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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 2009 AMR is the first to monitor the Local Development Framework (LDF). The content of this report is therefore very different to that of previous year's and has been prepared in accordance with the advice in to the Local Development Framework Monitoring: A good Practice Guide (October 2004) and having 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 Local Development Framework 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. 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proposals in the Local Development Framework and those in the Local Plan which have been saved and not so far superseded. Details of Implementation are set out in Annex C.
- 1.3 It should be noted that the Annual Monitoring Report (AMR) covers the twelve-month period from 1st April 2008 to 31st March 2009. Anything that has happened subsequent to 31st March 2009, apart from progress with the Local Development Framework, is not specifically covered in this Report. In this respect, it should be noted that whilst the LDF Core Strategy was adopted prior to the monitoring period, the Development Land Allocations Development Plan Document (DPD) and the Tonbridge Central Area Action Plan were not adopted until April 2008. It was decided not to start monitoring the LDF until all these up-to-date plans were in place. Hence the decision to start monitoring the LDF for the 2008/09 financial year. This report is published at a stage where three DPD's are adopted and one DPD has been subject to examination. It therefore only monitors the currently adopted plans.

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 sits 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.
- 1.5 Tonbridge is identified together with Tunbridge Wells as a Regional Hub in the South East Plan. The M20/M26 corridor, A21, A26 and Redhill to Ashford railway line through Tonbridge are identified as Regional Spokes where the level of service should be upgraded as necessary to support the regional strategy. The A228, bisects the borough, serving the urban and rural areas from north to south.

History

- 1.6 The district was created under the Local Government Act 1972, on April 1, 1974. It was a merger of the urban district of Tonbridge, together with Malling Rural District and the villages of Hadlow and Hildenborough from Tonbridge Rural District. Due to this merger the Borough has a number of contrasting and diverse settlements and neighbourhoods.
- 1.7 The District is made up of 26 wards, and 2 Parliamentary Constituencies – Tonbridge & Malling and part of the Chatham and Aylesford Constituency. Many of the villages are located on the Tourist Trails designed to show the District's picturesque villages, orchards and bluebell woods. Even though the borough is mainly agricultural - orchards, and livestock in the main, the proximity of the railways and the motorways means that there is a good deal of commuting from some of the villages in the Borough.
- 1.8 The industrial history of Tonbridge and Malling centres on paper making, agricultural activities and mineral extraction which have been carried out in the area for many years and are still present today. Many of the excavations left behind from mineral extractions have been used for landfill purposes and others have been used for built development.
- 1.9 Over time, the industrial scene has diversified with an increase in middle-sized companies such as printing, paper and packaging, distribution, and e-commerce. The high quality mixed-use Business Park at Kings Hill has significantly changed the economic profile of the Borough over the past 20 years. In recent years the leisure and tourism industry has also developed to become an important source of employment and income within the Borough. Places such as the Larkfield and Tonbridge Leisure Centres, Tonbridge Castle Gate House, The Friars at Aylesford and the Hop Farm at Beltring have become popular visitor attractions.

Employment and the Economy

- 1.10 Tonbridge and Malling Borough has the third lowest unemployment rate in the County as at August 2009 (1.5%). 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. The majority of the residents travel to London to work, many by train, particularly from Tonbridge. (source KCC)
- 1.11 The 'Rural Areas Quality of Life' Survey index examines data at local authority (LA) level of 114 rural local authorities. Tonbridge & Malling sits at number 28 of the group as having the Best Quality of Life.
- 1.12 On the Index of Deprivation 2007, the Borough ranks as the least deprived overall in Kent and ranks 300th out of 354 districts nationally. However, there is considerable variation between Borough wards. Two of the wards, East Malling and Snodland East, stand out as particular areas of disadvantage. East Malling statistically ranks as the third most deprived ward in West Kent and Snodland East, the fourth.

Indicator Values for Tonbridge & Malling taken from KCC Economic Profile of T&M 2009.

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

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

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
Unemployment Rate	1.0	1.1	1.1	1.1	1.2	1.0	1.5
Median Full-time Earnings (Workplace)	403.4	439.9	441.6	421.7	445.4	457.5	497.2
Median Full-time Earnings (Residence)	418.5	449.3	469.0	490.7	515.1	525.2	518.4
Employment Rate	83.5	78.7	78.6	78.1	81.5	79.5	74.1
Total Employees	50,703	52,608	49,673	53,128	56,107	53,880	55,526
Stock of VAT Registered Businesses	3,860	3,915	4,035	4,120	4,200	4,280	4,380
3 Year Business Survival Rates	75	72	72	71	67	70	70
GVA per head	14,796	14,673	15,628	15,991	17,659	18,096	18,826
% Employees in the Knowledge Economy	14.8	16.9	17.3	19.9	19.3	17.0	16.3
% Working Age Population with NVQ4+	19.1	25.3	24.9	21.5	27.9	34.7	28.2

(KCC Analysis and Information Systems)

Population

1.13 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 2008 the population of the Borough was estimated to be 117,149 of which 57,200 were male and 59,900 were female. The population density as at 2008 was 4.88 people/ha,

Age Structure

1.14 The 2001 Census shows that nearly 22% of the Borough's population was aged 15 or under. 72% of the borough's population was aged between 16-74, In 2001 those aged over 65 represented 15% of the Borough's population. This has risen to 16% in 2008. Of the total population of the borough, 24.4% were one-person households.

1.15 Age Structure as at 2001 Census:

	District	%
Aged 0 to 15 Years	23,165	21.5
Aged 16 to 24 Years	9,635	9
Aged 25 to 44 Years	31,259	29.1
Aged 45 to 64 Years	27,293	25.4
Aged 65 to 74 Years	9,110	8.5
Aged 75 to 84 Years	5,316	4.9
Aged 85 and older	1,783	1.7
All Ages	107,561	

1.16 Age Structure for Mid-2008:

Total	Mid-2008
Aged up to 15	24,173
Aged 16-24	11,824
Aged 25-34	12,193
Aged 35-44	19,117
Aged 45-59	23,472
Aged 60-64	7,518
Aged 65-84	16,526
Aged 85+	2,326
All ages	117,149

1.17 If the growth shown above were to continue, Tonbridge and Malling would have around 144,260 residents by 2030. Official government estimates suggest the borough population will increase to 140,000 people, although the margin of error in recent years suggests the locally produced estimates are equally viable. In 2006 there were an estimated 46,000 households in the borough. This is expected to rise to 57,000 by 2029, but these trend estimates assume no change in planning policy towards growth.

Ethnicity

1.18 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 is Asian or Asian British but these represent only 0.5% of the population. In Mid 2007 Ethnic Population Statistics show 110,200 (95.3%) said they were white and 5500 were non-white (4.7%). In the 2001 Census:

	Number	%
Christian	81,891	76.1
Buddhist	159	0.1
Hindu	173	0.2
Jewish	124	0.1
Muslim	326	0.3
Sikh	72	0.1
Other Religion	255	0.2
No Religion	16,141	15
Religion Not Stated	8,420	7.8
Total	107,561	

Environmental Protection

1.19 Nearly three quarters of the Borough is covered by the Metropolitan Green Belt - approximately 17060ha. 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.

1.20 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

1.21 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 43 LWS, the majority of which are protected by policies in the Tonbridge and Malling Borough Local Plan which will be carried forward to the Managing Development and the Environment DPD (MDE DPD).

1.22 There are 59 Conservation Areas in the Borough and 1318 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 submitted to the Government Office for the South East in May 2009 but not finally approved until June 2009 so that it could take into account the reality of the Public Examination timetable for the Managing Development and the Environment Development Plan Document (MDE DPD). The LDS sets out the Local Development Documents that together comprise the Local Development Framework. Figure 1 shows the approved timetable for the production of the second tranche MDE DPD. Figure 2 shows the Local Development Framework structure and content.

The First Tranche

- 2.2. The three First Tranche DPDs were submitted to the Secretary of State on 1 September 2006. The Public Hearing for the Core Strategy took place between 9 and 22 May 2007. The Inspector's binding Report was received on 15 August 2007. The Core Strategy was adopted by the Council, incorporating the changes proposed by the Inspector, on 25 September 2007.
- 2.3. The Public Hearing into the Tonbridge Central Area Action Plan took place on 23 and 24 October 2007. The Public Hearing into the Development Land Allocations DPD took place on 20 and 21 November 2007. Both plans were found to be sound subject to some relatively minor changes and both were adopted by the Council 22 April 2009 in line with the approved LDS of the time. The Saved Policies Compendium was also published in April 2008.

The Second Tranche

- 2.4. Public consultation on the Issues and Options for the Managing Development and the Environment DPD took place between 14 March and 2 May 2008. The response to consultation was considered by the LDF Steering Panel at a meeting on 8 October 2008 and the Council considered a draft Plan during January 2009. Pre-submission publication took place from 14th March 2009 to 1st May 2009. However a further 6 weeks consultation took place from 29th May 2009 to 10th July 2009 on an addendum which dealt with a number of minor errors in the published plan. Submission to the Secretary of State was on 31st July 2009 which was in line with the newly approved LDS. The Public Hearing took place between 25th November and 2 December 2009. Adoption is expected to be in April 2010 in line with the approved LDS.

Supplementary Planning Documents

- 2.5. A final decision on whether, when and how to progress the Tonbridge Central Area Regeneration Fund SPD, which is still referred to in the approved LDS, will be taken having regard to the Government's evolving proposals for a Community Infrastructure Levy.
- 2.6. The Following Supplementary Planning Guidance (SPG) prepared under previous legislation will remain a material consideration until such time as the development is implemented.
- Cattle Market, Tonbridge: Planning Brief, September 1997
 - Town Lock Enhancement Brief, April 2004
 - West Malling Station Planning Brief, April 2005

2.7. The following Village Design Statements and other documents are also 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)

2.8. The following Supplementary Planning Documents have also been 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 which has now been superseded by Core Policy CP24 which has the same effect. It is therefore regarded as being supplementary to the new policy.

2.9. In 2009/10 the Council intends to prepare a Character Area Appraisals SPD pursuant to Policy SQ1 in the MDE DPD. The intention is that it will be prepared in parallel with the adoption processes for the DPD so that it will be ready to be adopted as soon as possible after the adoption of the parent policy. As part of this process the Council will also work with Parish Councils with a view to helping them bring forward further Village Design Statements.

2.10. Following the preparation of the MDE DPD the Council may also prepare SPDs relating to the following subjects, but work on these is not yet programmed:

- Residential Extensions/Annexes
- Shopfront Design
- Advertisements
- Vehicle Parking Standards

Gypsy and Traveller Accommodation Assessment

2.11. A Gypsy and Traveller Accommodation Assessment prepared in line with the advice in Circular 01/2006 (Planning for Gypsy and Traveller Sites) was published in June 2007. The results have been fed into the partial review of the Regional Spatial Strategy. Once the final regional requirements are known, which will not be until later in 2010, it will be possible to determine whether it is necessary for the Council to consider progressing a dedicated DPD dealing with Gypsy and Travellers' Accommodation. It is conceivable that this may be progressed as an integral part of the first review of the Development Land Allocations DPD. The results of the Gypsy and Travellers' Accommodation Study for West Kent 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.

Figure 1 Timetable for the Production of the Managing Development and the Environment DPD

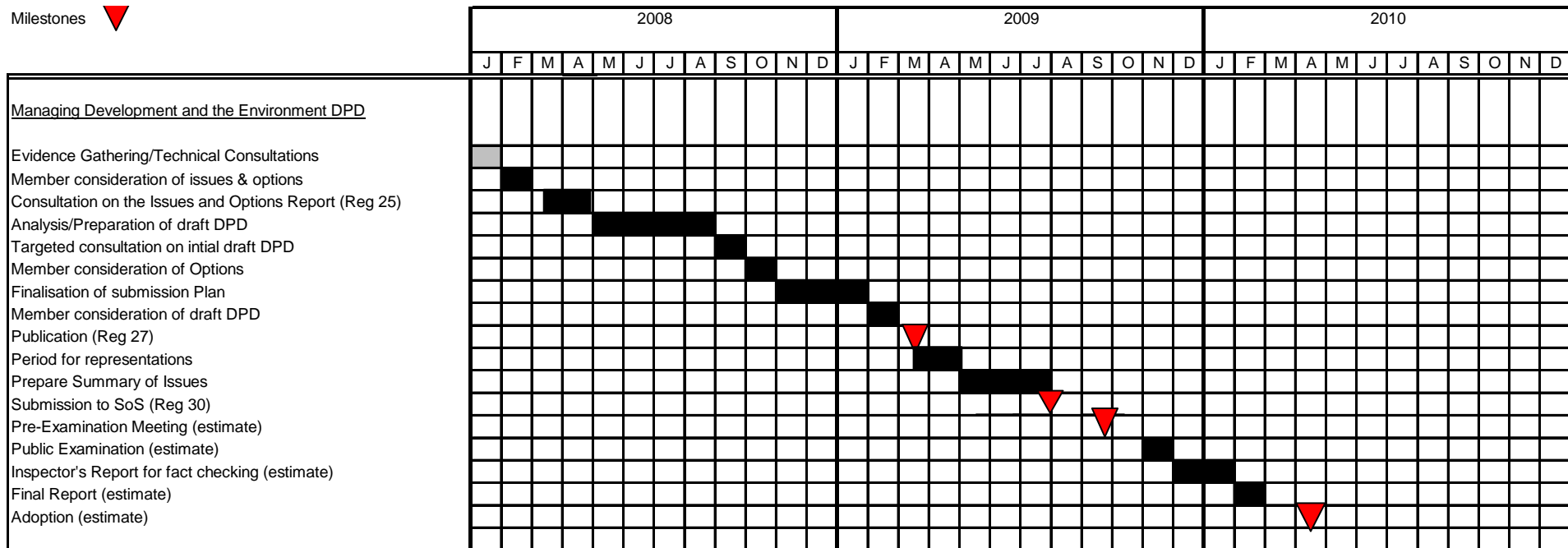
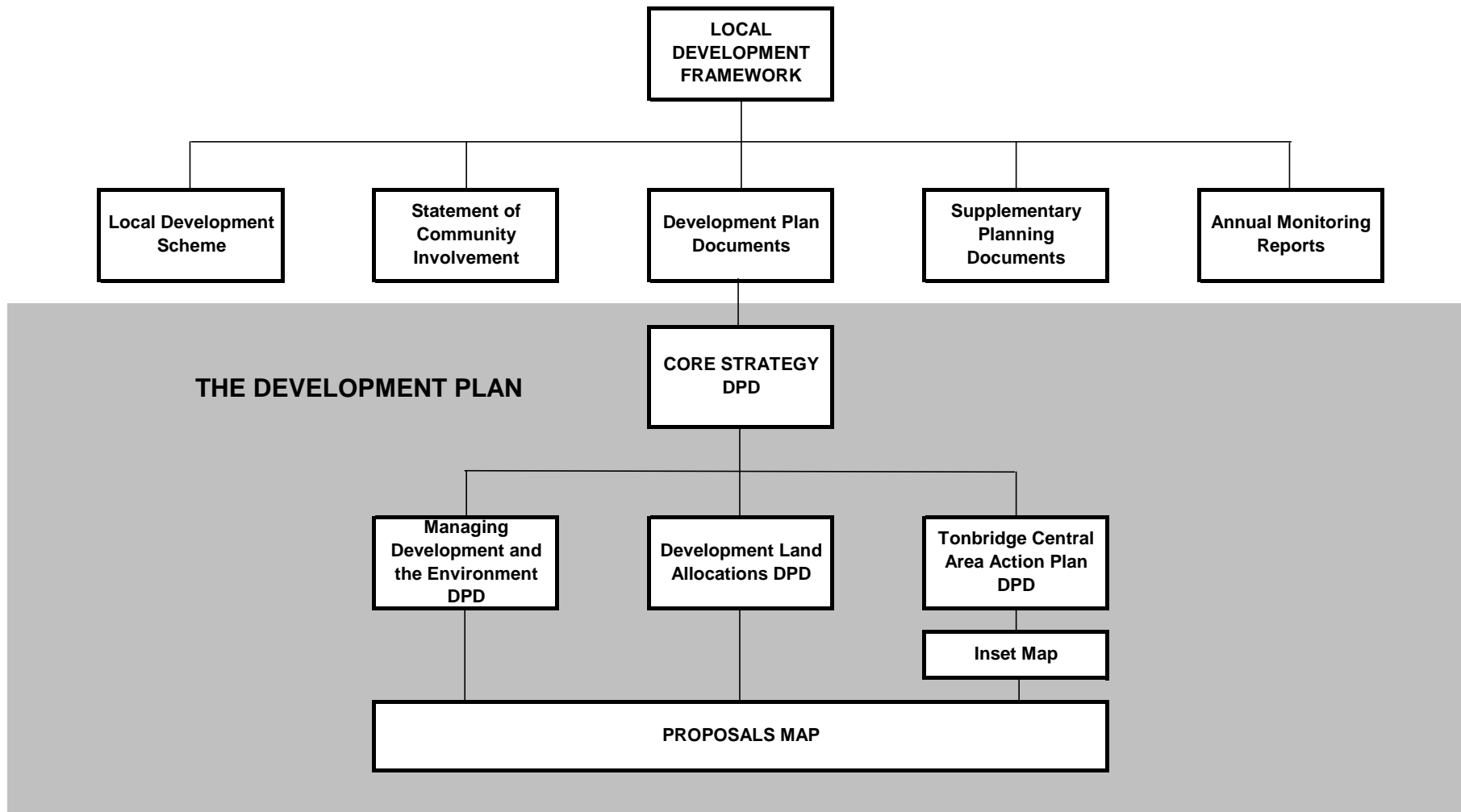


Figure 2 – Local Development Framework Structure and Content



SECTION 3 - LDF PERFORMANCE

PERFORMANCE INDICATORS

- 3.1. The Local Government White, Paper Strong and Prosperous Communities, published in October 2008, was committed to introducing a set of streamlined indicators that would reflect national priority outcomes for local authorities working alone or in partnership. A single set of 198 national Core Output Indicators was announced as part of the Comprehensive Spending Review 2007.
- 3.2. Government guidance recommends local authorities 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. It is anticipated that the set of Local Output Indicators should change over time as the LDF is developed and adopted and as policies begin to be implemented, so altering the policy monitoring needs of the authority.
- 3.3. 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 Authority. 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 should allow a robust assessment of policy implementation over the life of the LDF.
- 3.4. The full details of the framework including the index numbered indicators, targets and data for the 2008/09 period can be found in Annex B. Where a time series already exists for an indicator this also included. Otherwise, 2008/09 is the base-year. What is set out below is a selection of indicators which require a greater degree of analysis or commentary than can be provided in the confines of the matrix table used in the Annex.

HOUSING

- 3.5. The South East Plan (May 2009) covers the period from 2006 to 2026. The South East Plan (SEP) requires the Borough to provide 450 units per year on average, which means the housing provision (number of units) required in the Borough over the LDF period is as follows:

2006-2011	2011-2016	2016-2021	Total
2250	2250	2250	6750

- 3.6. 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 South East Plan. The trajectory highlights the following information:

- Past dwelling completion rates

- Projected future dwelling completion rates (excluding windfalls from the first 10 years)
- Dwelling requirement – annual net additional dwelling requirement from the South East Plan from 2006 to 2021

- 3.7. The housing trajectory in Figure A2 is based upon the projected phasing of housing development as set out in Figure A1. This includes an assumption about the yield from windfall development but, in accordance with PPS3, only after 2019. Details of the phasing of all housing commitments are set out at the end of Annex A under Figure A5. The trajectory also includes in Figure A3 data on **managing** and in Figure A4 on **monitoring** housing delivery. 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.
- 3.8. The trajectory highlights that at 31 March 2009 Tonbridge and Malling Borough had achieved 123.5% of the South East Plan requirement for the period to 2021; an excess of 1,586 dwellings above the overall requirement. Since the Plan began a total of 2,578 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) and Leybourne Grange (723 units, including conversion of 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.
- 3.9. 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 current (December 2009) economic circumstances are likely to affect delivery and this has been reflected in an anticipated downturn in completions over the next couple of years, but only monitoring will confirm whether this in fact occurs.
- 3.10. Locationally, there has 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. This mainly due to the waterfront developments in the Medway Wharf Road vicinity.
- 3.11. As at 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 also been granted since 31 March 2006. As at 31st March 2009 there were 4,261 units still to be implemented. This can be compared with 31 March 2008 when there were 5,015 units and for 2007, 5,265 units still outstanding. The outstanding commitment is therefore decreasing which is to be expected as the plan is implemented.
- 3.12. Over the last 3 years these unimplemented planning permissions were mainly windfall permissions and reserved details for Kings Hill, Leybourne Grange and Holborough, as well as the 1,000 dwellings at Peters Pit which was granted planning permission in May 2006. In addition to these sites with permission there are now the unimplemented housing allocations in the Development Land Allocations DPD.

- 3.13. 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 for this purpose. It is therefore carried forward as an area safeguarded for long-term development beyond the time horizon of the LDF (2021).

Percentage of new and converted dwellings on previously developed land

- 3.14. 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 by 2008.
- 3.15. Annex B shows that the government target of 60% has been significantly exceeded since monitoring of the LDF started. 'Local Performance Indicator' LPI 601 - '% New Homes Built on Previously Developed Land' – includes a target of 99% for the year 2008/09 for Tonbridge and Malling Borough. As illustrated in Annex B, this target was not quite met in 2008/09 with 98% of all housing development taking place in that year on previously developed land.

Housing Densities

- 3.16. The Council now monitors the density of new dwellings completed in accordance with Core Output Indicator 2C identified in the 'Department of Communities & Local Government (DCLG's) paper 'Regional Spatial Strategy & Local Development Framework Core Output Indicators– Update 2/2008.' Housing densities are shown in Annex B
- 3.17. The evidence is that 42.4% of the 889 dwellings completed in 2008/09 have been built at a density of above 30 dwellings per hectare. 57.6% were built below this density. This is largely due to the number of smaller-scale developments on large sites in rural areas and the continued implementation of some pre-PPS3 planning permissions.
- 3.18. Of the 889 dwellings completed in 2008/09, 203 were completed in the Tonbridge Central Area at a density of above 30 dwellings per hectare.

Affordable housing completions

- 3.19. 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 at around 1,400. During 2008/09 251 affordable homes were provided through the planning system and by direct provision by the Council's housing association partners. For the second year running, despite the deteriorating economic climate, the Council's targets were exceeded .
- 3.20. During the AMR period the economic downturn saw many businesses collapse. Housebuilders have been hit quite hard and some have had problems in selling new homes. Places such as the Frantchach Site, Ditton and Holborough Park at Snodland resorted to selling off property for affordable housing. This explains the large gains during 2008/09. This is expected to be a one-off. It is not expected to continue and the figures for the next AMR period are likely to be considerably lower.

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

- 3.21. Only three units of 3 bedrooms or more were completed in the Town Centre during this AMR period. However, it must be noted that this indicator (TCAAP 2.2) is low due to inconsistency with data collection in previous years and may have affected previous baseline data. This has now been rectified which will result in greater accuracy in future AMRs.

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

- 3.22. The Code for Sustainable Homes measures the sustainability 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. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE). On the 27 February 2008 the Government confirmed a mandatory rating against the Code for Sustainable Homes will be implemented for new homes from 1 May 2008. Since April 2007 the developer of any new home in England can choose to be assessed against the Code. At present there are no systems in place to monitor this Indicator.

Percentage Improved energy efficiency of homes within the borough

- 3.23. 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

- 3.24. These Statistics are based on the 'Urban Settlements Boundaries' (England and Wales, 2001) data are from the CLG. The statistics provide the total area of Developed Land and Urban Area (developed land with a population of more than 10,000) for each local authority in England. Also included are areas and population for each individual settlement in England and Wales.
- 3.25. The 28 parishes that make up the Borough equal approximately 24,013 ha of land, of which 2863.39ha is classed as developed land and urban area (CLG). This equates to 11.9% of the Borough. According to the 2001 Census the Borough has 110ha of derelict land and buildings, which is less than 1% of the Borough.

Number of homeless households (statutory homeless households)

- 3.26. There is a large drop for 2008/9 which is due to homelessness and housing options services returning in-house which has enabled the Council to take a more proactive approach to homeless prevention.

Average house prices

3.27. This data is taken from the Kent County Council's 'House Prices and Transactions' 2008 Annual Document. Overall, house prices dropped significantly in 2008, including both semi-detached and terraced houses, but not flats and detached houses.

House prices (£) and transactions										
Source: HM Land Registry										
Figures correct when published but subject to revision.										
	Detached		Semi detached		Terraced		Flat/Maisonette		Tonbridge & Malling All dwellings	
	£	No	£	No	£	No	£	No	£	No
2000	265,377	448	127,156	528	102,665	516	86,485	142	153,784	1,634
2001	275,229	704	143,053	890	112,662	661	116,303	199	170,616	2,454
2002	307,049	728	173,489	824	130,345	707	136,918	266	196,064	2,525
2003	356,836	481	193,585	690	156,061	634	137,827	221	214,518	2,026
2004	382,681	647	211,932	883	174,994	643	168,036	267	242,670	2,440
2005	373,769	510	219,566	714	180,027	650	180,076	224	240,584	2,098
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

Number of vulnerable households living in a decent home

3.28. 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.

3.29. 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

3.30. If someone has claimed both Housing Benefit and Council Tax Benefit then it is only counted once. This is classed as a case. The figures show that in 2007/08 the number of cases dropped compared to the previous financial year, however, due to the economic downturn during the 2008/09, the claimants and caseloads increased considerably making it the highest results since monitoring began.

Percentage of households in fuel poverty

3.31. This Indicator is not monitored annually. The figures are taken from the Stock Condition Survey 2006.

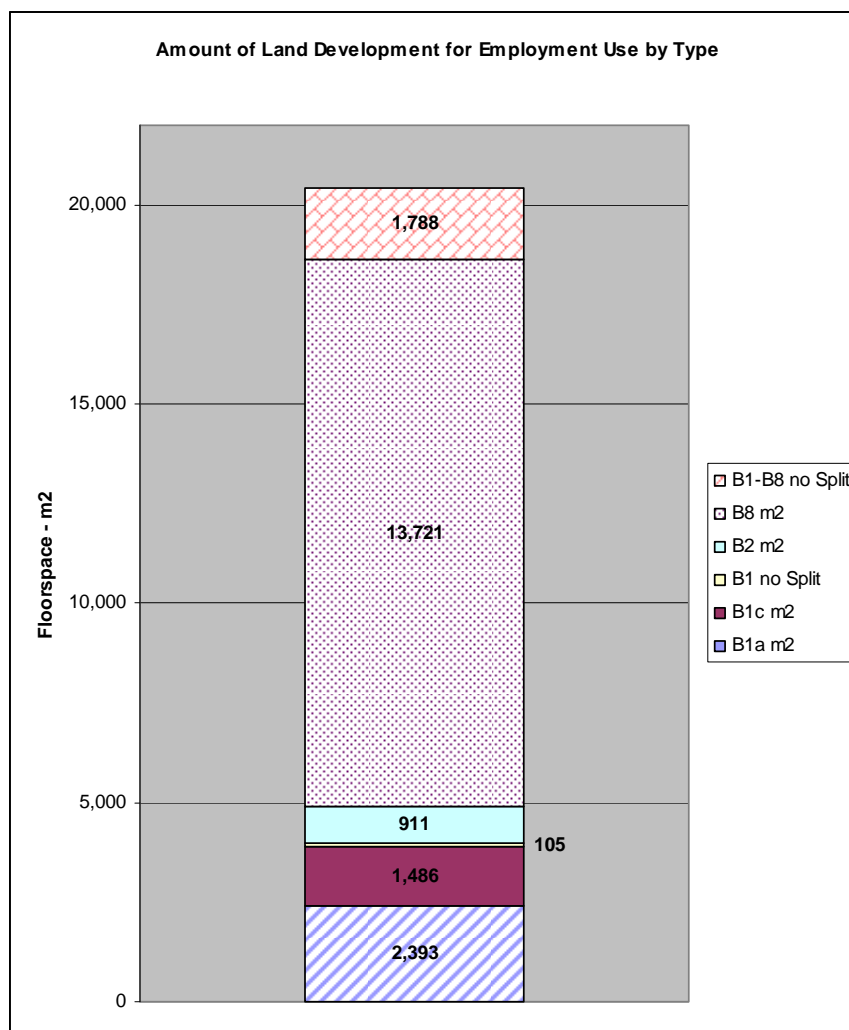
Number of households with no central heating

3.32. This Indicator is not monitored annually. The figures are taken from the Stock Condition Survey 2006.

COMMERCIAL & ECONOMIC DEVELOPMENT

3.33. Audits of commercial land are produced for each local authority in Kent, on a yearly basis by Kent County 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



3.34. These figures illustrate that during 2008/09 20,404 m² of gross floorspace was developed for employment within the Borough. Of this, over two-thirds (67%) was developed for B8 uses.

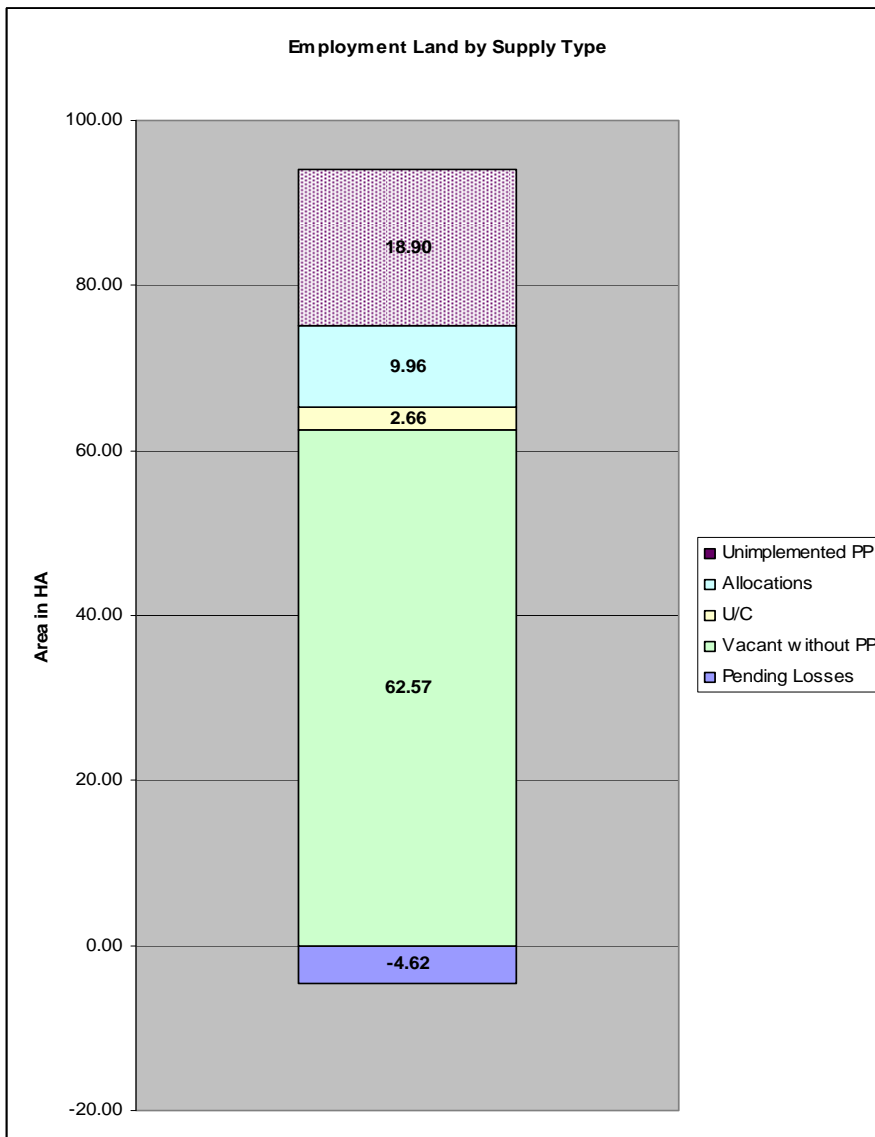
3.35. 2006/07 saw a huge floorspace gain of over 40,000m. This was mainly the result of the major developments at Land at Dean & Dyball, Endeavor House, Forstal Road and Site 2 & former Ditton PC, Allotments, Bellingham Way, which resulted in a gain of 20,083m² for these two applications alone. 2007/08 and 2008/09 saw just over 20,000m² completed in each of the monitoring periods, a significant drop from the 2006/07 period, 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

3.36. 100% of completions were on previously developed land. During the AMR period, there has been a dramatic drop in B1 use (Business), an increase in B8 uses, which is storage and distribution and B2 uses (General Industrial) have halved.

Employment land supply by type

3.37. As at 31st March 2009, 940,400m² (94.09 ha) of land was available for employment development (mainly at Kings Hill), but with a pending loss of 46,200m² (4.62ha) the net overall total is therefore 894,700m² (89.47ha) of land supply.



Employment land supply by type

TOTAL	A1	A2	A3	A4	A5	A3-A5	B1a	B1b	B1c	B1 (mixed)	B1 (total)	B2	B8	B1-B8 (mixed)	C1 (bedrooms)	C2 (bedrooms)	D1	D2	A1-A5 (total)	B1-B8 (total)	C1-C2 (total)	D1-D2 (total)
Allocations (Gains) - New	35,531	0	3,812	0	0	3,812	28,069	0	9,904	9,071	47,044	15,382	16,033	6,000	0	0	22,486	9,314	39,343	84,459	0	31,800
Allocations (Losses) - Demolition	23,543	0	675	0	0	675	8,350	0	2,199	0	10,549	11,946	0	0	0	0	4,236	4,974	24,218	22,495	0	9,210
Completions (Gains) - New	52	52	0	0	0	0	753	0	0	0	753	688	12,716	1,403	40	0	0	0	104	15,560	40	0
Completions (Gains) - CoU	150	260	90	240	0	330	1,139	0	1,446	0	2,585	223	1,005	385	0	0	679	200	740	4,198	0	879
Completions (Gains) - Conversion	0	0	0	0	210	210	501	0	40	105	646	0	0	0	0	0	0	0	210	646	0	0
Completions (Losses) - Demolition	19	0	0	0	0	0	638	0	265	0	903	6,620	100	1,284	0	0	50	0	19	8,907	0	50
Completions (Losses) - CoU	490	236	0	0	0	0	932	0	0	0	932	200	1,117	0	0	0	50	200	726	2,249	0	250
Completions (Losses) - Conversion	0	0	0	0	0	0	0	0	65	0	65	0	0	0	0	0	0	0	0	65	0	0
Not Started - New	7,678	20	1,070	313	0	1,383	43,068	0	60,303	11,462	114,833	3,474	7,091	31,429	11	0	14	2,309	9,081	156,827	11	2,323
Not Started - CoU	120	20	382	0	0	382	1,534	0	3,591	786	5,911	3,451	602	609	14	54	292	235	522	10,573	68	527
Not Started - Conversion	0	0	0	0	0	0	0	0	1,023	0	1,023	0	0	8,057	0	0	0	0	0	9,080	0	0
Under Construction - New	1,854	0	0	0	0	0	22,400	0	0	390	22,790	300	768	0	0	0	45	100	1,854	23,858	0	145
Under Construction - CoU	0	250	0	0	0	0	0	0	273	0	273	0	0	0	0	0	236	0	250	273	0	236
Under Construction - Conversion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pending Losses - Demolition	121	0	0	0	0	0	716	0	8,919	0	9,635	110	1,931	14,475	0	0	50	150	121	26,151	0	200
Pending Losses - CoU	743	250	286	0	0	286	1,269	0	135	308	1,712	1,687	5,083	385	52	0	50	0	1,279	8,867	52	50
Pending Losses - Conversion	0	0	0	0	0	0	0	0	1,601	0	1,601	0	7,889	0	0	0	0	0	0	9,490	0	0

Amount of employment land lost to other uses

TOTAL	A1	A2	A3	A4	A5	A3-A5	B1a	B1b	B1c	B1 (mixed)	B1 (total)	B2	B8	B1-B8 (mixed)	C1 (bedrooms)	C2 (bedrooms)	D1	D2	A1-A5 (total)	B1-B8 (total)	C1-C2 (total)	D1-D2 (total)
Completions (Losses) - Demolition	19	0	0	0	0	0	638	0	265	0	903	6,620	100	1,284	0	0	50	0	19	8,907	0	50
Completions (Losses) - CoU	490	236	0	0	0	0	932	0	0	0	932	200	1,117	0	0	0	50	200	726	2,249	0	250
Completions (Losses) - Conversion	0	0	0	0	0	0	0	0	65	0	65	0	0	0	0	0	0	0	0	65	0	0

Amount of completed retail, office and leisure development (with separate data for Tonbridge Town Centre)

- 3.38. This indicator has not been previously monitored, so trends cannot yet be established. For this monitoring period there was a total of 1,054m² for A1-A5 uses, 5,772m² of B1-B8 uses and 879m² of D1-D2 uses, totalling 7,705m² of completed retail office and leisure development within the Borough including Tonbridge Town Centre.
- 3.39. Out of these completions 129m² of A1-A5 uses, 1,397m² of B1-B8 uses and 578m² of D1-D2 use took place in the central area of Tonbridge.

Percentage of completed retail, office and leisure development respectively in Tonbridge town centre

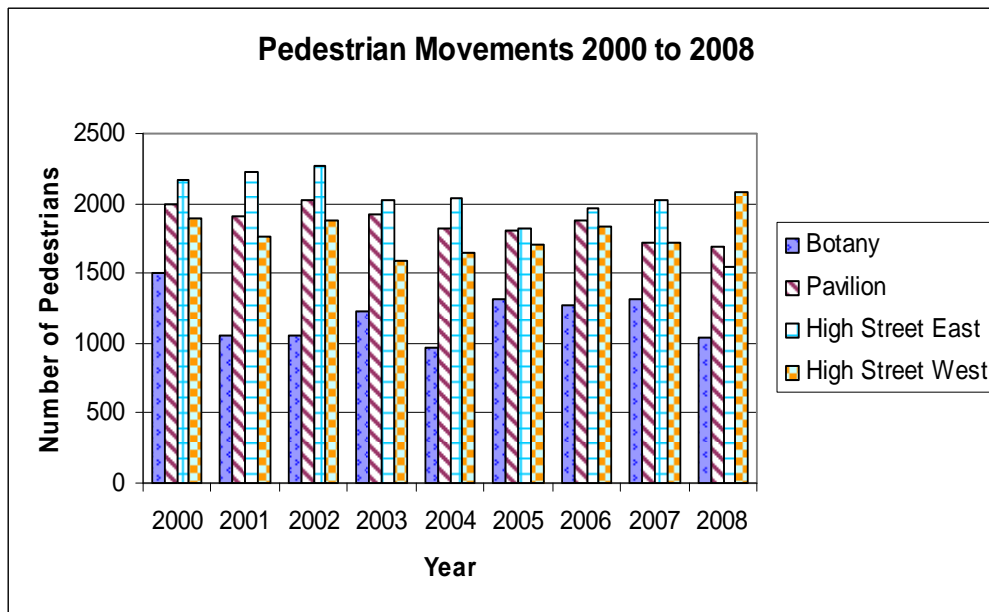
- 3.40. For this monitoring period it can be seen that 12% of the A1-A5 uses, 24% of the B1-B8 uses and 77% of D1-D2 uses in the Borough were completed in Tonbridge Town Centre.

Tonbridge Town Centre - Pedestrian Flows

- 3.41. Pedestrian counts have been undertaken in Tonbridge town centre on roughly the same dates and in the same locations over the past 8 years. Pedestrian counts help to give a general indication of the amount of activity in the High Street and of the relative concentrations of shopping activity. The table and diagram below illustrate pedestrian movements numbers recorded for Tonbridge for the years 2000 to 2008.

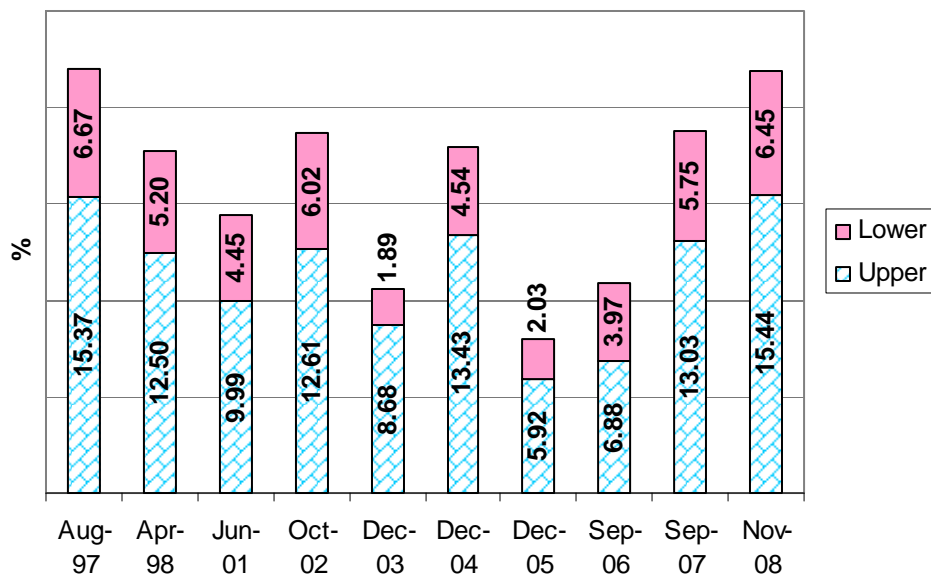
	2000	2001	2002	2003	2004	2005	2006	2007	2008
Botany	1508	1055	1061	1228	967	1321	1273	1318	1034
Pavilion	1992	1909	2016	1917	1826	1807	1878	1724	1693
High Street East	2173	2229	2274	2021	2031	1823	1967	2018	1545
High Street West	1891	1767	1883	1587	1643	1705	1832	1723	2084
Total	7564	6960	7234	6753	6467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

- 3.42. The results for 2008 show that total pedestrian activity in the town centre has decreased slightly from a peak in 2006 and is at its lowest since surveying began. In terms of locations, there was a slight decrease at the Pavilion, and more significant decreases at the Botany and High Street East from the level recorded in 2007. However, High Street West showed a slight increase in activity.



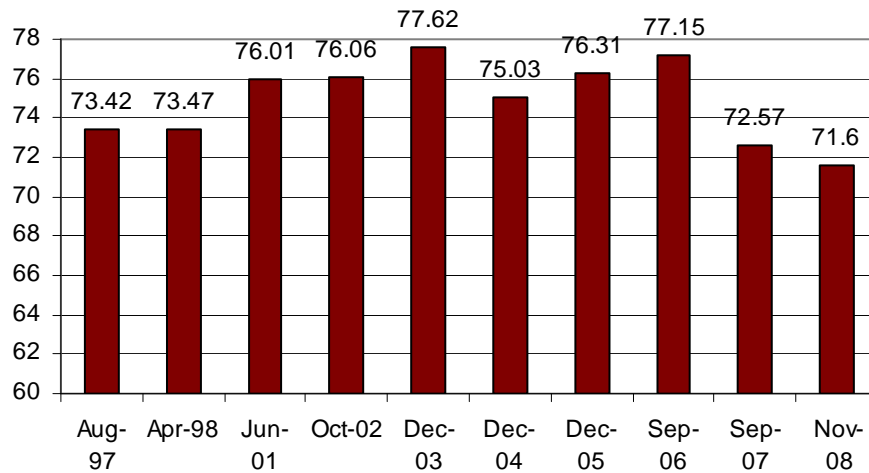
Tonbridge Town Centre - Vacancy Rates

- 3.43. 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.
- 3.44. The lower part of the High Street has historically experienced significantly lower vacancy rates than the Upper High Street. For 2008 the vacancy rates of 6.45% for the Lower High Street and 15.44% in the Upper High Street are the highest since monitoring began. This is undoubtedly due to the impact of the recession on local businesses during the monitoring period.

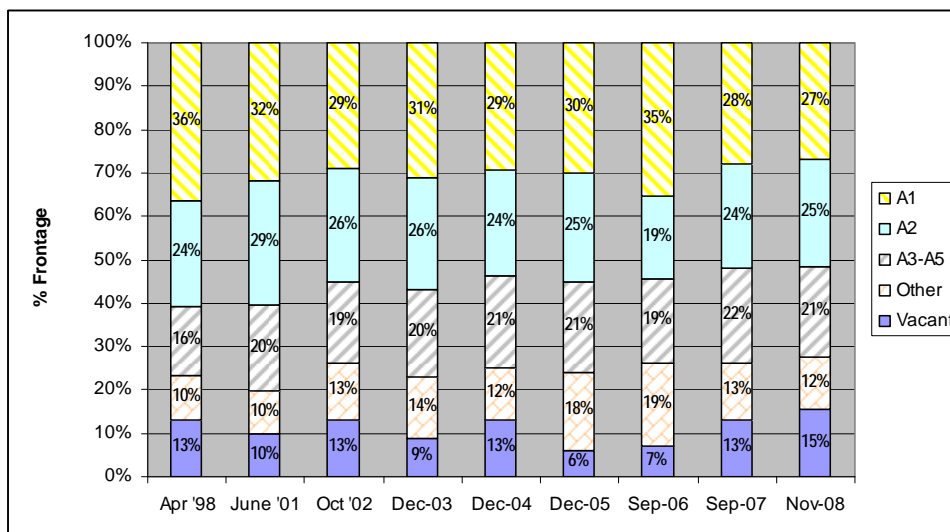


Percentage of retail frontages in central Tonbridge

3.45. Performance Indicator 1.5 aims to monitor the primary retail function of the town centre shopping areas. For 2008, 71.60% of the frontages in the Lower High Street area were in retail (A1) use. This is the lowest figure since monitoring began in 1997.



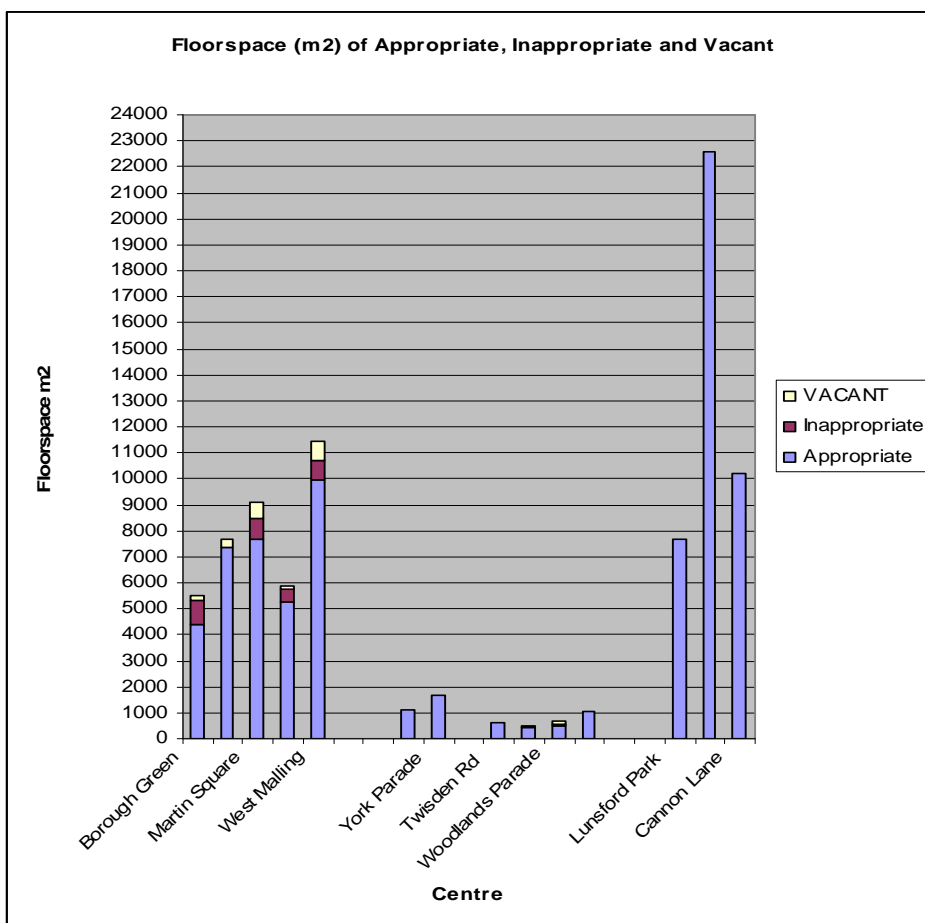
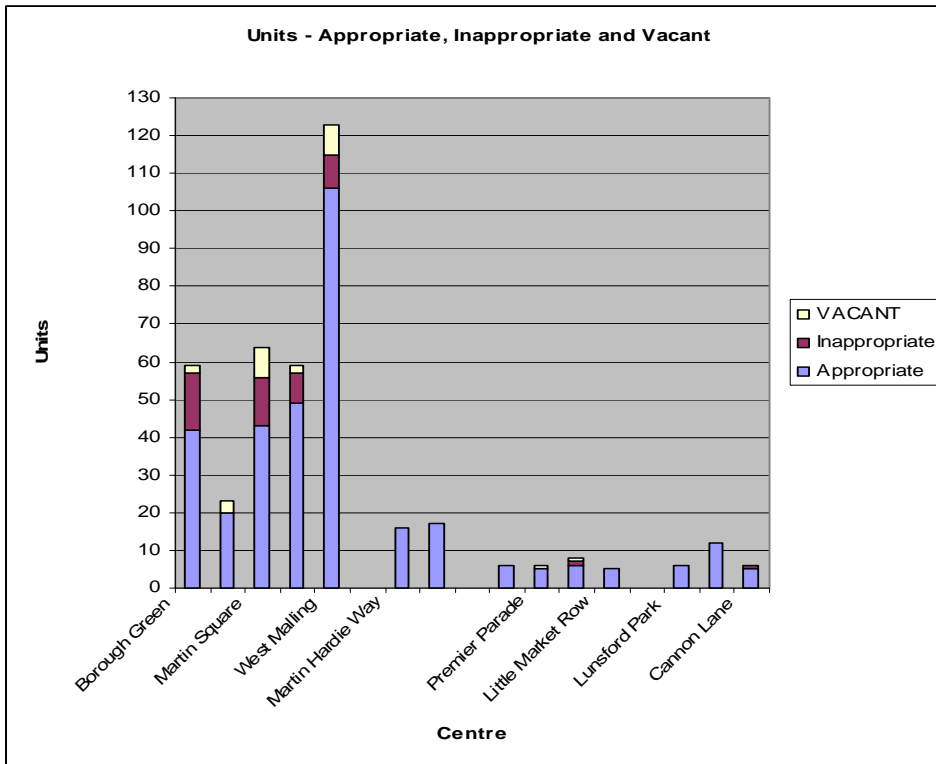
3.46. The chart below shows the use class split in the Upper High Street area. Whilst vacancy rates are at 15%, the highest since monitoring began, the relative proportions of occupied uses are fairly constant, with little change year on year, which shows that the town’s health and vitality is relatively steady, even though a number of small businesses have suffered at the fate of the economic down-turn over this monitoring period.



Amount of inappropriate ground-floor uses in District and Local Retail Centres (as defined in Policy R1 of the DLA DPD)

3.47. Appropriate uses within District and Local Centres are set out in Annex A of PPS 6 – Planning for Town Centres (21st March 2005). 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 percentage of units and percentage 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. The following charts also identify the percentage of

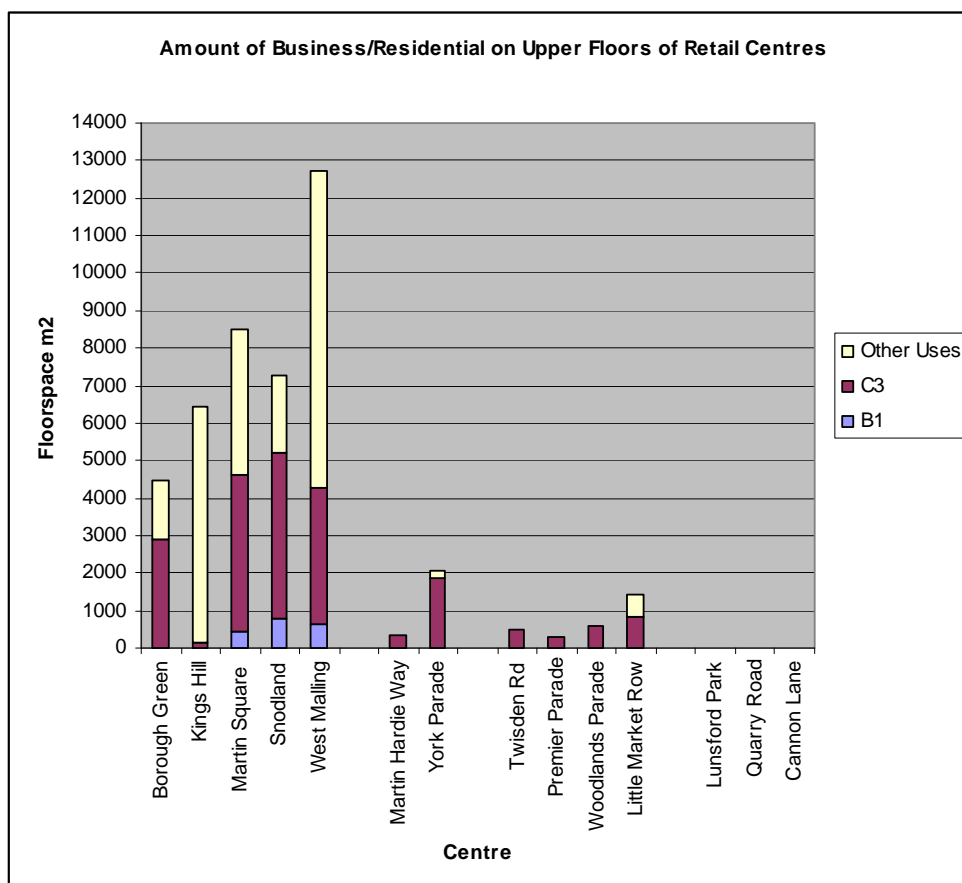
units and floorspace which are vacant since this is also a good indicator of the health of a centre.



- 3.48. From the above graphs, and the detailed tables in Annex B, it can be seen that of the 85,672m² of floorspace in the retail centres combined, 80,371m² is in appropriate use, 3,074m² is inappropriate use and 2,227m² is vacant. This shows that 94% of the total district supply is appropriate use, leaving only 3.5% in inappropriate use and 2.5% vacant.
- 3.49. When looking at the centres individually, it can be seen that it is the District Centres where most of the inappropriate and vacant units are sited. Vacancy rates have been increasing and will probably increase further if the economic situation does not improve. Ground floor residential units are the main type of inappropriate uses in the District Centres.
- 3.50. 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 (as defined in Policy R1 of the DPD)

- 3.51. 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 and Kings Hill have a higher floorspace of 'other uses' above ground floor including retail and vacant, compared to residential and business uses. Both Borough Green and West Malling are larger centres and this reflects in the higher percentage 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

Percentage of completed non-residential development complying with adopted car-parking standards and Percentage of new residential development within 30 minutes public transport time of a health care, education and major employment and retail centres

- 3.52. Neither of these indicators are currently monitored. They were both removed as Core Output Indicators in the Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008. They will not therefore be monitored in future.

Percentage of development in urban areas within 400 metres of half hourly bus service, Percentage of development in rural areas within 800 metres of an hourly bus service and number of planning applications with approved Travel Plans

- 3.53. At present there are no systems in place to monitor these Indicators.

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

- 3.54. 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 2 regional routes and has 46 recommendations for the provision of links, paths and other cycling facilities within the Borough.

Percentage of planning permissions exceeding parking standards

- 3.55. At present there are no systems in place to monitor this Indicator..

RECREATION & COMMUNITY FACILITIES

- 3.56. 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

- 3.57. In this monitoring period the target of three public open spaces to have a management plan was met. 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

- 3.58. Over the last two monitoring periods, the target rate of 85% has been met, showing that users are satisfied with the Open Spaces provided.

Percentage of residents who visit one or more public open spaces during the last 12 months

- 3.59. This indicator shows that the target of 78% was exceeded in the 2006/07 period. For 2007/08 and 2008/09 monitoring periods no surveys were undertaken, but one is due in 2009/10 and will be reported on in the next Annual Monitoring Report.

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

3.60. This Indicator is a local Significant Effect Indicator from the SA/SEA. Although the target was not met in 2006/07, the steady increase in ticket sales shows that this event is becoming ever more popular.

Number of visitors to key tourist attractions in the Borough

3.61. There are eight key tourist attractions in the Borough. Our key tourist attractions are:

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

3.62. 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; Downderry Nursery, Ightham Mote and The Hop Farm. For these three attractions the year on year comparison is that they are 3% up for 2008/09.

Expenditure per visitor

3.63. This Indicator is not yet monitored

ENVIRONMENT

3.64. 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 grounds or water quality

3.65. During the AMR period the Environment Agency objected to seven planning applications on flood risk grounds. As at 31st March 2009 1 application was withdrawn, two were approved and four were pending consideration. The EA eventually withdrew their objections in respect of the two applications that were approved. There were no applications objected to by the Environment Agency on water quality grounds during the AMR period.

Number of properties at risk from flooding

3.66. The Environment Agency figures show a year on year increase from 2006. This is partly due to changes in the extent of areas liable to flood and partly due to permissions being granted in the light of other overriding material considerations. Several locations are in flood risk areas, for example Tonbridge Town Centre, Hildenborough, East Peckham, Aylesford, Snodland and Wouldham.

Change in priority BAP habitats

- 3.67. This Indicator is not monitored annually. Survey work is being undertaken in the 2009/10 monitoring period

Change in area of areas designated for their intrinsic environmental value

- 3.68. The Indicator shows an increased area in 2008/09 principally due to the designation of additional land as a Local Wildlife Site, primarily woodlands around Kings Hill.

Level of population of wild birds

- 3.69. 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 2007, was published in 2008 and contains results from annual, periodic and one-off surveys and studies from as recently as 2007.

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

Percentage of SSSI's in favourable condition

- 3.70. This is the first year of monitoring the SSSI's in favourable condition so this is now baseline data.

Extent of Ancient Woodland

- 3.71. This is the first year of monitoring the Extent of Ancient Woodland so this is now baseline data. However, the Council has commissioned a comprehensive study of Ancient Woodland in the Borough which is due to be published in the spring of 2010. The results of this study will set a new benchmark.

Installed capacity for energy production from renewable sources

- 3.72. 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 Photovoltaics, Solar Water Heating, Wind Power, Biomass and Ground Source Heat Pumps. So far in this monitoring period there has been one recorded completion of a grant-supported scheme for a Solar Hot Water Scheme. 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.

Area under Countryside Stewardship schemes

- 3.73. This is the first year of monitoring the Area under Countryside Stewardship Schemes so this is now baseline data.

Net percentage of land in Green Belt that has been developed

- 3.74. Nearly three-quarters of the Borough lies within the Green Belt. The boundaries of the Green Belt have been set in previous local plans and also adopted Development Plan Documents including the Core Strategy and the Development Land Allocations DPD. The detailed boundaries are shown on the Proposals Map. The South East Plan has not identified any case for a strategic change to Green Belt boundaries in Kent.
- 3.75. It is a matter for the LDF to assess whether there are any exceptional local circumstances that justify changes to Green Belt boundaries in the Borough. In preparing the Core Strategy the Council identified only one significant location, Isles Quarry West, where it considered exceptional circumstances existed that justified the removal of land from the Green Belt. In addition, there were some minor refinements to the village confines of Birling, Ryarsh, Wrotham, Plaxtol and Platt and the urban area of Tonbridge at the Weald of Kent School.
- 3.76. 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 identified in the Development Land Allocations DPD under Policy M1.
- 3.77. No new housing or commercial development was completed in the Green Belt during 2008/09 .

Percentage of developments incorporating use of SUDS

- 3.78. 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

- 3.79. 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 59 Conservation Areas in the Borough.

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

- 3.80. During the monitoring period the Council undertook a review of the Conservation Area Appraisal for Tonbridge which included boundary changes. These were finally approved on 14th July 2009.

Grade I and II* listed buildings at risk of decay

- 3.81. English Heritage holds a register of those buildings at risk. There is one listed building at risk in the Borough which is Hadlow Tower. There is a confirmed Compulsory Purchase Order for the Tower. The Council intends to compulsorily acquire the Tower and transfer it to the Vivat Trust as soon as that organisation confirms that it has sufficient funds to restore the building. It is hoped that restoration will start in 2010.

- 3.82. 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 apparently threatened by agricultural practices. 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

- 3.83. The monitoring period of 2008/09 showed 132 out of 139 indicators were kept on schedule and monitored, hence the drop from 100% to 95%. Seven out of 139 samples were not taken for a variety of reasons, but principally the temporary closure and refurbishment of swimming pools. Other reasons included the maintenance of radiation monitoring equipment and being unable to contact the owners of a private water supply

Number of Air Quality Management Areas (AQMAs)

- 3.84. 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 Area's 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 Watlingbury,
- London Road/Station Road junction at Ditton,
- London Road in Aylesford and
- London Road, Larkfield/Ditton.

- 3.85. 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

- 3.86. There is no result for NI195 for 2008/09 as this is the base year on which to calculate a percentage reduction in 2009/10. The Council's Climate Change Strategy sets out actions and a 10% target for reducing CO², NO_x and PM10 emissions over the next three years, including 2009/10.
- 3.87. The result for the new Indicator NP186 is provided by the Department for Environment, Food and Rural Affairs (Defra). The Council's target is to reduce the 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 as this indicator is new. The Council's targets for NP186 have been set in line with Kent Agreement 2.

Days when air pollution is moderate or high

- 3.88. 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. However, there was only one day in the monitoring period where the air pollution was moderate or high.

Rivers of Good or Fair chemical and biological water quality

- 3.89. This indicator has not been monitored in previous years. The Environment Agency's web page shows that there are no rivers of good or fair chemical and biological water quality in Tonbridge and Malling.

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

- 3.90. During the monitoring period the original two Indicators have been replaced by indicator NP192 - percentage of household waste sent for reuse, recycling and composting. The figure was 46.24%. This figure has doubled since 2007/08 partly due to the indicator itself now incorporating other factors. This will be a new baseline.

Percentage change from the previous financial year in the number of kilograms of household waste collected per head of population

- 3.91. During the monitoring period this Indicator was replaced by indicator NP191 'Kilograms of residual household waste per household'. For 2008/09 the figure was 563kg. This is now a new baseline.

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 and Tonbridge Central Area Action Plan. It also monitors the implementation of any site-specific Saved Policies not covered elsewhere in the AMR.

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 South East Plan. These sites remain safeguarded.

- 4.4 CP15 shows that all four major sites at Kings Hill (estimate of 1,446 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 permissions, and are at various stages of development. A total of 2,766 units are complete out of the total of 4,107 units (plus 62 units prior to plan period), the majority of those being at Kings Hill. During the monitoring period housing development had yet to commence at Leybourne Grange and Peters Pit though some advanced ground works had been 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 is therefore carried forward as new 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, six of which were completed during this AMR period. Policy H2 (Isles Quarry West) will yield 200 units, none were completed in the AMR period. The site has been marketed and pre-submission discussions and public consultation on a draft scheme has taken place. Policy H3 has a 180 unit planned capacity. There has been no progress in this AMR period, though it is understood that

the Health Authority is undertaking some preliminary master planning work. 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. Nine were completed during this AMR period and no permissions granted.

- 4.9 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. Three permissions were granted on Policy E3 sites during this monitoring period: a gain of 385m² B1c (with a loss of 385m² of B8 due to a change of use), 1,500m² of A1 on an outline application, and a gain of 6,915m² of B1a.
- 4.10 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. One permission was granted on a Policy M1 site for an additional 80m² of B1-B8 use at London Road Invicta Business Park, Wrotham.
- 4.11 Policy S2 safeguards land for parking at West Malling Station. Planning permission was granted on 7 September 2005 for a change of use of land to a car park which has not yet commenced.

TONBRIDGE CENTRAL AREA ACTION PLAN

- 4.12 The TCAAP section of Annex C monitors Policies TCA10, TCA11, TCA12, TCA13, TCA14 and TCA16.
- 4.13 Policy TCA10 has seen a scheme designed and approved for the Town Lock area of Tonbridge. This is now awaiting funding. No progress has been made on the other Public Realm Priorities.
- 4.14 The most notable issue under Policy TCA11 was the appeal dismissed for the Sovereign House site. There are nine outstanding planning permissions under policy TCA11, of which 2 were completed in this AMR period. This resulted in a gain of 50m² of B1a and 100m² of B1c and a loss of 50m² D1 and 100m² of B1a.
- 4.15 Policy TCA12.3 saw the first phase of the Lansdowne Road Link completed during the 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.
- 4.16 Policy TCA14 'Tonbridge Station Interchange Enhancement' had no progress during the monitoring period.
- 4.17 Policy TCA16 saw no progress during the monitoring period for new parking provision.
- 4.18 The 'Outstanding Planning Permission' section of Annex C monitors the progress of a total 564 housing units under 12 separate planning applications in the Tonbridge Central Area. Of the 564 units, 186 units were completed during the AMR period. As

at 31st March 2009 a total of 313 units had been completed, 93 had not started and 158 were under construction.

SITE-SPECIFIC SAVED LOCAL PLAN POLICIES (NOT COVERED ELSEWHERE)

- 4.19 The Saved Local Plan Policies section of Annex C monitors Policies P8/3 and P8/6.
- 4.20 Policy P8/3 identifies 'sites suitable for Open Playing Space'. These sites represent opportunities to enhance existing provision and in some cases they are the only practical opportunities promoted by Parish Councils to address locational deficiencies. Policy P8/6 identifies 'sites suitable for Informal Open Space'. Informal recreation involves use of open areas for relaxation and general enjoyment of the countryside. These policies will be superseded by policies in the MDE DPD.
- 4.21 During the monitoring period, both policies saw work progressing slowly. Many of the sites have had works started, under construction or completed prior to the monitoring period which shows, that although progress is slow, it is continuing to enhance and improve the provision of open space within the Borough.

SECTION 5 - CONCLUSIONS

HOUSING

- 5.1 Housing completions significantly exceeded the South East Plan (SEP) requirements for the period up to 31st March 2009. The total number of dwellings completed in the Borough on all sites in the year ending 31st March 2009 was 889 units, bringing the total number of dwelling completions since the beginning of the LDF period to 2,578. The SEP requirement up to 2021 is 6,750, so the outstanding requirement is 4,172; an annual residual requirement of 348 units. Furthermore, the housing trajectory demonstrates that by the end of the DLA DPD period (2021) the amount of land available for housing will exceed the Plan requirements by some 23.5%.
- 5.2 The Government's target that 60% of all new housing development should take place on previously developed land is comfortably being met. Clearly, the housing land supply position in the Borough is very healthy and will be ready to respond to the market upturn when it occurs.
- 5.3 The overall amount of affordable housing completions for 2008/09, is approximately 4.5% 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 B8 warehousing.

TONBRIDGE TOWN CENTRE

- 5.5 There is some concern over the health of Tonbridge town centre with vacancy rates in the Upper High Street Area rising to 15.44% and 6.45% for the Lower High Street. Furthermore, the level of pedestrian activity in the High Street is at its lowest level overall since monitoring began in 2000. The percentage of frontages in the lower High Street area that were in retail use in 2008 decreased to 71.60%, which is also the lowest recorded figure since monitoring began. It is also clear that the character of the town centre character is changing with an increase in the number of A2 and A3-A5 uses which reduces the retail presence in the High Street but enhances the evening vitality of the area.

COMMUNICATIONS INFRASTRUCTURE

- 5.6 Progress on the implementation of transport schemes within the Borough is steady. However, 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.

COMMUNITY INFRASTRUCTURE

- 5.7 The vast majority of the recreation proposals identified in the Saved Policies of the Local Plan have already been completed or are in the process of being implemented. In accordance with PPG17, an Open Space Strategy was prepared and finalised in January 2009, the findings of which have been taken into account in preparing the

Open Space section of the MDE DPD which will be monitored next year following the adoption of the MDE DPD.

OTHER AREAS TO MONITOR

- 5.8 Methods are in place to measure as many of the Core Output Indicators as feasibly possible. Some of these were monitored pre-Local Development Framework and others are being monitored or systems put in place during 2009/10 and will be reported in the 2010 AMR.

LOCAL DEVELOPMENT FRAMEWORK

- 5.9 Progress on the second tranche DPD 'Managing Development and the Environment' is being made in accordance with the approved Local Development Scheme. The DPD was submitted to the Secretary of State at the end of July 2009 and a public hearing into the soundness of the plan took place at the end of November and at the beginning of December. Adoption is expected in April 2010.

ANNEX A

ESTIMATED PHASING OVER PLAN PERIOD

HOUSING TRAJECTORY, MONITOR AND MANAGE

HOUSING COMPLETIONS SITE BY SITE

FIGURE A1 ESTIMATED PHASING OVER PLAN PERIOD

Housing Land Supply 2006-2021 - Development Land Allocations													2008-2009 Figures	
Year	Sites with Permission (1)	Small Sites Estimate	Large Sites Windfalls	Allocations (3)	Kings Hill (4)	Holborough Quarry	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 2010-2015 (2)
2006/07	437				281	85			47		850			
2007/08	349				300	137			53		839			
2008/09	280				224	182			203		889	3736		
2009/10	229			5	125	90			107		556			
2010/11	198			24	169	90	50		67	4	602			
2011/12	288			158	152	90	50	83	44	27	892			3749
2012/13	154			199	125	90	100	133	65	6	872			
2013/14	90			100	125	90	100	200	14	57	776	3518	8336	
2014/15	27			80	25	84	120	200		71	607			
2015/16	0						100	200		71	371			
2016/17	0						100	184		71	355			
2017/18	0						103			71	174			
2018/19	0									71	71	1082		
2019/20		70	100							71	241			
2020/21		70	100							71	241			
Totals	2052	140	200	566	1526	938	723	1000	600	591	8336			
											RSS Requirement	6750	2250	
											Difference	1586	1499	
Note (1)	Excluding Strategic Sites & Tonbridge Town Centre													
Note (2)	Excluding windfalls up to 2019 (ie the shaded area)													
Note (3)	Includes 65 dwellings on allocated land at Kings Hill													
Note (4)	Excludes 65 dwellings on allocated land without permission													

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												
				556	602	892	872	776	607	371	355	174	71	241	241
Cumulative Completions	850	1689	2578	3134	3736	4628	5500	6276	6883	7254	7609	7783	7854	8095	8336
PLAN - Strategic Allocation (annualised)	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	2684	3286	4178	5050	5826	6433	6804	7159	7333	7404	7645	7886
MANAGE - Annual requirement taking account of past/projected completions	450	421	389	348	329	301	236	156	68	-22	-101	-215	-344	-552	-1345

FIGURE A3 HOUSING TRAJECTORY - MANAGE

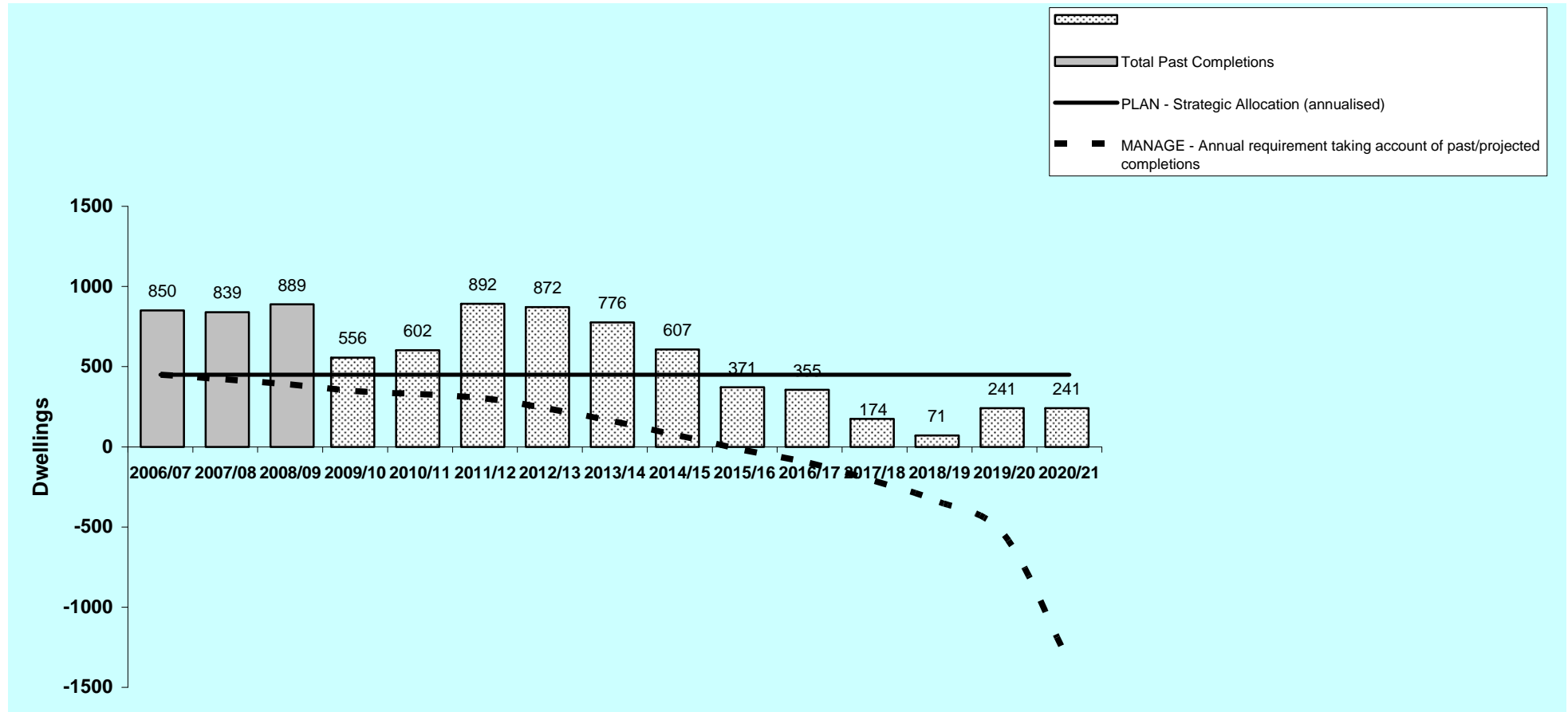


FIGURE A4 HOUSING TRAJECTORY – MONITOR

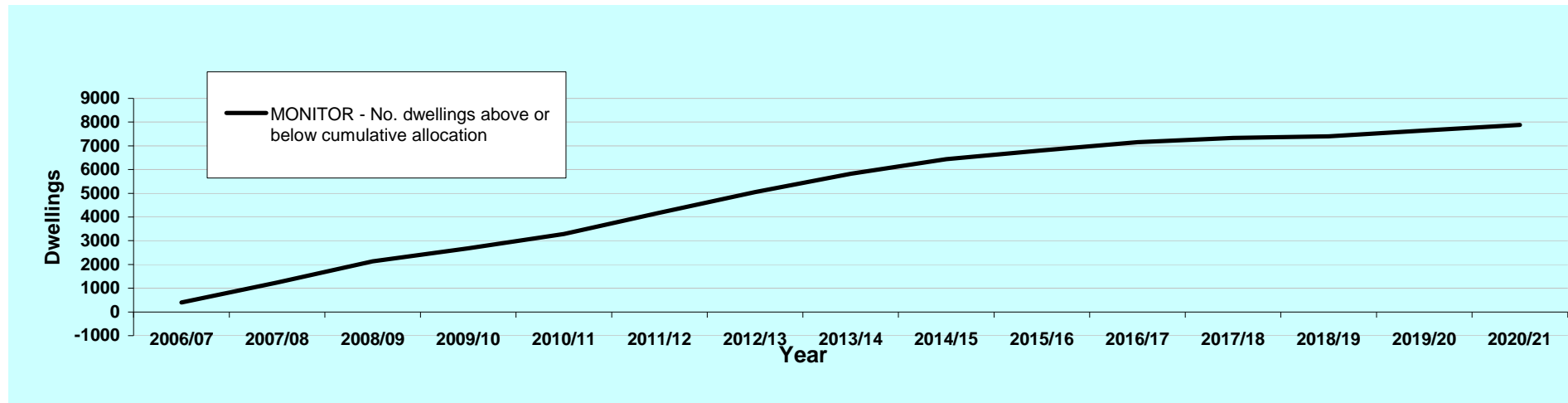


FIGURE A5 SITE BY SITE PERMISSIONS AND PHASING AS AT 31ST MARCH 2009

Planning Application Number	Site Address	Not Started (Gains)	Under Construction (Gains)	Complete (Gains)	Phased 2009-10	Phased 2010-11	Phased 2011-12	Phased 2012-13	Phased 2013-14	Phased 2014-15	Phased 2015-16	Phased 2016-17	Phased 2017-18	Phased 2018-19	Phased 2019-20	Phased 2020-21	Phased_2009-14 (5 yrs)	TOTAL PHASED
TM063315	Former Peter's Pit & Peter's Works Site Hall Road	1000	0	0	0	0	83	133	200	200	200	184					416	1000
TM940828	Leybourne Grange Hospital, Birling Road	627	0	0	0	0	25	79	100	120	100	100	103				204	627
TM023429	Kings Hill, .(Outline Application remainder)	509	0	0	0	109	125	125	125	25							484	509
TM012746	Former Holborough Quarry, Holborough Road	409	0	0	0	55	90	90	90	84							325	409
TM033415	Former Frantschach Site, New Hythe Lane	0	26	344	26	0	0	0	0								26	26
TM053197	Old Cannon Wharf Vale Road	0	158	68	100	58	0	0	0								158	158
TM062283	Area 27B (off) Tower View	0	8	118	8	0	0	0	0								8	8
TM051013	New Road Business Estate,	30	40	26	35	25	10	0	0								70	70
TM074486	Tonbridge Grammar School for Girls, Deakin Leas	95	0	0	0	50	45	0	0								95	95
TM082263	Former Distribution Centre Station Road	95	0	0	0	0	0	50	45								95	95
TM033377	Former Ryarsh Brickworks Roughetts Road	91	0	0	45	46	0	0	0								91	91
TM083238	West Kent College Brook Street	85	0	0	0	0	40	45	0								85	85
TM083618	Holborough Quarry Phase 4	76	0	0	76	0	0	0	0								76	76
TM080963	Leybourne Grange Hospital Birling Road	75	0	0	0	50	25	0	0								75	75
TM020944	Area F1, Discovery Drive	70	0	0	35	35	0	0	0								70	70
TM043158	Ashby Yard Medway Wharf Road	68	0	0	0	0	38	30	0								68	68
TM061813	Area 54 Kings Hill Avenue	11	8	38	19	0	0	0	0								19	19
TM012013	60 Mill Hall	52	0	0	0	0	0	0	25	27							25	52
TM082569	Area 58 Beacon Avenue	52	0	0	0	25	27	0	0								52	52
TM081083	Sports ground Snodland-By-Pass	24	20	0	30	14	0	0	0								44	44
TM062785	Hugh Christie School Norwich Avenue land part of	43	0	0	0	0	0	23	20								43	43
TM072546	Phase 4 Holborough Road Former Holborough Quarry	32	0	0	0	32	0	0	0								32	32
TM070435	Area 2J Kings Hill Avenue East Of	0	23	0	23	0	0	0	0								23	23
TM032112	Leybourne Grange Hospital, Stables & Gardeners Cott	21	0	0	0	0	0	21	0								21	21
TM062433	Invicta Works Mill Street	20	0	0	0	0	0	20	0								20	20
TM050346	Area 27B, Off Tower View	18	0	0	18	0	0	0	0								18	18
TM033629	The Pavillion Shopping Centre, High Street, 3-19	14	0	0	0	0	0	0	14								14	14
TM072863	Hogshead On The Wharf Lyons Crescent	14	0	0	0	0	0	14	0								14	14
TM052620	Areas 36A, 37A and 37B, Fortune Way	13	0	0	13	0	0	0	0								13	13
TM060140	Oakhurst Manor Bank Lane	0	12	0	12	0	0	0	0								12	12
TM074036	Land West Of Railway Line Off Clare Avenue	0	11	0	11	0	0	0	0								11	11

Planning Application Number	Site Address	Not Started (Gains)	Under Construction (Gains)	Complete (Gains)	Phased 2009-10	Phased 2010-11	Phased 2011-12	Phased 2012-13	Phased 2013-14	Phased 2014-15	Phased 2015-16	Phased 2016-17	Phased 2017-18	Phased 2018-19	Phased 2019-20	Phased 2020-21	Phased_2009-14 (5 yrs)	TOTAL PHASED
TM081756	Former Holborough Quarry Phase 4	11	0	0	11	0	0	0	0								11	11
TM081875	Deacon House The Slade	11	0	0	0	0	0	11	0								11	11
TM083667	751 - 757 London Road	11	0	0	0	0	11	0	0								11	11
TM031808	65 Church Street, The Toastmasters	9	0	0	0	0	9	0	0								9	9
TM070950	180 High Street	9	0	0	0	9	0	0	0								9	9
TM072954	Land adjacent to The Red Lion PH 45 Sevenoaks Road	8	0	0	0	8	0	0	0								8	8
TM080950	Heath Farm Wateringbury Road Land At	8	0	0	8	0	0	0	0								8	8
TM073032	Court Lodge Old London Road	8	0	0	0	8	0	0	0								8	8
TM080074	269 Malling Road Dene Hall	8	0	0	0	0	8	0	0								8	8
TM040544	3, Station Road	6	0	0	0	0	0	6	0								6	6
TM050327	5 Baltic Road	6	0	0	0	0	6	0	0								6	6
TM073256	470 Maidstone Road	6	0	0	0	0	6	0	0								6	6
TM040363	Land adjoining The Orchard, Hale Street	5	0	0	0	5	0	0	0								5	5
TM050225	249, London Road	5	0	0	0	5	0	0	0								5	5
TM061574	Court Lodge Old London Road	7	0	0	0	0	7	0	0								7	7
TM070156	4 Farm Lane Land To Rear And	6	0	0	0	0	6	0	0								6	6
TM073718	2 Woodside Road	6	0	0	0	6	0	0	0								6	6
TM081086	2 Woodside Road	6	0	0	0	0	6	0	0								6	6
TM082252	The Red Lion High Street 96	5	0	0	0	0	5	0	0								5	5
TM022428	Land rear of 43a - 51, Goldsmid Road	4	0	0	0	4	0	0	0								4	4
TM041739	1, Bank Street	4	0	0	0	0	0	4	0								4	4
TM043930	24, 26 & 28A, Western Road	6	0	0	0	6	0	0	0								6	6
TM050428	19 Vauxhall Gdns & 134 Pembury Rd	0	4	0	4	0	0	0	0								4	4
TM052978	Land South of & 48, Holborough Road	0	4	0	4	0	0	0	0								4	4
TM053203	1 - 7, land north of Partridge Ave & fronting Lunsford La	4	0	0	0	0	0	4	0								4	4
TM062768	1 - 7 Partridge Ave land North of & fronting Lunsford La	0	3	1	3	0	0	0	0								3	3
TM072159	36A Hollow Lane	4	0	0	0	4	0	0	0								4	4
TM072375	The Oast House Hill View Road	0	4	0	4	0	0	0	0								4	4
TM080088	45 Bradbourne Lane land at	4	0	0	0	4	0	0	0								4	4
TM082457	Church Of St Thomas Of Canterbury Holborough Road	4	0	0	0	0	4	0	0								4	4

Planning Application Number	Site Address	Not Started (Gains)	Under Construction (Gains)	Complete (Gains)	Phased 2009-10	Phased 2010-11	Phased 2011-12	Phased 2012-13	Phased 2013-14	Phased 2014-15	Phased 2015-16	Phased 2016-17	Phased 2017-18	Phased 2018-19	Phased 2019-20	Phased 2020-21	Phased_2009-14 (5 yrs)	TOTAL PHASED
TM083002	20 And 22 Wrotham Road Land At And Including	0	6	0	6	0	0	0	0								6	6
TM023070	11, Brook Lane	0	3	0	3	0	0	0	0								3	3
TM033600	162 High Street	0	3	0	3	0	0	0	0								3	3
TM042445	34 Maidstone Road	3	0	0	0	0	0	3	0								3	3
TM054215	6 Alexandra Road Alexandra Chambers	3	0	0	0	0	0	3	0								3	3
TM080237	16 - 18 New Road	4	0	0	0	4	0	0	0								4	4
TM081281	San Andrea, 66 Pembury Road	4	0	0	0	0	4	0	0								4	4
TM081483	2 Holborough Road	3	0	0	0	0	3	0	0								3	3
TM082799	Former Holborough Quarry phase 4	3	0	0	0	3	0	0	0								3	3
TM042941	4, Bank Street	2	0	0	0	0	0	2	0								2	2
TM044227	Rear Of 4 And 6, High Street	0	2	0	2	0	0	0	0								2	2
TM051382	Chatfields Removals, Waterloo Road	2	0	0	2	0	0	0	0								2	2
TM052024	89 Welland Road, land adjacent to	2	0	0	2	0	0	0	0								2	2
TM052443	23 And 24, Garner Drive, Land Adjoining	2	0	0	2	0	0	0	0								2	2
TM053207	95 Birling Road	2	0	0	0	0	2	0	0								2	2
TM053648	St Saviours Church Dry Hill Park Crescent Land South	2	0	0	0	0	2	0	0								2	2
TM061867	179 Vale Road Land adjacent	2	0	0	0	0	2	0	0								2	2
TM063933	Court Farm High Street 100	0	2	0	2	0	0	0	0								2	2
TM070040	21 Garden Road Land Adjacent	2	0	0	0	0	2	0	0								2	2
TM070078	23 Brook Street	0	2	0	2	0	0	0	0								2	2
TM070528	Henley House Maidstone Road	0	3	0	3	0	0	0	0								3	3
TM070611	The Watchdog Waterloo Road	0	2	0	2	0	0	0	0								2	2
TM070727	23 Ditton Place	2	0	0	0	2	0	0	0								2	2
TM073180	Leavers Farm Stanford Lane	2	0	0	0	0	2	0	0								2	2
TM073800	136 Hadlow Road	2	0	0	0	2	0	0	0								2	2
TM074057	55 St Katherines Lane land at	2	0	0	0	0	2	0	0								2	2
TM080472	Land South of 48 Holborough Road	2	0	0	0	0	2	0	0								2	2
TM080497	36 - 38 High Street	4	0	0	0	0	4	0	0								4	4
TM080893	Invicta Works Mill Street	2	0	0	0	0	2	0	0								2	2
TM081345	Sumaria Barden Road	3	0	0	0	0	3	0	0								3	3
TM081819	Wateringbury Place Stables Canon Lane 50	2	0	0	0	0	2	0	0								2	2
TM081912	Former Holborough Quarry phase 4	2	0	0	2	0	0	0	0								2	2
TM082816	5 Mill Lane Rear Of	2	0	0	0	0	2	0	0								2	2

Planning Application Number	Site Address	Not Started (Gains)	Under Construction (Gains)	Complete (Gains)	Phased 2009-10	Phased 2010-11	Phased 2011-12	Phased 2012-13	Phased 2013-14	Phased 2014-15	Phased 2015-16	Phased 2016-17	Phased 2017-18	Phased 2018-19	Phased 2019-20	Phased 2020-21	Phased_2009-14 (5 yrs)	TOTAL PHASED
TM083631	Rear of 56 London Road	2	0	0	0	0	2	0	0								2	2
TM030035	Brassey Community Centre, Station Road	1	0	0	0	0	1	0	0								1	1
TM030913	2, East Street	1	0	0	0	0	1	0	0								1	1
TM032679	15 Birling House, Ryarsh Road	1	0	0	0	1	0	0	0								1	1
TM033336	41, Swan Street	0	1	0	1	0	0	0	0								1	1
TM040235	12A, East Street	1	0	0	0	0	0	1	0								1	1
TM042129	82, Common Road	1	0	0	0	1	0	0	0								1	1
TM042700	152, Tonbridge Road	1	0	0	0	0	0	1	0								1	1
TM043222	52, land adjoining, Silverhurst Drive	1	0	0	0	0	0	1	0								1	1
TM043227	The Headmasters House, High Street	1	0	0	0	0	0	1	0								1	1
TM043569	The Copse Common Road	1	0	0	1	0	0	0	0								1	1
TM044249	Land rear of Offham Methodist Church Teston Road	1	0	0	0	0	1	0	0								1	1
TM050097	Land Rear Of 15, Higham Lane	0	1	0	1	0	0	0	0								1	1
TM050144	Amber Prospect, Hatham Green Lane	0	1	0	1	0	0	0	0								1	1
TM050241	Pinecroft 1 Hardwick Road	1	0	0	1	0	0	0	0								1	1
TM050848	Land R/O 145 to 149 High Street	1	0	0	1	0	0	0	0								1	1
TM051526	91, Mill Hall, land adj	2	0	0	2	0	0	0	0								2	2
TM052198	RSPCA Centre Castle Way 199	1	0	0	0	0	1	0	0								1	1
TM052466	87 London Road	1	0	0	0	0	1	0	0								1	1
TM052698	5 Pound Road Land Adjoining	1	0	0	0	0	1	0	0								1	1
TM052791	45, Goldsmid Road	1	0	0	1	0	0	0	0								1	1
TM052833	The Yard, Grange Hill	1	0	0	1	0	0	0	0								1	1
TM053026	1, Tudeley Lane	1	0	0	1	0	0	0	0								1	1
TM060340	89 Rectory Lane North	2	0	0	0	0	2	0	0								2	2
TM060845	Cowleze Farm, 260 Rochester Road	1	0	0	0	0	1	0	0								1	1
TM061047	15A York Parade land adj.	1	0	0	0	0	1	0	0								1	1
TM061077	Tiffen Way Tiffen Way	1	0	0	1	0	0	0	0								1	1
TM061136	298 Robin Hood Lane	2	0	0	0	0	2	0	0								2	2
TM061213	44 Yardley Park Road	1	0	0	0	0	1	0	0								1	1
TM061709	Bassett's Cottage	1	0	0	0	1	0	0	0								1	1
TM062562	31 - 38 Brickfields land rear of	1	0	0	0	0	1	0	0								1	1
TM062674	26 Fellowes Way	1	0	0	0	0	1	0	0								1	1
TM062922	Hedgehogs St Vincents Lane	1	0	0	0	0	1	0	0								1	1

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TM063093	11 Lavender Walk	1	0	0	0	0	1	0	0								1	1
TM063291	18 Hollow Lane	2	0	0	0	0	2	0	0								2	2
TM063301	Pinewood Farm Church Road	1	0	0	0	0	1	0	0								1	1
TM063373	The Malt House 115 The Street	1	0	0	0	1	0	0	0								1	1
TM063562	4 Rochester Road	1	0	0	0	0	1	0	0								1	1
TM063781	23 Garner Drive Land Adjoining	1	0	0	0	0	1	0	0								1	1
TM063800	48-52 London Road Land Adjoining	1	0	0	0	0	1	0	0								1	1
TM070212	42 Castle Way	1	0	0	0	0	1	0	0								1	1
TM070223	Boundary Cottage Fen Pond Road	0	1	0	1	0	0	0	0								1	1
TM070289	Brassey Community Centre Station Road	2	0	0	0	0	2	0	0								2	2
TM070514	The White House Coldharbour Lane 2	0	0	0	0	0	0	0	0								0	0
TM070610	6 Derby Close	1	0	0	0	0	1	0	0								1	1
TM070800	Gailes, 16 Coldharbour Lane	1	0	0	0	0	1	0	0								1	1
TM070816	Camelot Teston Road	2	0	0	0	0	2	0	0								2	2
TM070819	173 Lunsford Lane land adj.	1	0	0	0	0	1	0	0								1	1
TM071183	89 Woodbury Road	1	0	0	0	0	1	0	0								1	1
TM071637	1 College Avenue Land Adjacent	1	0	0	0	0	1	0	0								1	1
TM071704	The Coach House Long Mill Lane	1	0	0	0	0	1	0	0								1	1
TM072163	Tudor Barn Long Mill Lane Land Adjacent To	1	0	0	0	0	1	0	0								1	1
TM072336	148 London Road Dutch Cottage	0	2	0	2	0	0	0	0								2	2
TM072472	Ivors High Cross Road	1	0	0	0	0	1	0	0								1	1
TM072785	Manor Cottages Longmill Lane 3	0	1	0	1	0	0	0	0								1	1
TM073418	49 Quincewood Gardens	0	1	0	1	0	0	0	0								1	1
TM073469	61 Catkin Close	1	0	0	0	0	1	0	0								1	1
TM073569	Plot 1 The Street Holmes Cottage	0	1	0	1	0	0	0	0								1	1
TM073570	36 Uridge Road Land Adjacent To	1	0	0	0	0	1	0	0								1	1
TM073860	22 Dry Hill Park Road Land Rear Of	1	0	0	0	1	0	0	0								1	1
TM073985	3 Dowgate Close Land adjacent	0	1	0	1	0	0	0	0								1	1
TM074031	Stanbredges Potash Lane	0	1	0	1	0	0	0	0								1	1
TM074114	Mallards Steers Place	1	0	0	0	0	1	0	0								1	1
TM074143	38 Hadlow Road	1	0	0	0	0	1	0	0								1	1
TM074150	The Oaks And The Willows Shipbourne Road	0	1	0	1	0	0	0	0								1	1
TM074151	20 Three Elm Lane Medway View	1	0	0	0	0	1	0	0								1	1

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TM074152	122 Wateringbury Road	1	0	0	0	0	1	0	0								1	1
TM074154	54 Heron Road	0	1	0	1	0	0	0	0								1	1
TM074297	Mayhill Farm London Road	0	1	0	1	0	0	0	0								1	1
TM074417	Willows Yardley Close	1	0	0	0	0	1	0	0								1	1
TM080441	Bridge House, 31 Police Station Road	1	0	0	0	0	1	0	0								1	1
TM080471	29 High Street	0	0	0	0	0	0	0	0								0	0
TM080621	41 Baltic Road land rear of	1	0	0	0	0	1	0	0								1	1
TM080732	Land rear of 51 Mill Street off Cottenham Close	1	0	0	0	0	1	0	0								1	1
TM080776	1 Hardwick Road Pinecroft	1	0	0	0	0	1	0	0								1	1
TM080807	53 New Hythe Lane	1	0	0	0	0	1	0	0								1	1
TM080873	Land Adjoining Upper Spring Lane Upper Spring Lane	1	0	0	0	0	1	0	0								1	1
TM080932	240 Birling Road	0	2	0	2	0	0	0	0								2	2
TM080934	Valley House Shipbourne Road	1	0	0	0	0	1	0	0								1	1
TM081047	Hookwood Farm Puttenden Road	2	0	0	0	0	2	0	0								2	2
TM081064	Beech Bungalow Stan Lane	1	0	0	0	0	1	0	0								1	1
TM081111	Land adjoining 74 Sevenoaks Road	1	0	0	0	0	1	0	0								1	1
TM081143	The Old House Philpots Lane	1	0	0	0	0	1	0	0								1	1
TM081179	Scott House, 37 High Street	2	0	0	0	0	2	0	0								2	2
TM081418	Hardwick Park Farm Coldharbour Lane	1	0	0	0	0	1	0	0								1	1
TM081597	Land rear of 249 London Road	1	0	0	0	0	1	0	0								1	1
TM081625	58 Ridgeway Crescent	1	0	0	0	0	1	0	0								1	1
TM081639	Kallangur Lodge Lower Hayesden Lane	1	0	0	0	0	1	0	0								1	1
TM081701	Roydon Hall Roydon Hall Road	1	0	0	0	0	1	0	0								1	1
TM081752	Brookside Garden Centre Seven Mile Lane	1	0	0	0	0	1	0	0								1	1
TM081754	5 Malling Road	0	1	0	1	0	0	0	0								1	1
TM081755	Phase 4 Plots 55 To 72 Former Holborough Quarry	1	0	0	1	0	0	0	0								1	1
TM081833	Former 80 Salisbury Road Former 80 Salisbury Road	1	0	0	1	0	0	0	0								1	1
TM081998	5 Gilletts Lane	1	0	0	0	0	1	0	0								1	1
TM082003	37 Plover Road	1	0	0	0	0	1	0	0								1	1
TM082076	87 London Road Woodhorne	1	0	0	0	0	1	0	0								1	1
TM082746	4 Coldharbour Lane The Barn	0	0	0	0	0	0	0	0								0	0
TM082806	Hawthorns The Downs	1	0	0	0	0	1	0	0								1	1

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TM082829	10 Canterbury Crescent	2	0	0	0	0	2	0	0								2	2
TM082913	22 Church Street	1	0	0	0	0	1	0	0								1	1
TM083066	Bell Orchard Long Mill Lane Land Adjoining	1	0	0	0	0	1	0	0								1	1
TM083158	Cuttens Shipbourne Road	1	0	0	0	0	1	0	0								1	1
TM083186	7 High Street	1	0	0	0	0	1	0	0								1	1
TM083200	Plot 1 Gorham Drive 6	1	0	0	0	0	1	0	0								1	1
TM083313	115 London Road	0	1	0	1	0	0	0	0								1	1
TM083553	Downland Sandy Lane Land Adjacent To	1	0	0	0	0	1	0	0								1	1
TM083683	Brionne The Street	1	0	0	0	0	1	0	0								1	1
TM083723	54 Mackenders Lane	1	0	0	0	0	1	0	0								1	1
TM083729	158 Hadlow Road	1	0	0	0	0	1	0	0								1	1
TM090064	24 Goldsmid Road	1	0	0	0	0	1	0	0								1	1
TM090076	Lodge Cottage 16 St Leonards Street	1	0	0	0	0	1	0	0								1	1
TM051769	80, Salisbury Road	1	0	0	0	0	1	0	0								1	1
TM054108	Shiraz, 91 Kingswood Road	1	0	0	0	0	1	0	0								1	1
TM061926	Soranks Manor Vigo Road	1	0	0	1	0	0	0	0								1	1
TM063768	1 Bow Road	1	0	0	0	0	1	0	0								1	1
TM070450	37 Barming Road Grimalkin Place	1	0	0	0	0	1	0	0								1	1
TM070681	45A Lyons Crescent	1	0	0	0	0	1	0	0								1	1
TM071483	21 Russell Road	1	0	0	0	0	1	0	0								1	1
TM071552	September Cottage Pinkham Lane	0	1	0	1	0	0	0	0								1	1
TM072162	Chalk Lodge Gravesend Road	0	1	0	1	0	0	0	0								1	1
TM073713	49 Saltings Road	1	0	0	0	0	1	0	0								1	1
TM073919	35 & 37 Church Street	0	2	0	2	0	0	0	0								2	2
TM074356	Valleywood Windmill Hill	0	1	0	1	0	0	0	0								1	1
TM080313	8 Allington Gardens	1	0	0	0	0	1	0	0								1	1
TM080799	Travis Perkins Plc Forstal Road	2	0	0	0	0	2	0	0								2	2
TM080933	The Village Shop The Street	1	0	0	0	0	1	0	0								1	1
TM081749	The Shack Pilgrims Way	1	0	0	0	0	1	0	0								1	1
TM082447	Former 80 Salisbury Road	1	0	0	0	0	1	0	0								1	1
TM082455	Glengarth Roughway	1	0	0	0	0	1	0	0								1	1
TM082550	Running Waters Coldharbour Lane	1	0	0	0	0	1	0	0								1	1
TM082770	Wrotham Water Farm Wrotham Water Road	1	0	0	0	0	1	0	0								1	1

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TM082901	Brookside Farm Yopps Green	1	0	0	0	0	1	0	0								1	1
TM082936	Spring Cottage Bewley Lane	1	0	0	0	0	1	0	0								1	1
TM083659	One Oak London Road	1	0	0	0	0	1	0	0								1	1
TM083747	Three Post Boys P H High Street	1	0	0	0	0	1	0	0								1	1
TM061913	The Tower Hadlow Castle High Street	0	0	0	0	0	0	0	0								0	0
TM063628	Station Building Station Approach	0	0	0	0	0	0	0	0								0	0
TM071237	148 And 146 Lavenders Road 1 And 2 New Barns Oasts	1	0	0	0	0	1	0	0								1	1
TM074481	Venture Café & Bapchild Motoring World London Rd	0	0	0	0	0	0	0	0								0	0
TM081324	Land at 203 London Road & 2-16 Hermitage Lane	0	0	0	0	0	0	0	0								0	0
		3900	367		551	574	713	667	619	456	300	284	103	0	0	0	3124	4267

4267

NB - There are 70 Losses not shown

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	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
TCAAP	2.1	(specifically for Tonbridge Central Area)			2006/07 Tonbridge Central Area had 48 gross completions and 1 demolition - totalling 47 net completions 2007/08 Tonbridge Central Area had 53 net completions 2008/09 Tonbridge Central Area had 203 net completions
CS DLA SA/SEA	1.2 1.2 10.1	% of new and converted dwellings on previously developed land	Core Output 2b	TMBC - HLS	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
CS DLA	1.3 1.3	% of new dwellings completed less than 30 dwellings per hectare	Core Output 2c(i)	TMBC - HLS	2006/07 - 26.0% 2007/08 - 59.0% 2008/09 - 57.6%
CS DLA	1.4 1.4	% of new dwellings completed between 30 and 50 dwellings per hectare	Core Output 2c(ii)	TMBC - HLS	2006/07 - 40.0% 2007/08 - 29.0% 2008/09 - 7.3%
CS DLA	1.5 1.5	% of new dwellings completed above 50 dwellings per hectare	Core Output 2c(iii)	TMBC - HLS	2006/07 - 34.0 % 2007/08 - 12.0% 2008/09 - 35.1% (312 units)
TCAAP	2.1	(specifically for Tonbridge Central Area)			2006/07 - not monitored 2007/08 - not monitored 2008/09 - Out of the 312 units 203 were in Tonbridge Central Area - 65%
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
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 houses

Doc.	No.	Indicator	Type	Source of Information	Data		
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	2006/07 - Not yet monitored 2007/08 - Not yet monitored 2008/09 - 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)		
SA/SEA	10.2	Amount of derelict land and buildings	Contextual		2006/07 - 100ha 2007/08 - 110ha 2008/09 - 110ha		
SA/SEA	1.1	Number of homeless households (statutory homeless households)	Contextual		2006/07 - 184 2007/08 - 173 2008/09 - 32		
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		2006/07 - Stock Condition Survey 2006 - 75.9% 2007/08 - Stock Condition Survey 2006 - 75.9% 2008/09 - Stock Condition Survey 2006 - 75.9%		
SA/SEA	4.1	Housing Benefit and Council Tax claimants	Contextual		<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Claims - IS/JSA (IB) - HB 3289 - CTB 4047 Claims - Standard - HB 2179 - CTB 2567 </td> <td style="width: 50%; vertical-align: top;"> Caseload - IS/JSA (IB) - HB & CTB 3138 - HB only 151 - CTB only 909 Caseload - Standard - HB & CTB 1801 - HB only 376 - CTB only 768 </td> </tr> </table>	Claims - IS/JSA (IB) - HB 3289 - CTB 4047 Claims - Standard - HB 2179 - CTB 2567	Caseload - IS/JSA (IB) - HB & CTB 3138 - HB only 151 - CTB only 909 Caseload - Standard - HB & CTB 1801 - HB only 376 - CTB only 768
Claims - IS/JSA (IB) - HB 3289 - CTB 4047 Claims - Standard - HB 2179 - CTB 2567	Caseload - IS/JSA (IB) - HB & CTB 3138 - HB only 151 - CTB only 909 Caseload - Standard - HB & CTB 1801 - HB only 376 - CTB only 768						
SA/SEA	4.2	Percentage of households in fuel poverty	Contextual		2006/07 - Stock Condition Survey 2006 - 5.4% 2007/08 - Stock Condition Survey 2006 - 5.4% 2008/09 - Stock Condition Survey 2006 - 5.4%		
SA/SEA	4.3	Number of households with no central heating	Contextual		2006/07 - Stock Condition Survey 2006 - 2.4% 2007/08 - Stock Condition Survey 2006 - 2.4% 2008/09 - Stock Condition Survey 2006 - 2.4%		

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	2006/07 - B1 - 19,763 m2 B2 - 4,280 m2 B8 - 18,080 m2 Total 42,123 m2 2007/08 B1 - 14,048m2 B2 - 1,716m2 B8 - 5,002m2 Total 20,766 m2 2008/09 B1a - 2,393m B1b - 0 B1c - 1,486m2 B1 mix - 105m2 B2 - 911m2 B8 - 13,721m2 B1-8mix - 1,788m2 Total - 20,404 m2
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
CS DLA	2.3 2.3	Employment land supply by type	Core Output 1d	TMBC - ELS	2006/07 - Vacant without PP – 7.64ha 2007/08 - Vacant without PP – 7.64ha 2008/09 - Vacant without PP – 62.57ha 2006/07 - Under Construction – 12.61ha 2007/08 - Under Construction – 5.13ha 2008/09 - Under Construction - 2.66ha 2006/07 – Allocations – 9.83ha 2007/08 – Allocations – 12.10ha 2008/09 - Allocations - 9.96ha 2006/07 – Unimplemented PP - 69.93ha 2007/08 – Unimplemented PP - 79.81ha 2008/09 - Unimplemented PP - 18.90ha 2006/07 - Pending Losses - 26.54ha 2007/08 - Pending Losses - 28.29ha 2008/09 - Pending Losses - 4.62ha
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
CS 4.1 DLA 4.1a DLA 4.1b TCAAP 1.1 TCAAP 4.1 TCAAP 3.1		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	Borough Data (Including Tonbridge) for 2008/09 only 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

Doc.	No.	Indicator	Type	Source of Information	Data for 2008 to 2009
SA/SEA	7.2	Amount of completed retail, office and leisure development respectively (Planning permission for retail floor space by Use Class) in Tonbridge	Core Output 4a		Tonbridge Data: for 2008/09 only A1 - 52 m2 A2 - 77 m2 A3 - 0 m2 A4 - 0 m2 A5 - 0 m2 B1a - 77 m2 B1b - 0 B1c - 100 m2 B1 mix - 0 m2 B1-8 mix - 1,220m2 D1- 578m2 D2 - 0 m2
CS TCAAP TCAAP TCAAP	4.2 1.2 4.2 3.2	% of completed retail, office and leisure development respectively in Tonbridge town centre	Core Output 4b	TMBC - ELS/RLS	Tonbridge Data: for 2008/09 only A1 - 26% A2 - 24.6% A3 - 0 % A4 - 0 % A5 - 0 % B1a - 3.2% B1b - 0 B1c - 6.7% B1 mix - 0% B1-8 mix - 68.2% D1- 85% D2 - 0%
TCAAP SA/SEA	1.3 7.1	Tonbridge Town Centre - Pedestrian Flows	Local	Survey work	2006/07 – 6950 Pedestrians 2007/08 – 6783 Pedestrians 2008/09 - 6356 pedestrians
TCAAP SA/SEA	1.4 7.3	Tonbridge Town Centre - Vacancy Rates (Vacancy rates)	Local	Survey work	2006/07 – 6.88% for the Upper High Street and 2.03% for the Lower High Street 2007/08 – 13.03% for the Upper High Street and 5.75% for the Lower High Street 2008/09 - 15.4% for Upper High Street and 6.45% for the Lower High Street
TCAAP	1.5	% of retail frontages in central Tonbridge - Lower High Street Stats used.	Local	Survey work	2006/07 – shown as a % for September 2006 – 77.15% 2007/08 – shown as a % for September 2007 – 72.57% 2008/09 - shown as a % for November 2008 – 71.60%
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	2009 Results only - see Annex B2 and B3

Doc.	No.	Indicator	Type	Source of Information	Data for 2008 to 2009
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	2009 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%
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)
SA/SEA	20.2	Average gross weekly earnings	Contextual		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)
SA/SEA	20.4	GVA per head	Contextual		2006/07 - 17,659 2007/08 - 18,096 2008/09 - 18,826
SA/SEA	20.1	Employment rate	Contextual		2006/07 - Unemployment rate 1.2% 2007/08 - Unemployment rate 1.0% 2008/09 - Unemployment rate 1.5%
TRANSPORT					
CS	3.1	% 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 Bابتie 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

Doc.	No.	Indicator	Type	Source of Information	Data
CS TCAAP	3.5 5.2	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
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% 2007/08 - 28.94% 2008/09 - 28.94%
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% 2007/08 - 67.17% 2008/09 - 67.17%
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	4.3 15.1	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
CS SA/SEA	4.4 21.1	% 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%
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
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
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
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%

Doc.	No.	Indicator	Type	Source of Information	Data for 2008 to 2009
ENVIRONMENT					
CS SA/SEA	5.1 7.1	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
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
CS	6.1	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
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	1024.948 ha

Doc.	No.	Indicator	Type	Source of Information	Data
CS SA/SEA	6.4 13.4	Extent of Ancient Woodland	Core Output 8(ii)	SEERA - South East IRF - Objective 13.d	3287.016 ha
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.
SA/SEA	15.2	Area under Countryside Stewardship schemes			3186.617 ha
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%
CS SA/SEA	5.2 18.2	% of developments incorporating use of SUDS	Local	TMBC	2006/07 - Not yet monitored 2007/08 - Not yet monitored 2008/09 - 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
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
SA/SEA	14.2	Grade I and II* listed buildings at risk of decay	Local		2006/07 – Not Monitored 2007/08 – Not Monitored 2008/09 - 1
CS	9.1	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%
SA/SEA	11.2	Number of AQMAs	Local		2006/07 - 6 2007/08 - 6 2008/09 – 6

Doc.	No.	Indicator	Type	Source of Information	Data
SA/SEA	12.2	CO ² emissions			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
CS SA/SEA SA/SEA	9.2 11.1 11.3	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
CS SA/SEA	5.3 18.1	Rivers of Good or Fair chemical and biological water quality	Contextual	Environment Agency	None
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
CS SA/SEA	10.1 17.2	% 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%
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
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

Doc.	No.	Indicator	Type	Source of Information	Data
		OTHER CONTEXTUAL INDICATORS			
SA/SEA	3.1	Average life expectancy	Contextual		Taken from the Health Stats 2004-06 on the ONS webpage - From Birth Males 79.4 years and Females 82.8 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
SA/SEA	6.2	Crime - burglary from a dwelling (rate per 1000 population)	Contextual		2006/07 – 359 2007/08 - 300 2008/09 - 273
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
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

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

Number of Units (% of total retail area)	Ground Floor												Total
	A1	A2	A3	A4	A5	B1	B2	C3	D1	D2	SG	VACANT	
Borough Green	26 (44.1%)	7 (11.9%)		2 (3.4%)	5 (8.5%)		3 (5.1%)	12 (20.4%)	1 (1.6%)		1 (1.6%)	2 (3.4%)	59
Kings Hill	11 (47.8%)	2 (8.6%)	4 (17.3%)	1 (4.4%)					1 (4.4%)		1 (4.4%)	3 (13.1%)	23
Martin Square	11 (17.2%)	15 (23.3%)	3 (4.7%)	1 (1.6%)	4 (6.3%)	1 (1.6%)		13 (20.2%)	4 (6.3%)		4 (6.3%)	8 (12.5%)	64
Snodland	21 (35.6%)	11 (18.6%)		1 (1.7%)	6 (10.1%)	4 (6.8%)		8 (13.5%)	4 (6.8%)	1 (1.7%)	1 (1.7%)	2 (3.5%)	59
West Malling	61 (49.6%)	13 (10.6%)	10 (8.1%)	6 (4.9%)	6 (4.9%)	2 (1.6%)		9 (7.3%)	6 (4.9%)		2 (1.6%)	8 (6.5%)	123
Martin Hardie Way	13 (82%)				3 (18%)								16
York Parade	11 (65%)	1 (5.5%)			4 (24%)				1 (5.5%)				17
													0
Twisden Rd	2 (33%)		3 (50%)			1 (17%)							6
Premier Parade	1 (16.7%)		3 (50%)			1 (16.7%)						1 (16.7%)	6
Woodlands Parade	3 (37.5%)	1 (12.5%)	2 (25%)					1 (12.5%)				1 (12.5%)	8
Little Market Row	3 (60%)	1 (20%)	1 (20%)										5
Lunsford Park	3 (50%)		2 (33%)								1 (17%)		6
Quarry Road	11 (91.7%)										1 (8.3%)		12
Cannon Lane	5 (83%)						1 (17%)						6
Total		182	51	28	11	28	9	4	43	17	1	11	25

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

Floorspace - Metres Squared (% of total retail area)	Ground Floor												Total
	A1	A2	A3	A4	A5	B1	B2	C3	D1	D2	SG	VACANT	
Borough Green	2273 (41.2%)	727 (13.1%)		421 (7.7%)	317 (5.7%)		300 (5.5%)	637 (11.5%)	212 (3.8%)		413 (7.5%)	222 (4%)	5522
Kings Hill	5808 (75.6%)	290 (3.8%)	374 (4.9%)	435 (5.7%)					403 (5.2%)		67 (0.8%)	301(4%)	7678
Martin Square	2444 (27%)	1218 (13.3%)	170 (1.9%)	398 (4.4%)	328 (3.6%)	343 (3.7%)		828 (9%)	1359 (15%)		1387 (15.1%)	638 (7%)	9113
Snodland	2228 (37.9%)	815 (13.9%)		249 (4.2%)	442 (7.6%)	248 (4.2%)		519 (8.8%)	627 (10.6%)	542 (9.1%)	97 (1.6%)	125 (2.1%)	5892
West Malling	5066 (44.2%)	1275 (11.1%)	1022 (8.9%)	1090 (9.5%)	415 (3.7%)	178 (1.5%)		707 (6.2%)	700 (6.1%)		229 (2%)	771 (6.8%)	11453
Martin Hardie Way	938 (83%)				202 (17%)								1140
York Parade	1185 (71.2%)	58 (3.6%)			334 (20%)				88 (5.2%)				1665
Twisden Rd	341(57.2%)		193 (32.3%)			62 (10.5%)							596
Premier Parade	89 (17%)		260 (49.8%)			87 (16.7%)						86 (16.5%)	522
Woodlands Parade	249 (38%)	77 (11.8%)	162 (24.7%)					83 (12.7%)				84 (12.8%)	655
Little Market Row	300 (29.1%)	113 (10.9%)	617 (60%)										1030
Lunsford Park	6854 (89.5%)		395 (5.1%)								401 (5.3%)		7650
Quarry Road	22169 (98.2%)										396 (1.8%)		22565
Cannon Lane	9600 (94.2%)					591 (5.8%)							10191
Total	59544	4573	3193	2593	2038	1509	300	2774	3389	542	2990	2227	

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	2	6	0	1	0	0	0	0	45	0	0	0	9	63
Kings Hill	4	4	2	1	0	0	0	0	1	3	0	1	5	21
Martin Square	1	12	1	0	0	2	0	0	55	3	0	2	6	82
Snodland	10	5	0	1	0	5	0	0	48	3	1	1	7	81
West Malling	18	18	8	7	0	6	1	1	48	2	0	1	17	127
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
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	36	45	12	10	0	13	1	1	272	11	1	5	44	

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													Total
	A1	A2	A3	A4	A5	B1	B2	C1	C3	D1	D2	SG	VACANT	
Borough Green	58	666	0	208	0	0	0	0	2879	0	0	0	653	4464
Kings Hill	4008	531	172	435	0	0	0	0	125	519	0	83	582	6455
Martin Square	38	984	398	0	0	441	0	0	4195	1226	0	793	433	8508
Snodland	774	548	0	79	0	803	0	0	4393	156	40	47	446	7286
West Malling	3112	1598	790	343	0	553	62	91	3662	168	0	113	2229	12721
Martin Hardie Way	0	0	0	0	0	0	0	0	339	0	0	0	0	339
York Parade	157	0	0	0	0	0	0	0	1886	0	0	0	0	2043
Twisden Rd	0	0	0	0	0	0	0	0	478	0	0	0	0	478
Premier Parade	0	0	0	0	0	0	0	0	306	0	0	0	0	306
Woodlands Parade	0	0	0	0	0	0	0	0	572	0	0	0	0	572
Little Market Row	0	0	617	0	0	0	0	0	826	0	0	0	0	1443
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	8147	4327	1977	1065	0	1797	62	91	19661	2069	40	1036	4343	

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
CP 4	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	Screening application in for 1250 dwellings instead of 1000 (original application) – to be determined. On outline of 1000 dwellings: Phase 1 – 147 completed Phase 2 – 137 completed (62 completed in 2007 – hence 938 starting in this AMR) Phase 3 – 182 completed 2008/09 Phase 4 – 125 not started Remainder of 409 on outline.	938	466
CP 15.2(b)	Kings Hill	1446	Reserved Details under TM97/01183 for 1300 approx dwellings total – 1531, Reserved Details under TM02/03429 for 750 dwellings total 509	3077	2320

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 241 permitted. TM0200944 – Outline for 70 not started TM0200857 Full application for 16 – completed TM0500346 Outline for 144 – 126 completed and 18 remaining on the Outline Application</p> <p>3077 total on all phases of Kings Hill from commencement of site. 121 not started , 39 under construction, 597 left on outline permissions</p>		
CP 15.2(c)	Leybourne Grange	723	Application TM08/00963 for 75 Dwellings on phase 1 – not started as at 31 March 2009. Groundwork's started on site	723	
CP 15.2(d)	Peters Pit	1000	TM06/03315 – permitted 05/12/2006 - not started as at 31 March 2009. 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	No Progress		
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	No Progress		
H 1(g)	Land adjacent to Snodland Station	24	No Progress		
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.		
H 3	Preston Hall and Royal British Legion Village	180	No Progress		
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	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		
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	No Progress		
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)

Tonbridge and Malling Borough Local Development Framework Monitoring Report 2009

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)	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	TM08/013240/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) –	1,000m ² of B1c, 1,000m ² of B2, 1,000m ² of B8 and 1,250m ² D2	
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 102m ² of B8 385m ² of B1c use (loss of 385m ² B8)	Net gain of 102m ² of B8

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

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)	45m2 of B1a use	
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	-	No Progress		
M 1(n)	Nepicar West, London Road, Wrotham	-	TM07/02805 – Unit 6 London Road Invicta Business Park (06/11/2007)	80m2 of B1-B8 use	80m2 of B1-B8 use
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	

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	Implementation Progress	Permitted ¹⁷	Completed ¹⁸
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	Still safeguarded		
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. Not Started	Yes	
S3	Travelling Showpeople Site, Snodland	Still safeguarded		

¹⁷ For implementation during plan period (2006-2021)

¹⁸ 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) ¹⁹	Implementation Progress	Permitted ²⁰	Completed ²¹
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	14 housing units	
TCA 11(b)	Tonbridge Station	Retail 1085 sq m Housing 400 units			
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 – under construction	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 – not started.	2 units	

19 Within plan period (2006-2021)

20 For implementation during plan period (2006-2021)

21 During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) ²²	Implementation Progress	Permitted ²³	Completed ²⁴
TCA 11(j)	Sovereign House	Retail 903 sq m Restaurant 517 sq m B1 Office 2508 sq m Housing 80 units	TM07/04483 - Mixed use development comprising 337 dwellings, 2277 sqm A1 and A3 retail, access and landscaping - Appeal Dismissed 09/07/2008 TM0302866 -from a chiropodist surgery to a bed sit flat TM01/03282 - 3 storey development of 2 shop units with 8 residential units above	COU from D1 to C3 Superseded	
TCA 11(k)	Waitrose/Iceland Car Park	Housing 40 units	TM04/03054 - 18 residential units for shared ownership with retail units at ground floor	18 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 50m2 of B1(a) and loss of 50m2 D1	Gain of 50m2 of B1(a) and loss of 50m2 D1
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			
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			

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(s)	Cannon Lane	B1 Office 1820 sq m Leisure 4814 sq m Housing 100 units	TM04/00396 – not started	Gain of A1 – 3,835m ² Gain of B8 – 959m ² Loss of B8 - 1,000m ²	
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			
TCA 11(v)	Priory Road/Goldsmith Road west	Housing 30 units			
TCA 11(w)	Priory Road /Goldsmith Road east	Housing 30 units			

²⁵ Within plan period (2006-2021)

²⁶ For implementation during plan period (2006-2021)

²⁷ During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) ²⁸	Implementation Progress	Permitted ²⁹	Completed ³⁰
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 158 were still under construction	226	68
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

28 Within plan period (2006-2021)

29 For implementation during plan period (2006-2021)

30 During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) ³¹	Implementation Progress	Permitted ³²	Completed ³³
TM/04/03158	Ashby's Yard, Medway Wharf Road	Housing	Not Started	68	

Policy	Site/Proposal	Implementation Progress	Completed ³⁴
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	No Progress	
TCA 10.3(e)	New Wharf Place	No Progress	
TCA 10.3(f)	The lower High Street	No Progress	

³¹ Within plan period (2006-2021)

³² For implementation during plan period (2006-2021)

³³ During plan period (ie since 1 April 2006)

³⁴ During plan period (ie since 1 April 2006)

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	
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	
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	No Progress	
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	

Site-specific Saved Local Plan Policies (not covered elsewhere)

Policy	Proposal	Progress ³⁵
P8/3	Sites suitable for Open Playing Space	
P8/3(a)	Hollow Lane, Snodland	Completed prior to AMR period
P8/3(b)	Within the School Grounds at Clare Park, East Malling	Malling school is currently not wishing to progress scheme but may review the situation in future.
P8/3(c)	Extension to Potyns Recreation Ground, Snodland	To be brought forward in association with the development of Holborough Quarry. Planning permission now granted
P8/3(d)	Podkin Meadow, Blue Bell Hill	Parish Council acquired the site and are progressing towards implementation
P8/3(e)	Extension to Burham Recreation Ground	Completed prior to AMR period
P8/3(f)	Tonbridge Farm extension	Still safeguarded – no progress
P8/3(g)	Stonehouse Field, Platt	Allotment gardens, children's play area, hard surfaced play area, cricket field, 1 senior football pitch, mini football pitches (on the cricket outfield when not used for cricket), dog exercise area.
P8/3(h)	Holborough Park, Snodland	Completed prior to AMR period
P8/3(i)	Larkfield Bank	Completed prior to AMR period
P8/3(j)	Leybourne Grange	To be provided in association with the redevelopment of the hospital site. Planning permission granted prior to the AMR period but development not started.
P8/6	Sites suitable for Informal Open Space	
P8/6(a)	North of Aylesford Recreation Ground	Completed prior to AMR period
P8/6(b)	South end of new Bridge, Aylesford	Provision negotiated in association with redevelopment of the adjoining transport depot for housing. Details not yet agreed
P8/6(c)	Wouldham Riverside	Extension to area behind church has been provided in association with the development of Wouldham Court Farm and was completed prior to AMR period. Extension at Haymans Wharf to be secured when/if the property becomes available for purchase or redevelopment
P8/6(d)	Town Lock, Tonbridge	Work on progressing enhancements for this area is ongoing
P8/6(e)	The Fosse, Tonbridge	Improvements to be brought forward in association with development on the Cattle Market area.

³⁵ Since adoption of Local Plan in December 2008

Policy	Proposal	Progress ³⁵
		Whilst the redevelopment of the southern part of the site was under construction, the planning application for the northern part of the site, which includes the Fosse, remains undetermined.
P8/6(f)	South of Forstal Road, Aylesford	Land acquired by the Borough Council as part of land purchased for new public car park. Car park implemented prior to AMR period. Currently no firm proposals for open space on the remainder of the site
P8/6(g)	Little Ryarsh Wood	To be provided in association with the redevelopment of Leybourne Grange. Planning permission granted in 2004 but not yet started
P8/6(h)	Leybourne Wood	Local access improvements have been made linking to the existing path network in Leybourne Wood. Negotiations have also been undertaken with regard to the potential to purchase of the wood but these have been unsuccessful and this scheme has subsequently been removed from the Council's Capital Plan.
P8/6(i)	Woodland adj. to Brindles Field, Tonbridge (Quarry Hill Wood)	The land has now been transferred to the Borough Council
P8/6(j)	Hartlake Bridge, Golden Green – picnic site	Still safeguarded – no progress
P8/6(k)	Southwest of Lunsford Lane	Completed prior to AMR period
P8/6(l)	Pinkham Island, East Peckham	Still safeguarded – no progress

