006 (Planning for Gypsy and Traveller Sites) was published in June 2007. The results do not indicate that the needs are so pressing in Tonbridge and Malling that a dedicated Gypsy and Travellers' Accommodation DPD needs to be produced at an earlier stage. Other solutions are being explored.

Figure 1 Local Development Framework Structure and Content

LOCAL DEVELOPMENT FRAMEWORK STRUCTURE AND CONTENT



SECTION 3 - LDF PERFORMANCE

PERFORMANCE INDICATORS

- 3.1. A set of 198 national Core Output Indicators was announced as part of the Comprehensive Spending Review 2007. These have since been reduced in 2009/10 by 18 indicators, and post 2010 a further 16 will be dropped. After 2012 it is expected that the central requirement to monitor all remaining indicators will be removed. At present, Local Authorities are also recommended to identify and monitor Local Output Indicators. These should address the outputs of LDF policies and should focus in particular on those aspects of the policies not covered by the DCLG Core Output Indicators. The set of Local Output Indicators has changed over time as the LDF has been prepared and as policies begin to be implemented.
- 3.2. Significant Effects Indicators are similar to Local Output Indicators in that they are identified by local authorities through the LDF. However, they are specifically linked to the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) objectives and are intended to enable a comparison to be made between the predicted and actual effects of the implementation of LDF policies on the sustainability of the area. Notwithstanding the different purposes of the Local Output and Significant Effects Indicators, there is in practice, a good deal of overlap in the framing of the indicators. This reflects the way in which the Council has integrated the objectives established in the SA/SEA into the LDF documents. Taken together with the Core Output Indicators and Local Output Indicators, the Significant Effects Indicators allow a robust assessment of policy implementation over the life of the LDF.
- 3.3. The full details of the framework including the numbered indicators and data for the 2010/11 period can be found in Annex B. Where a time series already exists for an indicator this is also included. Otherwise, 2008/09 is normally the base-year where data exists. The tables also identify where indicators are not yet monitored. What is set out below is a selection of indicators which require a greater degree of analysis, commentary or explanation.

HOUSING

- 3.4. The South East Plan 2009 (SEP) covers the period from 2006 to 2026, although the coalition Government proposes to abolish the SEP, this AMR deals with the 2010/11 period during which time the SEP still formed part of the development plan. The SEP requires the provision of 450 units per year on average, which is a total of 6,750 units between 2006 and 2021 (the LDF Plan period).
- 3.5. Annex A sets out the housing trajectory for the Borough. The trajectory tracks the provision of housing supply over the lifespan of the adopted LDF (2006-2021). The purpose of the trajectory is to highlight the robustness and soundness of the overall housing strategy in the adopted DPD's and how it is performing in relation to the annualised housing requirements identified in the Local Development Framework. The trajectory highlights the following information:
- Past dwelling completion rates
 - Projected future dwelling completion rates (excluding windfalls)
 - Dwelling requirement – annual net additional dwelling requirement from the South East Plan from 2006 to 2021
- 3.6. The housing trajectory in Figure A2 is based upon the projected phasing of housing development as set out in Figure A1. Details of the phasing of all housing

commitments are set out at the end of Annex A under Figure A5 and completions are under Figure A6. The trajectory also includes data on **managing** housing delivery in Figure A3 and on **monitoring** housing delivery in Figure A4. The manage line indicates the under or oversupply of dwellings at any one point. This is calculated by subtracting the completions to date from the total allocation and then dividing the answer by the number of years remaining in the LDF period. The monitor line demonstrates how many dwellings above or below the planned rate the Local Development Framework strategy is at any point in time. This is calculated by subtracting the completions from the annualised allocation from the South East Plan.

- 3.7. The trajectory confirms that at 31 March 2011 Tonbridge and Malling Borough can demonstrate 118% of the SEP requirement for the period to 2021; an excess of 1,224 dwellings above the overall requirement. Since the Plan began a total of 3,301 units have so far been completed. This level of supply is partly as a result of the Secretary of State's decision in November 2004 to support the Borough Council in granting planning permission for the development of three major sites at Kings Hill (750 units), Holborough Quarry (1,000 units with an additional 250 units permitted in 2009) and Leybourne Grange (723 units, including the conversion of a Listed Building and associated development). In May 2006 the Borough Council added to this by approving an outline application at Peters Pit for 1,000 dwellings.
- 3.8. The trajectory clearly illustrates the healthy land supply position for residential development in the Borough during the lifetime of the adopted LDF. However, it is recognised that recent economic circumstances have affected delivery and this is reflected in the significant downturn in completions since 2008/09. In the light of this, a relatively conservative estimate of projected completions has been assumed over the next few years, but only monitoring will confirm whether this in fact occurs.
- 3.9. Locationally, there had been a marked increase in recent years in the number of residential schemes within Tonbridge town centre, with a significant number of dwellings completed in 2008/09 compared to previous years, but with a significant downturn in 2009/10. In 2010/11 74 out of the estimated 75 units were completed which is inline with the trajectory.
- 3.10. As at the 31 March 2006 base-date of the Plan, Annex A in the Development Land Allocations DPD showed that planning permission already existed for some 4,606 dwellings which were due to be implemented during the Plan period. It was recognised that the yield on these sites could vary if revised planning permissions were granted. A number of significant planning permissions have been granted since 31 March 2006. As at 31 March 2011 there were 4,073 units with planning permission still to be implemented. The outstanding commitment at the end of each year has been decreasing, which is to be expected as the plan is implemented.

Year	2006	2007	2008	2009	2010	2011
Number of outstanding units with planning permission	4,606	5,265	5,015	4,261	4,318	4,073

- 3.11. Over the last 5 years these unimplemented planning permissions were mainly windfall permissions and the reserved details for Kings Hill, Leybourne Grange and Holborough, as well as the 1,000 dwelling outline permission at Peters Pit. In addition to these sites with planning permission there are also the unimplemented housing allocations in the Development Land Allocations DPD.

- 3.12. Land at Bushey Wood is identified as a broad Area of Opportunity for future development under Policy CP16. This land continues to be safeguarded.

Percentage of new and converted dwellings on Previously Developed Land

- 3.13. Government policy requires new development (including conversions and change of use) to be focused on previously-developed land ('brownfield' sites), rather than undeveloped 'greenfield' land. The government has set an explicit target in PPS3 (Housing) that 60% of all new housing development should take place on previously developed land.
- 3.14. Annex B shows that the government target of 60% has been significantly exceeded since monitoring of the LDF started. As from this monitoring period the figure is likely to reduce due to the change in national policy with regards to garden development, which is no longer categorised as previously developed land. This indicator is now deleted nationally but is still monitored at local level in-house.

Housing Densities

- 3.15. 77.9% of the 351 dwellings completed in 2010/11 were built at a density of above 30 dwellings per hectare. 22.1% were built below this density. Of the 351 dwellings completed in 2010/11, 74 were completed in the Tonbridge Central Area, all of which were built at a density of above 30 dwellings per hectare.

Affordable Housing Completions

- 3.16. Many households are unable to secure an affordable home, either to rent or buy. Consequently the number of households seeking assistance through the Council's Housing Register remains high. During 2010/11 169 affordable homes were provided through the planning system and by direct provision by the Council's housing association partners. For the third year running the Council's target was exceeded.

Percentage of new dwellings of 3 or more bedrooms (in Tonbridge Town Centre)

- 3.17. None of the 74 units completed in Tonbridge Town Centre were 3 bedrooms or more during this AMR period. There were 17 x 1 bed and 57 x 2 bed. It must be noted that in previous years this indicator (TCAAP 2.2) was low due to inconsistency with data collection. This has now been rectified which will result in greater accuracy in this and future AMRs.

Percentage of new build homes meeting Code Level 3 and Code Level 4 in the Code for Sustainable Homes

- 3.18. The Code for Sustainable Homes measures the environmental performance of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. Performance targets are more demanding than the minimum standard needed to satisfy Building Regulations or other legislation. The Code sets minimum standards for energy and water use at each level, recognising their importance to the sustainability of any home. Policy CC1 in the MDE DPD encourages the attainment of Code Level 4 for all proposals for new residential development and this is what has been actively sought when applications have been considered and assessed. At present there are no systems in place to monitor this Indicator.

Number of properties converted to residential use not achieving the BREEAM's 'Very Good Standard'

- 3.19. BREEAM is the Environment Assessment Method produced by the Building Research Establishment for assessing the environmental performance of buildings. A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes. Policy CC1 in the MDE DPD requires the conversion of properties to residential use to achieve the BREEAM's Homes 'Very Good' standard. At present there are no systems in place to monitor this Indicator.

Number of new build homes not achieving at least a 10% saving of CO₂ emissions from installed Low or Zero Carbon Technologies

- 3.20. The objective of this part of Policy CC1 is to mitigate the impacts of new residential development on climate change. The performance of development proposals against this Indicator is assessed by examining the Code for Sustainable Homes pre-assessment estimator accompanying the planning application, in particular the estimated credits against category ENE7 'Low and Zero Carbon Technologies'. A score of one credit against ENE7 would demonstrate compliance with this indicator, i.e achievement of a 10% reduction in CO₂ emissions through installed low or zero carbon technologies. Currently there are no systems in place to monitor this Indicator.

Percentage improved energy efficiency of homes within the Borough

- 3.21. Local Performance Indicator 404 (previously LPI 50) relates to renewable energy capacity installed by type. The Borough Council has records of informal inquiries and planning applications made for renewable energy installations going back to 2000. It should be noted that certain proposals for renewable energy installations do not require planning permission and installations will have been made without the Council's knowledge. The increased public awareness of environmental and climate change issues means that the number of renewable energy related inquiries is increasing. LP404 is derived from a random survey undertaken each year, and shows that around 3% of homes within the Borough have improved energy efficiency. This seems low, but the monitoring of this indicator is difficult at this time, as there is no comprehensive record system of works done to individual properties.

Amount of Derelict Land and Buildings

- 3.22. According to the 2001 Census of Derelict Land the Borough has 110ha of derelict land and buildings, which is less than 1% of the Borough. It should be noted that this indicator has been deleted during this monitoring period.

Number of Homeless Households (Statutory Homeless Households)

- 3.23. There is a increase for 2010/11. The Homelessness and Housing Options Service returning in-house has enabled the Council to take a more proactive approach to homeless prevention. But the economic downturn has meant that such people are both more at risk of becoming homeless and their situations are often harder to resolve, either due to the shortage of suitable accommodation or problems they may have sustaining tenancies.

Average House Prices

- 3.24. This data is taken from the Kent County Council's 'House Prices and Transactions' 2010 Annual Document. Overall, house prices have risen significantly in 2010, but the price of flats have gone down:

	Tonbridge & Malling									
	Detached		Semi detached		Terraced		Flat/Maisonette		All dwellings	
	£	No	£	No	£	No	£	No	£	No
2006	428,260	678	239,311	908	191,577	791	184,762	342	265,679	2,719
2007	440,471	729	259,610	880	214,236	859	178,426	387	281,135	2,855
2008	442,890	298	249,916	370	203,923	398	192,735	241	269,366	1,307
2009	411,893	352	227,373	458	181,180	398	173,280	167	254,670	1,375
2010	476,340	420	261,343	542	204,216	437	171,509	172	293,095	1,571

(Contextual indicator) (Contextual indicator)

House prices (£) and transactions

Source: HM Land Registry
 Figures correct when published but subject to revision.

Number of Vulnerable Households living in a Decent Home

- 3.25. The Council is under a duty to assess the housing conditions in the borough. Guidance advises that this is best done by carrying out regular house condition surveys, usually once in every five years. The findings from the survey are essential to inform and support the Council's housing strategy, to provide information to complete the Housing Investment Programme submission to the DCLG and to meet the requirements of the Home Energy Conservation Act 1985 as well as inform this indicator. The Council's latest House Condition Survey was published in October 2006, and provides base-line information.
- 3.26. The 2006 House Condition Survey demonstrates that excellent progress has been made within the borough in improving the housing stock. The survey findings indicate that the 2021 Decent Homes Target has already been achieved and exceeded and that the rate of unfitness in the borough has been halved.

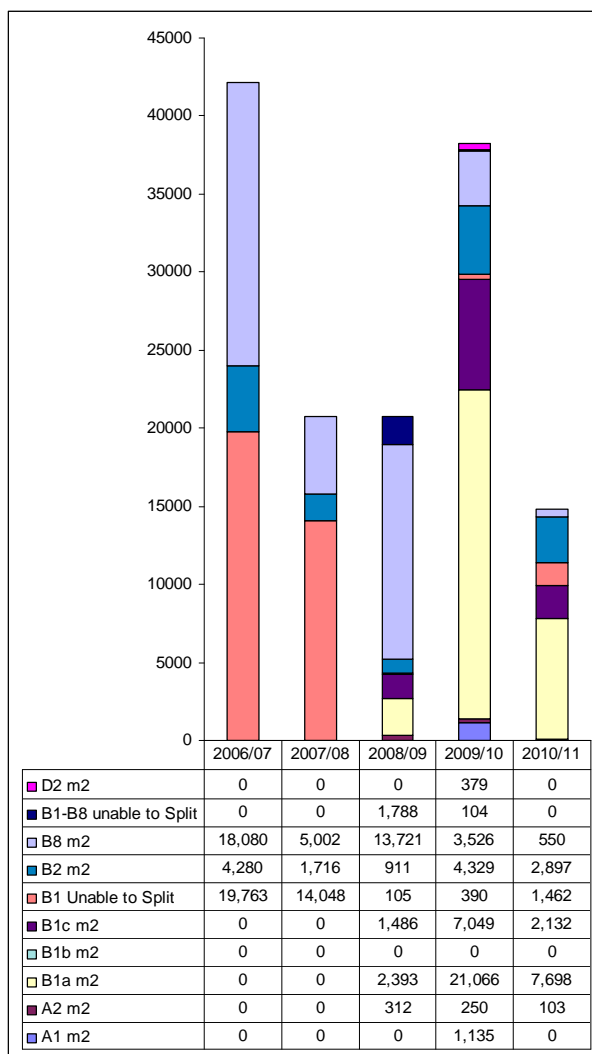
Housing Benefit and Council Tax Claimants

- 3.27. Due to the economic downturn the claimants increased considerably making it the highest results since monitoring began.

COMMERCIAL & ECONOMIC DEVELOPMENT

- 3.28. Audits of commercial land are produced for each local authority in Kent, on a yearly basis by Kent Country Council in conjunction with the districts. They provide information on the number of completions by use class, rates of development set out in Development Plan Document and planning permissions on a site-by-site basis including those developments completed, not started or under construction.

Amount of Land Developed for Employment by Type



3.29. During 2010/11 14,842m² of gross floorspace was developed for employment within the Borough. Of this, 52% was developed for B1a (office) uses. In 2007/08 and 2008/09 saw just 20,766m² and 20,716m² completed in each of the respective monitoring periods, a significant drop from the 2006/07 period. In 2009/10, there was an increase of 82% from 2008/09 in completions, which included development at River Lawn in Tonbridge and Oakhill House in Hildenborough for but the overall total was still lower than 2006/07. 2010/11 saw a huge drop in development as no large sites were complete other than the site at Kings Hill for Rolex. This presumably reflects the economic down-turn, which is further illustrated by a general slowdown in the receipt of planning applications. Importantly, in terms of the target there has overall been no net loss of employment land since the base date of the plan.

Percentage of floorspace by employment type, which is on Previously Developed Land

3.30. 93% of completions were on previously developed land.

Number of new office and retail units not achieving at least a 10% saving of CO² emissions from installed Low or Zero Carbon Technologies

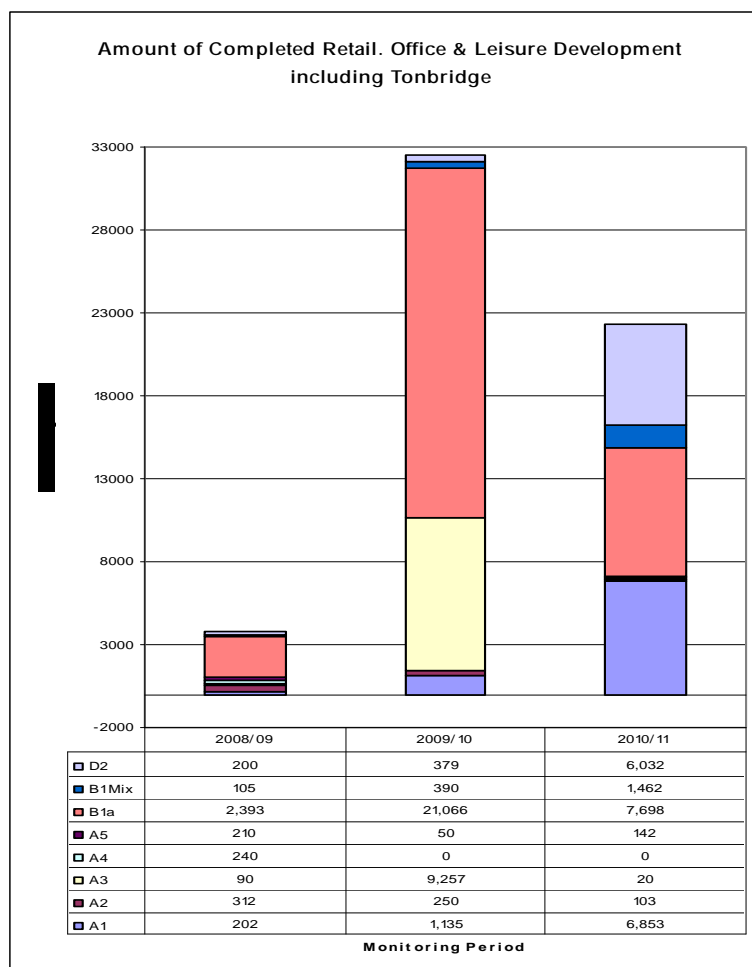
3.31. The objective of this part of Policy CC1 is to mitigate the impacts of new office and retail development on climate change. The performance of development proposals against this Indicator is assessed by examining the BREEAM pre-assessment estimator for non-domestic buildings accompanying the planning application, in particular the estimated credits against category ENE4 'Low and Zero Carbon Technologies'. A score of two credits against ENE4 would demonstrate compliance with this indicator, i.e achievement of a 10% reduction in CO₂ emissions through installed low or zero carbon technologies. Currently there are no systems in place to monitor this Indicator.

Number of new office and retail units not achieving the BREEAM 'Very Good' standard

3.32. .For background information on BREEAM please see para 3.19. Policy CC1 requires proposals for new office or retail and related development of more than 1000m² (including extensions) to attain the relevant BREEAM 'Very Good' standard. At present there are no systems in place to monitor this Indicator.

Amount of completed Retail, Office and Leisure development (with the percentage for Tonbridge Town Centre)

3.33. For this monitoring period, out of the completions shown below 225m² (3.2%) of A1-A5 uses (retail/restaurant) and 301m² (3.2%) of B1 (office) uses took place in the Tonbridge Town Centre.



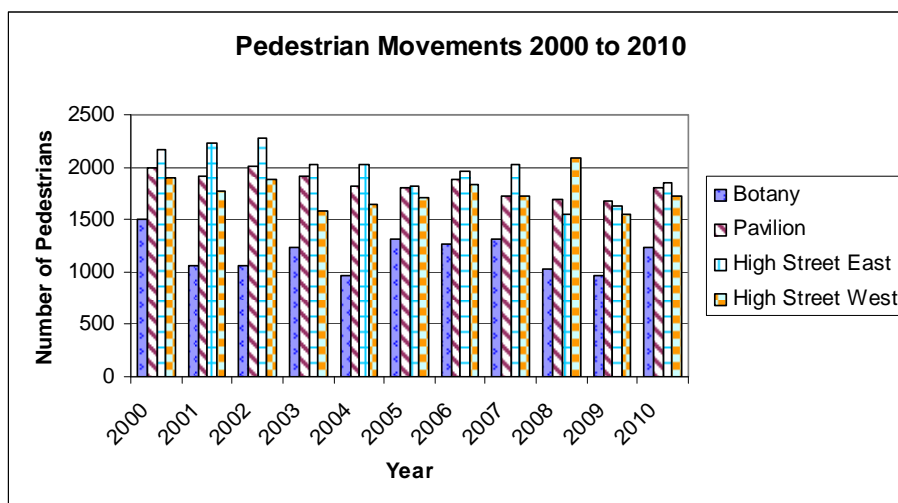
Tonbridge Town Centre - Pedestrian Flows

3.34. Pedestrian counts have been undertaken in Tonbridge town centre on roughly the same dates and in the same locations over the past 11 years. Pedestrian counts help to give a general indication of the amount of activity in the High Street and of the relative concentrations of retail activity. The table and diagram below illustrate pedestrian movements numbers recorded for Tonbridge for the years 2000 to 2010.

Pedestrian Movements 2000 - 2010

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Botany	1508	1055	1061	1228	967	1321	1273	1318	1034	968	1228
Pavilion	1992	1909	2016	1917	1826	1807	1878	1724	1693	1685	1804
High Street East	2173	2229	2274	2021	2031	1823	1967	2018	1545	1623	1848
High Street West	1891	1767	1883	1587	1643	1705	1832	1723	2084	1549	1718
Total	7564	6960	7234	6753	6467	6656	6950	6783	6356	5825	6598

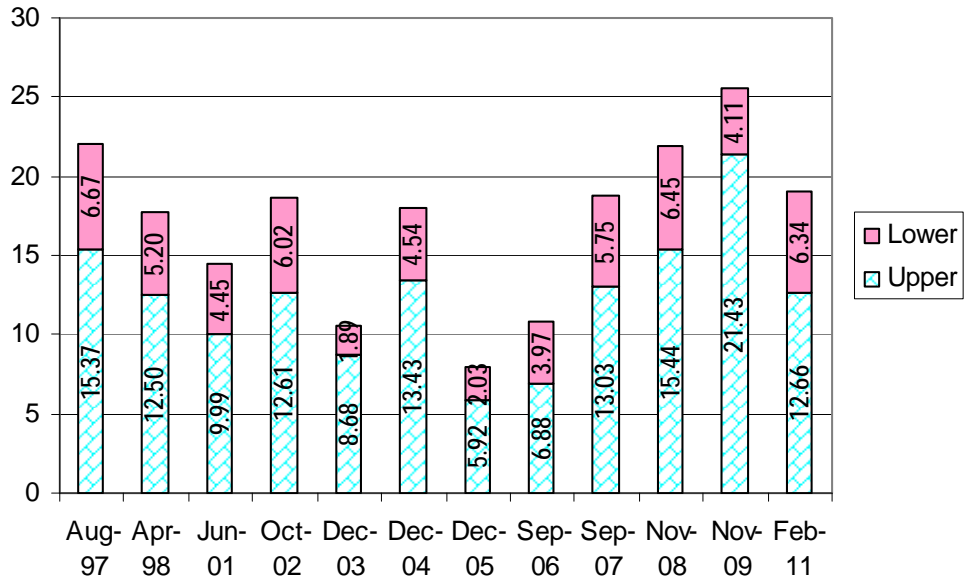
The results for 2010 show that total pedestrian activity in the town centre has increased since 2009. It is, in fact, showing a general improvement since 2008 apart from the west side of the High Street.



Tonbridge Town Centre - Vacancy Rates

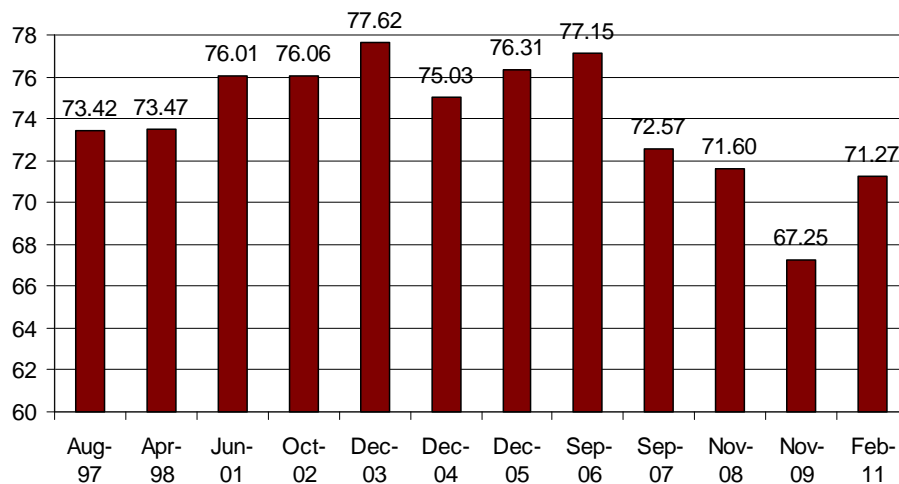
3.35. The number of vacant properties in a town is one of a number of indicators of how vibrant the centre is. The diagram below illustrates vacancy rates for both the upper and lower parts of the High Street.

3.36. The lower part of the High Street has historically experienced significantly lower vacancy rates than the Upper High Street. For 2010 the vacancy rates of 6.31% for the Lower High Street has increased slightly from last year but at 12.66% the vacancy rates in the Upper High Street are notably lower than the last 3 years, but still higher than in 2006 which is likely to be due to the impact of the recession on local businesses in this more marginal retail area.

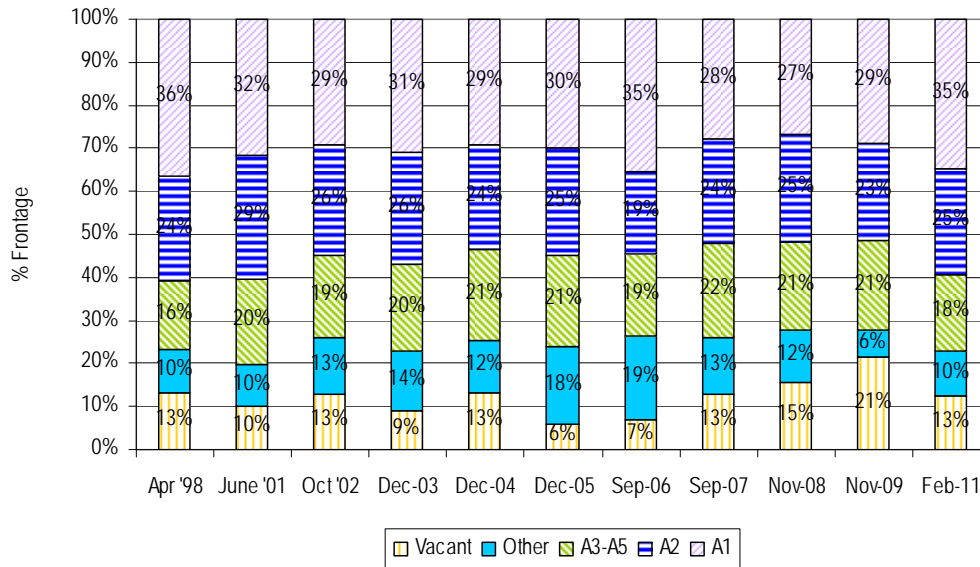


Percentage of retail frontages in central Tonbridge

3.37. Performance Indicator 1.5 aims to monitor the primary retail function of the town centre shopping areas. For 2010, 71.27% of the frontages in the Lower High Street area were in retail (A1) use. This figure has bounced back since the start of the economic recession and shows a marked improvement since the 2009/10 monitoring period.

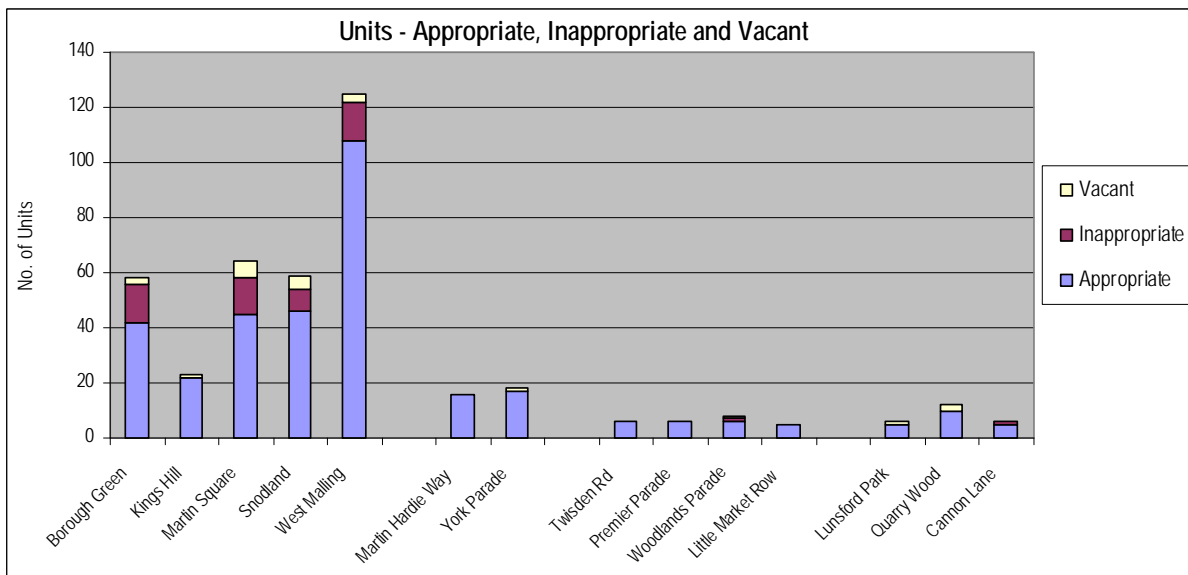


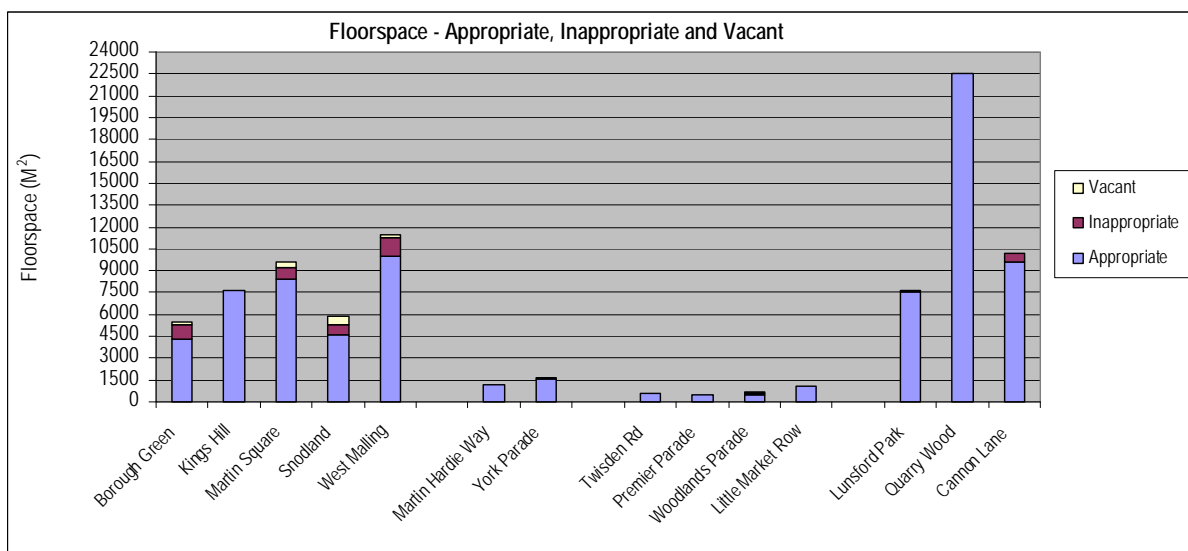
3.38. The chart below shows the use class split in the Upper High Street area. Whilst vacancy rates are considerably lower than in previous years, the relative proportions of occupied uses are fairly constant, with little change year on year, with the exception of the 'Other Use Classes' category which has increased from 6% to 10% since 2009, and A1 (retail) uses rising from 29% to 35%. The main change is therefore due to the decrease in vacant properties.



Amount of inappropriate ground floor uses in District and Local Retail Centres

3.39. Appropriate uses within District and Local Centres (as defined in Policy R1 of the DLA DPD) are set out in Annex A of PPS 6 – Planning for Town Centres. This includes the range of shops and services to meet the day to day needs of a community such as banks, shops, post offices, libraries and community centres. The aim of the indicator is to identify the amount of inappropriate uses in terms of the number of units and amount of overall floorspace in each of the centres identified in Policy R1. For the purposes of monitoring, “inappropriate uses” are defined as B2 (industrial), B8 (warehousing) and C3 (ground floor) residential uses. It should be noted that, whilst technically “inappropriate”, they may not be unacceptable uses. The following charts also identify the number of units and amount of floorspace which is vacant, since this is also a good indicator of the health of a centre.





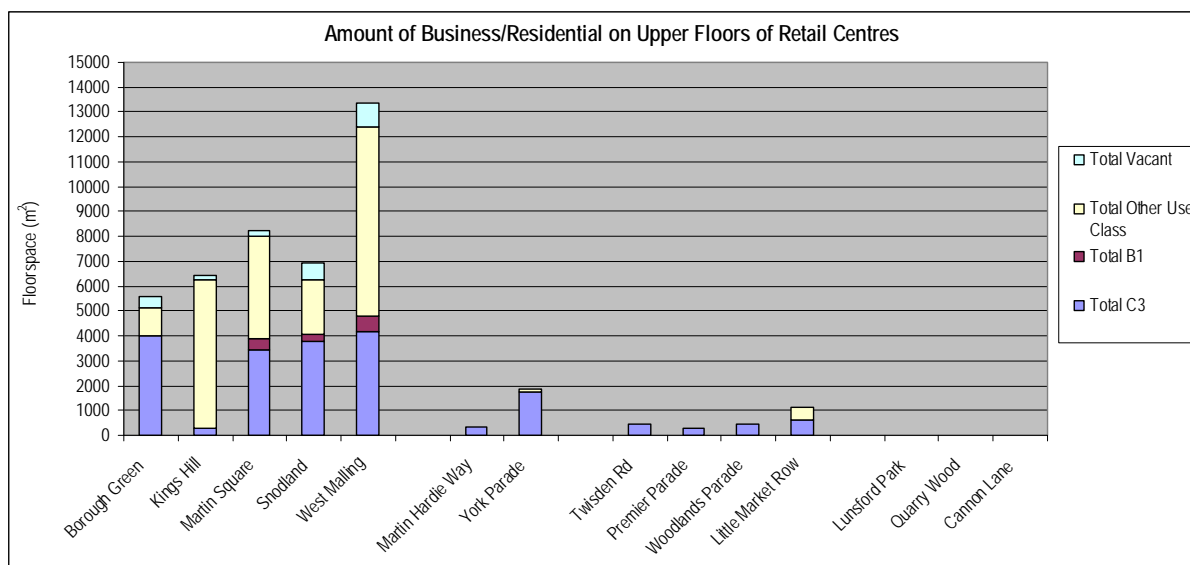
3.40. From the above graphs, and the detailed tables in Annex B, it can be seen that of the 86,170m² of floorspace in the retail centres combined, 79,952m² is in appropriate uses, 4,367m² is in inappropriate uses and 1,851m² is vacant. This shows that 93% of the total district supply is appropriate use, leaving only 5% in inappropriate use and 2% vacant. This compared with the previous year of 2009/10 shows that there was an increase of appropriate use from 88% to 93% and rise from 4.6% to 5% inappropriate use and a decrease from 7.4% to 2.1% in Vacant uses. It must be noted that there was an error with the 2009/10 figures which resulted in a double count of floorspace and 1 unit extra. This has been rectified showing a difference of 364m² of total floorspace in Snodland and 1,684m² of upper floorspace in Martins Square.

3.41. When looking at the centres individually, it can be seen that it is the District Centres where most of the inappropriate units are sited. There is a decrease in vacant units at Quarry Wood due to the rebuilding of the Homebase store which had been destroyed by fire the previous year. Vacancy rates have actually decreased but may increase if the economic situation does not improve. Ground floor residential units are the main type of “inappropriate”, though not necessarily unacceptable, uses in the District Centres.

3.42. The District Centres show a good mix of retail and office uses, whilst the Tonbridge Urban Local Centres, Medway Gap Local Centres and Out of Centre Retail Areas show a predominance of retail uses (Classes A1-A5). Even though the economic downturn has hit many businesses over the last year, the vitality and viability of the retail areas monitored under Policy R1, seem to be as healthy as can be expected in such circumstances.

Amount of residential and/or business use of upper floors within District and Local Centres

3.43. The tables in Annex B for use classes on the first and second floors show the number of units and approximate floorspace for each retail policy area. The graph below shows that places such as West Malling, Martin Square and Kings Hill have a higher floorspace of ‘other uses’ above ground floor including retail. A Higher rate of vacant floorspace seems to be in West Malling and Snodland and a higher proportion of residential and business uses are now in Martins Square, Borough Green and West Malling. Both Borough Green & West Malling centres are much larger and this is reflected in the higher amount of vacancy/other uses on first and second floors. In the case of the Local Centres residential is the predominant use of upper floors.



TRANSPORT

Number of cycling routes and length of cycling routes in Tonbridge completed

3.44. These Indicators are not yet monitored. A draft Cycling Strategy for the Borough has been produced by Kent County Council with support from the Borough Council which is currently being updated. Once it is finally adopted, the proposals it contains will be monitored. The draft Strategy proposes two regional routes and has 46 recommendations for the provision of links, paths and other cycling facilities within the Borough.

RECREATION & COMMUNITY FACILITIES

3.45. Leisure and Arts is largely a non-statutory service but it plays an essential role in assisting the Council to meet some of its key corporate priorities.

Number of principal Public Open Spaces that have a Management Plan in accordance with the Green Flag Award

3.46. In this monitoring period four out of the target of four public open spaces have a management plan. These were at Leybourne Lakes Country Park, Haysden Country Park and Tonbridge Racecourse Sportsground. At present two of the parks have the Green Flag Award, which are Leybourne Lakes and Haysden.

Percentage of users who are satisfied with the Council's principal Public Open Spaces

3.47. This monitoring period showed that 92% were satisfied, which meant that the target of 85% was exceeded. However, it must be noted that this indicator is measured at different sites each year. This monitoring period was measured at Tonbridge Racecourse.

Number of tickets sold for the Tonbridge Castle Festival of Music and Fireworks

3.48. This Indicator is a local Significant Effect Indicator from the SA/SEA. This monitoring period shows that 2,799 tickets were sold, falling some way short of this year's target of 5,000 sales; perhaps a reflection of the recession.

Number of visitors to Key Tourist Attractions in the Borough

3.49. There are eight key tourist attractions in the Borough.

- Tonbridge Castle
- Ightham Mote
- The Hop Farm
- Aylesford Priory
- Broadview Gardens
- Great Comp Gardens
- Downterry Nursery
- Nepicar Farm

3.50. Visit Kent produce 'The Business Barometer' which is a monthly snapshot of tourism business performance in Kent. The Borough only has three of the attractions contributing to the Barometer; Downterry Nursery, Ightham Mote and The Hop Farm.

ENVIRONMENT

3.51. Tonbridge & Malling has a high quality environment with some of the most beautiful landscapes in the county. It is not surprising therefore that, residents, landowners, statutory and other bodies place a high value on the local environment, and wish to see it protected and well managed. For the purposes of this section, 'environment' encompasses both the countryside and the built environment of towns and villages as well as air and water quality, flooding and waste management.

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds

3.52. During the AMR period the Environment Agency reported that it had objected to no planning applications on flood risk or water quality grounds.

Number of properties at risk from flooding

3.53. Several locations are in flood risk areas, for example Tonbridge Town Centre and parts of Hildenborough, East Peckham, Aylesford, Snodland and Wouldham. The Environment Agency figures had shown a year on year increase from 2006. However, due to the change in the flood maps this monitoring period, the figure has been reduced significantly which creates a new base-line for monitoring

Change in Priority Biodiversity Action Plan (BAP) Habitats

3.54. This Indicator is not monitored annually. Survey work was being undertaken in the 2009/10 and 2010/11 monitoring periods which will be reported in the 2012 AMR. Kent Biodiversity Partnership are in the process of updating their lists by merging some of the priority habitats, e.g.: Coastal saltmarsh, Mudflats and Seagrass beds are now part of the new Inter-tidal Sediment Habitat Action Plan (HAP) area for which they have a set of new targets. They are also planning to incorporate all the HAPs into the new [Biodiversity Opportunity Areas](#) (BOAs) to encourage more work at landscape scale.

Level of population of wild birds

3.55. The RSPB webpage has a series of reports with information on the population of birds. Many sources of information are used to produce an up-to-date overview of the

health of bird populations in the UK and its Overseas Territories. The state of the UK's birds' report 2008 was published in 2009 and contains results from annual, periodic and one-off surveys and studies from as recently as 2008.

<http://www.rspb.org.uk/ourwork/science/sotukb/index.asp>

Percentage of SSSI's in Favourable Condition

- 3.56. This is the third year of monitoring the SSSI's in favourable condition and shows that from the baseline data of 65%, in 2010/11 75% of SSSI's are now in favourable condition.

Extent of Ancient Woodland

- 3.57. This is the second year of monitoring the Extent of Ancient Woodland. However, the Council had commissioned a comprehensive study of Ancient Woodland in the Borough which was published in the spring of 2010. The results of this study set a new benchmark for monitoring. The aim is for there to be no loss of Ancient Woodland. The recorded area of ancient woodland, as the result of the new resurvey, is 2,621 ha which is just under 11% of the Borough which is now the baseline for monitoring.

Installed capacity for energy production from Renewable Sources

- 3.58. Policy CP1 in the Council's adopted Core Strategy seeks to achieve high quality sustainable development in the borough. In support of achieving this policy, the Council has produced several technical guides on renewable energy technologies that potentially can be incorporated into developments. These guides outline how the technology works, what the benefits are and when and where it is suitable. The guides also provide sign posts to organizations who can offer expertise and detailed practical advice, including information on available grants. The guides cover Photovoltaic's, Solar Water Heating, Wind Power, Biomass and Ground Source Heat Pumps. In this monitoring period there has been grant funding for 12 solar hot water and two Renewable Energy Assistance grants to provide log burners, one with a back boiler connected. This is a difficult Indicator to monitor because not all installations require any form of permission and therefore no contact with the Council. Take-up of grant-assisted schemes has so far been slow. For details of the Guides go to:

<http://www.tmbc.gov.uk/cgi-bin/buildpage.pl?mysql=3172>

Area under Countryside Stewardship Schemes

- 3.59. The 'Countryside Stewardship Schemes' have been replaced by the Environmental Stewardship Programme. The monitoring Indicator will be adjusted accordingly.

<http://www.naturalengland.org.uk/ourwork/farming/funding/es/default.aspx>

Net percentage of land in the Green Belt that has been developed

- 3.60. Nearly three-quarters of the Borough lies within the Green Belt. The boundaries of the Green Belt were set in previous local plans and were carried forward with mainly minor changes into the LDF. The only significant change was the release of Isles

Quarry West at Borough Green from the Green Belt. The LDF also identifies existing major developed sites within the Green Belt where infilling or redevelopment may be permitted. Those which were not already implemented were carried forward from the adopted Local Plan and are now identified in the Development Land Allocations DPD under Policy M1. No new housing or commercial development was completed in the Green Belt during 2010/11

Percentage of developments incorporating use of SUDS

- 3.61. In support of Core Policy CP1 the Council has produced two guides, one on '**Saving Water at Home**' and one on '**Sustainable Drainage Systems**' (SUDS) that identify measures that can be adopted by householders and businesses alike and integrated into the design of new developments. Each guide identifies why there is a need to address the issue of water efficiency, conservation and management locally, what the benefits are of integrating and adopting certain measures, and also when and where they are suitable. The guides also provide sign posts to Organizations who can offer expertise and detailed practical advice. The Indicator is not currently monitored.

Preserving the special character of Conservation Areas - Total number of Conservation Areas

- 3.62. A Conservation Area is an area of special architectural or historic interest the character of which it is desirable to preserve or enhance. There are 60 Conservation Areas in the Borough. A new Conservation Area at the Freehold, Hadlow was designated on 17 February 2011.

Preserving the special character of Conservation Areas - Percentage of Conservation Areas with an up-to-date Conservation Area Appraisal

- 3.63. During the 2008/09 monitoring period the Council undertook a review of the Conservation Area Appraisal for Tonbridge which included boundary changes. These boundary changes were finally approved on 14 July 2009. During 2009/10 a Conservation Area Appraisal of the Quarry Hill, Tonbridge Conservation Area was completed which included boundary changes which were adopted by Council on 19 November 2009. Appraisals for the Conservation Areas at Hadlow and Hildenborough were adopted in November 2010. During this monitoring period, work on Conservation Area Appraisals for Bullen Corner, Larkfield Church, Cobdown Farm, Ditton and Holtwood, Aylesford had been commenced.

Grade I and II* Listed Buildings at Risk of Decay

- 3.64. English Heritage has a register of Historic Buildings at risk. There is only one listed building registered as being at risk in the Borough which is Hadlow Tower. The Council compulsorily acquired the Tower and transferred it to the Vivat Trust early in 2011 and work has now started on its restoration.
- 3.65. Of the 30 ancient monuments at risk in Kent, three are in the Borough – a Romano-British Villa, Anglo Saxon Cemetery & Associated remains at Eccles, the Chapel of St Blaise, Offham and the Town Banks, Tonbridge. The first two are threatened by agricultural practices beyond the Council's control. The Borough Council does not consider the Town Banks to be under threat. They will be protected and enhanced in association with proposed development on adjacent land.

Extent to which the Council keeps on schedule in measuring and reporting on levels of air, land and water pollution

- 3.66. The monitoring period of 2010/11 showed 88% of the Indicators were kept on schedule and monitored. All essential sampling had been carried out, including air quality and private waters.

Preserving Local Character - Number of Locally Listed Buildings

- 3.67. Locally Listed buildings are those that make a contribution to the historic environment but with a focus on their local rather than national importance. It is the intention that a draft compendium of Locally Listed Buildings will be prepared in consultation with local groups and organisations to ensure a local dimension is given to the conservation of the Borough's historic heritage. Once established, this list will form the basis of monitoring.

Number of Air Quality Management Areas (AQMAs)

- 3.68. Where a local authority considers that one or more of the air quality objectives is unlikely to be met it must declare an Air Quality Management Area covering the part of the area where the problem lies. Having declared an Air Quality Management Area the local authority must draw up an Action Plan setting out what it will do to meet the objectives within the area. Six Air Quality Management Areas have been identified in the Borough:

- M20 between New Hythe Lane, Larkfield, and Hall Road at Aylesford,
- Tonbridge High Street (southern end),
- A26 Tonbridge Road/Red Hill junction in Watlingtonbury,
- London Road/Station Road junction at Ditton,
- London Road in Aylesford and
- London Road, Larkfield/Ditton.

- 3.69. The Council continues to monitor air quality through an ongoing process of Updating and Screening Assessments and, where warranted, Detailed Assessments, and works with the Kent & Medway Air Quality Partnership to secure a coordinated approach to the monitoring and improvement of air quality in Kent.

CO² Emissions

- 3.70. There is no result for NI195 for 2010/11 as this is the new base year on which to calculate a percentage reduction. The Council's Climate Change Strategy includes a 10% target for reducing CO², NO_x and PM₁₀ emissions over three years, including 2009/10.
- 3.71. The result for the new Indicator NI186 is provided by the Department for Environment, Food and Rural Affairs (Defra). The Council's target is to reduce CO² emissions by 11.2%, or 0.87 tonnes, over the period 2008/11. The base figure of 7.8 tonnes in 2007/08 is the only available statistics at present. The Council's targets for NI186 have been set in line with Kent Agreement 2.

Days when Air Pollution is Moderate or High

- 3.72. The main source of air pollution in the borough is road traffic emissions from major roads, notably the M20, M26, M2, A20, A21, A25, A26, A227, A228 and A229. The six Air Quality Management Areas relate to road traffic emissions of nitrogen oxides and, in one area (M20 corridor), additionally particulates (PM₁₀). Other pollution

sources, including commercial, industrial and domestic sources, also make a contribution to background pollution concentrations.

Rivers of Good or Fair Chemical and Biological Water Quality

- 3.73. This indicator has not been monitored in previous years. The rivers that are of good or fair chemical and biological water quality in Tonbridge and Malling can be viewed on the Environment Agency's website at:

http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=riverquality#x=562867&y=145187&lg=2,7,&scale=4

Percentage of Household Waste Arisings which have been sent by the Authority for Recycling and for Composting (excludes home composting) or treatment by Anaerobic Digestion

- 3.74. During the previous monitoring period the original two Indicators had been replaced by indicator NI192 - percentage of household waste sent for reuse, recycling and composting. In 2010/11 the figure was 44.50%, which has risen by 0.2% on the previous monitoring period.

Percentage change from the previous financial year in the number of kilograms of Household Waste collected per head of population

- 3.75. During the previous monitoring period this Indicator was replaced by indicator NI191 'Kilograms of residual household waste per household'. For 2010/11 the figure was 564kg. This is 27kg per head higher than the figure for the previous year.

SECTION 4 - LDF IMPLEMENTATION AND DELIVERY

- 4.1 Annex C shows progress with the implementation and delivery of all site-specific proposals in the Core Strategy, the Development Land Allocations DPD, Tonbridge Central Area Action Plan and Managing Development & Environment DPD.

CORE STRATEGY

- 4.2 The Core Strategy section of Annex C monitors policies CP4, CP15, CP16 and CP18.
- 4.3 In accordance with the advice contained in Annex B of PPG2 (Green Belts), and to ensure that the boundaries of the Green Belt will endure, the Council specifically excluded certain sites from the Green Belt around Tonbridge and at Hadlow, and Wrotham so that they could remain available to meet the long-term development needs. The following areas are defined as Safeguarded Land under Policy CP4 and are reserved for future development.
- North of Lower Haysden Lane, Tonbridge;
 - North of Dry Hill Park Road, Tonbridge;
 - Carpenters lane, Hadlow;
 - Land at Howlands Allotments, Wrotham.

They will not be released for development before 2021 other than through a review of the Local Development Framework and only then if there is a demonstrable shortfall of housing land relative to the prevailing requirements of the Core Strategy. These sites remain safeguarded.

- 4.4 CP15 shows that all four major sites at Kings Hill (estimate of 1,456 units), Leybourne Grange (723 units), Peters Pit (1,000 units) and Holborough (938 outstanding units and a further 62 units completed prior to the monitoring of the plan period), have planning permission, and are at various stages of development. A total of 2,887 units are complete out of the total of 4,117 units (during the plan period), the majority of these being at Kings Hill. During the monitoring period 59 units were completed at Leybourne Grange and at Peters Pit some advanced ground works were undertaken.
- 4.5 Land at Bushey Wood was identified in the Tonbridge and Malling Borough Local Plan as a broad Area of Opportunity for future development. Since there is unlikely to be a need for further housing land to meet strategic requirements up to 2021, there is no need to firmly allocate any land at Bushey Wood during the plan period. It has therefore been carried forward as Policy CP16, and remains safeguarded for long-term development beyond the time horizon of the LDF.
- 4.6 CP18 Isles Quarry West, please see policy H2 of DLA DPD

DEVELOPMENT LAND ALLOCATIONS DPD

- 4.7 The DLA DPD section of Annex C monitors Policies H1, H2, H3, H4, E3, M1, S1, S2 and S3.
- 4.8 Policy H1 will yield a total of 191 units, none of which were completed during this AMR period. There were permissions for the Oil Depot at Station Road Aylesford for 14 dwellings, and Land at Snodland Station also had permission for 14 units

- 4.9 Policy H2 (Isles Quarry West) will yield 200 units. The site has been marketed and pre-submission discussions and public consultation on a draft scheme has taken place. A planning application was received during 2011/12 monitoring period.
- 4.10 Policy H3 has a 180 unit planned capacity. The Health Authority is undertaking some preliminary master planning work in conjunction with Royal British Legion Industries who jointly own the site.
- 4.11 Policy H4 includes a number of sites which may or may not come forward during the plan period. They are all suitable for housing and in total will yield some 328 units. None were completed during this AMR period but one permission was granted on the site of the former Petrol Filling Station at 2 London Road, Leybourne for 24 units.
- 4.12 The Employment Land Review (July 2005) sets out a baseline for employment land provision in the Borough. The aim is to retain the level of provision existing at the base date of the plan. Policy E3 identifies large vacant sites (in excess of 0.5 ha) potentially available for employment development within the areas identified for employment use under Policies E1 and E2. Some of these already had planning permission at the time of adoption of the plan. Other opportunities will arise from the redevelopment or intensification of use on existing employment sites. One permission was completed on a Policy E3 site during this monitoring period: a net gain of 6,915m² of B1a use which was at Kings Hill.
- 4.13 With regards to Major Developed Sites in the Greenbelt, PPG2 advises that where major development exists within the Green Belt, the Local Plan may identify such sites and apply appropriate policies to them. There are a number of major developed sites within the Green Belt in the Borough that it is appropriate to treat in this way. These are listed in Policy M1. There were two permissions granted and one housing demolition and 131sq m of B1(a) development completed on some of these sites during 2019/11.
- 4.14 Policy S2 safeguards land for parking at West Malling Station. This is now complete and operational.

TONBRIDGE CENTRAL AREA ACTION PLAN

- 4.15 The TCAAP section of Annex C monitors Policies TCA10, TCA11, TCA12, TCA13, TCA14 and TCA16.
- 4.16 Policy TCA10 has seen a scheme designed and approved for the Town Lock area of Tonbridge. This has now been designed to conceptual level. No progress has been made on the other Public Realm Priorities.
- 4.17 There are five outstanding planning permissions under policy TCA11, of which none were completed in this AMR period.
- 4.18 Policy TCA12.3 saw the first phase of the Lansdowne Road Link completed during the previous monitoring period as part of the development of the Cattle Market site. No other progress has been made on any other transportation measures including pedestrian priority measures under Policy TCA13.
- 4.19 Policy TCA14 'Tonbridge Station Interchange Enhancement'. A proposal by Network Rail is now included in the DfT funded National Station Improvement Programme. Design work is underway by Network Rail. Further work will

ultimately be carried out by Kent County Council as Highway Authority but this is not yet programmed.

- 4.20 Policy TCA16 saw no progress during the monitoring period on new parking provision.
- 4.21 The 'Outstanding Planning Permission' section of Annex C monitors the progress of a total 588 housing units which had planning permission at the base-date of the Plan under 12 separate planning applications in Tonbridge Central Area. As at 31st March 2011 a total of 370 of these units had been completed since 2006, 117 had not started and 101 were under construction. Of the 588 units, 55 were completed during the AMR period.

MANAGING DEVELOPMENT & ENVIRONMENT DPD

- 4.22 The Managing Development and Environment DPD (MDE DPD) was adopted by the Council in April 2010. This completes the suite of adopted DPDs that together make up the Council's Local Development Framework. It includes a range of policies aimed at managing development so that environmental quality is maintained and enhanced whilst preserving a sense of place. It is supplemented by the Character Area Appraisals SPD which identifies locally distinctive features in need of protection and enhancement within the settlements defined by policies CP11 and CP12 in the adopted Core Strategy. Due to the recent adoption date of the MDE DPD, systems for effectively monitoring the performance of most of the the policies contained with the MDE DPD have not yet been fully established.

SECTION 5 - CONCLUSIONS

HOUSING

- 5.1 For the second year running, housing completions fell short of the annual SEP requirement. The total number of dwellings completed in the Borough on all sites in the year ending 31st March 2011 was 351 units, bringing the total number of dwelling completions since the beginning of the LDF period to 3,210. The SEP requirement up to 2021 is 6,750 dwellings. The residual requirement is therefore 3,540; an annual residual requirement of 236 units a year which is much lower than the average rate of construction over the past few years which means that the overall requirement should easily be met, particularly when the economy recovers. Furthermore, the housing trajectory demonstrates that by the end of the LDF period (2021) the amount of housing completions will have exceeded the SEP requirement by some 18%, not taking account of any windfall development which might be permitted between 2011 and 2021. The NI159 Five Year Supply is 23% in excess of the requirement. Clearly, the housing land supply position in the Borough is relatively healthy and will be ready to respond to the market upturn when it occurs.
- 5.2 The Government's target that 60% of all new housing development should take place on previously developed land is comfortably being met with the figure for 2010/11 being 85%. This figure is lower than previous years due to the amendment of PPS3 and the exclusion of 'development in residential gardens' in the definition of 'previously developed land', and therefore a change in monitoring of back garden development.
- 5.3 The overall amount of affordable housing completions for 2010/11 is approximately 5% above the Local Performance Indicator target. Despite the current economic downturn, average property prices within the Borough remain high compared with the South-East region overall.

EMPLOYMENT

- 5.4 There is still a healthy employment land supply position with the largest concentration of available land being at Kings Hill. In terms of meeting the target there has been no net loss of employment land since the base date of the plan. The main category of employment development that has been implemented in the monitoring period is B1a Business Offices.

TONBRIDGE TOWN CENTRE

- 5.5 There is some improvement in the health of Tonbridge town centre with vacancy rates in the Upper High Street Area reducing to 12.66%. The level of pedestrian activity in the High Street has improved slightly since 2009 but is still at one of its lowest levels since monitoring began in 2000. The percentage of frontages in the lower High Street area that were in retail use in 2010 increased slightly to 71.27% from the previous year's 67.25%. The percentage of retail uses in the Upper High Street is slightly up on last year with little change to A2 (office) and A3-A5 (food/restaurant) uses which continue to support the vitality of the area in the evenings.

COMMUNICATIONS INFRASTRUCTURE

- 5.6 Progress on the implementation of transport schemes within the Borough is slow. A number of the schemes identified in the Plan are development-related which means that their implementation is tied to the investment decisions of developers and landowners. Contributions to open space provision are being pursued through the

implementation of policy OS3 in the MDE DPD. The implementation procedure being followed by the Council is set out in Annex D to this plan.

LOCAL DEVELOPMENT FRAMEWORK

- 5.7 With the adoption of the MDE DPD in April 2010 the Development Plan Documents which together comprise the LDF are complete. Their review will depend on the results of monitoring and will need to await the final publication of the new National Planning Policy Framework in April 2012. In the meantime, work is progressing well on the preparation of the Character Area Appraisals SPD which will be complete in February 2012.

ANNEX A

ESTIMATED PHASING OVER PLAN PERIOD

HOUSING TRAJECTORY, MONITOR AND MANAGE

HOUSING EXTANT SITE BY SITE

HOUSING COMPLETIONS SITE BY SITE

FIGURE A1 ESTIMATED PHASING OVER PLAN PERIOD

It should be noted that the phasing of completions is slightly different to that in the published Housing Information Audit due to the availability of more up-to-date information.

Housing Land Supply 2006-2021 - Development Land Allocations

2010-2011 Figures

Year	Sites with Permission (1)	Small Sites Estimate	Large Sites Windfalls	Allocations (3)	Kings Hill (4)	Holborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Tonbridge Central Area allocations and other sites (estimated completions)	Completions (2)	5 Year Totals (2)	Total Supply 2006-2021 (2)	Supply 2017	2012- (2)	
2006/07	437				281	85			47		850		7974			
2007/08	349				300	137			53	839	3210					
2008/09	280				224	91			203	798						
2009/10	209				93	47	16		7	372						
2010/11	145				55	18	59		74	351						
2011/12	177				61	27	63		61	389		2602				
2012/13	76				90	100	64		63	393						
2013/14	228			76	106	100	100		59	673				2774		
2014/15	126			70	100	100	100		46	558						
2015/16	39			100	100	100	100	83	35	589						
2016/17	45			100	23	100	100	133		60	561		2162			
2017/18	2			111		100	100	200		60	573					
2018/19				64		100		200		60	424					
2019/20						100		200		60	360					
2020/21								184		60	244					
Totals	2113	0	0	521	1433	1205	702	1000	648	352	7974					
												SEP Requirement (6)	6750	2250		
												Difference	1224	524		
												NI159 (7)		123%		

- Note (1) Excluding Strategic Sites & Tonbridge Town Centre
- Note (2) Excluding windfalls (ie the shaded area)
- Note (3) Includes 65 dwellings on allocated land at Kings Hill 5 taken for H1(h), and 14 taken for H1(b) & 14 for H1(g) (17 remainder removed)
- Note (4) Excludes 65 dwellings on allocated land without permission
- Note (5) Holborough Quarry 2008/09 error - should have been 91 units not 182 units
- Note (6) South East Plan
- Note (7) Supply of ready to develop housing sites as a percentage of the planned housing provision - 5 year supply

FIGURE A2 HOUSING TRAJECTORY

Housing Trajectory Table

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Total Past Completions	850	839	889	372	351										
						389	393	716	552	577	566	568	419	355	239
Cumulative Completions	850	1689	2578	2950	3301	3690	4083	4799	5351	5928	6494	7062	7481	7836	8075
PLAN - Strategic Allocation (annualised) (1)	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
MONITOR - No. dwellings above or below cumulative allocation	400	1239	2128	2500	2851	3240	3633	4349	4901	5478	6044	6612	7031	7386	7625
MANAGE - Annual requirement taking account of past/projected completions	450	421	389	348	345	345	340	333	279	233	164	64	-104	-366	-1086

(1) South East Plan May 2009

FIGURE A3 HOUSING TRAJECTORY – MANAGE

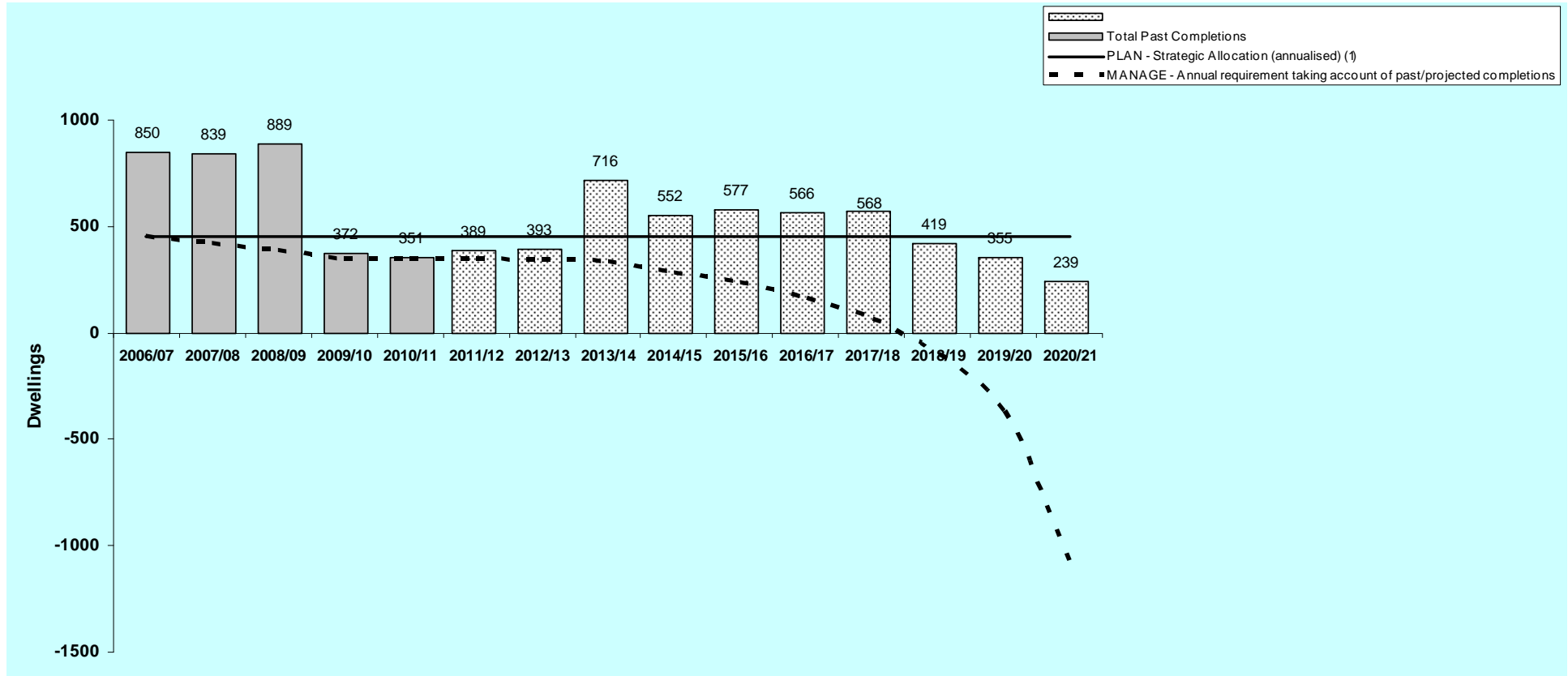


FIGURE A4 HOUSING TRAJECTORY – MONITOR

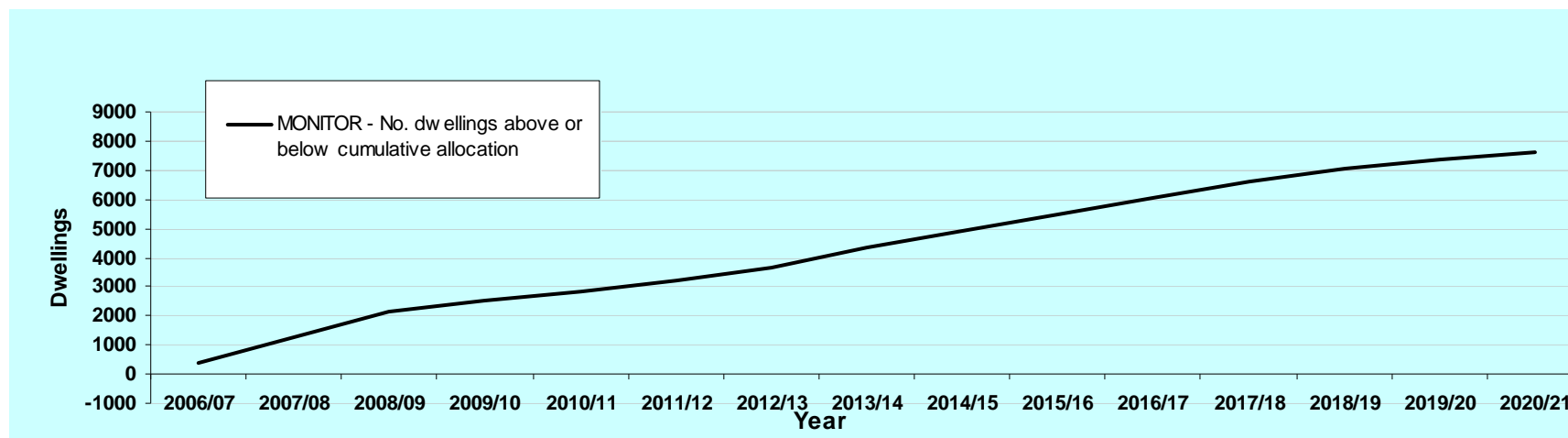


FIGURE A5 SITE BY SITE PERMISSIONS AND PHASING AS AT 31ST MARCH 2011

PERMITTED applications (EXTANTS) Data as at 31 March 2011																																
Information from the application									The survey						Phasing 2011/12 = Year 1																	
PERMITTED APPLICATION number	Is this a "windfall" application (Y or N)	Postal address	No of units gained on application (gross)	No of units lost on application (gross)	Net gain on this application (ie gains-losses)	Units gained involving a Change of Use Class (If possible)	No of new build dwelling units (ie not COU or conversion)	No of units residential conversion (Res to more res units)	No of units not started	No of units under construction	Units completed during the year ending March 2011	No of Units lost - NOT STARTED year ending March 2011	No of units lost during the year ending March 2011	Total extant units (ie NS or UC)	Phasing 2011/12	Phasing 2012/13	Phasing 2013/14	Phasing 2014/15	Phasing 2015/16	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	No of units phased beyond 2025/26	No of units not phased	
TM063315	N	Former Peter's Pit & Peter's Works Site Hall Road ,Wouldham,ROCHESTER	1000	0	1000	0	1000	0	1000	0	0	0	0	1000	0	0	0	0	83	133	200	200	200	184	0	0	0	0	0	0		
TM092664	N	OUTLINE FOR HOLBOROUGH QUARRY, SNODLAND	661	0	661	0	661	0	661	0	0	0	0	661	0	17	17	100	100	100	100	100	27	0	0	0	0	0	0	0		
TM940828	N	Leybourne Grange Hospital, Birling Road, Leybourne, WEST MALLING	440	0	440	21	419	0	440	0	0	0	0	440	0	0	40	100	100	100	100	0	0	0	0	0	0	0	0	0		
TM023429	N	Kings Hill, ,Kings Hill,WEST MALLING	291	0	291	0	291	0	291	0	0	0	0	291	0	70	70	71	80	0	0	0	0	0	0	0	0	0	0	0		
TM053197	Y	Old Cannon Wharf Vale Road TONBRIDGE	226	0	226	0	226	0	0	101	125	0	0	101	50	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10/02149/RM	N	Phase 2 Leybourne Grange Birling Road Leybourne West Malling Kent	187	0	187	0	187	0	187	0	0	0	0	187	63	64	60	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM074486	Y	Tonbridge Grammar School for Girls, Deakin Leas,,TONBRIDGE	95	0	95	0	95	0	95	0	0	0	0	95	20	20	20	20	15	0	0	0	0	0	0	0	0	0	0	0		
TM082263	Y	Former Distribution Centre Station Road AYLESFORD	95	0	95	0	95	0	95	0	0	0	0	95	0	0	0	0	0	50	45	0	0	0	0	0	0	0	0	0		
09/00499/FL	Y	Former Ashbys Yard Medway Wharf Road Tonbridge Kent TN9 1RE	92	0	92	0	92	0	92	0	0	0	0	92	0	0	92	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM092742	N	Phase 14 Holborough Quarry, Snodland, SNODLAND	91	0	91	0	91	0	91	0	0	0	0	91	0	45	46	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM090557	Y	Ryarsh Park Roughetts Road ,Ryarsh, WEST MALLING	91	0	91	0	91	0	91	0	0	0	0	91	0	0	0	0	46	45	0	0	0	0	0	0	0	0	0	0		

PERMITTED APPLICATION number	Is this a "windfall" application (Y or N)	Postal address	No of units gained on application (gross)	No of units lost on application (gross)	Net gain on this application (ie gains-losses)	Units gained involving a Change of Use Class (if possible)	No of new build dwelling units (ie not COU or conversion)	No of units residential conversion (Res to more res units)	No of units not started	No of units under construction	Units completed during the year ending March 2011	No of Units lost - NOT STARTED year ending March 2011	No of units lost during the year ending March 2011	Total extant units (ie NS or UC)	Phasing 2011/12	Phasing 2012/13	Phasing 2013/14	Phasing 2014/15	Phasing 2015/16	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	No of units phased beyond 2025/26	No of units not phased		
TM083238	Y	West Kent College Brook Street ,,TONBRIDGE	85	0	85	0	85	0	85	0	0	0	0	85	0	0	0	85	0	0	0	0	0	0	0	0	0	0	0	0	0		
10/02309/RM	N	Phase 4 Former Holborough Quarry And Adj	72	0	72	0	72	0	72	0	0	0	0	72	0	35	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM090110	N	Area 59, East of Sandow Place Sandow Place ,Kings Hill,WEST MALLING	69	0	69	0	69	0	0	36	33	0	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM081820	N	Area 57 a, b and c Holly Way & Discovery Drive,Kings Hill,KINGS HALL	63	0	63	0	63	0	63	0	0	0	0	63	0	0	0	20	20	23	0	0	0	0	0	0	0	0	0	0	0		
TM091070	N	Area 58 Beacon Avenue,Kings Hill,WEST MALLING	58	0	58	0	58	0	0	2	56	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM091301	N	Area 52 Gibson Drive,Kings Hill,WEST MALLING	46	0	46	0	46	0	46	0	0	0	0	46	0	20	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
08/01824/FL	N	Parkfoot 2 London Road Leybourne West Malling Kent ME19 5EY	24	0	24	0	24	0	24	0	0	0	0	24	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM083256	Y	Former Mill Stream School Mill Street ,East Malling,WEST MALLING	23	0	23	0	23	0	0	11	12	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM062433	Y	Invicta Works Mill Street ,East Malling,WEST MALLING	20	-1	19	0	20	0	20	0	0	-1	0	20	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0		
10/00301/RM	N	Housing Area 2L Beacon Avenue Kings Hill West Malling Kent	19	0	19	0	19	0	19	0	0	0	0	19	0	0	10	9	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM050346	N	Area 27B, Off Tower View,Kings Hill,WEST MALLING	18	0	18	0	18	0	18	0	0	0	0	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
09/01967/FL	N	Snodland Bowls Club High Street Snodland Kent	14	0	14	0	14	0	14	0	0	0	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

PERMITTED APPLICATION number	Is this a "windfall" application (Y or N)	Postal address	No of units gained on application (gross)	No of units lost on application (gross)	Net gain on this application (ie gains-losses)	Units gained involving a Change of Use Class (if possible)	No of new build dwelling units (ie not COU or conversion)	No of units residential conversion (Res to more res units)	No of units not started	No of units under construction	Units completed during the year ending March 2011	No of Units lost - NOT STARTED year ending March 2011	No of units lost during the year ending March 2011	Total extant units (ie NS or UC)	Phasing 2011/12	Phasing 2012/13	Phasing 2013/14	Phasing 2014/15	Phasing 2015/16	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	No of units phased beyond 2025/26	No of units not phased	
08/01263/OA	N	465 Station Road Aylesford Kent ME20 7QR	14	0	14	0	14	0	14	0	0	0	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM083667	Y	751 - 757 London Road ,Larkfield,AYLESFORD	13	0	13	0	13	0	13	0	0	0	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM093092	Y	210 And 212 Shipbourne Road,,TONBRIDGE	12	-2	10	0	12	0	0	3	9	0	-2	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM060140	Y	Oakhurst Manor Bank Lane ,Hildenborough,TONBRIDGE	12	0	12	0	12	0	0	12	0	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM083646	Y	The Spotted Cow London Road 742,Larkfield,AYLESFORD	12	0	12	0	12	0	12	0	0	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM081875	Y	Deacon House The Slade ,TONBRIDGE	11	0	11	0	11	0	11	0	0	0	0	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0		
TM071810	Y	Platt Primary School, Maidstone Road, Platt,Sevenoaks,SEVENOAKS	11	0	11	0	11	0	11	0	0	0	0	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0		
10/03405/FL	Y	62 High Street Tonbridge Kent TN9 1EG	10	0	10	10	0	0	10	0	0	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0		
TM070950	Y	180 High Street ,,TONBRIDGE	9	0	9	9	0	0	9	0	0	0	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10/01410/FLX	Y	The Wharf 6 Lyons Crescent Tonbridge Kent TN9 1EX	14	0	14	0	14	0	14	0	0	0	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0		
TM080950	N	Heath Farm Waterringbury Road Land At,East Malling,WEST MALLING	8	0	8	0	8	0	0	4	4	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10/01282/FL	Y	The Greyhound 123 Shipbourne Road Tonbridge Kent TN10 3EJ	8	-1	7	0	8	0	8	0	0	0	-1	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0		
TM083288	Y	Oakwood Poultry Farm Land at Oakwood & Oakwood Farm cottage, Vig,,SEVENOAKS	8	0	8	8	0	0	8	0	0	0	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0		

PERMITTED APPLICATION number	Is this a "windfall" application (Y or N)	Postal address	No of units gained on application (gross)	No of units lost on application (gross)	Net gain on this application (ie gains-losses)	Units gained involving a Change of Use Class (If possible)	No of new build dwelling units (ie not COU or conversion)	No of units residential conversion (Res to more res units)	No of units not started	No of units under construction	Units completed during the year ending March 2011	No of Units lost - NOT STARTED year ending March 2011	No of units lost during the year ending March 2011	Total extant units (ie NS or UC)	Phasing 2011/12	Phasing 2012/13	Phasing 2013/14	Phasing 2014/15	Phasing 2015/16	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	No of units phased beyond 2025/26	No of units not phased		
TM072954	Y	Land adjacent to The Red Lion PH 45 Sevenoaks Road ,Borough Green,SEVENOAKS	8	0	8	0	8	0	8	0	0	0	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM071807	Y	The school playing field, Grange Road, Platt,Sevenoaks,SEVENOAKS	8	0	8	0	8	0	8	0	0	0	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0		
10/02914/FLX	Y	Court Lodge Cottage Old London Road Wrotham Sevenoaks Kent TN15 7DL	8	-1	7	0	8	0	8	0	0	-1	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM091663	Y	Court Lodge Old London Road ,Wrotham,SEVENOAKS	7	-1	6	0	0	7	7	0	0	-1	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM080074	Y	269 Malling Road Dene Hall,,SNODLAND	8	-1	7	0	8	0	8	0	0	-1	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM092270	Y	111 High Street ,,TONBRIDGE	7	0	7	7	0	0	7	0	0	0	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM081086	Y	2 Woodside Road ,,TONBRIDGE	6	-1	5	0	6	0	0	2	4	0	-1	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM050327	Y	5 Baltic Road,,TONBRIDGE	6	0	6	0	6	0	6	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM073256	Y	470 Maidstone Road ,,CHATHAM	6	0	6	0	6	0	6	0	0	0	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10/02808/RM	Y	Land Rear Of And Including 4 Farm Lane Tonbridge Kent TN10 3DG	6	-1	5	0	6	0	6	0	0	-1	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM093119	Y	The Oast House, Hill View Road ,Hildenborough,TONBRIDGE	5	0	5	5	0	0	0	2	3	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			

PERMITTED APPLICATION number	Is this a "windfall" application (Y or N)	Postal address	No of units gained on application (gross)	No of units lost on application (gross)	Net gain on this application (ie gains-losses)	Units gained involving a Change of Use Class (If possible)	No of new build dwelling units (ie not COU or conversion)	No of units residential conversion (Res to more res units)	No of units not started	No of units under construction	Units completed during the year ending March 2011	No of Units lost - NOT STARTED year ending March 2011	No of units lost during the year ending March 2011	Total extant units (ie NS or UC)	Phasing 2011/12	Phasing 2012/13	Phasing 2013/14	Phasing 2014/15	Phasing 2015/16	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	No of units phased beyond 2025/26	No of units not phased		
10/00992/FL	Y	Church Of St Thomas Of Canterbury 28 Holborough Road Snodland Kent ME6 5PB	5	0	5	0	5	0	0	5	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM083010	Y	Court Lodge Old London Road ,Wrotham,SEVENOAKS	5	0	5	0	5	0	5	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM082252	Y	96 High Street - The Red Lion PH,Snodland,SNODLAND	6	-1	5	6	0	0	6	0	0	-1	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM090355	Y	Upper Bell Inn 1 Chatham Road ,AYLESFORD	5	0	5	5	0	0	5	0	0	0	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TM090233	Y	1 High Street ,East Malling,WEST MALLING	5	-1	4	0	0	5	0	3	2	0	-1	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sites Under 5 Units			299	-69	230	84	200	15	210	88	1	-62	-7	298	111	23	162	2															
			4322	-80	4242	155	4140	27	3804	269	249	-68	-12	4073	389	393	643	477	454	461	445	300	300	211	0	0	0	0	0	0			

FIGURE A6 SITE BY SITE COMPLETIONS AS AT 31ST MARCH 2011

Site Application Number	Address	Proposal	Not Started (Gain)	Under Construction (Gains)	Completions 2010	Completions (Gains)	Completions 2011	Not Started (Loss)	Complete (Loss)
06/03385/CR3	Land At The Former Mill Stream School Mill Street East Malling West Malling Kent	Erection of a two storey detached building comprising 7 supported apartments for people with learning difficulties with communal space together with access, car parking and landscaping	0	0	0	7	7	0	0
10/00542/FL	82 High Street Tonbridge Kent TN9 1EE	Retrospective application for conversion of upper floors into 5 residential units including installation of rear dormer window and mechanical ventilation	0	0	0	5	5	0	0
09/00269/FL	The Horseshoes Sandy Lane West Malling Kent ME19 6TG	Private gypsy and traveller caravan site with one mobile home, one touring caravan and utility building (resubmission of TM/04/00281/FL)	0	0	0	2	2	0	0
09/00923/FL	2 Medway View Three Elm Lane Tonbridge Kent TN11 0BG	Extension and alteration to provide combined accommodation for a family and elderly parents	0	0	0	2	2	0	-1
10/00989/FL	46 - 48 High Street Snodland Kent ME6 5AQ	Change of use to first and second floor from A1 to residential, provide new gates to front elevation, new access way and staircase to side with new doorway to side and windows to rear	0	0	0	1	1	0	0
10/00601/FL	Highlands Farm Cottage Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QZ	Demolish existing dwelling and construction replacement two bedroom dwelling	0	0	0	1	1	0	-1
09/01487/FL	Land East Of Teston Road West Malling Kent	Change of use of land for stationing of one twin unit mobile home and two touring caravans for residential occupation by single gypsy family; associated utility shed, storage shed, septic tank, hard standing and pathways and recessed gateway to site (Part	0	0	0	1	1	0	0
10/03406/FL	48 Temple Way East Malling West Malling Kent ME19 6SH	Change of use from childrens centre to residential dwelling	0	0	0	1	1	0	0
10/02633/FL	11 Lee Road Snodland Kent ME6 5NN	To separate an existing first floor granny annexe and construct an external stairway to the proposed first floor flat	0	0	0	1	1	0	0
07/01923/FL	1 Hadlow Stair Farmhouse Stair Road Tonbridge Kent TN10 4HB	Conversion of garage into living accommodation	0	0	0	1	1	0	0
10/01243/FL	The Stores 60 Catkin Close Chatham Kent ME5 9HP	Change of use from shop to a bungalow with external alterations	0	0	0	1	1	0	0
09/02479/FL	The Shire 131 Offham Road West Malling Kent ME19 6RE	Proposed residential occupation without complying with condition 1 of planning permission TM/94/00018/FL (Variation of condition (iv) of permission TM/86/1165 - occupation of the accommodation for holiday let and business persons use) that restricted use	0	0	0	1	1	0	0

Site Application Number	Address	Proposal	Not Started (Gain)	Under Construction (Gains)	Completions 2010	Completions (Gains)	Completions 2011	Not Started (Loss)	Complete (Loss)
TM023070	11, Brook Lane, TONBRIDGE	Conversion of dwelling into 3 flats and construction of 2 double car ports.	0	0	0	3	3	0	-1
TM093119	The Oast House, Hill View Road, Hildenborough, TONBRIDGE	Existing Barn to 1 dwg, Existing double barn to 2 dwgs. Building C to 2 dwgs. Total 5 Units	0	2	0	3	3	0	0
TM062434	Little Woodgate East Street ,Addington, WEST MALLING	Demolition of existing house/building and construct 3 detached chalet houses each with basement and detached double garage. - 3 x 4 bedrooms.	0	0	0	3	3	0	0
TM092536	The Mews Offices 159A High Street ,,TONBRIDGE	Change of use from office to 3 x 1 bedroom flats.	0	0	0	3	3	0	0
TM063301	Pinewood Farm Church Road , Offham, WEST MALLING	Self - build agricultural 3 bedroom bungalow.	0	0	0	1	1	0	0
TM063933	Court Farm High Street 100,,AYLESFORD	Conversion of existing barn to form 2 dwellings and erection of detached open sided garage. - NO. OF BEDROOMS ARE NOT KNOWN.	0	0	0	2	2	0	0
10/00889/FL	21 Russell Road Aylesford Kent ME20 7EY	New dwelling (amendment to design approved under TM/07/01483/FL)	0	0	0	1	1	0	-1
TM071637	1 College Avenue Land Adjacent, TONBRIDGE	Proposed bungalow - 2 bedrooms.	0	0	0	1	1	0	0
TM072162	Chalk Lodge Gravesend Road ,Wrotham, SEVENOAKS	Erect a replacement dwelling 5 bedrooms.	0	0	0	1	1	0	-1
TM072336	148 London Road Dutch Cottage, Leybourne, WEST MALLING	Rear extension and conversion to 2 x 1 bedroom cottages.	0	0	0	2	2	0	1
10/00938/FL	Big Motoring World (Former Valrosa) London Road Addington West Malling Kent ME19 5PL	Retrospective application for the change of use of the former Venture Cafe building, associated land and residential land for the display and sale of motor vehicles. Demolition of the existing bungalow, garage and office building (formerly Valrosa).	0	0	0	0	0	0	-1
TM080051	78 High Street ,,TONBRIDGE	Change of use and conversion of offices into 2 x 2 bedroom residential apartments.	0	0	0	2	2	0	0
TM080088	45 Bradbourne Lane land at, Ditton, AYLESFORD	Erection of four detached dwellings.3 x 5 bed & 1 x 3 beds. This is part SS by TM09/2697 2 dwellings	0	0	0	2	2	0	0
TM092697	45 Bradbourne Lane ,Ditton, AYLESFORD	Two detached houses with garages (substitution of Plots A and B approved under application TM/070088) - 4 bedrooms.	0	0	0	2	2	0	0
TM090496	Beech Bungalow Stan Lane ,West Peckham, MAIDSTONE	Demolition of existing property and erection of a 3 bedroom chalet bungalow, a detached garage/store, new access and extension of residential curtilage (amendment to scheme approved under TM/08/1064 for a dwelling and a garage).	0	0	0	1	1	0	-1
TM081179	Scott House 37 High Street ,,WEST MALLING	Conversion of 1 x 6 bedroom apartment to form 1 x 2 bedroom flat and 1 x 3 bedroom flat.	0	0	0	2	2	0	-1

Site Application Number	Address	Proposal	Not Started (Gain)	Under Construction (Gains)	Completions 2010	Completions (Gains)	Completions 2011	Not Started (Loss)	Complete (Loss)
TM081998	5 Gilletts Lane ,East Malling, WEST MALLING	Proposed alterations and extensions to form two storey chalet style dwelling. - 4 bedrooms.	0	0	0	1	1	0	0
TM082102	Allens Farm Allens Lane ,Plaxtol, SEVENOAKS	Proposed erection of new multi purpose agricultural barn, conversion of existing stone barn into a single dwelling (farm house) and conversion of existing storage barn into a B1 office unit. - 2 bedrooms.	0	0	0	1	1	0	0
TM082749	Little Mount The Street Plaxtol, SEVENOAKS	Demolition of existing dwelling and construction of 2 detached dwellings (resubmission of TM/07/3561) - 2 x 4 bedrooms.	0	0	0	2	2	0	-1
TM082806	Hawthorns The Downs ,,CHATHAM	Roof conversion to existing garage to create 1 bedroom flat.	0	0	0	1	1	0	0
TM083158	Cuttens Shipbourne Road ,,TONBRIDGE	Change of use of existing garage to a ground floor dwelling - 2 bedrooms.	0	0	0	1	1	0	0
TM083256	Former Mill Stream School Mill Street ,East Malling, WEST MALLING	Proposed redevelopment of the former Mill Stream Junior School to provide 23 new residential dwellings comprising a mix of 1, 2, 3 & 4 bed units.	0	11	0	12	12	0	0
TM090890	10 Birch Close, Hildenborough, TONBRIDGE	Single storey extension to provide annexe accommodation	0	0	0	1	1	0	0
TM090076	Lodge Cottage 16 St Leonards Street ,,WEST MALLING	Change of use from offices (B1) to 2 bedroom bungalow.	0	0	0	1	1	0	0
TM093092	210 And 212 Shipbourne Road,,TONBRIDGE	Demolition of 210 and 212 Shipbourne Road and erection of 12 dwellings (revised scheme to that approved under planning reference TM/09/00093/OA)	0	3	0	9	9	0	-2
TM090233	1 High Street ,East Malling, WEST MALLING	Conversion of existing residential accommodation on the 1st & 2nd floors to create 1 x 2 bedroom & 1 x 3 bedroom apartments with amenity space & parking also erection of a terrace of 3 x 1 bedroom dwellings.	0	3	0	2	2	0	-1
TM090290	Plaxdale Green Farm Plaxdale Green Road ,Stansted, SEVENOAKS	Conversion of redundant barn to 2 dwellings with annexe accommodation to part and outbuilding for covered parking - 3 bedrooms.	0	0	0	2	2	0	0
TM090502	14 Riding Park ,Hildenborough,TONBRIDGE	Construction of 1st floor to existing ground floor of dwelling to form self-contained 1 x 1 bedroom dwelling.	0	0	0	1	1	0	0
TM090566	Matanzas London Road Addington, WEST MALLING	Demolition of existing bungalow and outbuildings and replacement with new chalet bungalow - 3 bedrooms.	0	0	0	1	1	0	-1
TM090804	Lympstone Grange Road ,Platt,SEVENOAKS	Erection of a single two storey dwelling - 4 bedrooms.	0	0	0	1	1	0	0
TM090983	Land rear of 84 High Street Fronting New Wharf Road,,TONBRIDGE	Mixed use development comprising 9 x 1 bedroom apartments and B1 business units.	0	0	0	9	9	0	0
TM091075	The Railway Bell, 25 Priory Road ,,TONBRIDGE	Demolition of existing public house and construction of 9 residential units and associated parking. 2 bedrooms.	0	0	0	9	9	0	0
TM092152	Land adjacent to 91 Mill Hall ,,AYLESFORD	Pair of two single bed dwellings - 1 bedroom.	0	0	0	2	2	0	0
TM092176	10 Priory Road ,,TONBRIDGE	Change of use from office premises to residential. - 4 bedrooms.	0	0	0	1	1	0	0

Site Application Number	Address	Proposal	Not Started (Gain)	Under Construction (Gains)	Completions 2010	Completions (Gains)	Completions 2011	Not Started (Loss)	Complete (Loss)
TM092421	231 Hadlow Road ,,TONBRIDGE	Change of use from dwelling house to a mixed use comprising residential accommodation and clinic offering chiropractor, sports massage, homeopathy, reflexology, life coaching, counselling, ayurvedic medicine and beauty therapy.	0	0	0	1	1	0	-1
TM092733	Bonavista Pinesfield Lane ,Trottscliffe,WEST MALLING	Demolition of existing house and erection of new detached dwelling - resubmission of TM/09/2025 - 3 bedrooms.	0	0	0	1	1	0	-1
TM070923	Phase 3 Former Holborough Quarry Phase 3,,SNODLAND	THIS APPLICATION NEEDS ITS NUMBERS REDUCED TO 86 of which 68 are complete and 18 are u/c Phase 14 has ss in part this application (its got 92 dwells on this phase) all plots have been started but phasing has been spread as indicated by email/estat	0	0	68	86	18	0	0
TM061813	Area 54 Kings Hill Avenue,Kings Hill,WEST MALLING	construction 57 dwellings	0	0	55	57	2	0	0
TM091070	Area 58 Beacon Avenue,Kings Hill,WEST MALLING	Minor amendment to TM/08/02569/RM (reserved matters application for mixed residential development comprising of 3, 4 and 5 bedroom houses to a total of 58 units with associated gardens and garages submitted pursuant to TM/97/01183OA and TM/05/00163/FL) be	0	2	36	56	20	0	0
TM090110	Area 59, East of Sandow Place Sandow Place ,Kings Hill,WEST MALLING	RESERVED MATTERS - amended floors plans and elevations for some of the submitted house types and revised site layout plan, details of access, appearance, layout, scale and part landscaping of 69 dwellings, access roads and garages pursuant to planning per	0	36	4	33	29	0	0
TM080950	Heath Farm Wateringbury Road Land At,East Malling,WEST MALLING	RESERVED MATTERS - development of a total of 8 residential units, including redevelopment of existing units. - 4,5 bedrooms.	0	4	0	4	4	0	0
TM091764	Brookside House Seven Mile Lane,,EAST PECKHAM	Replacement of detached triple garage with residential annex with accommodation in the roofspace and internal hallway link to main dwelling (revision to planning permission TM/08/01752/FL with additional dormer window and fireplace and changes to windows)	0	0	0	1	1	0	0
10/00064/FL	Land At Hawden Farm Hawden Lane Hildenborough Tonbridge Kent	Provision of mobile home on the site for the applicant for security and practical reasons whilst existing farm buildings are being converted into 4 residential dwellings	0	0	0	1	1	0	0
09/03182/FL	Land At Hawden Farm Hawden Lane Hildenborough Tonbridge Kent	Conversion of agricultural buildings into 4 residential dwellings and garaging including demolition and reconstruction of existing hop pickers hut, link extension and construction of new detached garage and associated works	2	1	0	1	1	0	0

Site Application Number	Address	Proposal	Not Started (Gain)	Under Construction (Gains)	Completions 2010	Completions (Gains)	Completions 2011	Not Started (Loss)	Complete (Loss)
TM080963	Leybourne Grange Hospital Phase 1 Birling Road ,Leybourne,WEST MALLING	Reserved Matters of TM/94/1253 - (layout, scale, landscaping and appearance) Phase 1 comprising 75 dwellings and associated works.	0	0	16	75	59	0	0
TM091050	Hermitage Farm Barn Lucks Hill ,,WEST MALLING	C/U of cow sheds to 1 x 3 bedroom dwelling with parking & garden.	0	0	0	1	1	0	0
08/03110/FL	Land Part Of Hugh Christie Technology College Norwich Avenue Tonbridge Kent	Demolition of existing school buildings and erection of 79 no. residential dwellings and associated garages, access, parking, cycle and refuse stores	0	0	41	79	38	0	0
TM053197	Old Cannon Wharf Vale Road ,,TONBRIDGE	All development has started - flats - phasing left the same. Redevelopment of site to provide 226 units - 60 x 1 bedroom & 166 x 2 units including 74 no affordable units) AH: (08/03464) 29 general rent 31 shared ownership 10 intermediate rent	0	101	70	125	55	0	0
TM051013	New Road Business Estate,,Ditton,AYLESFORD	Demolition of existing industrial buildings & erection of new residential development	0	0	89	96	7	0	0
TM092778	Sports Ground, Snodland By-pass,Snodland,SNODLAND	Details of affordable housing scheme submitted SS tm04/2592 all affordable 44 dwellings (24 x 2/3 bedroom & 20 x 3 bedroom). 13 units affordable - 3 shared and 10 social rent	0	0	32	44	12	0	0
TM081086	2 Woodside Road ,,TONBRIDGE	Demolition of existing bungalow and construction of 2 terraces each with 3 no dwellings comprising 3 x 2 bedroom and 3 x 3 bedroom with associated car parking.	0	2	0	4	4	0	-1
TM074417	Willows Yardly Close,,TONBRIDGE	Conversion of existing outhouse as residential annexe ancillary to main dwelling	0	0	0	1	1	0	0
TM052791	45, Goldsmid Road,,TONBRIDGE	Construction of one detached four bedroom dwelling and detached double garage.	0	0	0	1	1	0	0

2	165	411	777	366	0	-15
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 Net Total

 351

ANNEX B

LDF PERFORMANCE INDICATORS (INCLUDING SA/SEA)

FIGURE B1 - LDF PERFORMANCE INDICATORS (INCLUDING SA/SEA)

RATIONALISED LDF PERFORMANCE INDICATORS (INCLUDING SA/SEA)						
Doc.	No.	Indicator	Type	Source of Information	Data	
		HOUSING				
CS DLA DLA	1.1 1.1 1.9	Housing Trajectory (dwelling completions)	Core Output 2a	TMBC - HLS	<p>Completions for 2006/07 is 867 less 17 demolitions totalling 850 net completions Completions for 2007/08 is 845 less 6 demolitions - totalling 839 Completions for 2008/09 is 899 less 10 demolitions - totalling 889 net completions Completions for 2009/10 is 380 less 8 demolitions - totalling 372 net completions Completions for 2010/11 is 366 less 15 demolitions – totalling 351 net completions</p> <p>2006/07 Tonbridge Central Area had 48 gross completions and 1 demolition = 47 net completions 2007/08 Tonbridge Central Area had 53 net completions 2008/09 Tonbridge Central Area had 203 net completions 2009/10 Tonbridge Central Area had 7 net completions 2010/11 Tonbridge Central Area had 74 net completions</p>	
TCAAP	2.1	(specifically for Tonbridge Central Area)				
CS DLA SA/SEA	1.2 1.2 10.1	% of new and converted dwellings on previously developed land	Core Output 2b	TMBC - HLS	<p>2006/07 - 98.0% of completions were on PDL 2007/08 - 99.3% of completions were on PDL 2008/09 - 98.0% of completions were on PDL 2009/10 - 99.0% of completions were on PDL 2010/11 – 85% of completions were on PDL</p>	
CS DLA	1.3 1.3	% of new dwellings completed less than 30 dwellings per hectare	Core Output 2c(i)	TMBC - HLS	<p>2006/07 – 26.0% 2007/08 – 59.0% 2008/09 - 57.6% 2009/10 – 72.6% 2010/11 – 22.1%</p>	
CS DLA	1.4 1.4	% of new dwellings completed between 30 and 50 dwellings per hectare	Core Output 2c(ii)	TMBC - HLS	<p>2006/07 - 40.0% 2007/08 - 29.0% 2008/09 - 7.3% 2009/10 – 18.8% 2010/11 – 9.9%</p>	
CS DLA	1.5 1.5	% of new dwellings completed above 50 dwellings per hectare	Core Output 2c(iii)	TMBC - HLS	<p>2006/07 - 34.0 % 2007/08 - 12.0% 2008/09 - 35.1% 2009/10 – 8.6% 2010/11 – 68%</p>	
TCAAP	2.1	(specifically for Tonbridge Central Area)			<p>2006/07 – not monitored 2007/08 – not monitored 2008/09 - Out of the 798 units 203 were in Tonbridge Central Area - 25% 2009/10 – Out of 372 units 7 were in Tonbridge Central Area – 2% 2010/11 – out of 351 units 74 were completed in Tonbridge Central Area – 21%</p>	

Doc.	No.	Indicator	Type	Source of Information	Data
CS DLA SA/SEA	1.6 1.6 1.3	Affordable housing completions	Core Output 2d	TMBC - LPI 13 Community Strategy - HLS	2006/07 - 95 units 2007/08 - 239 units 2008/09 - 512 units 2009/10 - 260 units 2010/11 - 169 units
TCAAP	2.2	% of new dwellings of 3 or more bedrooms (in Tonbridge Town Centre)	Local	TMBC - HIA	2006/07 - Not Monitored 2007/08 - Not Monitored 2008/09 - Out of the 203 completions 3 units were 3 bed 2009/10 - Out of the 7 completions none were 3 bed 2010/11 - Out of the 79 completions none were 3 bed
CS SA/SEA	1.7 12.1	% of new build homes meeting Level Code 3 in the Code for Sustainable Homes	Local	SEERA - South East IRF	Not yet monitored
MDE	1.1	% of new build homes meeting Level Code 4 in the Code for Sustainable Homes	Local	SEERA - South East IRF	Not yet monitored
MDE	1.2	No. of properties converted to residential use not achieving the BREEAM's 'Very Good' Standard	Local		Not yet monitored
MDE	1.3	No. of new build homes not achieving at least a 10% saving of CO ₂ emissions from installed low or zero carbon technologies			Not Yet Monitored
CS SA/SEA	1.8 19.2	Improved energy efficiency of homes within the borough %	Contextual	TMBC - LPI 50	2006/07 - Did not monitor 2007/08 - 3.60% 2008/09 - 3.0% (estimate) 2009/10 - 4.6% 2010/11 - Not monitored.
SA/SEA	10.2	Amount of derelict land and buildings (NI170)	Contextual		2006/07 - 100ha 2007/08 - 110ha 2008/09 - 110ha 2009/10 - 110ha 2010/11 - 110ha - This indicator has been deleted
SA/SEA	1.1	Number of homeless households (statutory homeless households)	Contextual		2006/07 - 184 2007/08 - 173 2008/09 - 32 2009/10 - 32 2010/11 - 72 (figures extrapolated from Q1/2 data)

Doc.	No.	Indicator	Type	Source of Information	Data
SA/SEA	1.2	Average house prices	Contextual		See page 15 of main report
SA/SEA	1.4	Number of vulnerable households living in a decent home	Contextual		Stock Condition Survey 2006 - 75.9%
SA/SEA	4.1	Housing Benefit and Council Tax claimants	Contextual		2008/09 – 12,082 claims 2009/10 – 13,281 claims 2010/11 – 13,735 claims
SA/SEA	4.2	Percentage of households in fuel poverty	Contextual		Stock Condition Survey 2006 - 5.4%

Doc.	No.	Indicator	Type	Source of Information	Data																									
		COMMERCIAL & ECONOMIC DEVELOPMENT																												
CS DLA SA/SEA	2.1 2.1 20.3	Amount of land developed for employment by type	Core Output 1a	TMBC - ELS	<table border="0"> <tr> <td>2006/07</td> <td>B1 - 19,763m2 B2 - 4,280m2 B8 - 18,080m2 Total <u>42,123m2</u></td> <td>2007/08</td> <td>B1 - 14,048m2 B2 - 1,716m2 B8 - 5,002m2 Total <u>20,766m2</u></td> <td>2008/09</td> <td>B1a - 2,393m2 B1c - 1,486m2 B2 - 911m2 B1-8 mix - 1,788m2 Total <u>20,404m2</u></td> <td>B1b - 0 B1 Mix - 105m2 B8 - 13,721m2</td> <td>2009/10</td> <td>B1a - 21,066m2 B1c - 7,049m2 B2 - 4,329m2 B1-8 mix - 104m2 Total <u>36,464m2</u></td> <td>B1b - 0 B1 mix - 390m2 B8 - 3,526m2</td> </tr> <tr> <td>2010/11</td> <td>B1a - 7,698m2 B1c - 2,132m2 B2 - 2,897m2 B1-8 mix - 0 Total <u>14,739m2</u></td> <td>B1b - 0 B1 mix - 1,462m2 B8 - 550m2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	2006/07	B1 - 19,763m2 B2 - 4,280m2 B8 - 18,080m2 Total <u>42,123m2</u>	2007/08	B1 - 14,048m2 B2 - 1,716m2 B8 - 5,002m2 Total <u>20,766m2</u>	2008/09	B1a - 2,393m2 B1c - 1,486m2 B2 - 911m2 B1-8 mix - 1,788m2 Total <u>20,404m2</u>	B1b - 0 B1 Mix - 105m2 B8 - 13,721m2	2009/10	B1a - 21,066m2 B1c - 7,049m2 B2 - 4,329m2 B1-8 mix - 104m2 Total <u>36,464m2</u>	B1b - 0 B1 mix - 390m2 B8 - 3,526m2	2010/11	B1a - 7,698m2 B1c - 2,132m2 B2 - 2,897m2 B1-8 mix - 0 Total <u>14,739m2</u>	B1b - 0 B1 mix - 1,462m2 B8 - 550m2												
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2010/11	B1a - 7,698m2 B1c - 2,132m2 B2 - 2,897m2 B1-8 mix - 0 Total <u>14,739m2</u>	B1b - 0 B1 mix - 1,462m2 B8 - 550m2																												
CS DLA	2.2 2.2	% of floorspace by employment type, which is on previously developed land	Core Output 1c	TMBC - ELS	2006/07 – 100% 42,123m2 2007/08 – 100% 20,766m2 2008/09 - 100% 20,404m2 2009/10 – 100% 36,464m2 2010/11 – 94% 136,585m2																									
CS DLA	2.3 2.3	Employment land supply by type	Core Output 1d	TMBC - ELS	<table border="0"> <tr> <td>2006/07 - Vacant without PP – 7.64ha</td> <td>2006/07 - Under Construction – 12.61ha</td> <td>2006/07 – Allocations – 9.83ha</td> <td>2006/07 – Unimplemented PP - 69.93ha</td> <td>2006/07 - Pending Losses - 26.54ha</td> </tr> <tr> <td>2007/08 - Vacant without PP – 7.64ha</td> <td>2007/08 - Under Construction – 5.13ha</td> <td>2007/08 – Allocations – 12.10ha</td> <td>2007/08 – Unimplemented PP - 79.81ha</td> <td>2007/08 - Pending Losses - 28.29ha</td> </tr> <tr> <td>2008/09 - Vacant without PP – 62.57ha</td> <td>2008/09 - Under Construction - 2.66ha</td> <td>2008/09 - Allocations - 9.96ha</td> <td>2008/09 - Unimplemented PP - 18.90ha</td> <td>2008/09 - Pending Losses - 4.62ha</td> </tr> <tr> <td>2009/10 – No Data Supplied</td> <td>2009/10 – No Data Supplied</td> <td>2009/10 – No Data Supplied</td> <td>2009/10 – No Data Supplied</td> <td>2009/10 – No Data Supplied</td> </tr> <tr> <td>2010/11 – No Data Supplied</td> <td>2010/11 – No Data Supplied</td> <td>2010/11 – No Data Supplied</td> <td>2010/11 – No Data Supplied</td> <td>2010/11 – No Data Supplied</td> </tr> </table>	2006/07 - Vacant without PP – 7.64ha	2006/07 - Under Construction – 12.61ha	2006/07 – Allocations – 9.83ha	2006/07 – Unimplemented PP - 69.93ha	2006/07 - Pending Losses - 26.54ha	2007/08 - Vacant without PP – 7.64ha	2007/08 - Under Construction – 5.13ha	2007/08 – Allocations – 12.10ha	2007/08 – Unimplemented PP - 79.81ha	2007/08 - Pending Losses - 28.29ha	2008/09 - Vacant without PP – 62.57ha	2008/09 - Under Construction - 2.66ha	2008/09 - Allocations - 9.96ha	2008/09 - Unimplemented PP - 18.90ha	2008/09 - Pending Losses - 4.62ha	2009/10 – No Data Supplied	2009/10 – No Data Supplied	2009/10 – No Data Supplied	2009/10 – No Data Supplied	2009/10 – No Data Supplied	2010/11 – No Data Supplied	2010/11 – No Data Supplied	2010/11 – No Data Supplied	2010/11 – No Data Supplied	2010/11 – No Data Supplied
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Doc.	No.	Indicator	Type	Source of Information	Data
CS DLA	2.4 2.4a and b	Amount of employment land lost to other uses	Core Output 1e	TMBC - CIA	2006/07 - 85.84ha 2007/08 - 8.46ha 2008/09 - 1.22ha 2009/10 - No Data Supplied 2010/11 - No Data Supplied
MDE	4.1	Business floorspace permitted for change of use/conversion of buildings in the rural areas of the Borough	Local	TMBC	Not Yet Monitored
MDE	4.2	Number of appeals for development allowed contrary to policy in rural areas	Local	TMBC	Not Yet Monitored
MDE	1.4	No. of new office and retail units not achieving at least a 10% saving of CO ₂ emissions from installed low or zero carbon technologies			Not Yet Monitored
MDE	1.5	No. of new office and retail units not achieving the BREEAM 'Very Good' Standard			Not Yet Monitored

Doc.	No.	Indicator	Type	Source of Information	Data																																																				
CS DLA DLA TCAAP TCAAP TCAAP	4.1 4.1a 4.1b 1.1 3.1 4.1	Amount of completed retail, office and leisure development respectively including Tonbridge (& with separate data for Tonbridge Town Centre) A1-A5, B1, D1, D2	Core Output 4a	TMBC - ELS RLS TMBC - internal consultation	<table border="1"> <thead> <tr> <th colspan="2">Borough Data (Including Tonbridge) for 2008/09</th> </tr> </thead> <tbody> <tr><td>A1 - 202 m2</td><td>A2 - 312m2</td></tr> <tr><td>A3 - 90 m2</td><td>A4 - 240m2</td></tr> <tr><td>A5 - 210 m2</td><td></td></tr> <tr><td>B1a - 2,393m2</td><td>B1b - 0</td></tr> <tr><td>B1c - 1,486m2</td><td>B1 mix - 105m2</td></tr> <tr><td>B1-8 mix - 1,788m2</td><td></td></tr> <tr><td>D1- 679m2</td><td>D2 - 200m2</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Borough Data (Including Tonbridge) for 2009/10</th> </tr> </thead> <tbody> <tr><td>A1 - 1,135 m2</td><td>A2 - 250m2</td></tr> <tr><td>A3 - 9257m2</td><td>A4 - 0m2</td></tr> <tr><td>A5 - 50 m2</td><td></td></tr> <tr><td>B1a - 21,066m2</td><td>B1b - 0</td></tr> <tr><td>B1c - 7,049m2</td><td>B1 mix - 390m2</td></tr> <tr><td>B2 - 4,329</td><td>B8 - 3,526</td></tr> <tr><td>B1-8 mix - 104m2</td><td></td></tr> <tr><td>D1- 811m2</td><td>D2 - 379m2</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Borough Data (Including Tonbridge) for 2010/11</th> </tr> </thead> <tbody> <tr><td>A1 - 6,853 m2</td><td>A2 - 103m2</td></tr> <tr><td>A3 -20m2</td><td>A4 - 0m2</td></tr> <tr><td>A5 - 142 m2</td><td></td></tr> <tr><td>B1a - 7,698m2</td><td>B1b - 0</td></tr> <tr><td>B1c - 2,132m2</td><td>B1 mix - 1,462m2</td></tr> <tr><td>B2 - 2,897m2</td><td>B8 - 550m2</td></tr> <tr><td>B1-8 mix -0m2</td><td></td></tr> <tr><td>D1- 70m2</td><td>D2 -6,032m2</td></tr> </tbody> </table>	Borough Data (Including Tonbridge) for 2008/09		A1 - 202 m2	A2 - 312m2	A3 - 90 m2	A4 - 240m2	A5 - 210 m2		B1a - 2,393m2	B1b - 0	B1c - 1,486m2	B1 mix - 105m2	B1-8 mix - 1,788m2		D1- 679m2	D2 - 200m2	Borough Data (Including Tonbridge) for 2009/10		A1 - 1,135 m2	A2 - 250m2	A3 - 9257m2	A4 - 0m2	A5 - 50 m2		B1a - 21,066m2	B1b - 0	B1c - 7,049m2	B1 mix - 390m2	B2 - 4,329	B8 - 3,526	B1-8 mix - 104m2		D1- 811m2	D2 - 379m2	Borough Data (Including Tonbridge) for 2010/11		A1 - 6,853 m2	A2 - 103m2	A3 -20m2	A4 - 0m2	A5 - 142 m2		B1a - 7,698m2	B1b - 0	B1c - 2,132m2	B1 mix - 1,462m2	B2 - 2,897m2	B8 - 550m2	B1-8 mix -0m2		D1- 70m2	D2 -6,032m2
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TCAAP	1.5	% of retail frontages in central Tonbridge - Lower High Street Stats used.	Local	Survey work	See diagram on page 19 of main report																																																
DLA	4.7	Amount of inappropriate ground-floor uses in District and Local Retail Centres (as defined in Policy R1 of the DPD) - anything that is not - B1, A1- A5	Local	TMBC - Retail Study	2011 Results - see Annex B2 and B3																																																

Doc.	No.	Indicator	Type	Source of Information	Data
DLA	4.8	Amount of residential and/or business use of upper floors within District and Local Centres (as defined in Policy R1 of the DPD)	Local	TMBC - HIA and CIA	2010/11 Results only Number of Units/Use Class 1st and 2nd Floor and Floorspace 1st and 2nd floor - see annex B4 and B5,
CS TCAAP	2.5 4.3	% of residents who think that for their local area, over the past three years, that job prospects have got better or stayed the same	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 75% (2006) 2007/08 - 75% (2006) 2008/09 - 74.82% 2009/10 - 80% 2010/11 - Not Monitored
CS TCAAP SA/SEA	2.6 4.4 22.1	% of young people (16-24 years old) in full-time education or employment	Contextual	TMBC - Community Strategy	2006/07 - Employment - 7,800 (2006) 2007/08 - Employment - 8,100 (2007) 2008/09 - Employment - 8,100 (2007) 2009/10 - Employment - 8,100 (2009) 2010/11 - Employment - 71.6% (2009)
SA/SEA	20.2	Average gross weekly earnings	Contextual	KCC	2006/07 - Median full-time earnings £445.40 (2007) 2007/08 - Median full-time earnings £497.20 (2008) 2008/09 - Median full-time earnings £497.20 (2009) 2009/10 - Median full-time earnings £505.60 (2010) 2010/11 - Median full-time earnings £534.80 (2010)
SA/SEA	20.4	GVA per head	Contextual	KCC	2006/07 - £17,659 2007/08 - £18,096 2008/09 - £18,826 2009/10 - £19,683
SA/SEA	20.1	Employment rate	Contextual	KCC	2006/07 - Unemployment rate 1.2% 2007/08 - Unemployment rate 1.0% 2008/09 - Unemployment rate 1.5% 2009/10 - Unemployment rate 2.3% 2010/11 - Unemployment rate 1.9%

Doc.	No.	Indicator	Type	Source of Information	Data
		TRANSPORT			
CS MDE	3.1 3.9	% of completed non-residential development complying with adopted car-parking standards	Core Output 3a	TMBC - ELS	Not yet monitored
CS SA/SEA	3.2 8.2	% of new residential development within 30 minutes public transport time of a health care, education and major employment and retail centres	Core Output 3b	KCC LTP Babbie Access Model TMBC -	No longer monitored
CS TCAAP	3.3 5.1	% of development in urban areas within 400 metres of half hourly bus service	Local	TMBC - HLS	No longer monitored
CS SA/SEA SA/SEA	3.4 8.1 8.1	% of development in rural areas within 800 metres of an hourly bus service	Local	TMBC - HLS ELS/RLS	No longer monitored
CS TCAAP MDE	3.5 5.2 3.7	Number of planning applications with approved Travel Plans	Local	TMBC - DC	Not yet monitored
CS	3.6	Number of cycling routes	Local	KCC - Cycling Strategy for TMBC	Not yet monitored - Cycle Strategy being prepared
MDE	3.8	Length of cycling routes in the Borough	Contextual	KCC - Local Transport Plan Monitor	Not Yet Monitored

Doc.	No.	Indicator	Type	Source of Information	Data
TCAAP	5.3	Length of cycling routes in Tonbridge completed	Local	KCC - Cycling Strategy for TMBC	Not yet monitored
CS	3.7	% of planning permissions exceeding parking standards	Local	TMBC - UNIFORM	Not yet monitored
SA/SEA	16.1	Travel to work mode (%) - KCC Statistics 2001 Census	Contextual		10% Working from Home 13% Public Transport 66% Car 10% Cycle or Walk
CS TCAAP SA/SEA	3.8 5.4 16.2	% of residents who think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same.	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 28.94% 2009/10 - 37.00% 2010/11 - Not Monitored
CS TCAAP	3.9 5.5	% of residents who think that for their local area, over the past three years, that public transport has got better or stayed the same.	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 67.17% 2009/10 - 78.00% 2010/11 - Not Monitored
SA/SEA	8.3	Percentage of all Council buildings where public areas are suitable for, and accessible to, disabled people	Contextual		2006/07 - 53.85% 2007/08 - 61.54% 2008/09 - Indicator deleted this monitoring period

Doc.	No.	Indicator	Type	Source of Information	Data
RECREATION & COMMUNITY FACILITIES					
CS SA/SEA MDE	4.3 15.1 5.4	Number of principal public open spaces that have a management plan in accordance with the Green Flag Award	Core Output 4c	TMBC - internal consultation with Leisure Services	2006/07 - Target 2 - Achieved 2 2007/08 - Target 3 - Achieved 2 2008/09 - Target 3 - Achieved 3 2009/10 - Target 4 - Achieved 3 2010/11 - Target 4 - Achieved 4
CS SA/SEA MDE	4.4 21.1 5.5	% of users who are satisfied with our principal public open spaces	Local	TMBC - LPI 84	2006/07 - Target 85% - Achieved 81% 2007/08 - Target 85% - Achieved 99% 2008/09 - Target 85% - Achieved 86% 2009/10 - Target 85% - Achieved 72% 2010/11 - Target 85% - Achieved 97%
MDE	5.1	Amount of existing open space (ha) lost to other uses	Local	TMBC	Not Yet Monitored
MDE	5.2	Amount of allotment space (ha) lost to other uses	Local	TMBC	Not Yet Monitored
MDE	5.3	Number of planning applications for 5 or more dwellings not providing open space in accordance with the standards in Policy Annex OS3 of MDE DPD	Local	TMBC	Not Yet Monitored

Doc.	No.	Indicator	Type	Source of Information	Data
CS	4.5	The local authority's score against a quality of planning services' checklist	Local	TMBC - BVPI 205	This indicator has now been deleted
SA/SEA	9.1	Percentage of residents who visit one or more public open spaces during the last 12 months	Local		2006/07 - Target 78% - Achieved 86% 2007/08 - No survey undertaken - next survey due in 09/10 2008/09 - No survey undertaken - next survey due in 09/10 2009/10 - No survey undertaken - next survey due in 10/11 2010/11 - No survey undertaken - next survey due in 11/12
SA/SEA	9.2	Number of tickets sold for the Tonbridge Castle Festival of Music and Fireworks	Local		2006/07 - Target 4,500 - Achieved 3,482 2007/08 - Target 4,000 - Achieved 4,293 2008/09 - Target 4,500 - Achieved 4,600 2009/10 - Target 5,000 - Achieved 4,753 2010/11 - Target 5,000 - Achieved 2,799
SA/SEA	21.2	Number of visitors to key tourist attractions in the Borough	Local		2006/07 - Not Monitored 2007/08 - 215,604 in Kent 2008/09 - 229,804 in Kent 2009/10 - Not Monitored 2010/11 - Not Monitored
SA/SEA	21.3	Expenditure per visitor	Local		Not Monitored
CS TCAAP	4.6 6.1	% of residents who think that for their local area, over the past three years, that health services have got better or stayed the same.	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 73.32% 2007/08 - 73.32% 2008/09 - 73.32% 2009/10 - 81% 2010/11 - Not Monitored

Doc.	No.	Indicator	Type	Source of Information	Data
ENVIRONMENT					
CS SA/SEA MDE	5.1 7.1 1.6	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core Output 7	TMBC - internal consultation with Development Control	2006/07 - 1 2007/08 - 5 2008/09 - 0 2009/10 - 0 2010/11 - 0
SA/SEA	1.2	Number of properties at risk from flooding			2006/07 - December 2006 - 4,141 2007/08 - February 2008 - 4,377 2008/09 - February 2009 - 4,573 2009/10 - April 2010 - 4,679 2010/11 - September 2011 - 3,518
CS MDE	6.1 2.2	Change in priority BAP habitats	Core Output 8(i)	KCC - Kent Biodiversity Action Plan (BAP) targets	Not monitored annually
SA/SEA	13.3	Change in area of areas designated for their intrinsic environmental value			2006/07 - Not Monitored 2007/08 - 2229.45ha 2008/09 - 2305.71ha 2009/10 - 2305.7ha - Not Monitored Annually 2010/11 - 2305.7ha - Not Monitored Annually
MDE	2.1	Improved local biodiversity – proportion of Local Sites where positive conservation management has been or is being implemented	Contextual	KCC - Kent Biodiversity Partnership	2007/08 – 55% 2010/11 - 58%

Doc.	No.	Indicator	Type	Source of Information	Data
CS SA/SEA	6.2 13.2	Level of population of wild birds	Core Output 8(i)	DEFRA South East IRF - Objective 13.a	Results on DEFRA: http://www.defra.gov.uk/evidence/statistics/environment/wildlife/research/download/wdbrds200905.pdf
CS SA/SEA	6.3 13.1	% of SSSIs in favourable condition	Core Output 8(ii)	TMBC - Community Strategy South East IRF - Objective 13.b	2008/09 - 65% 2009/10 - 75% 2010/11 - 75%
MDE	3.6	No. of appeals allowed contrary to local noise standards			2010/11 - Not Yet Monitored
CS SA/SEA MDE	6.4 13.4 2.3	Extent of Ancient Woodland	Core Output 8(ii)	SEERA - South East IRF - Objective 13.d	A new survey has identified 2,621 ha of ancient woodland in the Borough which is about 11% of its land area. This will form the new base data for monitoring purposes. 2010/11 - no new survey
CS SA/SEA	7.1 19.1	Installed capacity for energy production from renewable sources	Core Output 9	South East IRF - Objective 19.b	2006/07 - TMBC Solar Hot Water scheme - 5 completed 2007/08 - Russet Homes included 6 pv installations on an affordable housing scheme in Tonbridge utilising Low Carbon Buildings programme funding and match funding from TMBC 2008/09 - TMBC Solar Hot Water scheme (new scheme providing £1,500 grant towards cost of installation) - 1 completed by end of year 2009. 2009/10 - TMBC Solar Hot Water scheme - 18 completed 2009/10 2010/11 - TMBC Solar Hot Water Scheme - grant funding for 12 solar hot water and two Renewable Energy Assistance grants to provide log burners, one with a back boiler connected
SA/SEA	15.2	Area under Countryside Stewardship schemes			2008/09 - 3186.617 ha 2009/10 - Not Monitored yearly - Countryside Stewardship schemes have now finished, and have been replaced by the Environmental Stewardship programme. This is administered by Natural England 2010/11 - Not Monitored yearly - Countryside Stewardship schemes have now finished, and have been replaced by the Environmental Stewardship programme. This is administered by Natural England
CS	6.5	Net % of land in Green Belt that has been developed	Local	TMBC	2006/07 - Not Monitored 2007/08 - Not Monitored 2008/09 - 0% 2009/10 - Not Monitored 2010/11 - 0%

Doc.	No.	Indicator	Type	Source of Information	Data
CS SA/SEA MDE	5.2 18.2 1.7	% of developments incorporating use of SUDS	Local	TMBC	Not yet monitored
CS	8.1	Preserving the special character of Conservation Areas - total no. of Conservation Areas	Local	TMBC - BVPI 219a	2006/07 - 59 2007/08 - 59 2008/09 - 59 2009/10 - 59 2010/11 - 60
MDE	3.1	Preserving the special character of Conservation Areas - extent of Conservation Areas	Contextual		2010/11 – 1,105.3 ha
CS SA/SEA	8.2 14.1	Preserving the special character of Conservation Areas - % of Conservation Areas in the authority area with an up-to-date Character Appraisal	Local	TMBC - BVPI 219b	2006/07 – 6.78% 2007/08 – 6.78% 2008/09 - Deleted Indicator 2009/10 – Deleted Indicator 2010/11 – Deleted Indicator – see para 3.76
SA/SEA	14.2	Grade I and II* listed buildings at risk of decay	Local	English Heritage	2006/07 – Not Monitored 2007/08 – Not Monitored 2008/09 - 1 2009/10 – 1 2010/11 - 1
MDE	3.2	Preserving local character - No. of locally listed buildings	Local	TMBC	2010/11 – Not Yet Monitored
MDE	3.3	Preserving historic open areas – extent of Historic Parks and Gardens	Local	TMBC	2010/11 – 788.8 ha

Doc.	No.	Indicator	Type	Source of Information	Data
CS MDE	9.1 3.4	Extent to which we keep on schedule in measuring and reporting on levels of air, land and water pollution	Local	TMBC - LPI 46	2006/07 - 100% 2007/08 - 100% 2008/09 - 95% 2009/10 - 82% 2010/11 - 88%
SA/SEA	11.2	Number of AQMAs	Local	TMBC	2006/07 - 6 2007/08 - 6 2008/09 - 6 2009/10 - 6 2010/11 - 6
SA/SEA MDE	12.2 1.10	CO ² emissions Per capita reductions in CO ² emissions		NI186 & NI185 NI186	2006/07 - Not Monitored 2007/08 - Not Monitored 2008/09 - New Indicator - NP186 - Result provided by DEFRA - estimates 2006 - 1,810 & New Indicator NP185 - no results for 2008/09 2009/10 - NP186 - Result provided by DEFRA - estimates 2006 - 1,810 no data for 2009/10 & NP185 - 13.6% for 2009/10 2010/11 - NP186 - Result provided by DEFRA - estimates 2006 - 1,810 no data for 2010/11 & NP185 - 13.6% for 2009/10 - Further information: http://www.decc.gov.uk/en/content/cms/statistics/local_auth/local_auth.aspx
CS SA/SEA SA/SEA MDE	9.2 11.1 11.3 3.5	Days when air pollution is moderate or high Number of days when air pollution is high (moderate or high for PM10)	Local	National Air Quality Information Archive	2006/07 - Not Monitored 2007/08 - 1 2008/09 - 1 2009/10 - 0 2010/11 - http://www.kentair.org.uk/reports.php
CS SA/SEA	5.3 18.1	Rivers of Good or Fair chemical and biological water quality	Contextual	Environment Agency	2008/09 - None 2009/10 - http://www.environment-agency.gov.uk/homeandleisure/37811.aspx 2010/11 - http://www.environment-agency.gov.uk/homeandleisure/37811.aspx
CS	9.3	% of pollution control improvements to existing installations completed on time.	Contextual	TMBC - BVPI 217	2006/07 - 97% 2007/08 - 100% 2008/09 - Deleted indicator 2009/10 - Deleted Indicator 2010/11 - Deleted Indicator
CS SA/SEA MDE	10.1 17.2 1.8	% of household waste arisings which have been sent by the authority for recycling	Contextual - BV82ai	TMBC - BVPI 82ai	2006/07 - 18.38% 2007/08 - 20.07% 2008/09 - Deleted indicator - replaced by indicator NP192 - Percentage of household waste sent for reuse, recycling and composting - 46.24% 2009/10 - 44.20% 2010/11 - 44.50%

Doc.	No.	Indicator	Type	Source of Information	Data
CS SA/SEA	10.2 17.3	% of household waste sent by the authority for composting (excludes home composting) or treatment by anaerobic digestion	Contextual	TMBC - BVPI 82b(i)	2006/07 - tonnage -8,174.00 which equates to 15.72% 2007/08 - tonnage - 10673.27 which equates to 20.54% 2008/09 - Deleted indicator - replaced by indicator NP192 - 46.24% 2009/10 - 44.20% 2010/11 - 44.50%
CS SA/SEA	10.3 17.1	% change from the previous financial year in the number of kilograms of household waste collected per head of population	Contextual - indicator BV84b	TMBC - BVPI 84b	2006/07 - -0.54% 2007/08 - -1.44% 2008/09 - Deleted indicator - replaced by NP191 Kilograms of residual household waste per household, totalling 563kg 2009/10 - 537kg 2010/11 - 564kg
MDE	1.9	Planning to adapt to climate change	Contextual	NI188	Not Yet Monitored

Doc.	No.	Indicator	Type	Source of Information	Data
OTHER CONTEXTUAL INDICATORS					
SA/SEA	3.1	Average life expectancy	Contextual		2008/09 - Taken from the Health Stats 2004-06 on the ONS webpage - From Birth Males 79.4 years and Females 82.8 years 2009/10 – Taken from the Association of Public Health Authorities Webpage - http://www.apho.org.uk/resource/view.aspx?QN=HP_RESULTS&GEOGRAPHY=29 - From Birth Males 79.9 years and Females 83.8 years 2010/11 – Taken from the Association of Public Health Authorities Webpage - http://www.apho.org.uk/resource/view.aspx?QN=HP_RESULTS&GEOGRAPHY=29 - From Birth Males 80.10 years and Females 84.10 years
SA/SEA	3.2	Percentage of people describing their health as good	Contextual		2001 Census - 77,987 - TMBC Place Survey 79.9%
SA/SEA	3.3	People with limiting long-term illness	Contextual		2001 Census - 15,098
SA/SEA	4.4	People aged 16-74 with level 4/5 qualifications	Contextual		2001 Census - 14,008
SA/SEA	6.1	Crime - violence against the person (rate per 1000 population)	Contextual		2006/07 – 1287 2007/08 - 1244 2008/09 – 1095 2009/10 – 1030 2010/11 – 1100
SA/SEA	6.2	Crime - burglary from a dwelling (rate per 1000 population)	Contextual		2006/07 – 359 2007/08 - 300 2008/09 – 273 2009/10 – 254 2010/11 - 283
SA/SEA	6.3	Vehicle crime (rate per 1000 population)	Contextual		2006/07 - Theft from Motor Vehicle - 774 Theft of Motor Vehicle - 321 2007/08 - Theft from Motor Vehicle - 555 Theft of Motor Vehicle - 272 2008/09 - Theft from Motor Vehicle - 521 Theft of Motor Vehicle - 190 2009/10 - Theft from Motor Vehicle - 445 Theft of Motor Vehicle - 131 2010/11 - Theft from Motor Vehicle - 437 Theft of Motor Vehicle - 164
SA/SEA	6.4	Fear of crime	Contextual		2006/07 – Not Monitored 2007/08 – Not Monitored 2008/09 - LP203 - Average rating by residents of public safety within Tonbridge and Malling was 3.65 2009/10 – 3.86 2010/11 – Not Monitored

Doc.	No.	Indicator	Type	Source of Information	Data
MDE	3.10	Number of overall crimes recorded for Tonbridge and Malling Borough	Contextual	As specified in TMBC's Community Safety Partnership Strategy and Action Plan 2008/11	2007/08 – 7,000 2010/11 – 5,913
MDE	3.11	People killed or seriously injured in road traffic accidents	Contextual	Kent County Council	2007 – 42 2010 - 55 deaths & 490 serious injury

TABLE B2 - GROUND-FLOOR USES IN DISTRICT AND LOCAL RETAIL CENTRES - UNITS

Number of Units	Ground Floor														Total
	A1	A2	A3	A4	A5	B1	D1	D2	SG		B2	C3	VACANT	DEMOLITION	
Borough Green	26	7	0	1	5	0	1	0	2		3	11	2		58
Kings Hill	10	2	5	1	2	0	1	0	1		0	0	1		23
Martin Square	12	15	3	0	6	1	5	0	3		0	13	6		64
Snodland	17	11	1	1	6	4	4	1	1		0	8	5		59
West Malling	64	12	10	6	6	3	5	0	2		2	12	3	-1	124
															0
Martin Hardie Way	13	0	0	0	3	0	0	0	0		0	0	0		16
York Parade	10	1	0	0	5	0	1	0	0		0	0	1		18
															0
Twisden Rd	2	0	3	0	0	1	0	0	0		0	0	0		6
Premier Parade	1	0	3	0	0	1	1	0	0		0	0	0		6
Woodlands Parade	3	1	2	0	0	0	0	0	0		0	1	1		8
Little Market Row	3	1	1	0	0	0	0	0	0		0	0	0		5
															0
Lunsford Park	2	0	2	0	0	0	0	0	1		0	0	1		6
Quarry Road	9	0	0	0	0	0	0	0	1		0	0	2		12
Cannon Lane	5	0	0	0	0	0	0	0	0		1	0	0		6
Total	177	50	30	9	33	10	18	1	11		6	45	22		

TABLE B3 - GROUND-FLOOR USES IN DISTRICT AND LOCAL RETAIL CENTRES - FLOORSPACE

Floorspace (Approx) Metres Squared	ground floor														Total
	A1	A2	A3	A4	A5	B1	D1	D2	SG		B2	C3	VACANT		Total
Borough Green	2325	727	0	267	318	0	212	0	442		458	560	213		5522
Kings Hill	5725	290	558	435	116	0	403	0	67		0	0	83		7677
Martin Square	2785	1477	499	0	501	343	1615	0	1179		0	769	430		9598
Snodland	1509	792	219	249	697	247	273	542	97		0	648	620		5893
West Malling	5105	1215	1003	1091	415	295	638	0	229		0	1242	232	-91	11465
Martin Hardie Way	936	0	0	0	202	0	0	0	0		0	0	0		1138
York Parade	1094	58	0	0	334	0	88	0	0		0	0	90		1664
Twisden Rd	341	0	193	0	0	62	0	0	0		0	0	0		596
Premier Parade	89	0	260	0	0	87	86	0	0		0	0	0		522
Woodlands Parade	249	77	162	0	0	0	0	0	0		0	83	84		655
Little Market Row	300	113	617	0	0	0	0	0	0		0	0	0		1030
Lunsford Park	6755	0	396	0	0	0	0	0	401		0	0	99		7651
Quarry Road	22172	0	0	0	0	0	0	0	396		0	0	0		22568
Cannon Lane	9584	0	0	0	0	0	0	0	0		607	0	0		10191
Total	58969	4749	3907	2042	2583	1034	3315	542	2811		1065	3302	1851		86170

TABLE B4 - AMOUNT OF RESIDENTIAL/BUSINESS USE OF UPPER FLOORS WITHIN DISTRICT & LOCAL CENTRES – NO. OF UNITS

Number of Units	Total of 1st and 2nd Floors													Total
	A1	A2	A3	A4	A5	B1	B2	C1	C3	D1	D2	SG	VACANT	
Borough Green	4	8	0	1	0	0	0	0	45	0	0	0	5	63
Kings Hill	6	4	2	1					2	3		1	1	20
Martin Square	2	11	1			2			54	4	0	2	4	80
Snodland	9	5	0	1	0	5	0	0	48	3	1	1	9	82
West Malling	25	19	10	7	0	12	0	0	43	3	0	2	8	129
Martin Hardie Way	0	0	0	0	0	0	0	0	10	0	0	0	0	10
York Parade	1	0	0	0	0	0	0	0	34	0	0	0	0	35
Twisden Rd	0	0	0	0	0	0	0	0	10	0	0	0	0	10
Premier Parade	0	0	0	0	0	0	0	0	6	0	0	0	0	6
Woodlands Parade	0	0	0	0	0	0	0	0	7	0	0	0	0	7
Little Market Row	0	0	1	0	0	0	0	0	8	0	0	0	0	9
														0
Lunsford Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quarry Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cannon Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	47	47	14	10	0	19	0	0	267	13	1	6	27	

TABLE B5 - AMOUNT OF RESIDENTIAL/BUSINESS USE OF UPPER FLOORS WITHIN DISTRICT & LOCAL CENTRES – FLOORSPACE

Floorspace (Approx) Metres Squared	Total of 1st and 2nd Floors														
	A1	A2	A3	A4	A5	B1	B2	C1	C3	D1	D2	SG	VACANT	Dem	Total
Borough Green	148	785	0	208	0	0	0	0	3985	0	0	0	444	0	5570
Kings Hill	4216	532	172	435	0	0	0	0	310	519	0	83	189	0	6456
Martin Square	85	985	398	0	0	441	0	0	3450	1865	0	793	199	0	8216
Snodland	759	407	0	249	0	269	0	0	3802	128	542	97	702	0	6955
West Malling	1910	3025	1225	974	0	640	0	0	4160	205	0	249	976	-91	13364
Martin Hardie Way	0	0	0	0	0	0	0	0	339	0	0	0	0	0	339
York Parade	157	0	0	0	0	0	0	0	1732	0	0	0	0	0	1889
Twisden Rd	0	0	0	0	0	0	0	0	478	0	0	0	0	0	478
Premier Parade	0	0	0	0	0	0	0	0	306	0	0	0	0	0	306
Woodlands Parade	0	0	0	0	0	0	0	0	443	0	0	0	0	0	443
Little Market Row	0	0	487	0	0	0	0	0	638	0	0	0	0	0	1125
Lunsford Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quarry Wood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cannon Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	7275	5734	2282	1866	0	1350	0	0	19643	2717	542	1222	2510		

ANNEX C

SITE-SPECIFIC PROPOSALS IMPLEMENTATION PROGRESS

TONBRIDGE AND MALLING LOCAL DEVELOPMENT FRAMEWORK
SITE SPECIFIC PROPOSALS - IMPLEMENTATION PROGRESS

Core Strategy

Policy	Site/Proposal	Planned Capacity ¹	Implementation Progress	Permitted ²	Completed ³
	Safeguarded Land				
CP 4(a)	North of Lower Haysden Lane Tonbridge	-	Still safeguarded	-	-
CP 4(b)	North of Dry Hill Park Road, Tonbridge	-	Still safeguarded	-	-
CP 4(c)	Carpenters Lane, Hadlow	-	Still safeguarded	-	-
CP 4(d)	Land at Howlands Allotments, Wrotham	-	Still safeguarded	-	-
CP 15	Housing Provision				
CP 15.2(a)	Holborough	938	Application in for 1250 dwellings instead of 1000 (original application). On outline of 1250 dwellings for 2010/11 period: Phase 1 – 147 completed Phase 2 – 139 completed (62 completed in 2007 – hence 938 starting in new LDF AMR period of 2008/09) Phase 3 – 89 completed (error on previous year figures) Phase 4 – 42 complete Phase 14 – 91 Not Started Remainder of 680 on outline.	938 + 250 on new permission = 1188	417
CP 15.2(b)	Kings Hill	1446	Reserved Details under TM97/01183 for 1300 approx dwellings total – 1524, Reserved Details under TM02/03429 for 750 dwellings total 291	3065	2520

¹ Within plan period (2006-2021)

² For implementation during plan period (2006-2021)

³ During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Capacity ¹	Implementation Progress	Permitted ²	Completed ³
			<p>remaining on the outline permission and 459 permitted. TM0200944 – Outline for 70 not started Now Superseded TM0200857 Full application for 16 – completed TM0500346 Outline for 144 – 126 completed and 18 remaining on the Outline Application</p> <p>3000 total on all phases of Kings Hill from commencement of site. 129 not started , 42 under construction, 309 left on outline permissions. 65 left on Allocation</p>		
CP 15.2(c)	Leybourne Grange	723	<p>Application TM08/00963 for 75 Dwellings on phase 1 – Completed Application TM10/02149 – 187 Units – Not Started</p>	723	75
CP 15.2(d)	Peters Pit	1000	TM06/03315 – permitted 05/12/2006 – Initial groundwork's started on site.	1000	
CP 16	Bushey Wood Area of Opportunity	-	Still safeguarded	-	-
CP 18	Isles Quarry West, Borough Green		See DLA DPD Policy H2	-	-

TONBRIDGE AND MALLING LOCAL DEVELOPMENT FRAMEWORK
SITE SPECIFIC PROPOSALS - IMPLEMENTATION PROGRESS

Development Land Allocations DPD

Policy	Site/Proposal	Planned Capacity ⁴	Implementation Progress	Permitted ⁵	Completed ⁶
H 1	Firm Housing Allocations				
H 1(a)	109 Hall Road, Aylesford	5	No Progress		
H 1(b)	Oil Depot, Station Road, Aylesford	21	Planning Permission TM08/01263/OA – Not Started	14	
H 1(c)	Nu-Venture Coaches, Mill Hall, Aylesford	8	No Progress		
H 1(d)	Castledene Transport & Pickfords, Mill Hall, Aylesford	58	No Progress		
H 1(e)	Park House 110-112 Mill Street, East Malling	5	No Progress		
H 1(f)	Kings Hill (remainder)	65	Planning Application TM10/03340/OA Withdrawn		
H 1(g)	Land adjacent to Snodland Station	24	Planning Permission TM09/01967/FL – Not Started	14	
H 1 (h)	To rear of Brionne Gardens, Tonbridge	5	Planning Application TM07/03171 for 6 dwellings	6	6
H 2	Isles Quarry West	200	Land marketed and pre-application consultation undertaken.(planning application received in 2011/12)		
H 3	Preston Hall and Royal British Legion Village	180	Master planning work under way.		
H 4	Constrained Housing Sites				
H 4(a)	Scott Bros, Mill Hall, Aylesford	13	No Progress		
H 4(b)	West of Maidstone Road, Blue Bell Hill	9	2008/09 - Planning Applications TM07/03256 for 6 dwellings and TM072258 for 9 dwellings Total permitted within site 8 (permissions also outside the boundary – total 15)	8	8

⁴ Within plan period (2006-2021)

⁵ For implementation during plan period (2006-2021)

⁶ During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Capacity ⁷	Implementation Progress	Permitted ⁸	Completed ⁹
H 4(c)	242 London Road, West Malling	8	No Progress		
H 4(d)	263-265 London Road, West Malling	8	No Progress		
H 4(e)	TA Centre, London Road, Ditton	51	No Progress		
H 4(f)	613 London Road, Ditton	6	No Progress		
H 4(g)	Ditton Service Station, 675 London Road	20	No Progress		
H 4(h)	Industrial Site, Blacklands, East Malling	11	No Progress		
H 4(i)	Millbrook House, 114 Mill St, East Malling	10	No Progress		
H 4(j)	Builders Yard, Brunswick Square, East Peckham	14	No Progress – TM10/00762	Change of use from A1(retail) to A5 (takeaway)	37m2 A5
H 4(k)	140-142 Tonbridge Road, Hildenborough	14	No Progress		
H 4(l)	Clare Park Service Station and B&Q Store, London Road, Larkfield	59	No Progress		
H 4(m)	Garage, London Road, Leybourne	20	TM08/01824 permitted 31/08/2010	24	
H 4(n)	294 Maling Road and land adjacent, Snodland	17	No Progress		
H 4(o)	Farm Ground Allotments, Gorham Drive, Tonbridge	23	No Progress		
H 4(p)	159 -159a Pembury Road, Tonbridge	5	No Progress		
H 4(q)	17 Preston Road, Tonbridge	5	No Progress		
H 4(r)	60A Priory Street and 31 Pembury Road, Tonbridge	18	No Progress		
H 4(s)	545 Quarry Hill Road, Tonbridge	10	No Progress		
H 4(t)	20 Bow Road, Wateringbury	7	No Progress		

⁷ Within plan period (2006-2021)

⁸ For implementation during plan period (2006-2021)

⁹ During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Capacity ¹⁰	Implementation Progress	Permitted ¹¹	Completed ¹²
E 3	Vacant Allocated Employment Sites			13	
E 3(a)	North of Gibson Drive, Kings Hill	1.55 ha	No Progress		
E 3(b)	Off Kings Hill Avenue, Kings Hill	1.34 ha	No Progress		
E 3(c)	North of Kings Hill Avenue	1.16 ha	No Progress		
E 3(d)	South of Kings Hill Avenue, Kings Hill	7.41 ha	No Progress		
E 3(e)	East of Tower View, Kings Hill	22.5 ha	TM07/03969 – 1 Jubilee Way (20/02/2008) – 6,771m ² B1a – superseded by TM08/02086 (12/12/2008) Completed TM09/02483 – Land at Jubilee Way – Not Started	6,915m ² of B1a 6,906m ² of B1a	6,915m ² of B1a
E 3(f)	Alexandra Grove, Kings Hill	1.4 ha	No Progress		
E 3(g)	Priory Park, Quarry Wood, Aylesford	3.46 ha	TM07/03346 – Priory Park Mills Road (21/12/2007)	11,460m ² of B8	11,460m ² of B8
E 3(h)	Hermitage Lane, Aylesford	1.55 ha	TM08/01324O/A - Land At 203 London Road And 2-16 Hermitage Lane (27/08/2008) – part of site falls within this policy area.	1,500m ² of A1	
E 3(i)	Former Mill Hall Centre, New Hythe	4.13 ha	No Progress		
E 3(j)	Former Playing Fields, New Hythe	2.16 ha	No Progress		
E 3(k)	North of Vantage Point, Holborough	4.73 ha	No Progress		
E 3(l)	Platt Industrial Estate, Platt	1.36 ha	No Progress		
E 3(m)	West of Woodgate Way, Tonbridge	7.65 ha	TM04/02263 – Priory Works Five Oak Green Road (07/09/2004)	net gain of 3,787m ² of B1-B8 use	
E 3(n)	Land off Cannon Lane, Tonbridge	1.41 ha	TM05/02756 – Land South of Postern Lane (12/11/2008) – Not Started	1,000m ² of B1c, 1,000m ² of B2, 1,000m ² of B8 and 1,250m ² D2	

¹⁰ Within plan period (2006-2021)

¹¹ For implementation during plan period (2006-2021)

¹² During plan period (ie since 1 April 2006)

¹³ With full planning permission or approved reserved matters in the case of outline permissions

E 3(o)	Branbridges, East Peckham	0.76 ha	TM07/03437 – 4 Branbridges (09/11/2007) TM08/01806 – 9 Branbridges (28/07/2008)	Net gain of 102m2 of B8 385m2 of B1c use (loss of 385m2 B8)	Completed Completed
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Policy	Site/Proposal	Planned Capacity ¹⁴	Implementation Progress	Permitted ¹⁵	Completed ¹⁶
M 1	Major Developed Sites in the Green Belt	-			
M 1(a)	South of London Road, Addington	-	TM06/03909 – Bapchild Motoring London Road (23/03/2007) TM07/4481 – Venture Café, Addington TM10/00938 – Loss of one housing unit	45m2 of B1a use 447m2 of A1 & 448m2 of B2 use	-1 unit
M 1(b)	Winsor Works, London Road, Addington	-	TM07/01426 – Former Windsor Car Breakers, London Road (18/07/2007)	3,610m2 of B8 use	
M 1(c)	Platt Industrial Estate	-	TM07/03595 – Kentinental Engineering Ltd Platt Industrial Estate (16/01/2008)	297m2 of B1c use	
M 1(d)	Long Pond Works	-	No Progress		
M 1(e)	Works, south of Crickets Farm, Borough Green/Ightham	-	No Progress		
M 1(f)	East of Tonbridge Road, Little Mill, East Peckham	-	No Progress		
M 1(g)	Hadlow College, Hadlow	-	No Progress		
M 1(h)	Salts Yard, Redwell lane, Ightham	-	No Progress		
M 1(i)	The Alders, Mereworth	-	No Progress		
M 1(j)	Roughway Mill, Plaxtol	-	No Progress		
M 1(k)	Former Ryarsh Brickworks, Ryarsh	-	No Progress		
M 1(l)	Old Holborough, Snodland	-	No Progress		
M 1(m)	Nepicar East, London Road, Wrotham	-	TM09/02191 – Brooklands, London Road	C3 use – same floorspace – 2 flats	
M 1(n)	Nepicar West, London Road, Wrotham	-	TM07/02805 – Unit 6 London Road Invicta Business Park (06/11/2007) TM09/01945 – Invicta Business Park TM10/00394 – Invicta Business Park TM09/01860 – Marley Site	80m2 of B1-B8 use 209m2 B1-B8 mix 227m2 of B1-B8 mix 131m2 of B1(a)	80m2 of B1-B8 use 131m2 B1(a)

¹⁴ Within plan period (2006-2021)

¹⁵ For implementation during plan period (2006-2021)

¹⁶ During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Capacity ¹⁷	Implementation Progress	Permitted ¹⁸	Completed ¹⁹
M 1(o)	Tower Garage, Wrotham Hill, Wrotham	-	TM07/03679 – Valley Autos Tower Industrial Estate (07/12/2007) TM08/03534 – Unit 2 Tower Industrial Estate London Road (09/01/2009)	122m2 of B2 use 104m2 of B1-B8 use	

¹⁷ Within plan period (2006-2021)

¹⁸ For implementation during plan period (2006-2021)

¹⁹ During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Implementation Progress	Permitted ²⁰	Completed ²¹
S1	Safeguarding Public Utilities Infrastructure			
S 1(a)	A227 (A25) Borough Green and Platt Bypass	Still safeguarded		
S 1(b)	A228 Snodland Bypass dualling	Still safeguarded		
S 1(c)	A21 Tonbridge to Pembury dualling	Orders for on-line route and revocation of the 'blue route' advertised in December 2009. Public Inquiry called to hear Objections but adjourned. Further progress now adjourned until 2015 as a result of the Comprehensive Spending Review 2010.		
S 1(d)	London Road to Hadlow Road Link, Tonbridge	Still safeguarded		
S 1(e)	Pratling Street, Aylesford – new primary school and playing fields	Still safeguarded		
S 1(f)	School Lane, Wouldham – new playing field	Still Safeguarded		
S 1(g)	Rear of Foxbush, Hildenborough – new playing fields	Still safeguarded		
S 1(h)	Tudely lane, Tonbridge – additional playing fields	Still safeguarded		
S 1(i)	Upper Haysden Lane, Tonbridge – additional playing fields	Still safeguarded		
S 1(j)	Platt – new primary school	Planning permission granted TM08/02344/CR3	Yes	
S 1(k)	Burham Reservoir extension	Still safeguarded		
S 1(l)	Baltic Road, Tonbridge – new reservoir	Still safeguarded		
S2	West Malling Station – new car park	TM05/01899 – COU of land to car park.	Yes	Yes
S3	Travelling Showpeople Site, Snodland	Still safeguarded		

²⁰ For implementation during plan period (2006-2021)

²¹ During plan period (ie since 1 April 2006)

TONBRIDGE AND MALLING LOCAL DEVELOPMENT FRAMEWORK
SITE SPECIFIC PROPOSALS - IMPLEMENTATION PROGRESS

Tonbridge Central Area Action Plan

Policy	Site/Proposal	Planned Uses (net change) ²²	Implementation Progress	Permitted ²³	Completed ²⁴
TCA 11(a)	Botany	Retail 9225 sq m Restaurant 2000 sq m Leisure 1684 sq m Community 684 sq m Housing 120 units	TM03/03629 – 14 housing units not started TM/09/01299 – 10 Angel Walk – COU TM10/00221 – 1b & 1c High Street TM10/00919 – 1c High Street COU	14 housing units A3 – 200m2 A1 – 26m2 A5 – 104.5m2	
TCA 11(b)	Tonbridge Station	Retail 1085 sq m Housing 400 units	Informal enquiry made regarding hotel & retail uses on site		
TCA 11(c)	River Walk West	Restaurant 840 sq m Housing 6 units			
TCA 11(d)	1-2 River Walk	B1 Office 23 sq m Housing 6 units			
TCA 11(e)	Bradford Street South	Restaurant 1195 sq m Housing 10 units			
TCA 11(f)	River Lawn	Retail 763 sq m B1 Office 1525 sq m Housing 30 units	TM06/00898 – 439m2 of B1(a) use	439m2 B1a	439m2 B1a
TCA 11(g)	Avebury Avenue	Housing 12 units			
TCA 11(h)	Tonbridge Library & adjacent area	Retail 1860 sq m Restaurant -220 sq m Housing 30 units			
TCA 11(i)	Quarry Hill Road/Waterloo Road	Retail -256 sq m Housing 100 units	TM07/00611 – 2 residential units – Under Construction.	2 units	

22 Within plan period (2006-2021)

23 For implementation during plan period (2006-2021)

24 During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) ²⁵	Implementation Progress	Permitted ²⁶	Completed ²⁷
TCA 11(j)	Sovereign House	Retail 903 sq m Restaurant 517 sq m B1 Office 2508 sq m Housing 80 units	TM10/01565 – (Valid 11/06/2010) Erection of part 3 - 6 storey building (blocks C and D) comprising 122 apartments, together with either: retention of majority of Sovereign House for commercial purposes (B1 or D1). Demolition of part of Sovereign House and erection of 5 storey building (Block B) comprising ground floor A1/A2 and 14 apartments above (Option A). Or demolition of Sovereign House and erection of part 3 part 4 storey building (Block A) comprising 60 apartments. Erection of 5 storey building (Block B) comprising ground floor A1/A2 and 14 apartments above (Option B) – resolved to permit subject to Section 106 – 25/11/2010		
TCA 11(k)	Waitrose/Iceland Car Park	Housing 40 units			18 units
TCA 11(l)	Tannery Trading Estate	Housing 100 units			
TCA 11(m)	Lyons Crescent	Housing 8 units	TM06/03590 – completed	Gain of 50m ² of B1(a) and loss of 50m ² D1	Gain of 50m ² of B1(a) and loss of 50m ² D1
Policy	Site/Proposal	Planned Uses (net change) ²⁸	Implementation Progress	Permitted ²⁹	Completed ³⁰

²⁵ Within plan period (2006-2021)

²⁶ For implementation during plan period (2006-2021)

²⁷ During plan period (ie since 1 April 2006)

²⁸ Within plan period (2006-2021)

²⁹ For implementation during plan period (2006-2021)

TCA 11(n)	Sovereign Way North	Housing 50 units			
TCA 11(o)	Munday Works West	Housing 50 units			
TCA 11(p)	Avenue de Puy East	Education 22486 sq m	TM09/01204 – Unit 14 Sovereign Way – Not Started	260m2 B1a	
TCA 11(q)	Strawberry Vale	Housing 20 units	TM08/03499 - completed	Loss of B1(a) 100m2 – gain of 100m2 B1(c)	Loss of B1(a) 100m2 – gain of 100m2 B1(c)
TCA 11(r)	Gas Works	Housing 80 units	TM08/02787 – Part of Site Unit 3 Deacon Trading Estate – Not started	1450m2 B2 use	
TCA 11(s)	Cannon Lane	B1 Office 1820 sq m Leisure 4814 sq m Housing 100 units	TM04/00396 – Expired TM11/00337 – Received 08/02/2011 for 98 houses, 102 apartments & 2 retail units	Expired	
TCA 11(t)	Riverdale Estate	B1 Office 3546 sq m			
TCA 11(u)	Vale Rise/Cannon Lane Junction (former Colas Site)	B1 Office 11616 sq m	TM09/00235 – Mixed Use B1-B8 – Not Started	7,994m2 of B1c and 3,784m2 of other	
TCA 11(v)	Priory Road/Goldsmith Road west	Housing 30 units			
TCA 11(w)	Priory Road /Goldsmith Road east	Housing 30 units			

30 During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) ³¹	Implementation Progress	Permitted ³²	Completed ³³
Sites with Planning Permission as 1 April 2006					
TM/04/0070/FL	Old Cannon Wharf, Medway Wharf Road	Housing	Substituted by TM05/03197 – 226 units of which 101 were under construction	226	125
TM/04/3054/FL	83-87 High Street	Housing	Completed in pre-AMR period	18	18
TM/03/1890/FL	Cattle Market (Phase 1)	Housing	Complete	15	15
TM/05/0648/FL	Cattle Market (Phase 2)	Housing	Complete	42	42
TM/03/3629/FL	The Pavilion, High Street	Housing	Not Started	14	
TM/04/0769/FL	172-174 High Street	Housing	SS by TM08/00496 for 47 units	47	47
TM/05/0591/FL	2-4 Lyons Crescent	Housing	Complete	10	10
TM/01/3282/FL	67-71 High Street	Housing	Complete	8	8
TM/05/0308/FL	Deacon House, The Slade	Housing	Substituted by 08/01875 for 11 units. Not started	11	
TM/03/03456/FL	Rear of 182 High Street	Housing	Substituted by 05/00648 for 42 units - Complete	42	42
TM/04/02887/FL	Former Alsford Site, Medway Wharf Road	Housing	Completed	63	63

31 Within plan period (2006-2021)

32 For implementation during plan period (2006-2021)

33 During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) ³⁴	Implementation Progress	Permitted ³⁵	Completed ³⁶
TM/04/03158	Ashby's Yard, Medway Wharf Road	Housing	TM09/00499 – 92 housing units - site cleared and groundworks started.	92	

³⁴ Within plan period (2006-2021)

³⁵ For implementation during plan period (2006-2021)

³⁶ During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Implementation Progress	Completed ³⁷
TCA 10	Public Realm Priorities		
TCA 10.3(a)	St Stephen's Place	No Progress	
TCA 10.3(b)	Station Gate	No Progress	
TCA 10.3(c)	Riverside Gardens	No Progress	
TCA 10.3(d)	Garden of Remembrance	A refurbishment project has been proposed and initial designs have been completed. A Memorial Garden Trust has been established and has recently launched fundraising for the proposed project and it is hoped that the scheme will be completed prior to the Remembrance Sunday Service 2012.	
TCA 10.3(e)	New Wharf Place	No Progress	
TCA 10.3(f)	The lower High Street	No Progress	
TCA 10.3(g)	The Upper High Street	No Progress	
TCA 10.3(h)	Strawberry Place	No Progress	
TCA 10.3(i)	Castle Place	No Progress	
TCA 10.3(j)	Medway Wharf Road junction	No Progress	

³⁷ During plan period (ie since 1 April 2006)

TCA 10.3(k)	Sovereign Way	No Progress	
TCA 10.3(l)	Tonbridge Waterfront	No Progress	
TCA 10.4(a)	Angel Square	No Progress	
TCA 10.4(b)	Botany Square	No Progress	
TCA 10.4(c)	Medway Wharf Gate	No Progress	
TCA 10.4(d)	Town Lock	Scheme designed to conceptual level	
TCA 12	Transportation Measures		
TCA 12.1(a)	Vale Road/High Street junction (including widening of Vale Road)	No Progress	
TCA 12.1(b)	Bordyke/High Street junction	No Progress	
TCA 12.1(c)	Vale Road/Vale Rise junction	No Progress	
TCA 12.2	Review of signing strategy	No Progress	
TCA 12.3	Lansdowne Road Link	First phase completed	
TCA 13	Pedestrian Priority Areas		
TCA 13(a)	High Street pedestrian priority measures	No Progress	
TCA 13(b)	St Stephens Place junction improvement	No Progress	

TCA13(c)	Strawberry Place	No Progress	
TCA13(d)	Bank Street/Castle Street pedestrian priority	No Progress	
TCA14	Tonbridge Station - interchange enhancement	The station is included in the DfT funded National Station Improvement Programme. Design work underway by Network Rail.	
TCA 16	New parking Provision		
TCA16.1(a)	Decked parking at the Botany	No Progress	
TCA16.1(b)	Decked parking at the Station	No Progress	

