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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 on progress with the implementation of those Local Plan policies which have been monitored to date. This will be the last AMR in this form which monitors the Local Plan adopted in 1998. The 2009 AMR will be the first to monitor policies in the Local Development Framework (LDF).

### TIMEFRAME

- 1.2 It should be noted that the Annual Monitoring Report (AMR) covers the twelve-month period from **1<sup>st</sup> April 2007** to **31<sup>st</sup> March 2008**. Anything that has happened subsequent to 31<sup>st</sup> March 2008, apart from progress with the Local Development Framework, is **not** covered in this Report. In this respect it should be noted that whilst the LDF Core Strategy was adopted during 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.

### HISTORY

- 1.3 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.
- 1.4 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 Districts 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.
- 1.5 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, or are currently being, used for landfill purposes and others have been used for built development.
- 1.6 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 10 years or more. 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 Country Park at Beltring have become popular visitor attractions.

## EMPLOYMENT & ECONOMY

- 1.7 Tonbridge and Malling Borough has the third lowest unemployment rate (1%) in the County as at August 2007. 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)

### Indicator Values for Tonbridge & Malling taken from KCC Economic Profile of T&M 2007. Release year of indicator is in brackets

	2001	2007
Unemployment Rate (%)	1.2 (2001)	1.0 (2007)
Median Full-time Earnings (£)	370.30 (2000)	457.5 (2007)
Total Employees	50,952 (1999)	53,367 (2007)
Stock of VAT Registered Businesses	3,525 (1999)	4,225 (2006)
GVA per head (£)	12,691 (1998)	18,242 (2005)
% Employees in the Knowledge Economy	13.8 (1999)	17.1 (2006)
% Working Age Population with NVQ4+	16.9 (1999)	34.7 (2006)

(KCC Analysis and Information Systems)

- 1.8 On the Index of Deprivation, 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.

## GEOGRAPHY

- 1.9 Tonbridge and Malling Borough 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 formal industrial villages on the east and west banks of the River Medway which is 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, which 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.
- 1.10 Tonbridge is identified together with Tunbridge Wells as a Regional Hub in the South East Plan. The M20/M26 corridor, A21 and Redhill to Ashford railway line through Tonbridge are identified as Regional Spokes where services 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.

## POPULATION

- 1.11 The 2001 Census recorded the Borough's population as 107,561 - the seventh highest in Kent at the time. The Borough has a growing population with a rise of 5.7% between 1991 and 2001. The population density at 2007 was 4.82 people/ha, an increase from 4.5 people/ha in 2001. In mid 2007 the population of the Borough was estimated to be 115,700 - a 7.56% increase since 2001. The average household size had reduced to 2.46 from 2.49 in 2001. The Borough has seen the largest increase in population in the County since 2001.

## AGE STRUCTURE

- 1.12 The 2001 Census shows that nearly 22% of the Borough's population was aged 15 or under, an increase of 2% from 1991. 72% of the borough's population was aged between 16-74, which represents a decrease of nearly 2% since 1991. Those aged over 75 represented 6.6% of the Borough's population. This is a decrease of 1% since 1991 and is 1% below the national average for England and Wales. Of the total population of the borough, 24.4% were one-person households, an increase of 3% since 1991.

## ETHNICITY

- 1.13 At the time of the 2001 Census 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 who represent only 0.5% of the population.

## ENVIRONMENTAL PROTECTION

- 1.14 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.
- 1.15 Sites of Special Scientific Interest within the Borough are:
- Bourne Alder Carr
  - Halling to Trottscliffe Escarpment
  - Holborough to Burham Marshes
  - One Tree Hill & Bitchet Common
  - Oldbury and Seal Chart
  - Peters Pit, Wouldham
  - Trottscliffe Meadows
  - Ayelsford Pit
  - Wateringbury
  - Wouldham to Detling Escarpment
- 1.16 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 SNCI's, the majority of which are protected by policies in the Tonbridge and Malling Borough Local Plan.

- 1.17 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. The Local Plan identifies 23 Historic Parks and Gardens in the Borough.

## **SECTION 2 LOCAL DEVELOPMENT FRAMEWORK**

### **LOCAL DEVELOPMENT SCHEME**

- 2.1 The current Local Development Scheme (LDS) was submitted to the Government Office for the South East in March 2007 but not finally approved until November 2007 so that it could take into account the reality of the Public Examination timetable. The LDS sets out the Local Development Documents that the Council will produce within the Local Development Framework. Figures 1 and 2 show the approved timetables for the production of the Local Development Documents (see pages 8 & 9). The LDF has been divided into two tranches. The first tranche included the Core Strategy, a Development Land Allocations DPD and the Tonbridge Central Area Action Plan. The second tranche now includes only one DPD the Managing Development and the Environment DPD.

### **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 in line with the approved LDS

### **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 and it is intended that the Council will consider a draft Plan during January 2009. Under the new LDF Regulations published in July 2008 pre-submission publication is expected to take place in the spring of 2009 with submission to the Secretary of State in the summer which would be roughly in line with the approved LDS. Adoption is expected to be in the summer of 2010 which will be somewhat earlier than envisaged in the approved LDS. It will therefore be necessary to submit a revised LDS to GOSE so that the future programme more closely reflects the terms of the new Regulations.

### **SUPPLEMENTARY PLANNING DOCUMENTS**

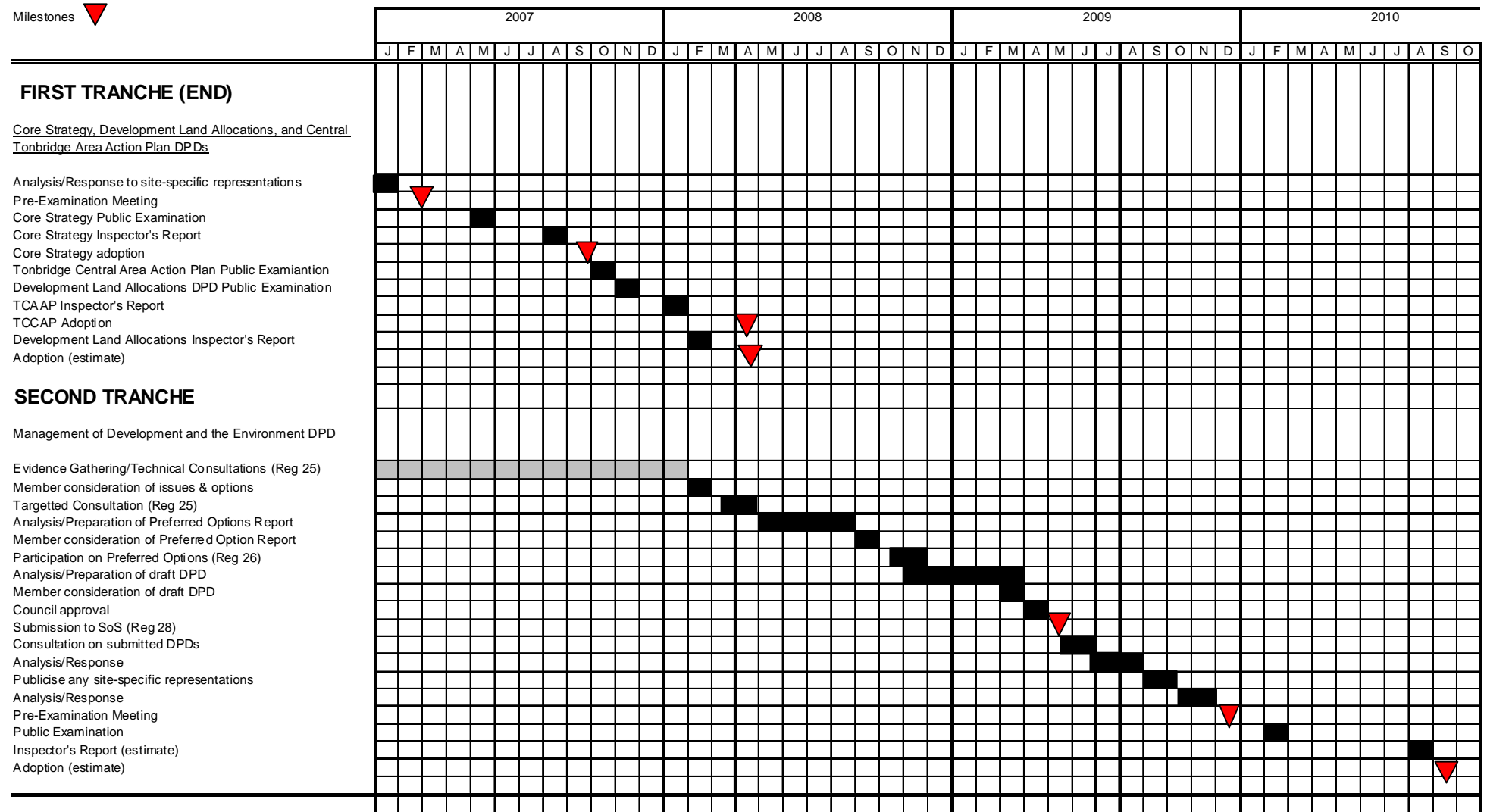
- 2.5 The Affordable Housing SPD progressed to adoption in July 2008 in accordance with the published programme in the LDS, with initial stakeholder consultation commencing on 9 November 2007 with a deadline for comments of 21 December 2007. Statutory consultation under Regulation 17 took place between 14 March and 2 May 2008.
- 2.6 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.

## **GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT**

- 2.7 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 about 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 Production of Local Development Documents – First Tranche



**Figure 2: Timetable for Production of Supplementary Planning Documents – Second Tranche**

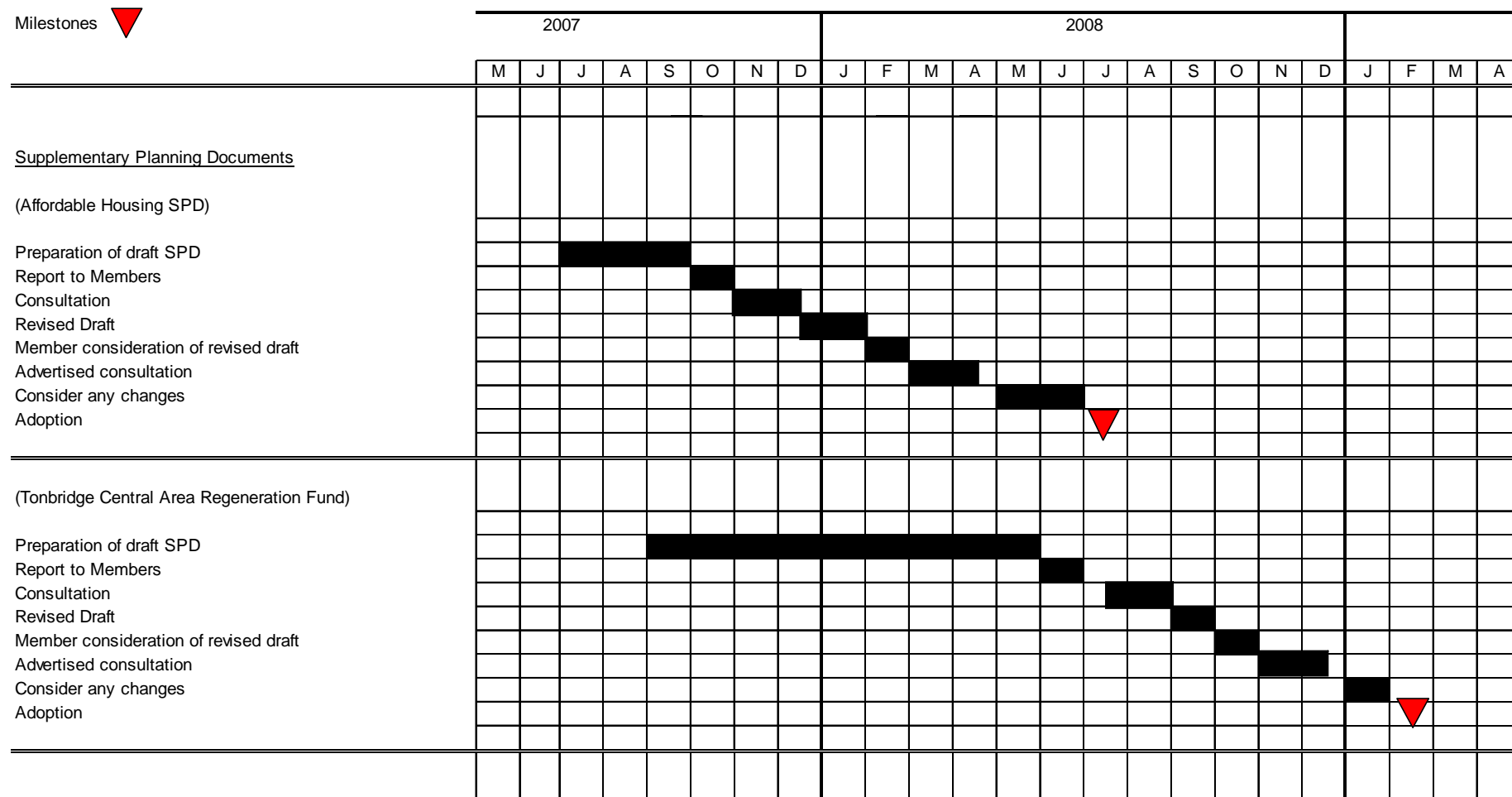
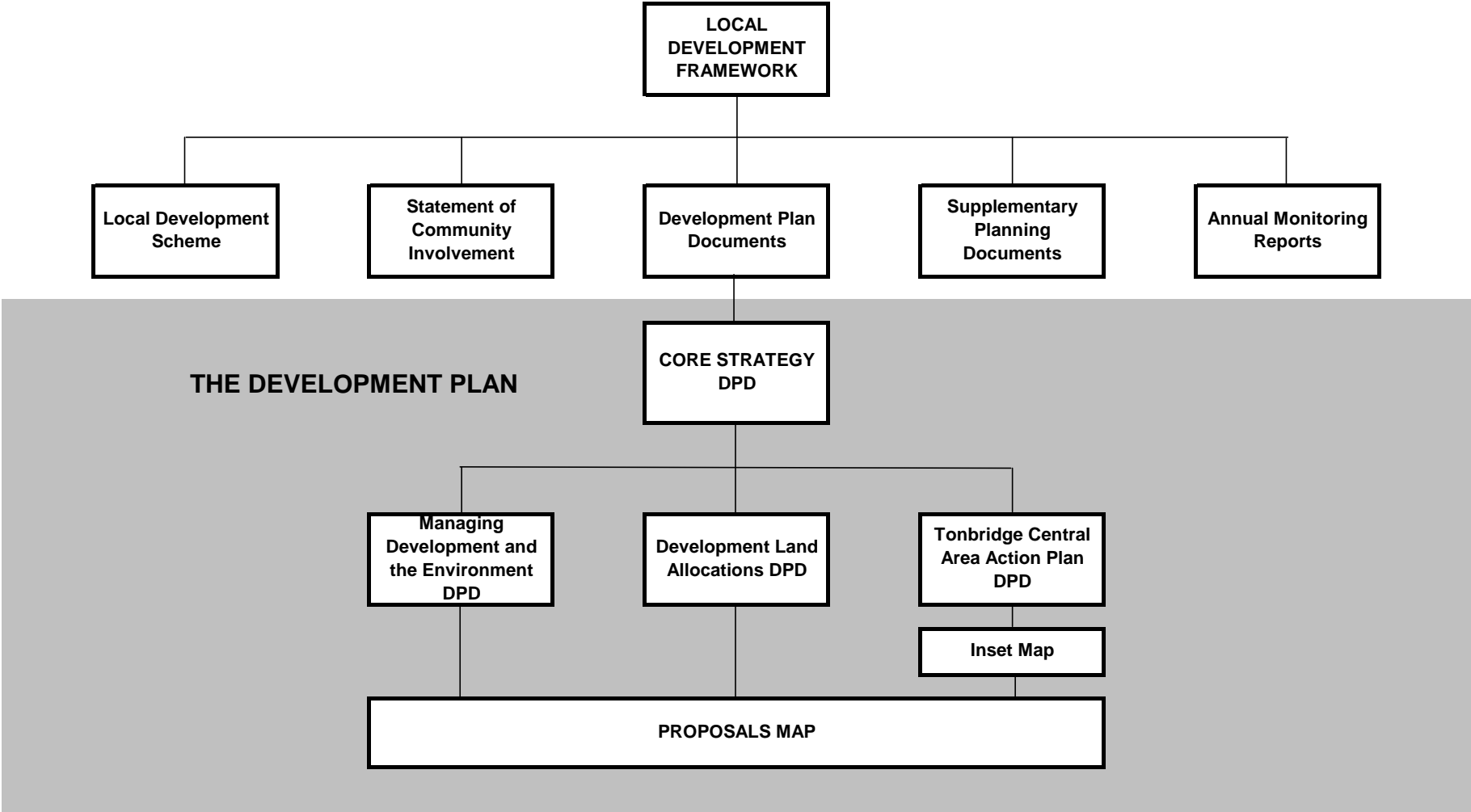


Figure 3 – Local Development Framework Structure and Context

**LOCAL DEVELOPMENT FRAMEWORK STRUCTURE AND CONTENT**





## SECTION 3 LOCAL PLAN

### DEVELOPMENT STRATEGY

#### HOUSING

- 3.1 The Kent & Medway Structure Plan (2006) (KMSP) requires the following housing provision (number of units) in the Borough:

2001-2006	2006-2011	2011-2016	Total
2,200	2,200	2,400	6,800

Prior to 2001 the Kent Structure Plan, adopted in 1996, required 2000 dwellings to be provided in the 1996 to 2001 period. The Local Plan covers the period 1996 to 2011. The overall requirement that the Local Plan needs to meet therefore totals 6,400 but these requirements have to have regard to a shortfall of 116 dwellings that existed at the beginning of the plan period, so the overall requirement is for 6,516 dwellings.

#### 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 Structure Plan. The trajectory highlights the following information:
- Past dwelling completion rates
  - Projected future dwelling completion rates (excluding windfalls)
  - Dwelling requirement – annual net additional dwelling requirement from the Kent Structure Plan (1996) up until 2000/01 and the KMSP (2006) from 2001/02 onwards
- 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 relevant 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 2008 Tonbridge and Malling Borough had achieved 127.13%<sup>1</sup> of the Structure Plan requirement for the period to date. Reflecting the actual and projected completions, 129.81% 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). In May 2006 the Borough Council approved an outline application at Peters Pit for 1,000 dwellings. Figure 4 clearly illustrates the healthy land supply position for residential development in the Borough during the lifetime of the adopted Local Plan. It is recognised that current (December 2008) economic circumstances are likely to affect these assumptions and this will be reflected in next year's AMR.

<sup>1</sup>TMBC HIA 2008  
KCC Analysis and Information System

**Figure 4 Housing Trajectory Table**

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	734	850	839					<b>C</b>
<b>Total Projected Completions</b>													533	547	770	8308	<b>D</b>
<b>Cumulative Completions</b>	304	721	1135	1481	1754	2091	2680	3058	4035	4769	5619	6458	6991	7538	8308		<b>E</b>
<b>PLAN - Strategic Allocation (annualised)</b>	400	400	400	400	400	440	440	440	440	440	440	440	440	440	440	6400	<b>F</b>
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-96	-79	-65	-119	-246	-349	-200	-262	275	569	979	1378	1471	1578	1908		<b>G</b>
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	400	435	437	439	447	465	479	465	477	394	326	195	-19	-296	-1138	-1908	<b>H</b>

Please Note: Source: Kent County Council Housing Land Supply 2007/08

Totals take into account the level of activity during the lifetime of the adopted Kent Structure Plan Policy H1 (1996-2001) and the KMSP policy HP1 (2001-2011)

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

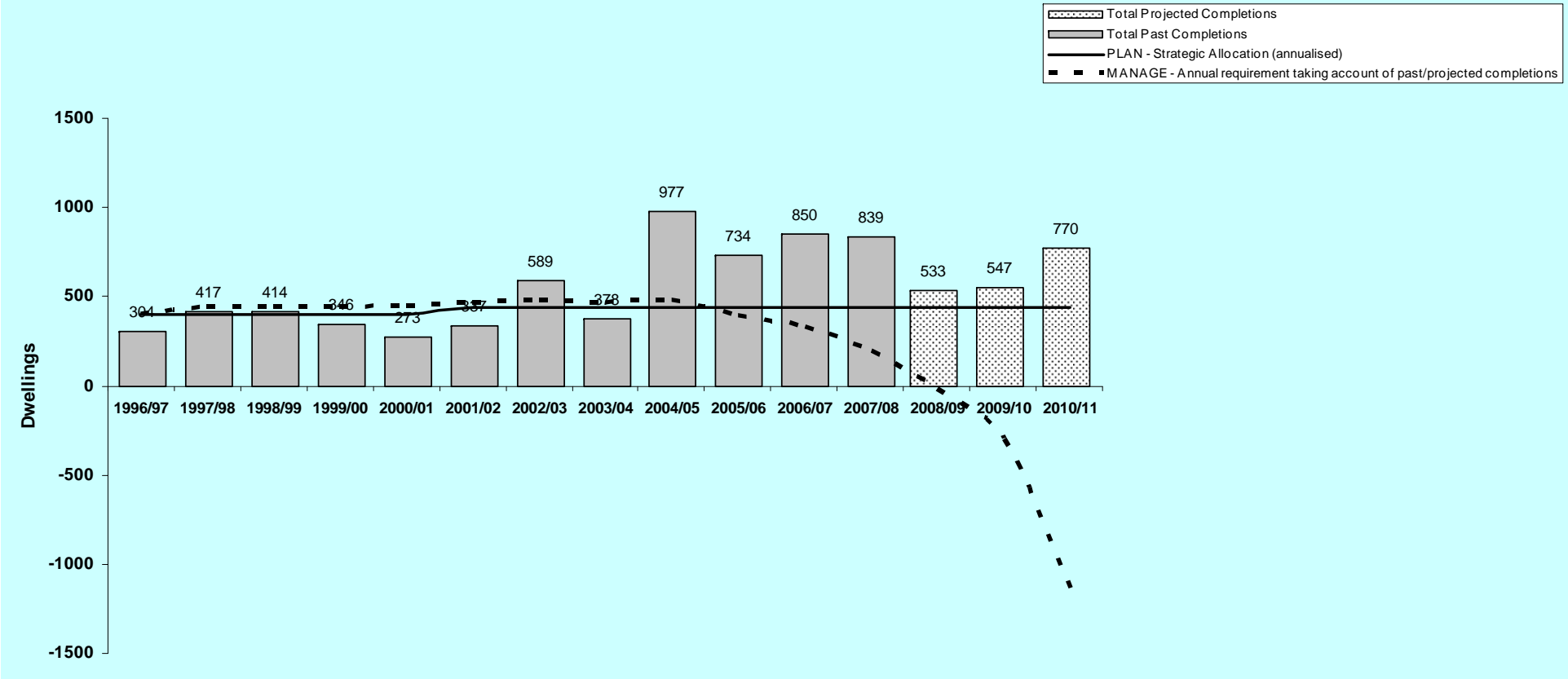
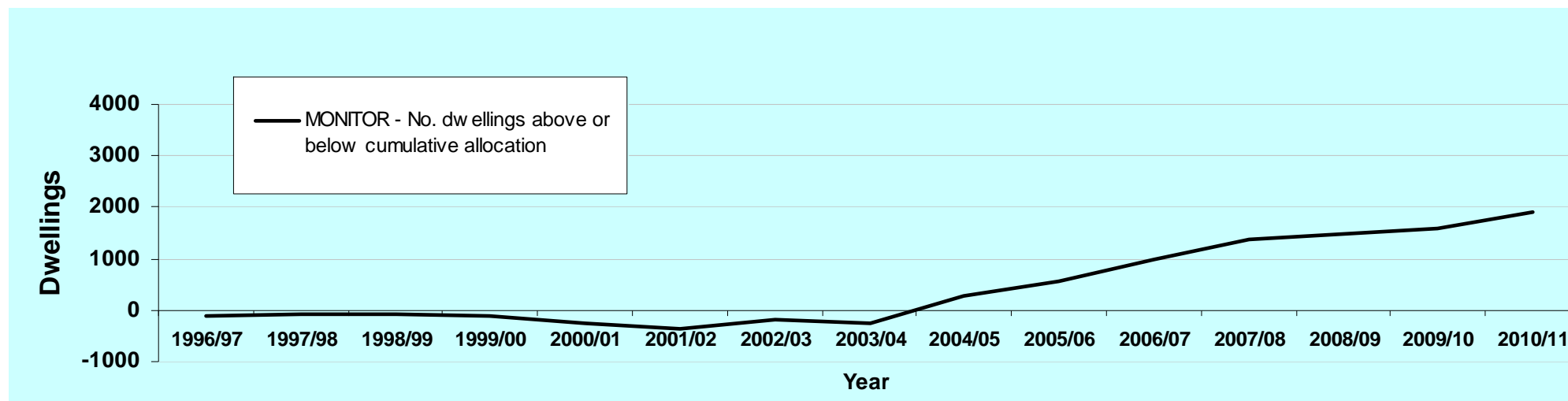


Figure 6 Housing Trajectory – Monitor

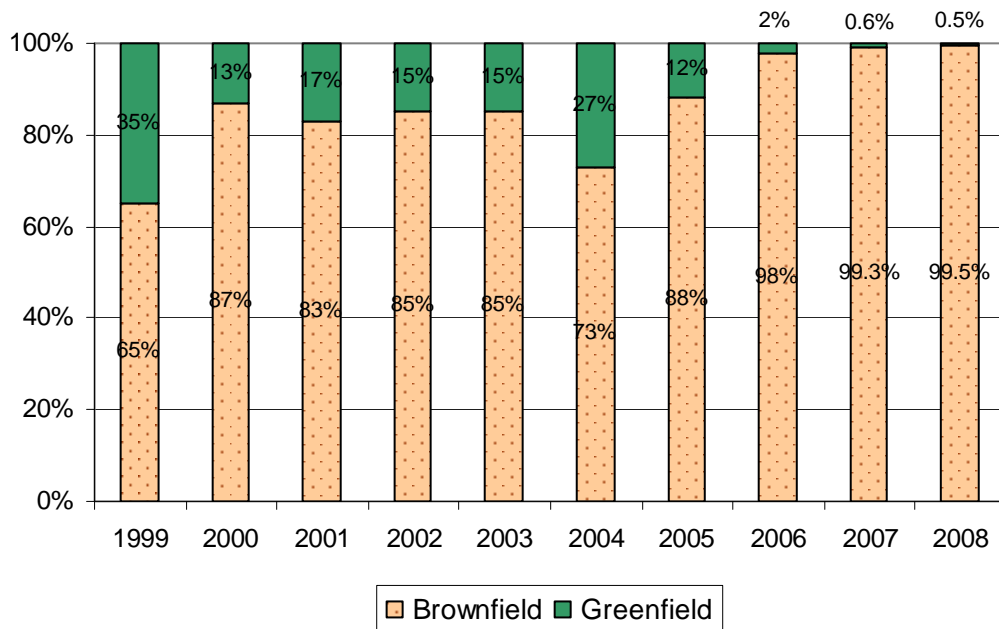




**GREENFIELD -V- BROWNFIELD**

3.5 Government policy requires new development (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 that 60% of all new housing development should take place on previously developed land by 2008.

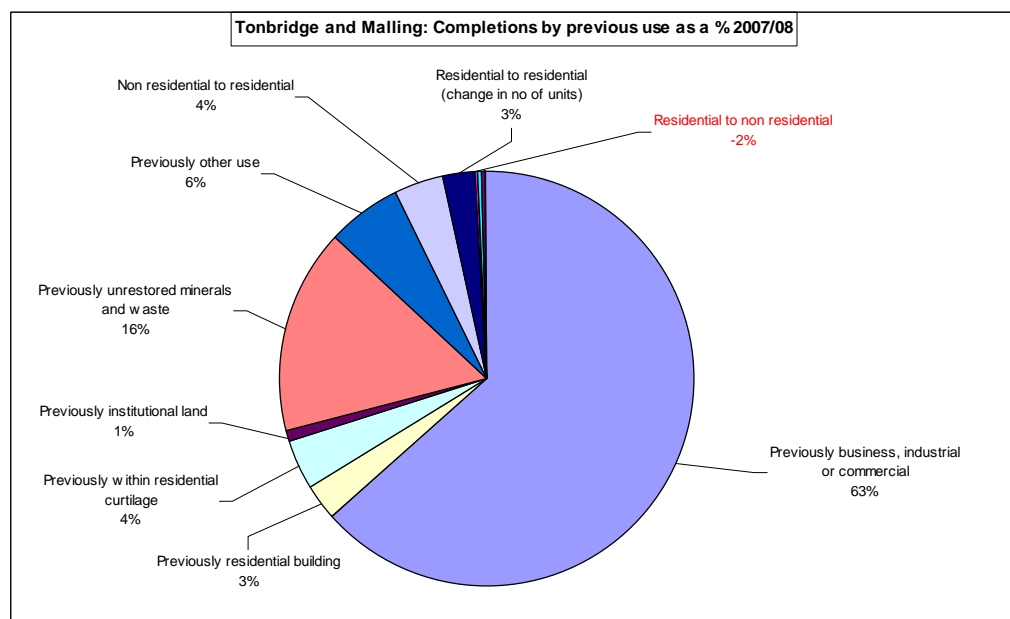
**Figure 7 Brownfield v Greenfield**



Source: Kent County Council SEERA Returns 2007/08

3.6 Figure 7 shows that the government target of 60% has been significantly exceeded since monitoring of the Local Plan started. Figure 8 shows the previous land use of the completed sites in the period of 01/04/2007 to 31/03/08.

**Figure 8: T&M: Completions 2007/08 previous land use as a %**

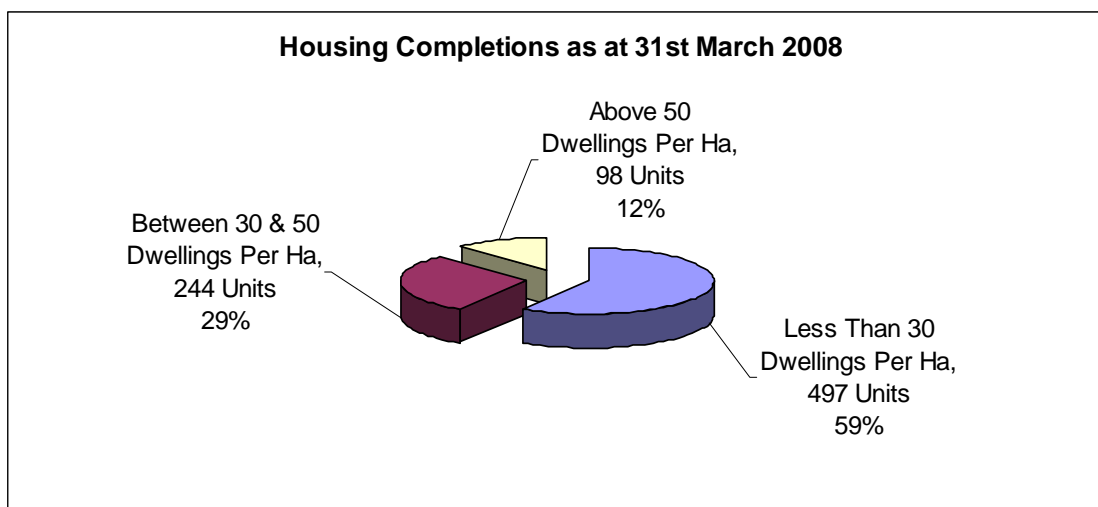


- 3.7 'Local Performance Indicator' (LPI) number 601 - '% New Homes Built on Previously Developed Land' – includes a target of 95% for the year 2007/08 for Tonbridge and Malling Borough. As illustrated in Figure 7, this target has been significantly exceeded with 99.5% of all housing development taking place in that year on previously developed land.

### HOUSING DENSITIES

- 3.8 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 Figure 9.

**Figure 9 Density Levels of New Dwellings (Dwellings per ha)**

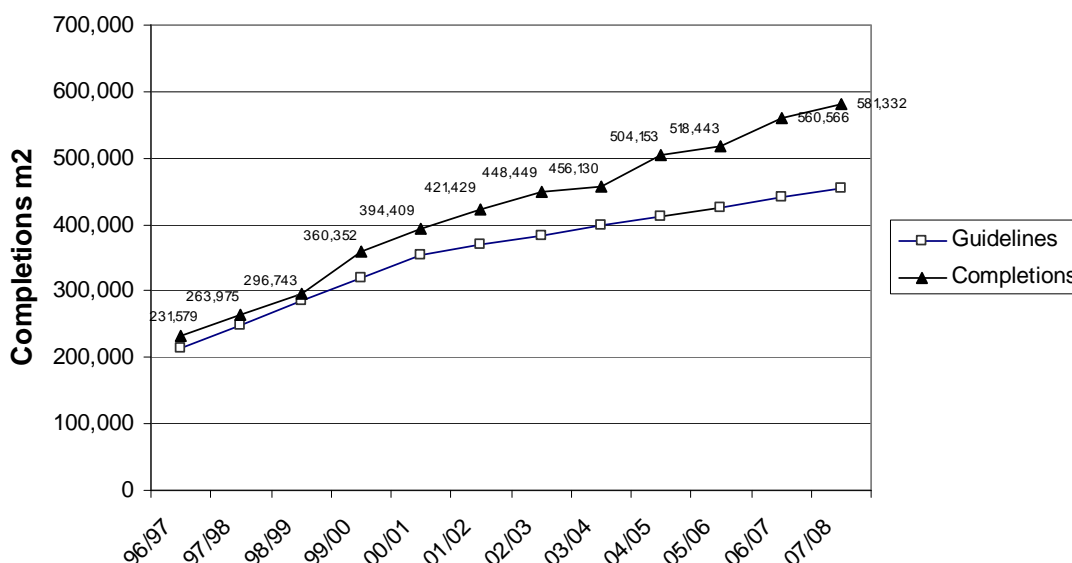


- 3.9 Figure 9 shows that 41% of the 839 dwellings completed have been built are at a density of above 30 dwellings per hectare. A total of 59% fall below this density level which is above the national indicative minimum. This is largely due to the number of smaller scale developments on large sites in rural areas and the continued implementation of some pre-PPS3 planning permissions.

### EMPLOYMENT

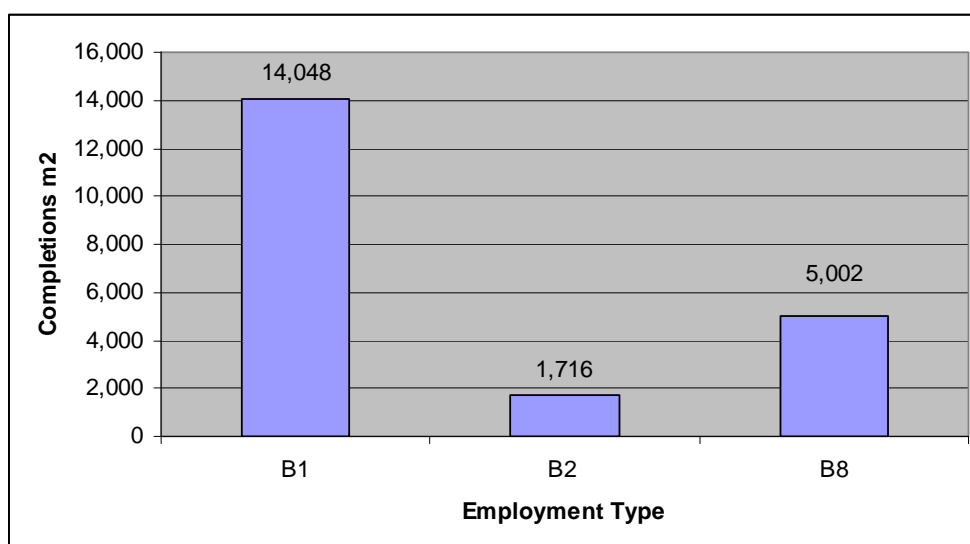
- 3.10 The Kent & Medway Structure Plan (July 2006) sets the guidelines for employment land provision in the Borough. No new employment provision is made in the plan - Policy EP2 essentially confirms what has already been committed previously. The commitment for Tonbridge and Malling (284,000 sq m for the period 2001-21) equates to 14,200 sq m per annum. This figure allows for the revised mix of land uses at Kings Hill.

**Figure 10 Employment Land Supply**



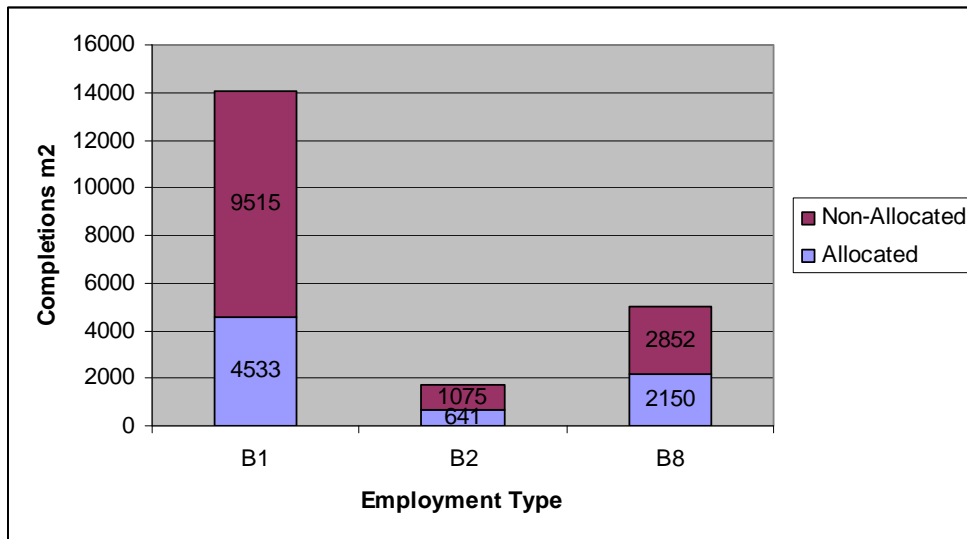
- 3.11 Figure 10 illustrates that for the supply of all types of employment floorspace, year-on-year completions in the Borough have marginally exceeded the guideline figures in the Kent Structure Plan (up to 2001) and the Kent and Medway Structure Plan (2001-2008). Recently, the gap between supply and the guideline figures has widened.
- 3.12 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 up to 2021 is estimated to be 242,773sq m which is approximately 15% below the guideline figure in the adopted Kent and Medway Structure Plan.

**Figure 11 Amount of Floorspace Developed for Employment in 2007/08 by Type**



- 3.13 Figure 11 illustrates that during 2007/08 20,766 m<sup>2</sup> of gross floorspace was developed for employment within the Borough. Of this, over half (68%) was developed for B1 uses.

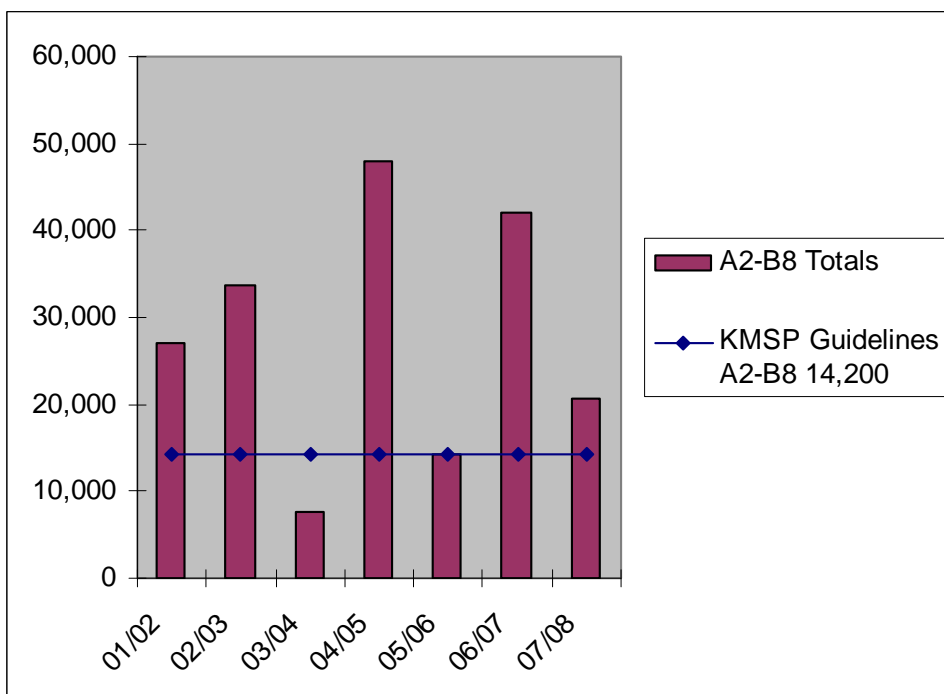
**Figure 12 Amount of Floorspace Developed for Employment in 2007/08 by Type in Employment Areas\***



\*Defined as sites identified for employment in the Tonbridge and Malling Borough Local Plan (December 1998)

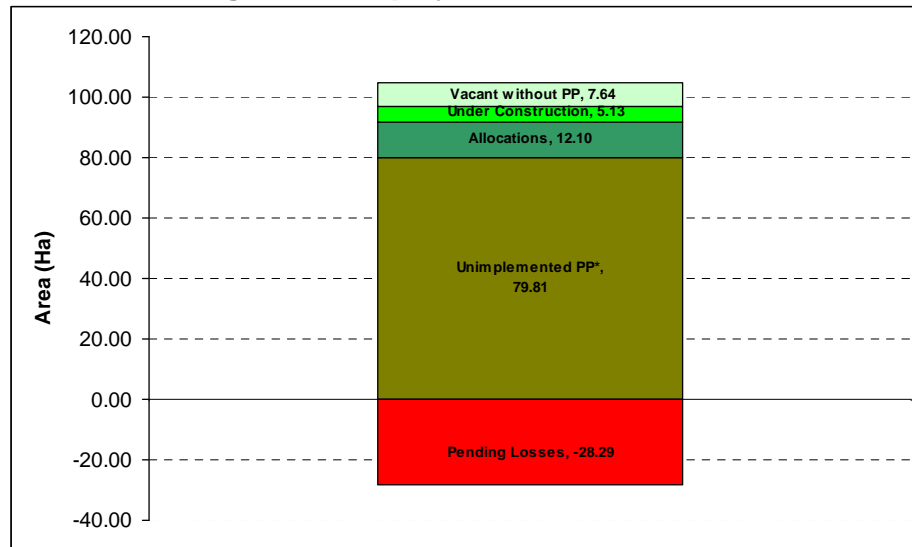
3.14 Figure 12 illustrates that 35% of the floorspace developed for employment took place on sites identified for employment use in the adopted Local Plan. 32% of the floorspace developed for B1 uses in 2007/08 took place on allocated sites. 37% of developed B2 floorspace and 43% of B8 took place on sites allocated for employment in the Borough.

**Figure 13 A2-B8 Employment Provision Against Structure Plan Targets**



3.15 Figure 13 illustrates that for the year 2007/08 the gross provision of A2-B8 floorspace in the Borough exceeded the Kent and Medway Structure Plan requirement by almost 146%. However, when losses are taken into consideration, the overall net completion figure falls to 11,320 sqm, which is 2,880sqm short of the KMSp requirement.

**Figure 14 Employment Land Available**



\*PP - Planning Permission

3.16 Figure 14 illustrates that as at 31<sup>st</sup> March 2008, 104.68 hectares of land was available for employment development (mainly at Kings Hill), but with a pending loss of 28.29ha the net overall total is therefore 76.39ha.

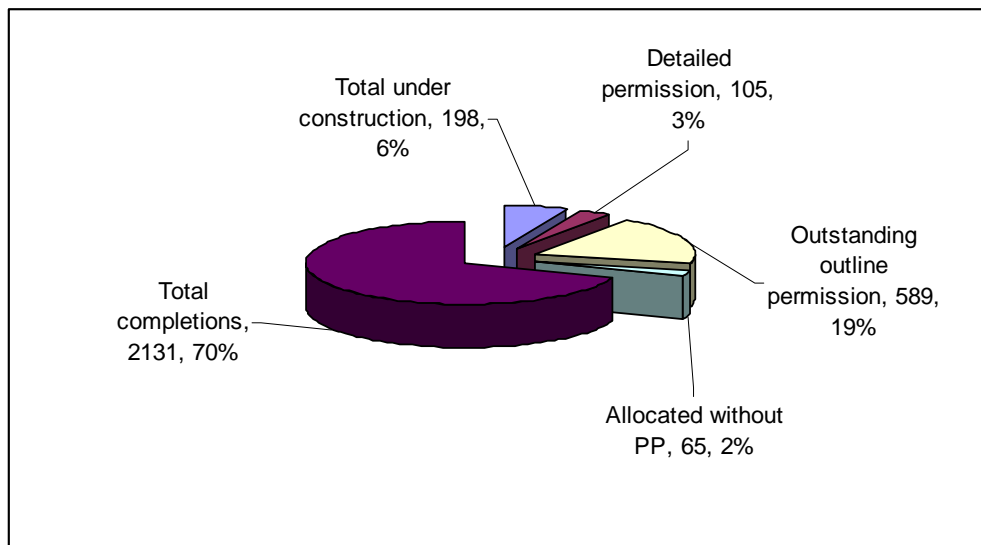
**EMPLOYMENT FLOORSPACE ON PREVIOUSLY DEVELOPED LAND**

3.17 The Council now monitors the employment floorspace, by employment type on previously developed land in accordance with Core Output Indicator 1C identified in ‘Department of Communities & Local Government (DCLG’s) paper ‘Regional Spatial Strategy & Local Development Framework Core Output Indicators– Update 2/2008.’ During the AMR period, 14,048 sq m of B1, 1,716sq m of B2 and 5,002 sq m of B8 was completed, all of which was on previously developed land.

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

3.18 The balance between under construction, permissions, allocations and completions at Kings Hill is set out in figure 15.

**Figure 15 Housing at Kings Hill – Position at 31<sup>st</sup> March 2008**



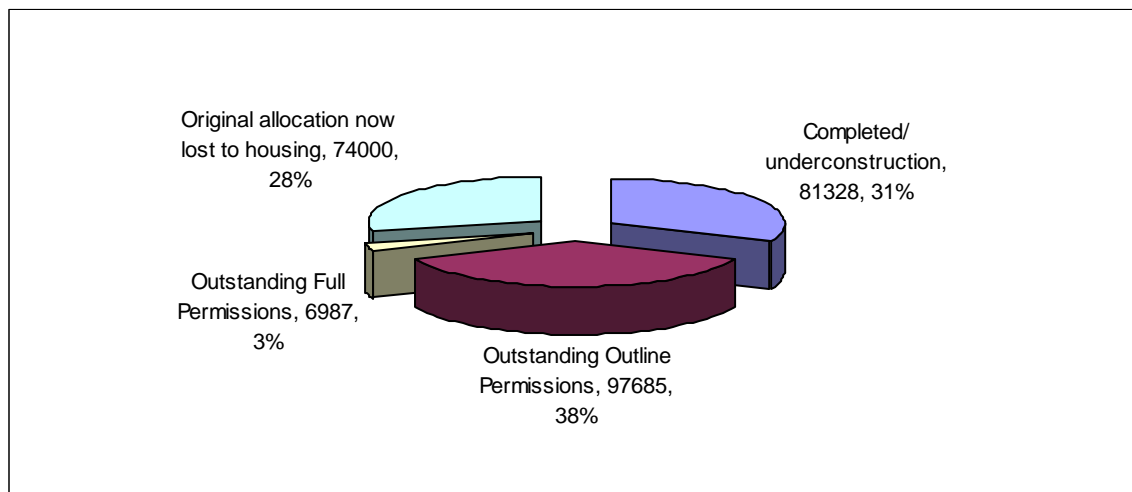
Source: Kent County Council Housing Land Supply 2007/08

3.19 In the year 2007/08, 300 dwellings were completed. At recent rates of construction but having regard to the current economic environment, the outstanding permissions and allocations are likely to last for approximately 5 years.

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

3.20 The adopted Kent & Medway Structure Plan identifies Kings Hill as having the capacity for 186,000 sq m of business floorspace. This is reflected by the Secretary of State's decision in November 2004 to grant planning permission for 750 houses on part of the site allocated for business use in the Local Plan.

**Figure 16 Kings Hill Business Floorspace (sq m) – Position at 31<sup>st</sup> March 2008**



Source: Kent County Council Housing Land Supply 2007/08

3.21 As at 31<sup>st</sup> March 2008, less than half of the permitted 186,000 sq m of business floorspace at Kings Hill was completed or under construction. There is no remaining land allocated for business use 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 (1996) and reflected in the adopted Local Plan) has now been replaced by housing development.

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

3.22 An application for the insertion of a mezzanine floor at Asda was approved on 19<sup>th</sup> July 2006 and was completed during the period of this AMR. Two tennis courts have been completed in Gibson Drive (West of Play Area) prior to the AMR period. There are 14 planning applications for housing that are either not started or under construction in the Kings Hill Area.

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

3.23 Pursuant to Policy P2/6, outline planning permission for a new residential village (TM/05/00989/OAEA) and a new bridge (TM/05/00990/FLEA) were both permitted on the 10<sup>th</sup> May 2006. The following is the currently planned programme for the implementation of the new village, but this may need to be reviewed in the light of economic circumstances. Any changes will be reflected in next year's AMR.

**Pre-development ecological assessment.** Preparation of translocation sites for reptiles. Detailed archaeological assessment and ground investigation surveys over water and land. Tree clearance where necessary. Translocation of fauna and flora into new purpose-made sites (see Conservation and the Environment page). Archaeological trenching investigations.

**During 2009** - Commencement of construction of off-site highways to the south of the site including re-alignment of Court Road. Remediation of the Old Works site. Renewal of the river wall. Commencement of work on bridges and embankments for the Medway Crossing. Foul and surface water sewer construction. Construction of on-site access roads.

**During 2010/11** - Completion of approximately 83 units Prepare site for primary school.

**2011/12** - Continued construction of residential development on the riverside (approx 100 units) Bridge opening, prior to completion of 150 units.

**2012 – 2017** - Continued construction of residential development (150 units per annum). Construction of community facilities (prior to 350 units). Greenway linking to Wouldham to be constructed prior to 500 units being occupied.

**Policy P2/8 Bushey Wood**

3.24 As indicated in paragraph 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**

3.25 Developments within the Botany area of Tonbridge as defined in the Local Plan were all completed prior to 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	Phases 1 & 2 completed, phase 3 under construction. No outstanding planning applications.

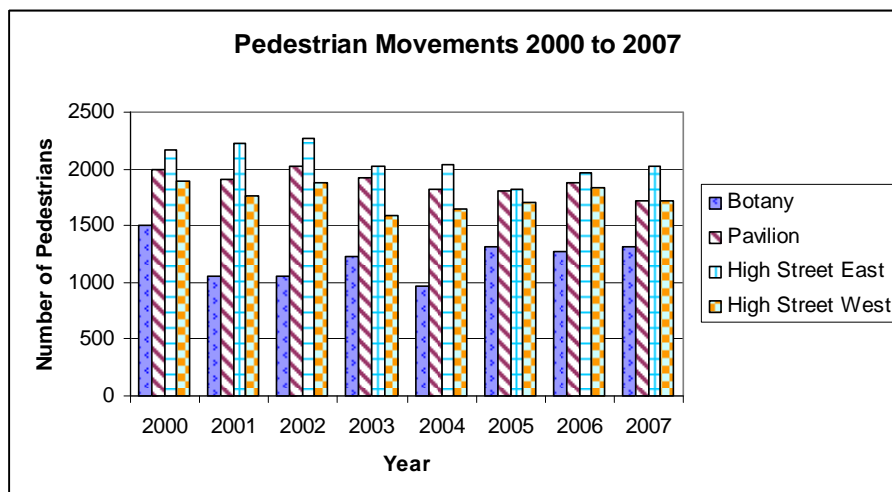
**Policy P2/11 Tonbridge Town Centre**

3.26 An application to extend Sainsbury’s was approved in May 2005 but has not been implemented. This is now likely to be overtaken by the partnership arrangements with the Borough Council to take forward the development of the wider area in line with the Tonbridge Central Area Action Plan.

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

3.27 Pedestrian counts have been undertaken in Tonbridge town centre on the same dates and in the same locations over the past 6 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 17 illustrates pedestrian movements recorded for Tonbridge for the years 2000 to 2007.

**Figure 17 Pedestrian Movements in Tonbridge 2000 to 2007**

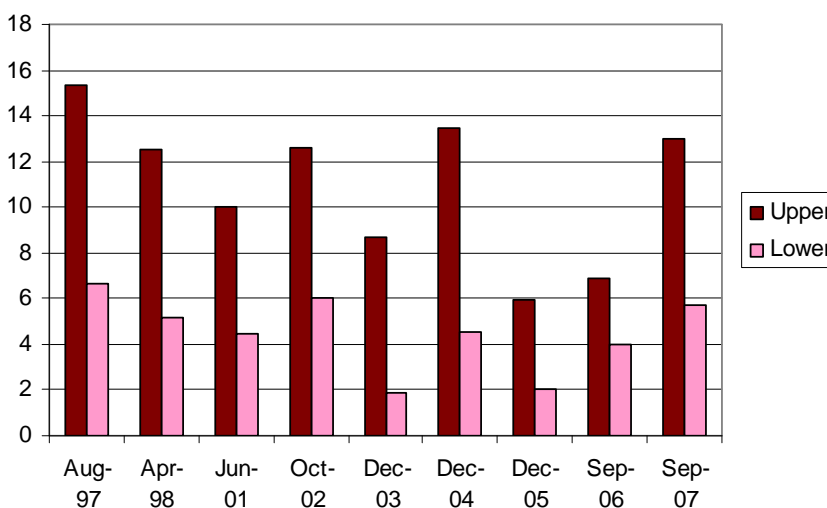


3.28 The results for 2007 show that pedestrian activity in the town centre has decreased slightly from the level in 2006. There was a slight decrease at the Pavilion and High Street West from the level recorded in 2006. High Street East and Botany showed a slight increase. Pedestrian activity at the Pavilion remained at a similar level to 2004, 2005 and 2006.

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

3.29 The number of vacant properties in a town is one of a number of indicators of how vibrant the centre is. Figure 18 illustrates vacancy rates for the upper and lower parts of the High Street.

**Figure 18 % Vacancy Rates – Upper and Lower High Street Tonbridge**



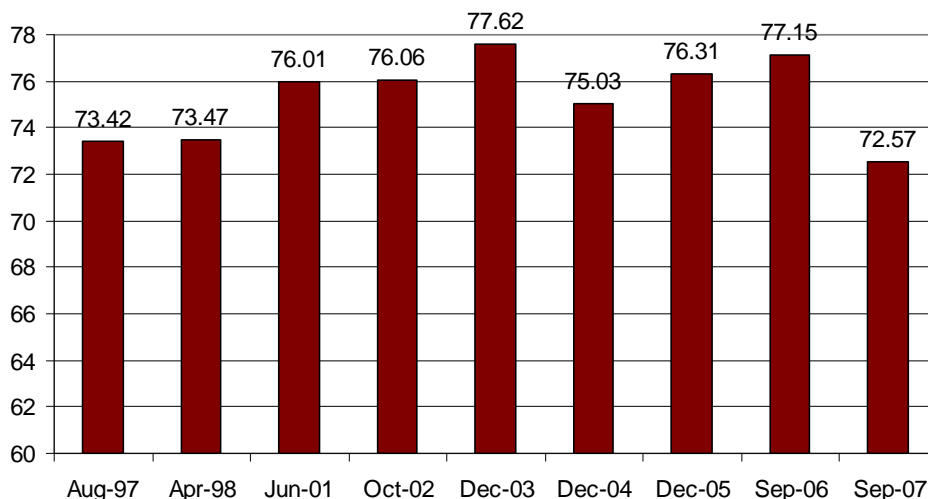
3.30 The lower part of the High Street has experienced quite significantly lower vacancy rates compared with the Upper High Street, for 2007 the gap between the two rates was the highest it has ever been since 2004. This confirms that the upper High Street continues to be, commercially, a more marginal shopping area. The principal reason for the widening of the gap between the two vacancy rates is the doubling of the vacancy rate for the Upper and Lower High Street area in 2007, which indicates that the vitality of both parts of the town are not as healthy as they were in 2005. However, the vacancy rates in 2007 of 5.75% for the Lower High Street and 13.03% in the Upper High Street Area are not the highest experienced since monitoring began.



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

3.31 Policy P2/11 aims to maintain the primary retail function of the town centre shopping areas. For 2007, 72.57% of the frontages in the Lower High Street area were in retail use. This is considerably lower than in 2006. This is the lowest figure since monitoring began. It reflects the fact that the Lower High Street has more A2 & A3-A5 uses than in previous years.

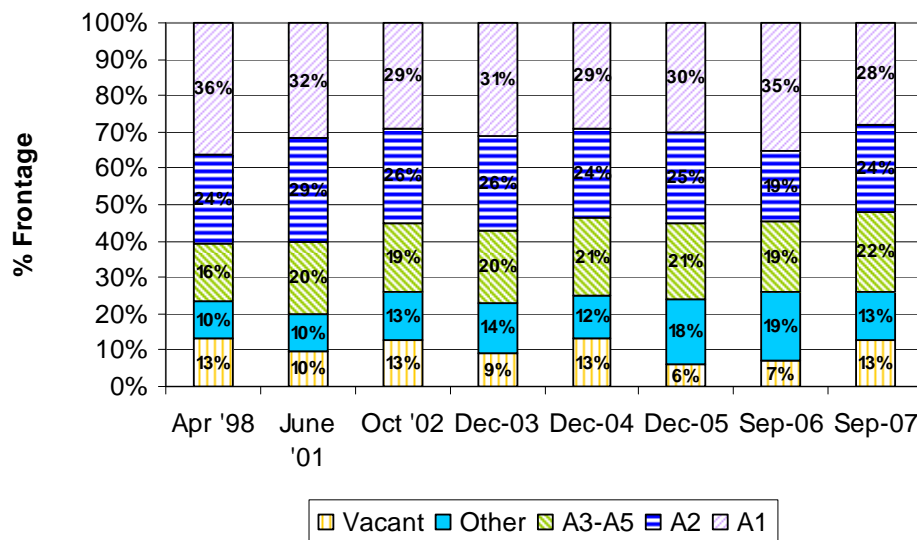
**Figure 19 % Retail Frontages – Lower High Street Tonbridge**



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

3.32 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 20 Upper High Street Tonbridge - Use Classes**



3.33 The proportion of the upper High Street frontage that was retail in 2007 (28%) has dropped slightly since 2006. This drop matches the trend in recent years in the amount of Use Class A1 retail frontage in this part of Tonbridge since monitoring began. As for the previous monitoring periods, shops still remain the prominent use, even more so than in 2006. The proportion of eating/drinking establishments (Use Classes A3-A5) has remained virtually the same (approximately a fifth of the total frontage of Upper High Street) during the monitoring period since June 2001. This is

in line with policy expectations. The slight increase in vacant premises and decrease in other uses in the upper High Street since 2006 reflects and the current state of the economy and the fact that a number of units have been demolished with the sites being redeveloped for other uses.

**Policy P2/17 Safeguarded Land**

Site	Progress
North of Lower Haysden Lane, Tonbridge	Site remains safeguarded in adopted Core Strategy (Policy CP4(a))
North of Dry Hill Park Road, Tonbridge	Site remains safeguarded in adopted Core Strategy (Policy CP4(b))
Carpenters Lane, Hadlow	Site remains safeguarded in adopted Core Strategy (Policy CP4(c))
Howlands Allotments, Wrotham	Part of site developed for affordable housing prior to AMR period. Remainder of site remains safeguarded in the adopted Core Strategy (Policy CP4 (d))
Long Mill Lane, Plaxtol	Developed for affordable housing prior to AMR period. Not carried forward into LDF.

**URBAN DEVELOPMENT**

3.34 Please see sub-section 'Housing' under 'DEVELOPMENT STRATEGY' for the overall position on housing land supply and the housing trajectory for the 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	Development under construction during AMR period.
Leybourne Grange	Planning permission granted prior to AMR period but development not started
Wouldham Court Farm, Wouldham	Completed prior to AMR period
Council Depot and land adjacent, Mill Street, East Malling	Completed prior to AMR period
169-179 Robin Hood Lane, Walderslade	Completed prior to AMR period
West of Maidstone Road, Blue Bell Hill	Completed during AMR period
Mill Stream Site (north), Hadlow Road, Tonbridge (remainder)	Completed prior to AMR period
Farm Ground Allotments, Gorham Drive, Tonbridge (part)	Completed 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, Wateringbury	Completed prior to AMR period
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, Tonbridge	Completed prior to AMR period
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**

<b>Site</b>	<b>Progress</b>
Transport Depot, East of Station Road, Aylesford	Completed prior to AMR period
Industrial site, Kiln Barn Lane, Ditton	Under construction.
Former Gas Works site, Churchfields, Snodland	Under construction.
Depot site, Hall Road, Aylesford	No progress during the AMR period
Warehouse site, north of Station Road, Aylesford	Planning permission granted in August 2005 but development not started
Preston Hall, Aylesford	Completed prior to AMR period

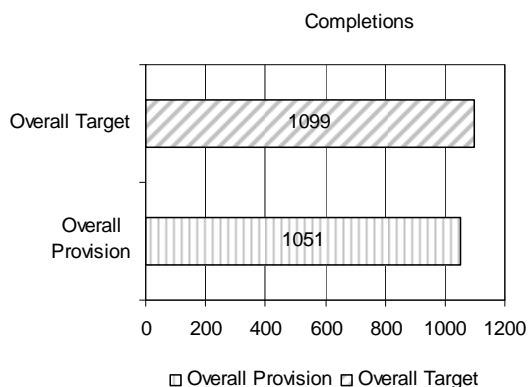
Site	Progress
Builders Yard, Brunswick Square, East Peckham	No progress during the AMR period
Platt Mill, Maidstone Road, Platt	Completed prior to AMR period
Lyons Crescent (south side), Tonbridge	Most of site completed prior to AMR period. No progress with remainder of the area.
Waterloo Road/Albert Road area, Tonbridge	Completed prior to AMR period
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 Downterry 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

- 3.35 Affordable housing is delivered by the Borough Council by two different mechanisms; by the direct provision of dwellings by Registered Social Landlords (RSLs) and by negotiation in connection with planning applications. The latter is secured either by condition or planning obligation.
- 3.36 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. This informed the policy in the adopted Local Plan. A re-survey was published in 2003, with a base date of 2002. The 2003 study showed 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 had 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.
- 3.37 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 set a new target of 998 dwellings to be negotiated 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) in addition to an assumed 25 dwellings per annum from direct provision.
- 3.38 David Couttie Associates produced an updated Housing & Market Needs Assessment Survey for the Council in 2005. The principal recommendation of the Study was that the affordable housing target for the Borough should be increased to 40% of the total of all suitable housing sites. This was taken into account in preparing the LDF Core Strategy.
- 3.39 The Housing Needs and Affordability Studies have informed the interpretation of the housing targets for the Local Plan. For the monitoring period up to 31<sup>st</sup> March 2004 the annual target was based upon the Study in 1995 (75 dwellings per annum: 35 units per annum negotiated through the planning system and 40 units per annum from direct provision by registered social landlords), whilst for the period from 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2006 the annual target was based on the findings from the 2002

Study (125 dwellings per annum: 100 units per annum negotiated through the planning system and 25 units per annum from direct provision by registered social landlords). For the current AMR period (2007/08), the annual target was based upon Local Performance Indicator (LPI) 13 which set a target of 168 affordable housing completions in 2007/08. Figures 21 sets out how the Council has performed against these targets.

**Figure 21 Affordable Housing Completions 30th June 1996 to 31st March 2008**



\* Targets from the 1995 using Needs and Affordability Study (up to 31<sup>st</sup> March 2004), from the 2004 Affordable Housing Guidance Note (1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2006) and the Local Performance Indicator (LPI) 13 for 2006/07 and 2007/08

- 3.40 Figure 21 shows the amount of affordable housing completed up to 31<sup>st</sup> March 2008. The figure indicates that the supply of affordable housing in the Borough fell short of the overall target by only 48 units for the overall period 1996-2008. However, for the year 2007/08 a total of 239 affordable housing units were completed - this is 71 units above the LPI target of 168 units.
- 3.41 During the remainder of the Local Plan period (up to 2010/11) the affordable housing targets, as defined by LPI 13 would require 564 additional affordable housing units to be completed. At 1172 committed affordable units the supply of affordable housing in the Borough during the lifetime of the Local Plan will significantly exceed the overall target. However, this will be subject to the level of market house building continuing at predicted rates which may not be the case due to current economic circumstances. It is also worth noting that, as at 31<sup>st</sup> March 2008, of the unimplemented affordable housing commitments, 434 are expected to be constructed during the post Local Plan period, i.e. after 2011.

**COMMUNICATIONS INFRASTRUCTURE**

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

Site	Progress
Barming	Still safeguarded
Snodland	Still safeguarded
West Malling	A planning application for the car park was approved in September 2005. The access road was completed 2007. Car park construction by a third party is dependent on agreement on an access licence between Network Rail and the County Council.

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

- 3.42 Development completed prior to the AMR period.

**Policy P7/6 Buses and Taxis**

Site	Progress
A20 – West Malling to Coldharbour	Bus priority measures at Hermitage Lane junction were completed in early 2006. Measures for the New Hythe Lane junction have been approved but not yet started
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 – now programmed for a start in 2011/12
Snodland Bypass dualling	Still safeguarded
Leybourne Bypass West Malling Bypass	Completed during AMR period
A228/A26 new roundabout	Completed prior to AMR period
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 undertaken in 1999

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

Scheme	Progress
Traffic Calming in Wouldham High Street	Completed during the AMR period
Traffic Calming in Burham	Completed during the AMR period
New bridge across Medway	Planning permission granted May 2006
Link to Burham Court and Court Road improvements	Planning permission granted May 2006
Lansdowne Road Link, Tonbridge	The planning permissions for the southern part of the Cattle Market site make provision for part of this link. There is an undetermined planning application for the development of the northern part of the site which would complete the link. Timing will be dependent on the implementation of the development proposals. Still undetermined.

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

<b>Proposal</b>	<b>Progress</b>
Hollow Lane, Snodland	Completed prior to AMR period
Clare Park, East Malling	Malling school is currently not wishing to progress scheme but may review the situation in future.
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 acquired the site and are progressing towards implementation
Extension to Burham Recreation Ground	Completed prior to AMR period
Tonbridge Farm extension	Still safeguarded – no progress
Stonehouse Field, Platt	Allotments implemented. Parish Council were preparing for a public consultation on facilities wanted/required for 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 granted prior to the AMR period but development not started.

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

- 3.43 The extension to the building to form a children's "soft play" area was completed in 2005. From November 2006 to December 2007 Larkfield Leisure Centre was undergoing a programme of phased development, as the Council invests £650,000 to upgrade and develop the facility. Improvements have already been made to the Centre's access, changing facilities and car parking. By providing improved access, and enhanced facilities the aim is to create a better environment for leisure activities.
- 3.44 Phase 2 of the planned development was completed in September 2007 and brought about a significant upgrade of ancillary facilities serving Lifestyles Health and Fitness Suite. This included improved changing facilities with a discrete facility for disabled customers in line with the Disability Discrimination Act. The reception desk was re-sited within a new glazed entrance foyer and two consulting rooms provided to enable fitness and Lifestyles Referral customers to meet staff with an appropriate degree of privacy. Phase 3 was completed in December 2007 and has created level access through the entire building to the benefit of disabled, elderly and family customers. The lowering of the internal walkway, provision of an accessible viewing gallery to the sports hall, new sports hall storage and an additional meeting/club room completed the development. Subsequently, in response to customer comment the existing dry changing room showers have also been upgraded.

**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

Proposal	Progress
	depot for housing. Details not yet agreed
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
Town Lock, Tonbridge	Work on progressing enhancements for this area is ongoing
The Fosse, Tonbridge	Improvements to be brought forward in association with development on the Cattle Market area. 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.
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
Little Ryarsh Wood	To be provided in association with the redevelopment of Leybourne Grange. Planning permission granted in 2004 but not yet started
Leybourne Wood	Identified in the 2007/08 Capital Plan. Potential purchase of land linked to A228 road improvement scheme
Woodland adj. to Brindles Field, Tonbridge (Quarry Hill Wood)	Council approved part purchase and part long lease of the site early in 2006
Hartlake Bridge, Golden Green – 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

3.45 The Country Park opened in 2005. During the AMR period Leybourne Lakes has successfully achieved the Green Flag Award for the second year running alongside Haysden Country Park. They were named by Parliamentary Under Secretary of State, Baroness Kay Andrews, as two of the best parks and green spaces in England and Wales. The Council now monitors the amount of eligible open spaces managed to Green Flag Award standard in accordance with Core Output Indicator 4C identified in the 'Department of Communities & Local Government (DCLG's) paper 'Regional Spatial Strategy & Local Development Framework Core Output Indicators– Update 2/2008.'



## SECTION 4 OTHER AREAS TO MONITOR

### LOCAL SERVICES

- 4.1 In relation to Core Output Indicator 4c the Green Flag Award is a national award for the country's best parks and gardens. It is run by the Civic Trust for the Government's Department for Communities and Local Government. Local Performance Indicator no.82 sets a target of securing a Green Flag Award for each of the five principal public open spaces in the borough (one each year). The Council is pursuing a programme of applying for the Green Flag Award for some of its open spaces. As mentioned above, Haysden Country Park successfully achieved the Award in 2006, 2007 and in 2008 and Leybourne Lakes Country Park achieved the Award in 2007 and 2008,

### RENEWABLE ENERGY

- 4.2 Core Output Indicator 9 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.

### FLOOD PROTECTION AND WATER QUALITY ENVIRONMENT AGENCY

- 4.3 During the AMR period the Environment Agency objected to thirteen planning applications on flood risk grounds. As at 31 March 2008 two were pending decision, one was refused during the AMR period, five were approved, three were withdrawn, one was not proceeded with and one was the subject of an outstanding appeal.

### OTHER CORE OUTPUT INDICATORS

- 4.4 The Core Output Indicators, as set out in the 'Department of Communities & Local Government (DCLG's) paper 'Regional Spatial Strategy & Local Development Framework Core Output Indicators– Update 2/2008.' for which monitoring mechanisms are not currently in place are set out in the table below. These will need to be addressed in future AMRs in the context of the LDF.
- 4.5 Although some of the indicators have been removed from the set, it should not prevent their future collection and reporting within the AMR where they are necessary to monitor the implementation of spatial strategies or to reflect requirements of other government guidance.

<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

<b>BIODIVERSITY</b> - There is currently no mechanism to record this	
8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

## **SECTION 5 CONCLUSIONS**

### **HOUSING**

- 5.1 Completions exceeded the Kent and Medway Structure Plan (KMSP) requirements for the period up to 31<sup>st</sup> March 2008. Furthermore, the housing trajectory demonstrates that by the end of the Local Plan period (2011) the amount of land available for housing will exceed the Structure Plan requirements by approximately 77%. 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 and will be ready to respond to the market upturn when it occurs.
- 5.2 The overall amount of affordable housing completed during the plan period so far falls slightly short of the target. However, the completions for 2007/08 are approximately 42% above the Local Performance Indicator target. It is anticipated that by the end of the Local Plan period the implementation of existing commitments will mean that the overall provision of affordable housing will exceed quite significantly the overall target. This is largely due to the implementation of the planning permissions at the major sites of Kings Hill, Holborough Quarry, Leybourne Grange, Peters Pit and the former Frantschach site, Larkfield assuming these continue to be implemented as planned.

### **EMPLOYMENT FLOORSPACE**

- 5.3 The supply of employment floorspace is coming forward marginally in excess of the Kent and Medway Structure Plan guidelines (the local target), though the longer-term projection, taking account of losses, is for a shortfall of provision of approximately 15% against the Structure Plan requirements.

### **TONBRIDGE TOWN CENTRE**

- 5.4 There is some concern over the health of the town centre with vacancy rates in the Upper High Street Area rising to 13.03% and 5.75% for the Lower High Street. Furthermore, the level of pedestrian activity in the Botany area is only marginally higher than in 2007 and the percentage of frontages in the lower High Street area that were in retail use in 2007 decreased to 72%, which is the lowest recorded figure since monitoring began. It is also worth noting that pedestrian activity in the town centre as a whole increased slightly in 2007. It is clear that the town centre dynamics are progressively changing with an increasing trend of A2 and A3-A5 uses, which enhances the evening vitality of the area.

### **COMMUNICATIONS INFRASTRUCTURE**

- 5.5 Progress on the implementation of transport schemes within the Borough is steady. However, a number of the schemes identified in the Plan are development-dependent which means that their implementation is tied to the investment decisions of developers and landowners.

### **COMMUNITY INFRASTRUCTURE**

- 5.6 The vast majority of the recreation proposals identified in the Plan are already being implemented or have been completed. In accordance with PPG17, an Open Space Strategy was prepared during AMR period, the findings of which have been taken into account in preparing the Open Space section of the Managing Development and the Environment DPD.

## **OTHER AREAS TO MONITOR**

- 5.7 Methods are being put in place to measure as many of the Core Output Indicators as possible. Some of these were monitored for the AMR 2007 and 2008. Others are being monitored during 2008/09 and will be reported in the 2009 AMR. It must be noted that the next AMR will differ from the 2008 report, as it will be monitoring the Local Development Framework the first time, although many of the indicators will remain the same.

## **LOCAL DEVELOPMENT FRAMEWORK**

- 5.8 The current Local Development Scheme is that approved by the Government Office for the South East in 2007. The Core Strategy was adopted in September 2007 which is earlier than indicated in the approved LDS. The Tonbridge Area Action Plan the Development Land Allocations DPD were adopted in April 2008 in line with the programme in the LDS.
- 5.9 Work is now progressing on programme with the preparation of the Managing Development and the Environment DPD. Consultation of the Issues and Options took place in the spring of 2008 and its is now intended that pre-submission publication of the draft Plan will take place in the spring of 2009. Revisions to the LDS will be needed to take account of the new LDF Regulations that were published in July 2008.