



# TONBRIDGE AND MALLING BOROUGH LOCAL PLAN

Adopted December 1998

# ANNUAL MONITORING REPORT 2005





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## SECTION 1 – INTRODUCTION

### PURPOSE

- 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. It provides an update of progress on the Local Development Framework, specifically in relation to the approved Local Development Scheme. It also provides an update of those Local Plan saved policies which have been monitored to date.

### TIMEFRAME

- 1.2. It should be noted that the Annual Monitoring Report (AMR) covers the twelve-month period from **1<sup>st</sup> April 2004** to **31<sup>st</sup> March 2005**. Anything that has happened subsequent to 31<sup>st</sup> March 2005, apart from progress with the Local Development Framework, is **not** covered in this Report.

## SECTION 2 – LOCAL DEVELOPMENT FRAMEWORK

### LOCAL DEVELOPMENT SCHEME

- 2.1. The Local Development Scheme (LDS) was submitted to the Government Office for the South East in December 2004 and approved in March 2005. It sets out the Local Development Documents that the Council will produce for the Local Development Framework. Figures 1 and 2 show the approved timetables for the production of the Local Development Documents (see next page).

### **Kent Design: A Guide to Sustainable Development**

- 2.2. In May 2005, the Kent Design Initiative launched the consultation version of the new Kent Design Guide. The Kent Design Initiative is a partnership of Kent's local authorities, developers, builders, communities and interest groups. The new Kent Design Guide updates and reviews 'Kent Design - a Guide to Sustainable Development (2000)'. This latest guide draws on the advice given in the earlier document, refining and updating it with new policy context, reference and examples.
- 2.3. Kent local authorities have agreed that this is an important part of the policy framework for Kent and have resolved to include this document in their respective Local Development Frameworks. Consequently, for Tonbridge and Malling Borough Council, the Local Development Scheme is to be amended to include this document in the work programme so that it can progress as a formal part of the planning policy framework.

### STATEMENT OF COMMUNITY INVOLVEMENT

- 2.4. The Statement of Community Involvement (SCI) was approved by the Council for public consultation in September 2004. The consultation took place in October and November 2004 and the document was submitted to the Secretary of State on 31<sup>st</sup> December 2004. This was in accordance with the timetable contained in the LDS. The Examination was undertaken by means of Written Representations and the Inspector's Report was received at the end of May 2005. The SCI, as amended, was adopted by the Council at its next available meeting in July 2005. This was two

months later than in the programme due to the delay in receiving the Inspector's Report.

#### **ISSUES REPORT - ANALYSIS OF RESPONSE**

- 2.5. A comprehensive response to the Issues Report consultation was reported to members in November 2004, with late representations being reported to meetings of the LDF Steering Panel in April and July 2005. This formed the basis for preparatory work on the Core Strategy, Development Allocations and Central Tonbridge Area Action Plan Development Plan Documents. This was in accordance with the timetable outlined in the approved LDS.

#### **PREFERRED OPTIONS REPORT**

- 2.6. The Preferred Options Reports for the Core Strategy, Development Land Allocations and Tonbridge Central Area Action Plan DPDs were reported to members in July 2005 and subject to public participation from 16<sup>th</sup> September until 18<sup>th</sup> November 2005, with the statutory six week period commencing on 7<sup>th</sup> October 2005. This is in line with the programme in the approved LDS.
- 2.7. The Council received a substantial response to consultation which is being analysed. Depending upon the scale and nature of issues raised it may be necessary to review slightly the programme in the approved LDS. A decision on this can not be made until a full analysis of the comments has been undertaken. It will be the intention to submit a revision to the LDS by the end of March 2006 incorporating the reference to Kent Design (see paras. 2.2. and 2.3.). Any changes to the overall LDF programme that may be necessary will be addressed at that time.



Figure 2 Timetable for Production of Local Development Documents - Second Tranche

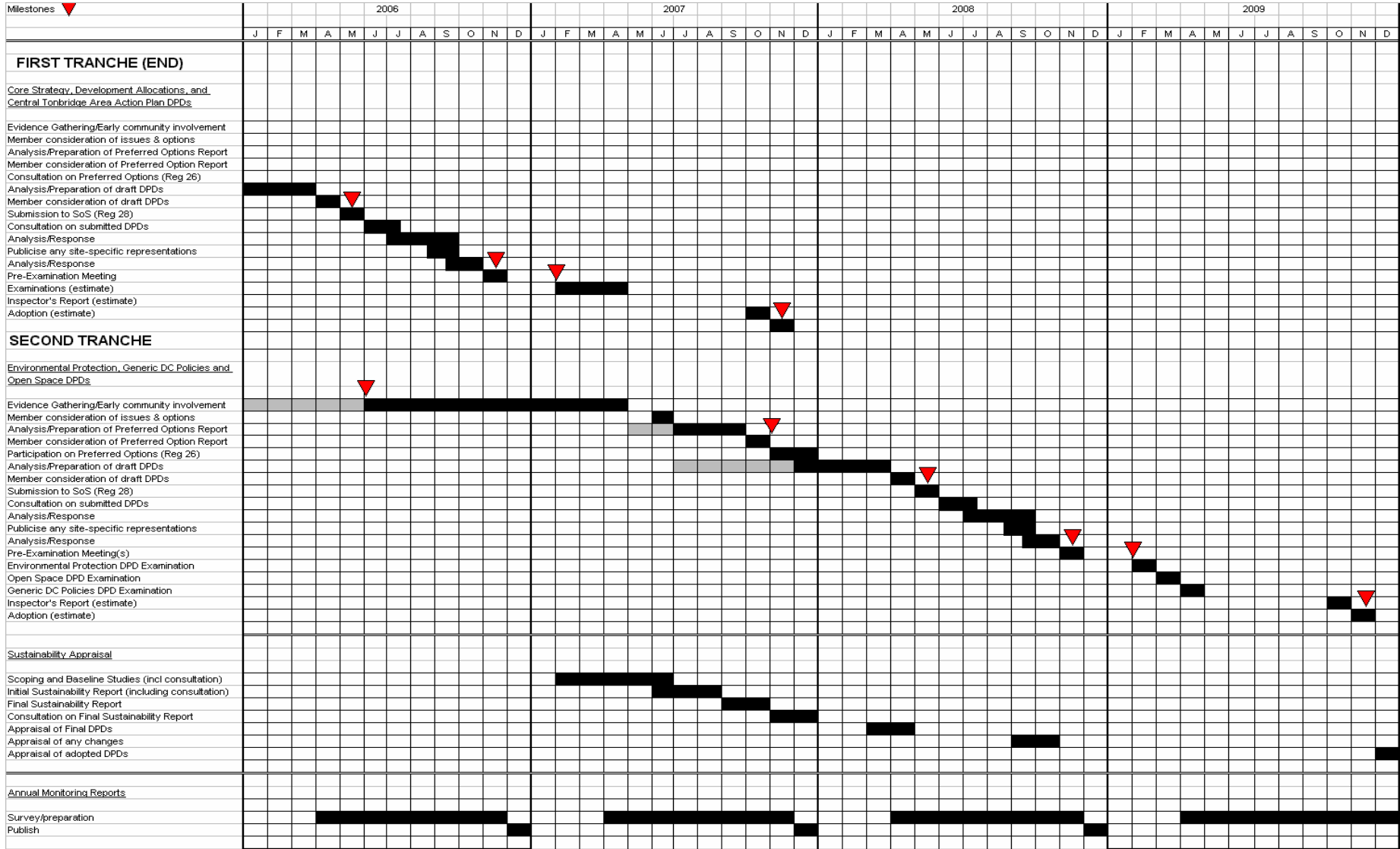
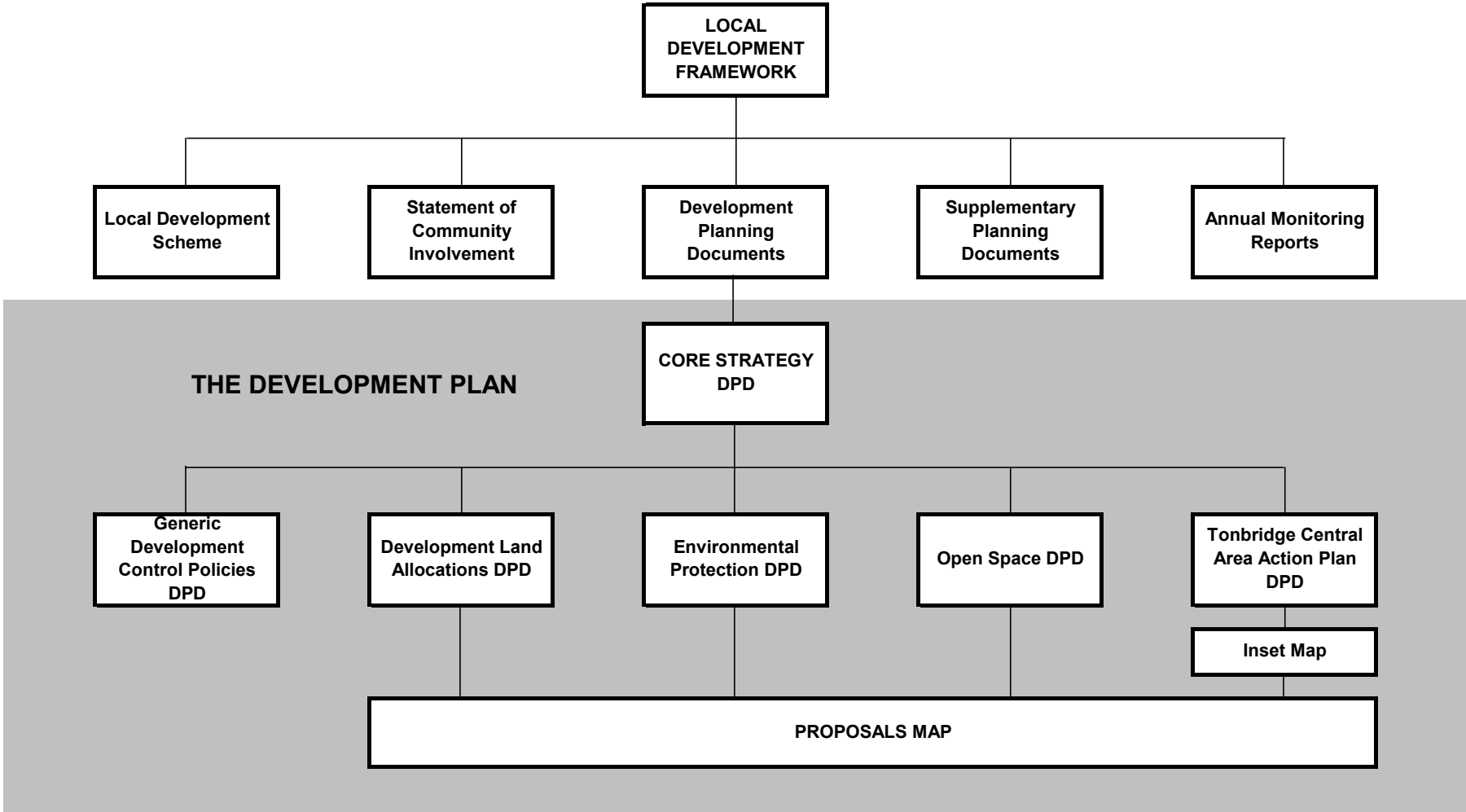




Figure 3 Local Development Framework Structure and Content





## SECTION 3 – LOCAL PLAN

### DEVELOPMENT STRATEGY

#### Housing

- 3.1. The approved Kent Structure Plan (1996) requires the following housing provision (number of units) in the Borough:

1996-2001	2001-2006	2006-2011	Total
4,000	2,000	1,700	7,700

Next year's Annual Monitoring Report will be compared with the figures in the Kent and Medway Structure Plan which is expected to be adopted early in 2006.

#### Housing Trajectory

- 3.2. Figures 4, 5 and 6 set out the housing trajectory for the Borough. The trajectory tracks the provision of housing supply over the lifespan of the adopted Local Plan (1996-2011). The purpose of the trajectory is to highlight the robustness and soundness of the overall housing strategy in the adopted Local Plan and how it is performing in relation to the housing requirements identified in the Kent Structure Plan. The trajectory highlights the following information:
- Past dwelling completion rates
  - Projected future dwelling completion rates
  - Dwelling requirement - annual net additional dwelling requirement from the Kent Structure Plan (adopted 1996)
- 3.3. The trajectory also includes data on **monitoring** and **managing**. The monitor line demonstrates how many dwellings above or below the planned rate the Local Plan strategy is at any point in time. This is calculated by subtracting the completions from the annualised allocation from the Kent Structure Plan. 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 Local Plan period.
- 3.4. The trajectory highlights that at 31<sup>st</sup> March 2005 Tonbridge and Malling Borough had achieved 107.4% of the Structure Plan requirement for the period to date. Reflecting the actual and projected completions, 138.5% of the Structure Plan requirement will have been met by the end point of the Plan period. This reflects, to a considerable extent, the Secretary of State's decision in November 2004 to support the Borough Council in granting planning permission for the development of the 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). Figure 4 clearly illustrates the healthy land supply position for residential development in the Borough during the lifetime of the adopted Local Plan, with the 'manage line' - i.e. the annual requirement taking into past and projected completions - severely tapering off during the latter years.

**Figure 4 Housing Trajectory Table**

	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	TOTAL
<b>Total Past Completions</b>	304	417	414	346	273	337	589	378	977							
<b>Total Projected Completions</b>										966	895	869	882	780	259	10666
<b>Cumulative Completions</b>	2284	2701	3115	3461	3734	4071	4660	5038	6015	6981	7876	8745	9627	10407	10666	
<b>PLAN - Strategic Allocation (annualised)</b>	400	400	400	400	400	400	400	400	400	400	340	340	340	340	340	7700
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-116	-99	-85	-139	-266	-329	-140	-162	415	981	1536	2065	2607	3047	2966	
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	381	387	385	382	385	397	403	380	380	281	144	-44	-348	-964	-2707	-2966

Please Note: Cumulative completions include completions since 1991 - the start date of the adopted Structure Plan Policy H1.

Totals take into account the level of activity during the lifetime of the adopted Kent Structure Plan Policy H1 (1991-2011)

The apparently high number of completions during the 04/05 study is due to undercounting that occurred during the course of the 03/04 study. These completions have now been included in the 04/05 figures; therefore an average number taken from both studies provides a better picture of completions over the two years.

Figure 5 Housing Trajectory - Manage

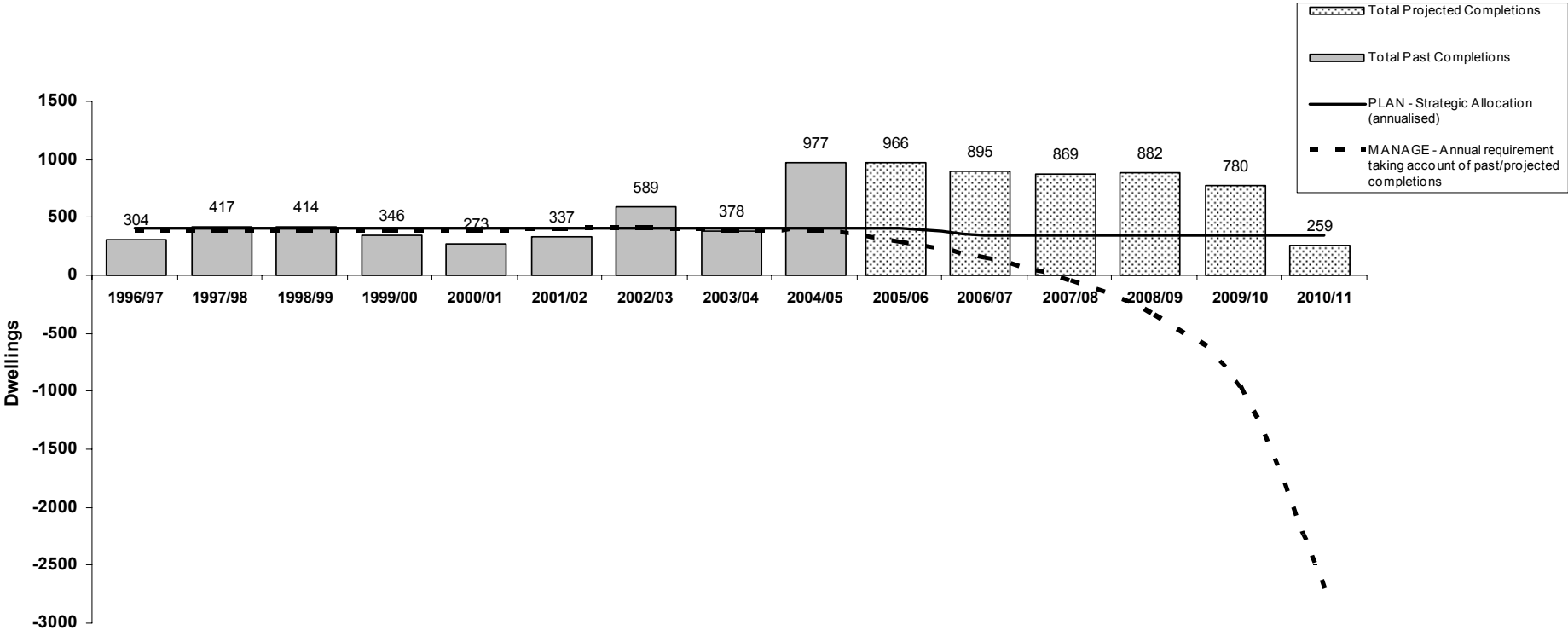
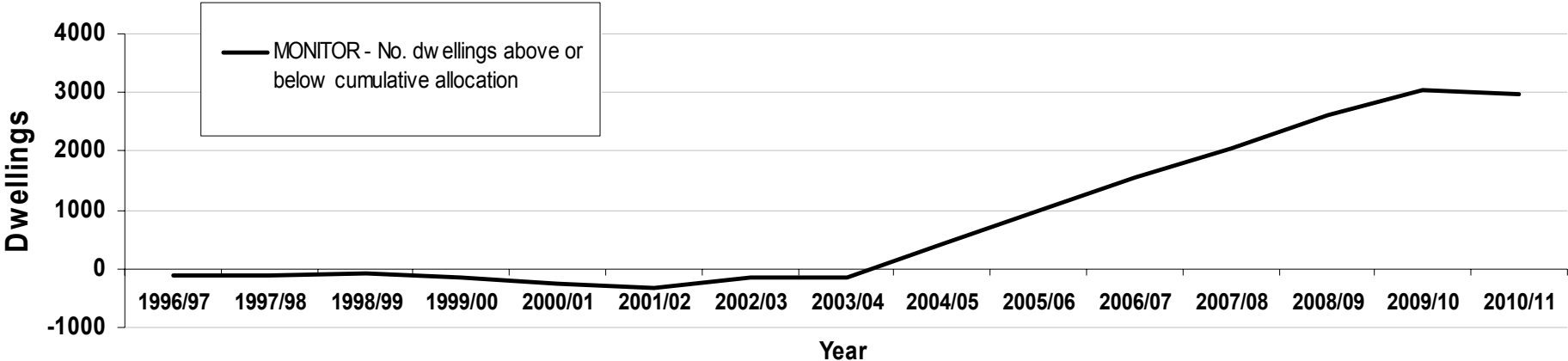


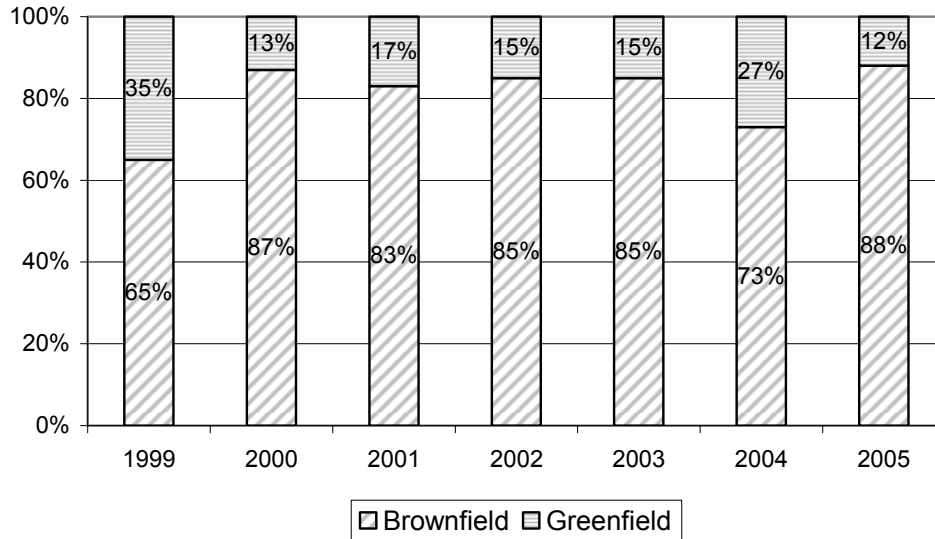
Figure 6 Housing Trajectory - Monitor



**Greenfield -v- Brownfield**

3.5. Government policy requires new development to be focused on previously-developed land ('brownfield' sites), rather than undeveloped 'greenfield' land. The government has set an explicit target that 60% of all new housing development should take place on previously developed land by 2008.

**Figure 7 Brownfield v Greenfield**



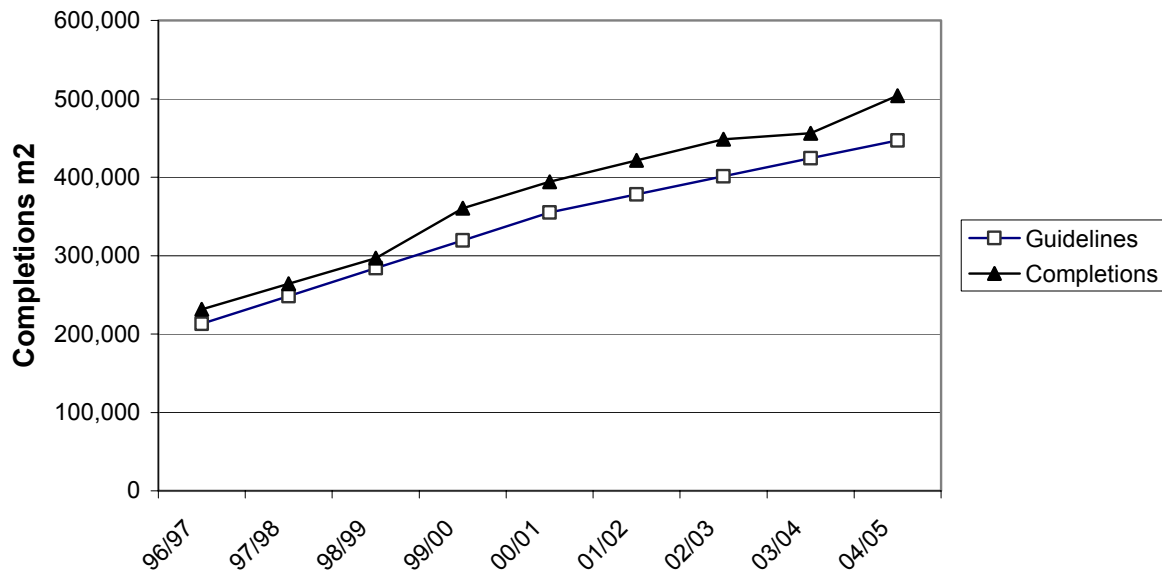
3.6. Figure 7 shows that the government target of 60% has been significantly exceeded since monitoring of the Local Plan started.

**Employment**

3.7. The approved Kent Structure Plan indicates the following guidelines (in square metres) for new employment development in the Borough:

	1991-2001	2001-2011	Total
Business/Offices	290,000	185,000	475,000
Industrial/Warehousing	65,000	45,000	110,000

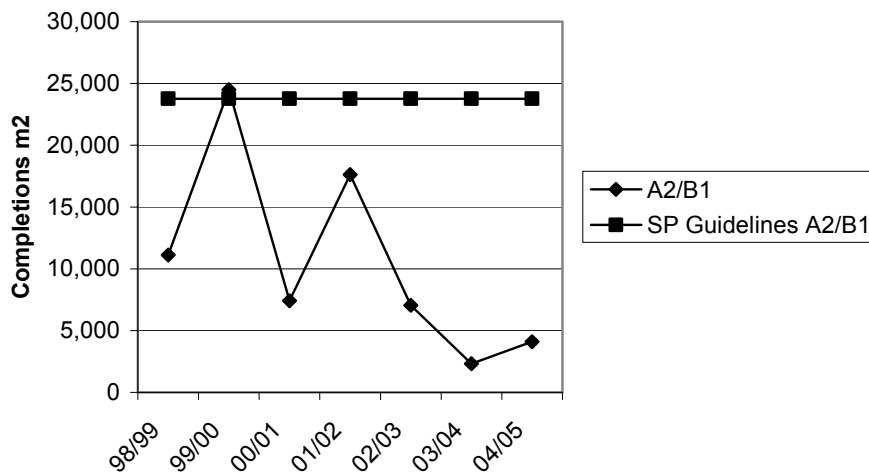
**Figure 8 Employment Land Supply**



3.8. Figure 8 illustrates that the supply of all types of employment floorspace year on year in the borough has kept pace with the guideline figure in the adopted Structure Plan and over more recent years has slightly exceeded the guideline.

3.9. However, when net floorspace figures are considered - i.e. losses of employment land to other uses are taken into account - the supply figure to the end of the Structure Plan period is estimated to be 404,706 sq m which is approximately 30% below the guideline figure in the adopted Structure Plan. Next year the employment floorspace figures will be assessed against the guideline figures in the Kent and Medway Structure Plan which reflect the reduction in planned floorspace at Kings Hill of 74, 000 sq m.

**Figure 9 A2/B1 Employment Provision Against SP Targets**

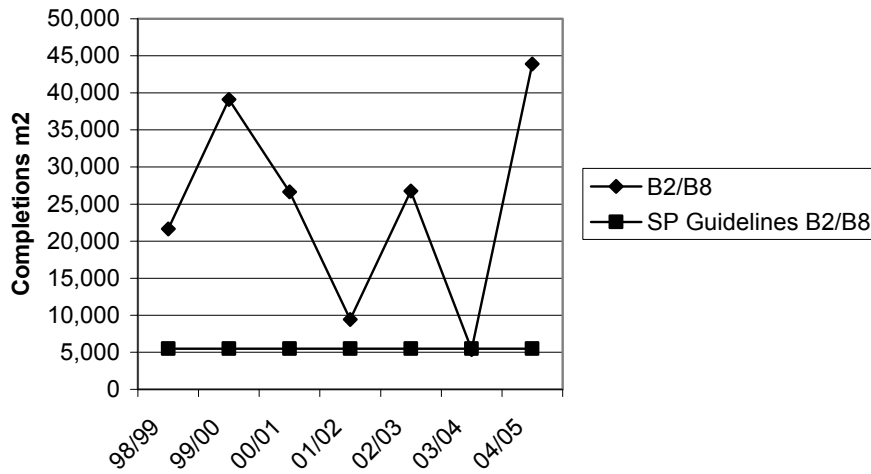


3.10. Figure 9 illustrates that for the year 2004/05 the provision of A2/B1 floorspace in the Borough was approximately 83% below the Structure Plan guideline. This is the fifth



year in a row when the supply of A2/B1 floorspace has fallen significantly short of the guideline figure of 23,750 sq m.

**Figure 10 B2/B8 Employment Provision Against SP Targets**

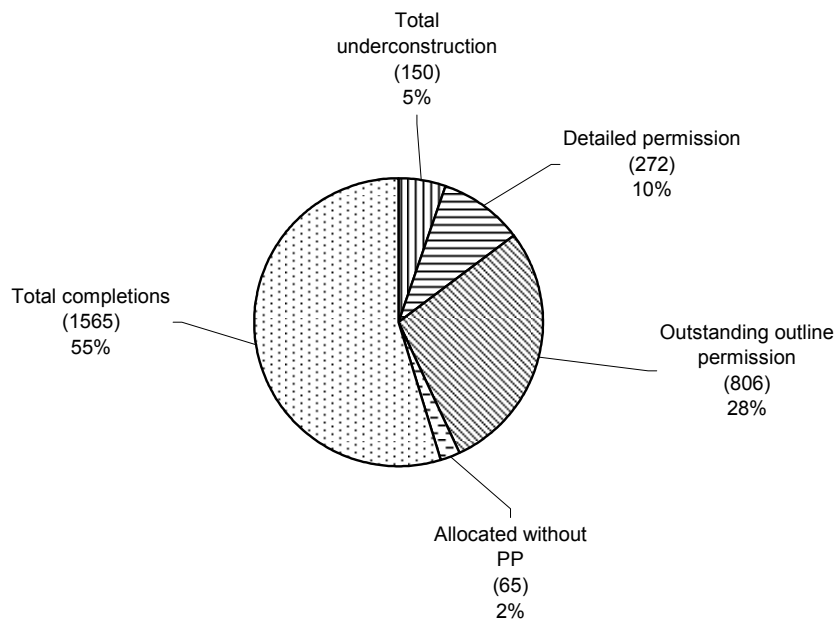


3.11. Figure 10 highlights that for the monitoring year 2004/05 the supply of B2/B8 floorspace exceeded the Structure Plan guideline figure of 5,500 sq m by almost 700%. The most significant single development that took place in the Borough was the construction of a paper machine in a new building together with ancillary systems at Aylesford Newsprint Limited (14,200 sq m).

**Policy P2/2 Development Allocations at Kings Hill - Housing**

3.12. The balance between under construction, permissions, allocations and completions at Kings Hill is set out in Figure 11.

**Figure 11 Housing at Kings Hill - Position at 31<sup>st</sup> March 2005**

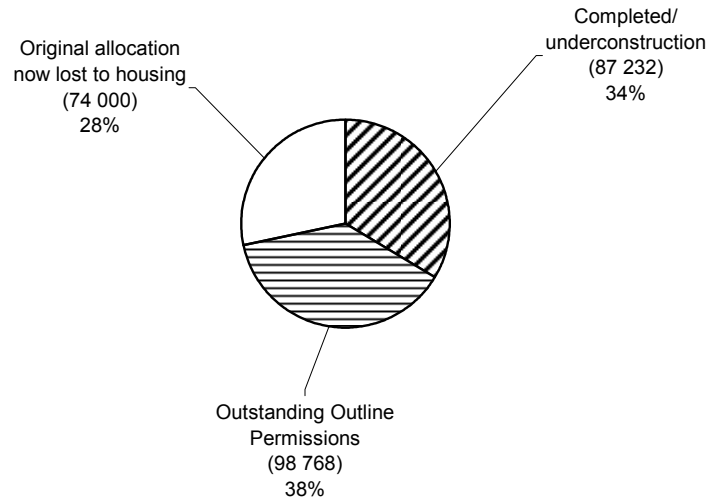


- 3.13. As at 31<sup>st</sup> March 2005, a total of 2,858 dwellings had been committed at Kings Hill (including Lords Walk and Guys Court). The increase in commitment reflects the Secretary of State's approval of an outline planning application for 750 units in November 2004, in exchange for 74,000 sq m of planned business floorspace. Over half the total commitment has now been completed.
- 3.14. In the year 2004/05, 241 dwellings were completed. At recent rates of construction, the outstanding permissions and allocations are likely to last for approximately 8 more years at the most.

**Policy P2/2 Development Allocations at Kings Hill - Employment**

- 3.15. The adopted Structure Plan indicates that Kings Hill has the potential to accommodate 260,000 sq m of business floorspace. This capacity has been reduced to 186,000 sq m by the Secretary of State's decision to approve planning permission for 750 units in November 2004.

**Figure 12 Kings Hill Business Floorspace (sq m) - Position at 31<sup>st</sup> March 2005**



- 3.16. As at 31<sup>st</sup> March 2005, there was permission for 186,000 sq m of business floorspace, of which nearly half was completed/under construction. There is no remaining allocated land for business floorspace at Kings Hill that is not either developed, under construction or with outstanding planning permission. The Secretary of State's decision in November 2004 has meant the former outstanding allocation of 74,000 sq m (from the original allocation of 260,000 sq m as indicated in the adopted Kent Structure Plan) has now been lost to housing development.

**Policy P2/2 Development Allocations at Kings Hill - General**

- 3.17. Many of the community uses have now been completed at Kings Hill, including two primary schools, an Asda supermarket, a pub, nursery, golf club, community centre

and a medical centre. Liberty Square, comprising several restaurants, cafes and retail units, opened at the beginning of October 2004.

**Policy P2/6 Development Allocations at Peters Pit**

- 3.18. Planning applications for the creation of a new community, including residential development, mixed-use village centre, community facilities and primary school and associated highways works were received in December 2004 and March 2005. They remain undetermined.

**Policy P2/8 Bushey Wood**

- 3.19. As indicated in para. 3.4. above, there is no significant shortfall in strategic housing provision in the Borough. Therefore, the Bushey Wood Area of Opportunity remains safeguarded.

**Policy P2/9 Development at the Botany, Tonbridge**

- 3.20. There have been no significant developments within the Botany area of Tonbridge within the period covered by this Annual Monitoring Report.

**Policy P2/10 Tonbridge Town Centre sites for mixed uses**

Site	Progress
River Walk	Site remains undeveloped
North of Bradford Street	Site remains undeveloped
Bradford Street Car Park	Site remains undeveloped
River Lawn Road/Avebury Avenue	There have been no significant developments in this area within the period covered by this AMR.
Cattle Market	The redevelopment of part of the site to provide 62 dwellings and new office building was approved in April 2004. This has been implemented in part in that some of the housing is under construction. An alternative scheme for 49 dwellings on part of the site and the provision of 17 dwellings on the site adjacent to the Cattle Market were subject to planning applications which were undetermined as at 31 <sup>st</sup> March 2005.

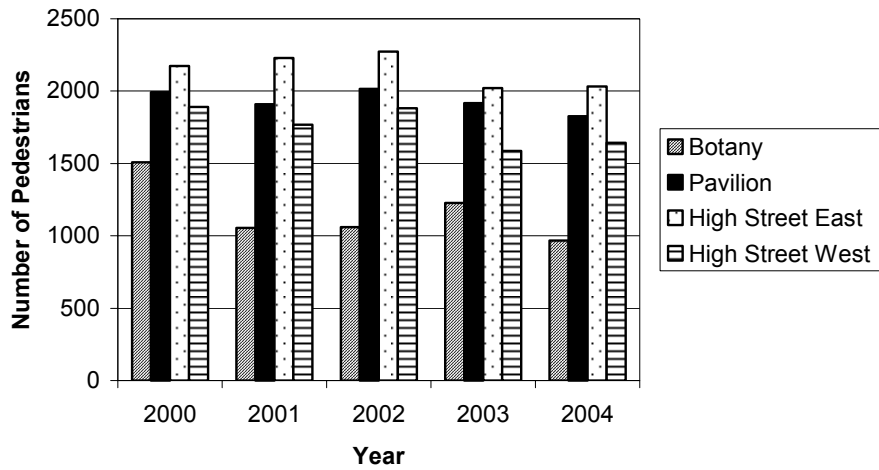
**Policy P2/11 Tonbridge Town Centre**

- 3.21. An application to refurbish the Pavilion shopping centre, provide first floor shops and 14 flats above, was approved in July 2004.

**Policy P2/11 Tonbridge Town Centre - Pedestrian Flows**

- 3.22. Pedestrian counts have been undertaken in Tonbridge town centre on the same dates and in the same locations over the past 5 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. Figure 13 illustrates pedestrian movements recorded for Tonbridge for the years 2000 to 2004.

**Figure 13 Pedestrian Movements in Tonbridge 2000 to 2004**

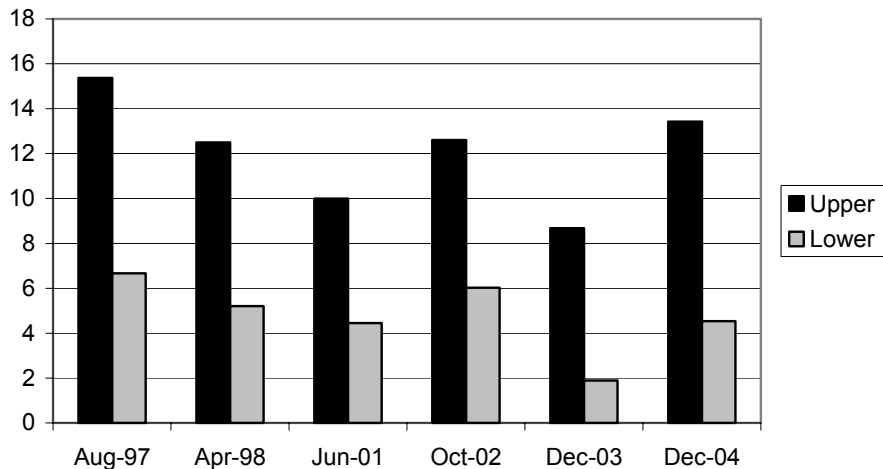


3.23. The results for 2004 show that pedestrian activity in the town centre has dropped slightly from the level in 2003, with the overall footfall figure representing the lowest count since monitoring began in the year 2000. The most significant decline occurred by the Botany - a drop of 21.3% from the level recorded in 2003. Pedestrian activity in the High Street for 2004 was at a similar level to 2003, although the figures are still quite significantly lower than the level of pedestrian activity recorded for the area for the years 2000 to 2002.

**Policy P2/11 Tonbridge Town Centre - Vacancy Rates**

3.24. The number of vacant properties in a town is one of a number of indicators of how vibrant the centre is. Figure 14 illustrates vacancy rates for the upper and lower parts of the High Street.

**Figure 14 % Vacancy Rates - Upper and Lower High Street Tonbridge**

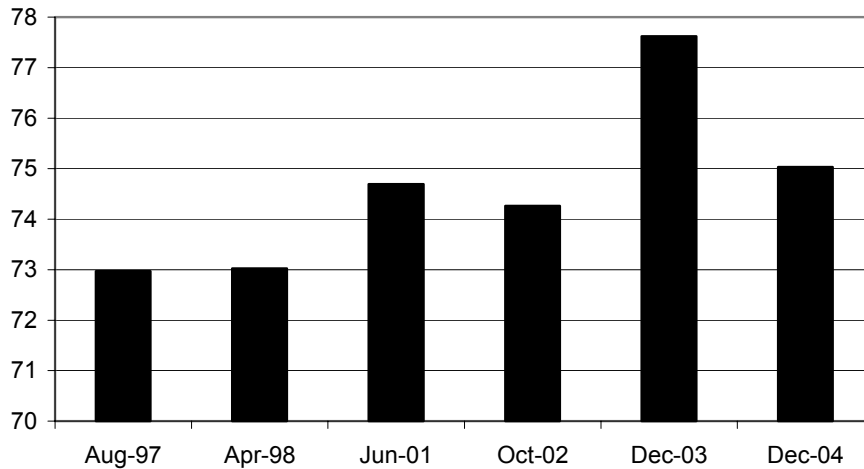


- 3.25. The lower part of the High Street has experienced significantly lower vacancy rates compared with the upper High Street. The rate for the upper High Street for 2004 reversed the downward trend of the previous years. Vacancy rates in the upper High Street remain significantly higher than in the Lower High Street, indicating that the upper High Street remains commercially a more marginal shopping area.

**Policy P2/11 Tonbridge Town Centre - Diversity of Uses**

- 3.26. Policy P2/11 aims to maintain the primary retail function of the town centre shopping areas. For 2004, 3/4 of the frontages in the lower High Street area were retail. This is marginally lower than 2003 but still represents a healthy figure and reflects a generally upward trend over recent years.

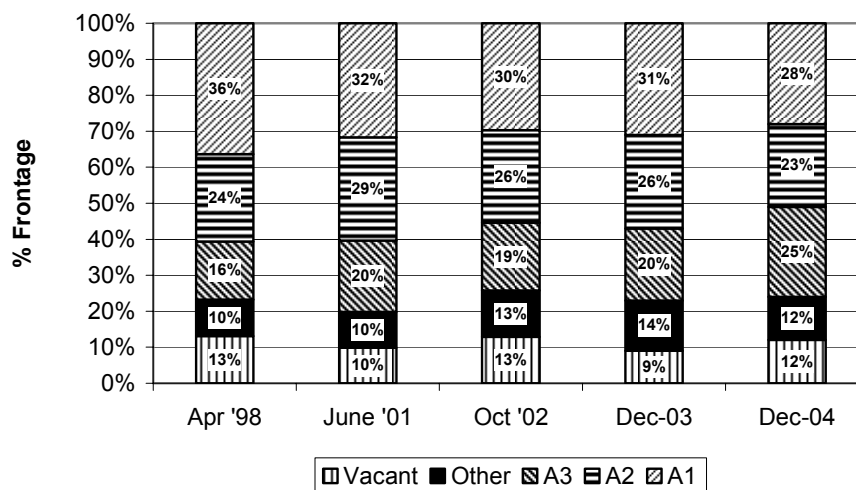
**Figure 15 % Retail Frontages - Lower High Street Tonbridge**



**Policy P2/12 Tonbridge Upper High Street**

- 3.27. Policy P2/12 provides opportunities for the upper part of the High Street to accommodate a wider range of commercial uses including specialist shops, cafes, restaurants and tourist related uses.

**Figure 16 Upper High Street Tonbridge - Use Classes**



3.28. Since the Local Plan was adopted, the amount of retail frontage in the upper High Street has declined moderately, although shops still remain the prominent use. The proportion of eating/drinking establishments (Use Class A3) on the frontage has increased significantly over the same period to a level where one in four units is an A3 use. This is in line with policy expectations.

**Policy P2/17 Safeguarded Land**

Site	Progress
North of Lower Haysden Lane, Tonbridge	Site remains undeveloped
North of Dry Hill Park Road, Tonbridge	Site remains undeveloped
Carpenters Lane, Hadlow	Site remains undeveloped
Howlands Allotments, Wrotham	Part of site developed for affordable housing prior to AMR period. Remainder of site remains undeveloped
Long Mill Lane, Plaxtol	Developed for affordable housing prior to AMR period

**URBAN DEVELOPMENT**

3.29. Please see sub-section 'Housing' under 'DEVELOPMENT STRATEGY' for the overall position on housing land supply and the housing trajectory for Tonbridge and Malling Borough. The following schedules indicate progress with the implementation of the various development proposals in the Local Plan.

**Policy P5/1 Part 1 Housing Allocations**

Site	Progress
Holborough Quarry	Approved October 2004. Initial ground works commenced.
Leybourne Grange	Approved October 2004. No development commenced during AMR period
Wouldham Court Farm, Wouldham	Completed prior to AMR period

<b>Site</b>	<b>Progress</b>
Council Depot and land adjacent, Mill Street, East Malling	Under construction
169-179 Robin Hood Lane, Walderslade	Completed prior to AMR period
West of Maidstone Road, Blue Bell Hill	No progress during AMR period
Mill Stream Site (north), Hadlow Road, Tonbridge (remainder)	Completed prior to AMR period
Farm Ground Allotments, Gorham Drive, Tonbridge (part)	No progress during AMR period
Temperance Row, Wouldham	Completed prior to AMR period
Peach Hall Depot, Tonbridge	Completed prior to AMR period
Adjacent 15 Ferry Lane, Wouldham	Completed prior to AMR period
Allotments, Hectorage Road, Tonbridge	Completed prior to AMR period
Fencing Works, Long Mill Lane, Platt	Completed prior to AMR period
Cabinet Works, Crouch Lane, Borough Green	Completed prior to AMR period

### **Policy P5/1 Part 2 Housing Allocations**

<b>Site</b>	<b>Progress</b>
560 Snodland Road, Snodland	Completed prior to AMR period
Land off Willowside, Snodland	Completed prior to AMR period
Warehouse site, Borough Green Road, Ightham	Completed prior to AMR period
Mill Stream Site (south), Hadlow Road, Tonbridge (part)	Completed prior to AMR period
Rear of 57-69 Carpenters Lane, Hadlow	Completed prior to AMR period
De La Rue School, Tonbridge	Completed prior to AMR period
Ightham Tile Works, Ightham	Completed prior to AMR period
Larkfield Bank, Larkfield	Completed prior to AMR period
Bow Road, Watlington	Site remains undeveloped
Mid Kent Water, High Street, Snodland	Site developed for offices prior to AMR period
Abbey Works, Swan Street, West Malling	Completed prior to AMR period
East of Mill Lane, Basted, Platt	Completed prior to AMR period
Crooked Chimney, Gover Hill, West Peckham	Completed prior to AMR period
Lords Walk, Kings Hill	Completed prior to AMR period
Former Garage Site, Maidstone Road, Hadlow	Completed prior to AMR period
Hyders Forge, Long Mill Lane, Plaxtol	Completed prior to AMR period
Between 8 & 20 Alma Road, Eccles	Completed prior to AMR period
The Oast, 81 Mill Street, East Malling	Completed prior to AMR period
Clacketts Farm, Ryarsh Road, Birling	Completed prior to AMR period
47-51 High Street, Borough Green	Completed prior to AMR period
The Firs, Hollow Lane, Snodland	Completed prior to AMR period
Farm Ground Allotments, Tonbridge (part)	Completed prior to AMR period
Speedway House, Quarry Hill, Tonbridge	Completed prior to AMR period
Rear of 11-17 Priory Road, Tonbridge	Completed prior to AMR period
North East of Hayesbrook School,	Completed prior to AMR period

Site	Progress
Tonbridge	
Rear of 98-130 Hadlow Road, Tonbridge	Completed prior to AMR period
Rear of West Kent College, Tonbridge	Completed prior to AMR period
Princess Christian's Hospital, Hildenborough	Completed prior to AMR period
20-34 New Hythe Lane, Larkfield	Completed prior to AMR period

**Policy P5/2 Sites Suitable for Residential Development**

Site	Progress
Transport Depot, East of Station Road, Aylesford	Completed prior to AMR period
Industrial site, Kiln Barn Lane, Ditton	Site subject to an undetermined planning application as at 31 <sup>st</sup> March 2005
Former Gas Works site, Churchfields, Snodland	Planning permission granted. No development commenced during AMR period
Depot site, Hall Road, Aylesford	No progress during AMR period
Warehouse site, north of Station Road, Aylesford	Site subject to an undetermined planning application as at 31 <sup>st</sup> March 2005
Preston Hall, Aylesford	Completed prior to AMR period
Builders Yard, Brunswick Square, East Peckham	No progress during AMR period
Platt Mill, Maidstone Road, Platt	Completed prior to AMR period
Lyons Crescent (south side), Tonbridge	Most of site completed prior to AMR period. No progress with remainder of the area
Waterloo Road/Albert Road area, Tonbridge	Southern part of site under construction. Planning permission granted for the two parts of the site north of Wincliff Road
Industrial premises, Mill Crescent, Tonbridge	Completed prior to AMR period
Garage, Tonbridge Road, Hildenborough	No progress during AMR period
Timber Yard, Mount Pleasant, Hildenborough	Completed prior to AMR period
The Dairy, Pound Road, East Peckham	Completed prior to AMR period
South of Downderry Way, Ditton	No progress during AMR period
South of Bingley Close, Snodland	Completed prior to AMR period
Industrial site, west of Mill Street, East Malling	No progress during AMR period

**Policy P5/5 Affordable Housing**

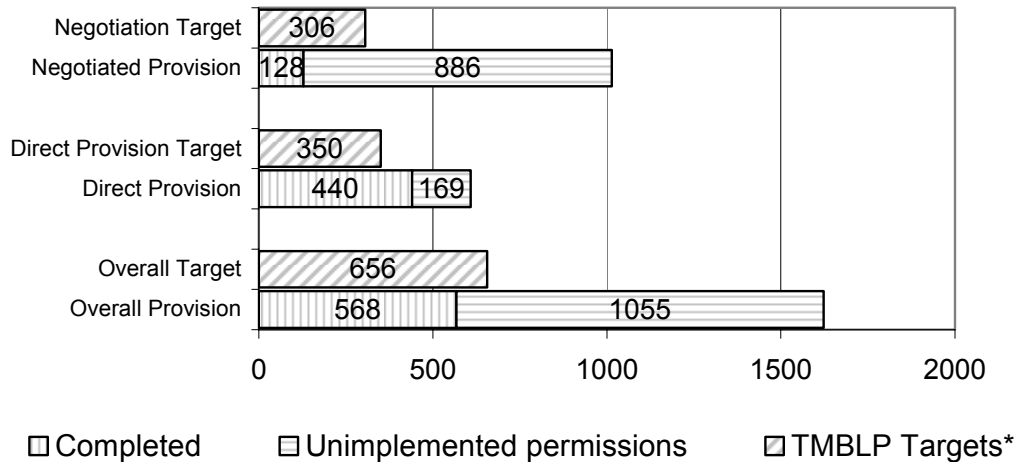
- 3.30. Affordable housing is delivered in the Borough by two different mechanisms; by the direct provision of dwellings by Registered Social Landlords (RSLs), most commonly housing associations, and by negotiation in connection with planning applications. The latter is secured through the completion of a Section 106 legal agreement.
- 3.31. A Housing Needs and Affordability Study was originally undertaken in 1994 (published in June 1995) to assess the need for affordable housing in the Borough. A re-survey was published in 2003, with a base date of 2002. The 2003 study has shown that provision of affordable units has not kept pace with identified need



during the preceding 10 years. This was due to a number of factors. House prices have increased considerably, and much faster than the growth in earnings, thereby excluding an increasing number of residents from the housing market. Much of the provision of housing in the Borough has been on small sites, below the threshold of 25 units set in PPG3 and the adopted Local Plan, above which affordable units may be negotiated as part of any scheme.

- 3.32. In the light of the 2003 Housing Needs and Affordability Study the Borough Council adopted an Affordable Housing Guidance Note (April 2004) as Supplementary Planning Guidance. This sets a new target of 998 dwellings to be constructed during the period 2001-2011 and a requirement of 30% provision on new developments above the national threshold set in PPG3 of 25 units (or above 1ha in size).

**Figure 17 Affordable Housing Provision 30<sup>th</sup> June 1996 to 31<sup>st</sup> March 2005**



\* Targets from the 1994 Housing Needs and Affordability Study

- 3.33. Figure 17 shows the amount of affordable housing that has come forward since the base date of the Plan by both direct means and negotiation under Section 106 agreements, taking account of both completions and commitments (i.e. unimplemented planning permissions). These figures are compared with the Local Plan targets for provision for the 8.75 years up to 31<sup>st</sup> March 2005. It should be noted that the targets in the above Table are not based upon the conclusions of the Housing Needs and Affordability Study (April 2003) because these did not inform Policy P5/5 in the adopted Local Plan.

- 3.34. The total amount of affordable housing secured through negotiated provision now exceeds the Local Plan target by over 600%. This largely reflects the Secretary of State's decision in November 2004 to grant planning permission for the development of the three major sites at Kings Hill (702 units), Holborough Quarry (1,000 units) and Leybourne Grange (723 units). In total a commitment to the provision of 625 affordable housing units has been secured from these 3 sites. However, as at 31<sup>st</sup> March 2005 the number of completed units secured through section 106 legal agreements represents only some 40% of the target for negotiated provision set in the Local Plan.

- 3.35. On the other hand, the amount of affordable housing secured through direct provision exceeds the Local Plan target for direct provision by almost 75%. The

number of completed units secured through direct provision by RSLs already exceeds the Local Plan target for direct provision by 25.7%. The relative proportion of negotiated provision will change significantly as the major sites come forward for development.

## COMMUNICATIONS INFRASTRUCTURE

### Policy P7/2 Car Parking at Barming, Snodland and West Malling Stations

Site	Progress
Barming	Still safeguarded
Snodland	Still safeguarded
West Malling	Consultation was carried out in February 2005 on a revised Planning Brief which identifies a site for additional parking

### Policy P7/5 Coach-based Park and Ride Facility at Blue Bell Hill

3.36. The car park was completed and opened to the public in November 2004.

### Policy P7/6 Buses and Taxis

Site	Progress
A20 – West Malling to Coldharbour	Detailed bus priority measures for the Hermitage Lane and New Hythe Lane junctions approved during the AMR period
Hadlow Road/Bordyke, Tonbridge	No progress
Quarry Hill Road, Tonbridge	No progress
Pembury Road, Tonbridge	No progress
Shipbourne Road, Tonbridge	No progress
London Road, Tonbridge	No progress

### Policy P7/7 Adopted Road Schemes

Scheme	Progress
M2 (Junctions 1-4)	Completed prior to AMR period
A21 Tonbridge to Pembury	Still safeguarded
Snodland Bypass dualling	Still safeguarded
Leybourne Bypass West Malling Bypass	Under construction
A228/A26 new roundabout	Still safeguarded
A227 (A25) Borough Green and Platt Bypass	Still safeguarded
Lunsford Lane/Winterfield Lane junction improvement	Completed prior to AMR period
New Road Station Road, Ditton Junction improvement	Completed prior to AMR period
London Road to Hadlow Road link	Still safeguarded
Vale Road widening	Still safeguarded
River Lawn Road extension	Proposal abandoned as a result of the review of Tonbridge Urban Transport Strategy

Scheme	Progress
	undertaken in 1999

**Policy P7/8 Development-related Road Schemes**

Scheme	Progress
Traffic Calming in Wouldham High Street	Still safeguarded. Timing dependent on development at Peters Pit
Traffic Calming in Burham	Detailed assessment in the context of development undertaken at Wouldham revealed that this improvement was not necessary
New bridge across Medway	Still safeguarded. Planning application received in December 2004. It remains undetermined
Link to Burham Court and Court Road improvements	Still safeguarded. Planning application received in December 2004. It remains undetermined
Lansdowne Road Link	The planning permission for the redevelopment of the Cattle Market makes provision for part of this link. There is an undetermined planning application for the development of the adjacent site which would complete the link. Timing will be dependent on the implementation of the development proposals
Safeguarded land at Vale Road	Still safeguarded. Timing dependent on development at Goods Yard site

**COMMUNITY INFRASTRUCTURE**

**Policy P8/3 Sites suitable for Open Playing Space**

Proposal	Progress
Hollow Lane, Snodland	Completed prior to AMR period
Clare Park, East Malling	The Malling School PFI bid was successful. Proposal has yet to be implemented
Extension to Potyns Recreation Ground, Snodland	To be brought forward in association with the development of Holborough Quarry. Planning permission now granted
Podkin Meadow, Blue Bell Hill	Parish Council negotiating for acquisition of site
Extension to Burham Recreation Ground	Completed prior to AMR period
Tonbridge Farm extension	Still safeguarded - no progress
Stonehouse Field, Platt	Allotments implemented. No progress with the remainder of the site
Holborough Park, Snodland	Completed prior to AMR period
Larkfield Bank	Completed prior to AMR period
Leybourne Grange	To be provided in association with the redevelopment of the hospital site. Planning permission now granted

**Policy P8/5 Expansion at Larkfield Leisure Centre**

3.37. An application to extend the building to form a childrens "soft play" area was approved in June 2004.

**Policy P8/6 Sites for Informal Recreation**

<b>Proposal</b>	<b>Progress</b>
North of Aylesford Recreation Ground	Completed prior to AMR period
South end of new Bridge, Aylesford	Provision negotiated in association with redevelopment of the adjoining transport depot for housing. Site to be transferred to the Borough Council in 2005/06
Wouldham Riverside	Extension to area behind church to be provided in association with the development of Wouldham Court Farm. Site under construction. Extension at Haymans Wharf to be secured when/if the property becomes available for purchase or redevelopment
Town Lock, Tonbridge	Enhancement Brief for this general area, prepared jointly with the Environment Agency, adopted as Supplementary Planning Guidance in April 2004. Work on its implementation is ongoing
The Fosse, Tonbridge	Improvements to be brought forward in association with development on land in the vicinity of the Cattle Market. Planning permission for housing and offices granted on Cattle Market site. Planning application on adjoining site, which includes the Fosse, not determined as at 31 <sup>st</sup> March 2005
South of Forstal Road, Aylesford	Land acquired by the Borough Council as part of land purchased for new public car park. Car park implemented. Currently no firm proposals for open space on the remainder of the site
Little Ryarsh Wood	To be provided in association with the redevelopment of Leybourne Grange. Planning permission now granted
Leybourne Wood	Currently identified in Capital Plan. Purchase of land linked to A228 road improvement scheme
Woodland adj. to Brindles Field, Tonbridge (Quarry Hill Wood)	Borough Council involved in negotiations to acquire land. Proposals for enhanced public access being assessed
Hartlake Bridge –picnic site	Still safeguarded - no progress
Southwest of Lunsford Lane	Completed prior to AMR period
Pinkham Island, East Peckham	Still safeguarded - no progress

**Policy P8/7 Leybourne Lakes**

3.38. Country Park opened in September 2004.

## SECTION 4 POLICY AREAS NOT CURRENTLY MONITORED

- 4.1. The AMR for the year 2004/05 highlights the performance of policies against indicators identified in the Tonbridge & Malling Borough Local Plan (adopted December 1998). For this reason, the AMR does not pay regard to all the Core Output Indicators identified in the Office of the Deputy Prime Minister's (ODPM's) paper 'Local Development Framework Core Output Indicators - Update 1/2005'. The Core Output Indicators for which monitoring mechanisms are not currently in place are set out in the table below. These will need to be addressed in the AMR 2005/06 when the LDF will have progressed to the stage of submission.

<b>BUSINESS DEVELOPMENT</b>	
1c	Amount of floorspace by employment type, which is on previously developed land
<b>HOUSING</b>	
2c	Percentage of new dwellings completed at: <ul style="list-style-type: none"> <li>(i) less than 30 dwellings per hectare</li> <li>(ii) between 30 and 50 dwellings per hectare; and</li> <li>(iii) above 50 dwellings per hectare</li> </ul>
<b>TRANSPORT</b>	
3a	Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the local development framework
3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)
<b>LOCAL SERVICES</b>	
4a	Amount of completed retail, office and leisure development
4b	Amount of completed retail, office and leisure development in town centres
4c	Amount of eligible open spaces managed to Green Flag Award standard
<b>FLOOD PROTECTION AND WATER QUALITY</b>	
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
<b>BIODIVERSITY</b>	
8	Change in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"> <li>(i) change in priority habitats and species (by type); and</li> <li>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance</li> </ul>
<b>RENEWABLE ENERGY</b>	
9	Renewable energy capacity installed by type



## **SECTION 5 CONCLUSIONS**

### **Housing**

- 5.1. Completions exceeded the Structure Plan (SP) requirements for the period up to 31<sup>st</sup> March 2005. Furthermore, the housing trajectory has demonstrated that by the end of the SP period the amount of land available for housing will far exceed the SP requirement by nearly 40%. Notably, 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. Next year, performance will be compared with the Kent and Medway Structure Plan.
- 5.2. Whilst the amount of affordable housing secured through negotiated section 106 legal agreements is substantial - largely due to the Secretary of State's support for the Borough Council's position which was that planning permission should be granted for the three major sites - the level of completions as at 31<sup>st</sup> March 2005 is quite significantly short of the target. This situation is likely to change for the better with the implementation of the planning consents at the major sites of Kings Hill, Holborough Quarry and Leybourne Grange. However, how soon the supply of affordable housing units will be back on track in terms of the target will largely be dependent upon the timing of the development at these major sites.
- 5.3. It must be noted that the level of affordable housing provision in the future will need to respond to the findings of the latest Housing Market Assessment that will be prepared as part of the work on the Local Development Framework.

### **Employment Floorspace**

- 5.4. The supply of Employment floorspace is coming forward in accordance with Structure Plan guidelines, though the longer-term projection, taking account of losses is for a shortfall of provision of approximately 30%. The most significant loss in the year 2004/05 was the remainder of the original allocation of 74,000 sq m at Kings Hill that has now been lost to housing as a result of the Secretary of State's decision in November 2004. This change of mix is taken into account in the Kent and Medway Structure Plan.

### **Tonbridge Town Centre**

- 5.5. The health of Tonbridge town centre is a cause for concern with lower levels of pedestrian activity and a vacancy rate higher than 2003. This is a matter that will be addressed during the preparation of the Master Plan for Tonbridge Town Centre and the Tonbridge Central Area Action Plan.

### **Communications Infrastructure**

- 5.6. Progress on road schemes within the Borough is steady. A number of the schemes identified in the Plan are development-dependant 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 Plan are already being implemented or have been completed. A new Open Space Strategy will be produced in accordance with PPG17, and its findings will be taken into account in preparing the Open Space Development Plan Document.

### **Local Development Framework**

- 5.8. The review of the Local Plan commenced with the publication of an Issues Report in September 2003. The feedback received and the Council's draft responses were reported to the Local Development Framework Steering Panel in November 2004 and April and July 2005. The Statement of Community Involvement progressed in accordance with the approved programme and was adopted in July 2005. Consultation on the Preferred Options for the Core Strategy, Development Land Allocations and Tonbridge Central Area Action Plan DPDs took place in the autumn of 2005 in accordance with the approved LDS. Preparation of the LDF is still on programme.