

Tonbridge & Malling Borough Council

Housing Land Supply Position as at 31 March 2020

1. Introduction

- 1.1 The purpose of this report is to explain and demonstrate the Housing Land Supply (HLS) position for Tonbridge & Malling Borough Council as at 31 March 2020.
- 1.2 The report identifies the measures of performance for the HLS before explaining the sites included within the five-year trajectory.
- 1.3 The report concludes with an assessment of the Council's five-year HLS position.

2. Measures of performance

- 2.1 **Standard method** - The principal measure of performance, in terms of housing supply, is the Government's standard method for calculating housing need¹. This is based upon the household projections published by the Office for National Statistics (ONS)² and takes account of factors such as the median housing affordability ratio for the borough³. The outcome of this process is a housing need figure (as at 2020) of **843 dwellings per annum (dpa)** or 4,215 dwellings over the five-year period (1/04/20 – 31/03/25). The figure of 843 dpa is capped at 40% above the annual average growth in households for the 10-year period 2020-2030, as per the standard method (step 3).
- 2.2 **5% buffer** - In the calculation of the five-year HLS position, the Council is required to apply a 5% buffer to the housing need generated by the standard method. This is to 'ensure choice and competition in the market for land', as made clear in the 'Maintaining supply and delivery' section of the Government's National Planning Policy Framework (NPPF)⁴. This has the effect of increasing the housing need figure over the five-year period to 4,426 dwellings.

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

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

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

⁴ National Planning Policy Framework - see para.73a: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

- 2.3 **Housing Delivery Test (HDT)** - The HDT is an annual measurement of housing delivery. The latest HDT period covers the previous three financial years: 2017/18, 2018/19 and 2019/20. Given that the Council's adopted Local Development Framework is more than five years old, the measure of performance is a combination of the annual average household growth generated by the projections (for 2017/18) and the housing need generated by the standard method (for 2018/19 and 2019/20).
- 2.4 The HDT results for 2020 were published on 19 January 2021⁵. The result for Tonbridge & Malling was **91%**. This means that the supply of housing in Tonbridge & Malling across the three-year period of 2017-2020 fell only marginally short of the Government's expectations. It should be noted that the Government did take account of the impact of COVID-19 on the sector at the end of 2019/20 by discounting the housing need figure by one month to reflect the impact of the national lockdown in March 2020.
- 2.5 As a consequence of achieving a HDT result that falls below the 95% threshold set by Government, the Council needs to prepare a HDT Action Plan. According to the Government's planning practice guidance, the Action Plan needs to identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery. This is being progressed by the Council.
- 2.6 Given that the HDT result for Tonbridge & Malling is above 85%, there is no need to apply a buffer greater than 5% to the housing need figure for the five-year period.

3. Deliverable sites included within the trajectory

- 3.1 The starting point for determining which sites can be included within the five-year trajectory is the definition of deliverable in the NPPF: Annex 2 – glossary.
- 3.2 **The Willows case** - Since the Council published the last HLS position, the Secretary of State (SoS) made an important concession in respect of what can be defined as deliverable housing, i.e., housing that is likely to be developed within the next five years. The concession was made in respect of a High Court case known as 'The Willows'⁶. The Consent Order states (the Council's emphasis):

He (the SoS) concedes that he erred in his interpretation of the definition of deliverable within the glossary of the National Planning Policy Framework ("NPPF") as a 'closed list'. It is not. The proper interpretation of the definition is that any site which can be shown to be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years' will meet the

⁵ <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

⁶ East Northamptonshire Council and the Secretary of State for Housing, Communities and Local Government and Lourett Developments Ltd, Consent Order, 12 May 2020

definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.

- 3.3 **Planning judgement** - It is evident from this concession by the SoS that the decision of what is a deliverable site is ultimately a planning judgement based upon available evidence.
- 3.4 With this in mind, the Council has judged that sites that fall within the following categories are deliverable:
- i. Sites with an extant full planning permission as at 31 March 2020
 - ii. Sites with an extant outline planning permission as at 31 March 2020 and extant reserved matters permission(s)
 - iii. Sites with an extant outline planning permission as at 31 March 2020 and reserved matters application(s) submitted
 - iv. Sites with an extant outline planning permission as at 31 March 2020 and evidence of the intended submission of reserved matters application(s)
- 3.5 The first two categories do not need further explanation.
- 3.6 **Sites with an extant outline planning permission as at 31 March 2020 and reserved matters applications submitted/intended to be submitted** – These are included because the submission/intended submission of the reserved matters application(s) is clear evidence that there is a reasonable prospect that housing will be delivered on the site within five years. In making this judgement, the Council has taken account of current evidence. This is considered a reasonable judgement because the focus of the HLS position is on what is likely to be deliverable over the next five years (from 1 April 2020). If evidence is forthcoming that demonstrates that housing will be deliverable, it is reasonable to take this into account.
- 3.7 An example is **Kings Hill Phase 3**. At the base date (31 March 2020), the majority of this site already enjoyed reserved matters permissions and the site was being developed. On this basis alone, the Council would be reasonable in making a planning judgement that the remainder of the site would be deliverable because of the commitment shown so far and the fact that the site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that development of the site will be completed within five years. However, the Council received a reserved matters application (ref: TM/20/02830/RM) for the residual on the outline permission (140 units) in December 2020. This evidence, and the commitment to delivery already shown on the site, confirms the Council's judgement that development of this site will be completed during the five-year trajectory period for this HLS position. The involvement of three outlets on site provides confidence that Kings Hill phase 3 will be delivered by 31 March 2025.

- 3.8 A further example is **Peters Pit (also known as Peters Village)**. As at 31 March 2019, the majority of this site was covered by reserved matters permissions and significant development, including a new bridge across the River Medway, had been completed or was under-construction. The Council engaged directly with the developers, Trenport, and sought their delivery intentions for the remainder of the site. Trenport responded, completing a pro-forma and housing trajectory for Peters Village, moving forward. These are set out in Appendix B. It is clear from this evidence that the developers intend Peters Village to be completed in 2024/25. Based upon this evidence and the record of delivery on the site, the Council considers it is a reasonable planning judgement that the remainder of Peters Village is deliverable because it is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered on the site within five years.
- 3.9 There are two additional sites (one being a collection of three sites) worth noting which enjoyed an extant outline planning permission as at 31 March 2020 and where evidence is available that they are deliverable, namely: the **Liberty Kings Hill 3 Appeal sites**; and **Land East of King Hill**.
- 3.10 **Liberty Kings Hill 3 Appeal sites** – On 14 February 2020, three appeals were allowed and outline planning permission granted for a total of 350 dwellings⁷. At the Inquiry, the Council and the Appellant agreed that the application for approval of reserved matters shall be made before the expiration of 2 years rather than 3. Given the details of these decisions, and interest shown in these sites, the Council considers that it is a reasonable planning judgement that the majority of the sites will be deliverable because they are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the sites within five years.
- 3.11 **Land East of King Hill** – Outline planning permission for 120 units was granted on this site in September 2019 (application ref: 18/01013/OA). In January 2020, the Council received a reserved matters application relating to layout, scale, appearance and landscaping (application ref: 20/00171/RM) pursuant to the outline permission. This was approved in July 2020. On the basis of this evidence, the Council considers that it is a reasonable planning judgement that land east of King Hill is deliverable.
- 3.12 **Use Class C2** – The Council is also mindful that supply from Use Class C2 developments, e.g. residential care homes, can be included as part of the trajectory, providing there is evidence available to demonstrate that they are deliverable.
- 3.13 This is made clear in the Government's Planning Practice Guidance (PPG) on 'Housing supply and delivery'⁸, which states: The updated PPG on 'Housing supply

⁷ Appeal references: APP/H2265/W/19/3235165; APP/H2265/W/19/3235166; and APP/H2265/W/19/3235171

⁸ PPG: <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>, para. 035, reference id: 68-035-20190722

and delivery', as published in July 2019, allows housing provided for older people, including residential institutions in Use Class C2, to be counted as part of the housing land supply. It states:

"Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market"

- 3.14 This does not involve a direct count of bed spaces but a calculation of the amount of accommodation released in the housing market as a result of people moving from housing (Use Class C3) to specialist housing for older people.
- 3.15 The calculation involves dividing the number of bed spaces provided by the specialist housing by the average number of adults living in households as identified in the Census 2011⁹. In the case of Tonbridge & Malling, the average number of adults living in households according to the Census 2011 was 1.89.
- 3.16 The list of C2 extant permissions, and the equivalent C3 dwellings number, is set out at the end of Appendix A.

4. Housing land supply assumptions

- 4.1 The projected supply on large sites (see Table 2) has been informed by various pieces of evidence including local records of delivery and feedback from some developers and land owners, e.g. Trenport in respect of Peters Village.
- 4.2 This has resulted in the assumption that 80 dwellings per outlet per annum can be delivered within the local housing markets. Where there are multiple outlets, the delivery rate of 80 units per annum is multiplied by the number of outlets.
- 4.3 In the case of Peters Village, the five-year trajectory has reflected the delivery intentions provided by Trenport (see Appendix B).
- 4.4 **Small sites windfall projection** – It is assumed that 44 dwellings per annum will come forward as windfall development on sites of fewer than five units, excluding garden development. This is based upon records of delivery from this source over the previous five years. To ensure a cautious approach is taken, the annual average amount from the trend period has been discounted by 50%. This is summarised in Table 1 (below). It is considered that due to the conservative approach taken towards the estimate of small sites windfalls, there is no need to discount this figure further in the first couple of years of the projected five year supply period.

⁹ Census 2011 data: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

Table 1: Small Sites Windfall Development

Year	Completions (gross)	Garden developments	Completions (gross, excluding garden development)	Demolitions	Totals (net)
2015-16	135	16	119	-23	96
2016-17	139	22	117	-22	95
2017-18	164	20	144	-22	122
2018-19	84	10	74	-22	52
2019-20	109	19	90	-18	72
Annual Average	126.2	17.4	108.8	-21.4	87.4
Annual Average Discounted by 50%					44

5. Housing land supply

- 5.1 Based upon the housing need of 843 dpa plus a 5% buffer, the Council is able to demonstrate **2.93 years of housing land supply** between 1 April 2020 and 31 March 2025. This position is summarised in Table 2. The full list of extant planning permissions as at 31 March 2020, including C2 permissions, is set out in Appendix A.

6. Implications for decision-taking

- 6.1 The starting position is the Government's National Planning Policy Framework (2019), in particular para.11. For local planning authorities that are unable to demonstrate a five-year supply of deliverable housing sites – as is the case for Tonbridge & Malling – the presumption in favour of sustainable development applies when taking decisions on planning applications (para.11 d in the NPPF).
- 6.2 This means granting permission unless i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 6.3 The application of the presumption has the effect of limiting the weight that can be given in decision-taking to policies in the Council's adopted Local Development Framework that have a bearing on the supply of land for development, in particular those policies that constrain where and how much development can take place.
- 6.4 The application of the presumption does not limit the weight that can be given to other policies in the Council's Local Development Framework, although the weight that should be afforded to them in decision-taking is determined by their currency and degree of conformity with the Government's NPPF.

6.5 It is important to bear in mind that the NPPF, which is a key material consideration in decision-taking, does include a suite of policies including those that protect areas or assets of particular importance. Furthermore, the recent Court of Appeal judgement involving land promoter Gladman¹⁰ [Case no: C1/2020/0542/QBACF, 03/02/2021] made it clear that when making a complete assessment under paragraph 11d) ii of the NPPF, in which “adverse impacts” and “benefits” are fully weighed and considered, relevant policies in the development plan should be taken into account. This section, as observed by the judge, should be read in the broad context of the NPPF’s commitment to the “plan-led” system and its support for “sustainable development”.

¹⁰ Case No: C1/2020/0542/QBACF, Date: 03/02/2021, Gladman Developments Limited and the Secretary of State for Housing, Communities and Local Government and Corby Borough Council and Uttlesford District Council

Table 2: Housing Land Supply Position as at 31 March 2020

Standard method housing requirement of 843 dwellings per annum (dpa)
- Projected housing land supply for the 5 year period from 1 April 2020 to 31 March 2025

Year	Sites with Permission (1)	Sites With Permission Demolitions (1)	Small Sites Estimate (2)	Large Sites Windfalls	Kings Hill Phase 3	Kings Hill - Complete	Holborough Quarry	Leybourne Grange complete	Peters Pit (aka Peters Village)	Tonbridge Central Area Completions and Permissions	Tonbridge Central Area Demolitions	Liberty Kings Hill Appeal Decision: Appeal A	Liberty Kings Hill Appeal Decision: Appeal B	Liberty Kings Hill Appeal Decision: Appeal D	Land East of King Hill	C2 sites conversion to C3	Completions from Planning Permissions (Net)	Total Completions	5 Year Totals	5 Year Supply 2020/21-2024/25
2011/12	119					90	100	22		113							444	444	2,845	
2012/13	151					84	59	70		30							394	394		
2013/14	257					108	12	82		149							608	608		
2014/15	267					91	43	26		60							487	487		
2015/16	441					74	64	14		319							912	912		
2016/17	436					41	60	138	13	142							830	830	3,449	
2017/18	616					31	101	231	139	48							1,166	1,166		
2018/19	135				29	27	61	71	60	39						33	455	455		
2019/20	118	-30			95		78		202	10	-2					6	477	477		
2020/21	227	-17	44		25		50		109	45	-1				20	19	477	521		
2021/22	169	-9	44		110				241	105	0				80	19	715	759	2,197	2,594
2022/23	160	-11	44		242				160	16	-2				20	42	627	671		
2023/24	0		44		114				122	9	0	40	50	40			375	419		
2024/25	7		44		20				13			30	80	30			180	224		
2025/26			44										80				80	124		
2026/27			44														0	44	220	
2027/28			44														0	44		
2028/29			44														0	44		
2029/30			44														0	44		
2030/31			44														0	44		
Totals	3,103	-67	484	0	635	546	628	654	1,059	1,085	-5	70	210	70	120	119	8,227	8,711	8,711	2,594
																		5 yr Housing Requirement (3)		4,426
																		Difference		-1,832
Note (1) Excluding listed large sites & Tonbridge Town Centre																		5-Year Supply (4)		59%
Note (2) Windfall projection from small sites (fewer than five units in capacity). Based on previous supply discounted by 50%																		No. of years of HLS (5)		2.93

Appendix A – Extant Planning Permissions as at 31 March 2020

Site_App	address	proposal	capacity_orig	capacity_curr	site_status	NS_G	UC_G		NS_L	GP_L	phase 2020/21	Demo 2020/21	phase 2021/22	Demo 2021/22	phase 2022/23	Demo 2022/23	phase 2023/24	Demo 2023/24	phase 2024/25	Demo 2024/25	phase 2025/26	Demo 2025/26	phase 2026/27	Demo 2026/27	phase 2027/28	Demo 2027/28	phase 2028/29	Demo 2028/29	phase 2029/30	Demo 2029/30	phase 2030/31	Demo 2030/31
TM063315	Former Peter's Pit & Peter's Works Site Hall Road ,Wouldham,ROCHESTER	Details of phasing of the development (condition 2 of TM/05/989) formation of development platforms & creation of new community including residential development, mixed-use village centre (A1,A3 & B1 use), community facilities and associated highway works	1000	1000	UC	315	0	0	0	0	0		20		160		122		13		0											
17/03461/RM	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Reserved Matters application pursuant to appearance, landscaping, layout and scale for Phase 4 (Parcels 2C, 2D, 2E and 2F), comprising of a residential development of 212 units with associated parking and landscaping, pursuant to outline application TM/15	0	212	UC	36	71	105	0	0	50		57		0		0		0		0											
15/00998/RM	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Reserved matters application for phase 2 being appearance, landscaping, layout and scale pursuant to outline application TM/05/00989/OAEA for 157 units.	0	157	UC	35	66	56	0	0	16		85		0		0		0		0											
19/00486/RM	Phase 5 Worrall Drive Wouldham Rochester Kent	Reserved Matters application pursuant to condition 1 (siting, design and external appearance, and landscaping) Phase 5 for119 units	0	119	NS	119	0	0	0	0	40		79		0		0		0		0											
16/02326/RM	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Reserved matters being appearance, landscaping, layout and scale for Phase 3, comprising of a residential development of 45 units with ancillary parking and landscaping, pursuant to outline application TM/15/01485/OAEA Formation of development platforms	0	45	UC	0	3	42	0	0	3		0		0		0		0		0											
18/03034/OAEA	Development Site North And East Of Jubilee Way Kings Hill West Malling Kent APPEAL B	Outline Application: Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (site 5.2-5.3)	0	210	NS	210	0	0	0	0	0		0		0	0	50	0	80	0	80											
13/01535/OAEA	Kings Hill Phase 3 Kings Hill West Malling Kent ME19 4QG	Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recrea	635	192	UC	192	0	0	0	0	0		0		92		80		20		0											
18/01609/RM	Areas 10, 11 And 15 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters Application (access, appearance, landscaping, layout and scale) for Areas 10, 11 and 15 for the erection of 166 dwellings (including 112 affordable housing units) with associated parking, access, open space and landscaping	0	166	UC	166	0	0	0	0	17		35		80		34		0		0											
17/01392/RM	Area 1 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to the siting, design and external appearance of the proposed buildings, the means of access, drainage and strategic landscaping involving d	0	132	UC	0	8	124	0	0	8		0		0		0		0		0											
17/02667/RM	Area 12 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters (access, appearance, landscaping, layout and scale) for Area 12 for the erection of an assisted living development comprising 75 apartments (use class C3) with ancillary facilities pursuant to Condition 1 and details pursuant to condition	0	75	UC	0	75	0	0	0	0		40		35		0		0		0											

Site_App	address	proposal	capacity_orig	capacity_curr	site_status	NS_G	UC_G		NS_L	GP_L	phase 2020/21	Demo 2020/21	phase 2021/22	Demo 2021/22	phase 2022/23	Demo 2022/23	phase 2023/24	Demo 2023/24	phase 2024/25	Demo 2024/25	phase 2025/26	Demo 2025/26	phase 2026/27	Demo 2026/27	phase 2027/28	Demo 2027/28	phase 2028/29	Demo 2028/29	phase 2029/30	Demo 2029/30	phase 2030/31	Demo 2030/31
18/03030/OAEA	Development Site Between 1 Tower View And 35 Kings Hill Avenue Kings Hill West Malling Kent APPEAL A	Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.1)	0	70	NS	70	0	0	0	0	0		0		0		40		30		0											
18/03033/OAEA	Development Site Between 23 Kings Hill Avenue And 8 Abbey Wood Road Kings Hill West Malling Kent APPEAL D	Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.6)	0	70	NS	70	0	0	0	0	0		0		0		40		30		0											
18/02788/RM	Area 9 Land North Of Hazen Road Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Reserved Matters Application (appearance, scale, layout and landscaping) for 70 dwellings and associated roads, parking, garaging and open space and details pursuant to conditions 12 (highways) , 13 (access arrangements/visibility),19 (parking), 23 (landscaping)	0	70	UC	70	0	0	0	0	0		35		35		0		0		0											
19/01190/RM	The Kings Hill Community Centre 70 Gibson Drive Kings Hill West Malling Kent ME19 4LG	Reserved Matters Application (access, appearance, landscaping, layout and scale) for the extension of Kings Hill Community Centre to provide new hall, access, open space and landscaping	0	0	UC	0	0		0	0	0		0		0		0		0		0											
19/01621/FL	Sports Grounds Beacon Avenue Kings Hill West Malling Kent	Provision of an extension to the side of the existing Sports Pavilion to provide two additional changing rooms, enhancement of existing sports pitches with 1 no. additional senior grass pitch, 2 no. tennis courts, 2 no. dual use courts (tennis and netball	0	0	NS	0	0		0	0	0		0		0		0		0		0											
17/03053/LDP	The Sports Pavilion 200 Beacon Avenue Kings Hill West Malling Kent ME19 4QP	Lawful Development Certificate Proposed: Siting of a small ancillary building to be used as a classroom for the football academy	0	0	NS	0	0		0	0	0		0		0		0		0		0											
16/03169/RM	Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent	Reserved Matters application pursuant to outline planning permission TM/01/02746/OAEA for details of phases 8, 9 and 10.	0	153	UC	0	47	106	0	0	47		0		0		0		0		0											
17/01333/FL	Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent	The erection of a pair of semi-detached cottages and undertakers garage with associated residential and cemetery visitor parking	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
19/02282/FL	Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent	Revision to layout of Phases 8, 9, and 10 (previously approved under TM/16/03169/RM) and house type and apartments amendments, including change of use of D2 Dive School to 1 additional dwelling, re-provision of Dive School in outbuilding and modifications	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
18/01013/OA	Land East Of King Hill West Malling Kent	Outline Application: Demolition of existing dwellinghouse (Sportsmans' Bungalow, 124 Teston Road) and outbuildings and erection of up to 120 dwellings including 40% affordable housing, with public open space, a community orchard, landscaping and sustainable drainage	1	120	NS	120	0	0	0	0	20		80		20		0		0		0											

Site_App	address	proposal	capacity_orig	capacity_curr	site_status	NS_G	UC_G		NS_L	GP_L	phase 2020/21	Demo 2020/21	phase 2021/22	Demo 2021/22	phase 2022/23	Demo 2022/23	phase 2023/24	Demo 2023/24	phase 2024/25	Demo 2024/25	phase 2025/26	Demo 2025/26	phase 2026/27	Demo 2026/27	phase 2027/28	Demo 2027/28	phase 2028/29	Demo 2028/29	phase 2029/30	Demo 2029/30	phase 2030/31	Demo 2030/31
17/03513/FL	Land West Of Hermitage Lane And East Of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate Aylesford Kent	Hybrid Planning Application: The demolition of all existing buildings and structures and redevelopment to provide a new Centenary Village. Full planning permission for the redevelopment of the site to provide 24 Assisted Living Apartments C2, 40 Dwellings FL and 40 OA	20	99	UC	40	0	0	-6	-14	12	-6	28		0		0		0		0											
17/03513/FL/O A permission aspect	Land West Of Hermitage Lane And East Of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate Aylesford Kent	Hybrid Planning Application: The demolition of all existing buildings and structures and redevelopment to provide a new Centenary Village. Full planning permission for the redevelopment of the site to provide 24 Assisted Living Apartments C2, 40 Dwellings FL and 35 OA	20	99	NS	35	0	0	0	0	35		0		0		0		0		0											
18/00036/PDV OR	Tonbridge Chambers Pembury Road Tonbridge Kent TN9 2HZ	Prior Notification: change of use from office (Class B1) to residential (Class C3) (Part 3 Class O) to provide 30 x 1 bed units and 1 x 2 bed units	0	31	NS	31	0	0	0	0	0		31		0		0		0		0											
19/00287/FL	2 - 12 Avebury Avenue Tonbridge Kent TN9 1TF	Alteration, extension and change of use of the existing building to a mixed use to comprise 23 no. apartments, with associated parking	0	23	UC	23	0	0	0	0	0		23		0		0		0		0											
17/02635/FL	R Allen (Tonbridge) Ltd Lyons Crescent Tonbridge Kent	Demolition of existing buildings and residential redevelopment comprising 14 apartments	0	14	NS	14	0	0	0	0	0		14		0		0		0		0											
18/00893/FL	77 - 81 High Street Tonbridge Kent TN9 1RX	Subdivision of retail unit to form 3 retail units at ground floor, including the creation of A1 (retail) or A3 (restaurant/ cafe?) units, conversion of ancillary retail storage space at first floor to form 7 residential units (use class C3) and erection o	0	14	NS	14	0	0	0	0	0		14		0		0		0		0											
18/01412/FL	The Car Company Priory Road Tonbridge Kent TN9 2BW	Demolition of existing warehouses (Use class B1) and erection of 14no. 3 bed dwelling with 16no. parking spaces (Use class C3)	0	14	NS	14	0	0	0	0	0		14		0		0		0		0											
14/01354/FL	182 High Street Tonbridge Kent TN9 1BE (Land R/O)	Variation of conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 18, 19 and 21 of planning permission TM/12/03803/FL (Construction of 9 town houses and 3 apartments; provision of 15 parking spaces for the residential development together with a furthe	0	12	uc	12	0	0	0	0	12		0		0		0		0		0											
15/02817/FL	The Old Power Station The Slade Tonbridge Kent TN9 1HR	Conversion of The Old Power Station, currently used as a training centre, into 5 no. dwellings and a new building comprising 7 no. dwellings built on the existing rear car park	0	12	UC	0	7	5	0	0	7		0		0		0		0		0											
18/00047/PDV OR	Second Floor 4 Quarry Hill Road Tonbridge Kent	Prior Notification: change of use of second floor office space (Class B1) to 10 residential flats (Class C3) (Part 3 Class O)	0	10	NS	10	0	0	0	0	0		0		10		0		0		0											

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18/02344/PDV OR	First Floor 4 Quarry Hill Road Tonbridge Kent	Prior Notification: Change of use from office (Class B1) to 9 residential units (Class C3) (Part 3 Class 0)	0	9	NS	9	0	0	0	0	0		0		0		9		0		0											
18/02222/FL	Riverbank House Angel Lane Tonbridge Kent	Rooftop extension to provide 8 additional 2 bed flats	0	8	NS	8	0	0	0	0	8		0		0		0		0		0											
18/02983/FL	Hope House 7 Lyons Crescent Tonbridge Kent TN9 1EX	Change of use from Offices (B1) to Residential (C3) to create eight self-contained apartments, with rear extensions and removal of three chimney stacks	0	8	UC	0	8	0	0	0	8		0		0		0		0		0											
16/03366/PDV OR	1 High Street Tonbridge Kent TN9 1SG First Floor	Prior notification for change of use from offices (class B1) into 7 residential units (class C3)	0	7	NS	7	0	0	0	0	0		7		0		0		0		0											
19/01287/FL	145 High Street Tonbridge Kent TN9 1DH	Conversion of building currently used as a Dance School, into 4 no. dwellings on the upper floors and develop the basement as B1/D2 use class (resubmission of lapsed planning permission TM/15/02836/FL)	0	4	NS	4	0	0	0	0	0		0		4		0		0		0											
17/01735/FL	24 High Street Tonbridge Kent TN9 1EJ	Demolition of part of the rear of the building and erection of 3 storey rear extension as part of conversion of the first and second floor single flat into 2x 2 bed flats and extension to ground floor retail use	1	2	NS	2	0	0	-1	0	2	-1	0		0		0		0		0											
17/01566/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension, conversion of Coach House from offices into separate residential dwelling including first floor extension, removal of c	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
18/01814/FL	The Burton Building 62 High Street Tonbridge Kent	Rooftop extension to create two, two bedroom flats, and internal alterations to one flat to allow the formation of a new staircase	0	2	NS	2	0	0	0	0	0		2		0		0		0		0											
18/01874/FL	1 Bank Street Tonbridge Kent	Partial demolition and rebuild of core to no 1 Bank Street to provide 2 no. residential dwellings with ancillary storage with common stairwell, including; addition of three storey rear extension, creation of roof level garden terrace with external access	0	2	NS	0	2	0	0	0	2		0		0		0		0		0											
17/03394/FL	2 Barden Road Tonbridge Kent TN9 1TS	Use of existing toilet area of restaurant as a studio flat, and adding new customer toilets within the restaurant at ground level together with installation of new metal staircase and creation of decking area surrounded by balustrade	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											

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16/03629/FL	The Vicarage Church Street Tonbridge Kent TN9 1HD	Erection of new dwelling (resubmission of previous applications TM/11/02395/FL and TM/14/01866/FL)	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
16/02279/PDV OR	137B High Street Tonbridge Kent TN9 1DH	Prior Notification: Conversion of office (class B1) to single dwelling (class C3) (Class O)	0	1	UC	1	0	0	0	0	1		0		0		0		0		0											
18/03049/FL	169 - 171 High Street Tonbridge Kent TN9 1BX	Part change of use of commercial building; conversion of upper floors to form one bedroom maisonette, insertion of rear entrance door and roof light window to rear	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/00602/FL	195 High Street Tonbridge Kent TN9 1BX	Change of use from retail shop with flat over to 3 bedroom self contained town house, with the provision of a timber framed lantern light to front elevation	1	1	NS	1	0	0	-1	0	0		0		1	-1	0		0		0											
19/01953/FL	86 Barden Road Tonbridge Kent TN9 1UB	Conversion and extension of existing garage space to form a new two-bed dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
18/02094/LDP Kent	138 High Street Tonbridge	Change of use of front office from Use Class A2 (Professional Services) to Use Class A1 (Retail)	0	0	NS	0	0	0	0	0	0		0		0		0		0		0											
19/01554/FL	20 Lyons Crescent Tonbridge Kent TN9 1EY	Change of use of first floor flat above orthodontist to allow for expansion of practice in order to provide additional facilities	1	-1	NS	0	0	0	-1	0	0		0		0	-1	0		0		0											
17/03350/FL	Former Somerfield Distribution Centre Station Road Aylesford Kent ME20 7QR	Construction of 92 dwellings with associated parking, roads, landscaping and public open space (Revised scheme to that approved under application TM/13/03109/FL)	0	92	UC	40	41	11	0	0	41		40		0		0		0		0											
18/00995/FL	94 Mill Hall Aylesford Kent ME20 7JN	Demolition of the existing building and redevelopment of the site to provide a five storey building with parking and landscaping at ground floor level and 21 residential units on the upper four floors, together with landscaping and other associated works	0	21	UC	0	21	0	0	0	0		21		0		0		0		0											
17/00964/FL	Phoenix House Forstal Road Aylesford Kent ME20 7AU	Erection of 12 No. 3 storey townhouses on vacant site. 3 No. units to be affordable housing, including change of use status	0	12	UC	0	12	0	0	0	12		0		0		0		0		0											

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19/00164/LDP	Land Between A21 And Rings Hill North Of Lower Street Hildenborough Tonbridge Kent	Lawful Development Certificate Proposed: twelve mobile homes for seasonal agricultural workers	0	12	NS	0	0	0	0	0	0		0		0		0		0		0											
16/03380/FL	Brunswick Yard Pound Road East Peckham Tonbridge Kent Development Site At	Demolition of existing buildings and residential development comprising 10 no. houses and associated works, parking and minor alterations to the two access points to Pound Road	0	10	NS	10	0	0	0	0	10		0		0		0		0		0											
19/02047/FL	Quarry House 81 Quarry Hill Road Borough Green Sevenoaks Kent TN15 8RW	Demolition of the existing office building and the erection of 9no residential dwellings, access from existing Quarry Hill roundabout, provision of public open space, works associated with de-culverting and diversion of the watercourse, sustainable urban	0	9	NS	9	0	0	0	0	0		0		9		0		0		0											
19/01890/FL	Primrose Inn 112 Pembury Road Tonbridge Kent TN9 2JJ	Amended scheme for the redevelopment of the Primrose Inn Public House to provide 4 No. dwelling houses and 3 No. apartments with associated access, parking, infrastructure and landscaping	0	7	NS	7	0	0	0	0	0		0		7		0		0		0											
19/02743/FL	Development Site Cemetery Road Snodland Kent	Erection of 6 three bedroom houses and associated car parking, access and landscaping	0	6	NS	6	0	0	0	0	0		0		6		0		0		0											
18/02488/FL	Primrose Inn 112 Pembury Road Tonbridge Kent TN9 2JJ	Demolition of the existing Primrose Public House and redevelopment of the site to provide 4 no. dwelling houses and 2 no. apartments with associated access, parking, infrastructure and landscaping	0	6	UC	0	0	0	0	0	0		0		0		0		0		0											
18/02015/FL	Beechin Wood Farm Beechinwood Lane Platt Sevenoaks Kent	Conversion of the existing water tower into residential use. Demolition of the existing commercial buildings and the construction of 4no. new detached residential dwellings and detached garage. New vehicle crossover onto the site with alterations to the l	0	5	NS	5	0	0	0	0	5		0		0		0		0		0											
17/01287/FL	2 - 4 High Street West Malling Kent ME19 6QR	Redevelopment to demolish commercial unit to the rear of the site and provide 5 terraced houses and extensions to the existing commercial building to the front of the site	0	5	UC	5	0	0	0	0	0		5		0		0		0		0											
19/00586/FL	Jungle Cafe London Road Addington West Malling Kent ME19 5AL	Demolition of existing cafe, bungalow and garage building; erection of two pairs of semi-detached dwellings and one new detached dwelling with associated access, landscaping and parking facilities	1	5	NS	5	0	0	-1	0	0		5	-1	0		0		0		0											
19/02374/FL	Little Hermitage 78 Danns Lane Waterringbury Maidstone Kent ME18 5LW	Proposed extension and alterations to existing house, and the conversion into five apartments	1	5	NS	5	0	0	-1	0	0		0		5	-1	0		0		0											

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18/02777/FL	Land Between Regents Court And Park View London Road Addington West Malling Kent	Erection of five detached four bedroom chalet style dwellings	0	5	NS	5	0	0	0	0	0		0		5		0		0		0											
20/00210/PDV AR	Land Known As Meadow Crest Farm London Road Addington West Malling Kent	Prior Notification: Change of use of agricultural building to residential (Part 3 Class Q): subdivide existing agricultural barn into 5 dwellings	0	5	NS	5	0	0	0	0	0		0		0		0		5		0											
18/02273/RM	Taddington Wood North Of Robin Hood Lane Blue Bell Hill Chatham Kent	Reserved Matters application pursuant to TM/17/02248/OA for: Outline Application for the erection of 5 dwelling houses and 5 detached garages with associated parking, turning areas and landscaping	0	5	UC	0	5	0	0	0	0		5		0		0		0		0											
18/02230/FL	3 Station Road Borough Green Sevenoaks Kent TN15 8ER	Conversion of building into 5 self-contained flats, single storey rear extension, alterations to the external appearance of the building and associated external works	0	5	NS	0	5	0	0	0	5		0		0		0		0		0											
18/01338/FL	Land Between Regents Court And Park View London Road Addington West Malling Kent	Erection of four detached three bedroom chalet style dwellings	0	4	NS	4	0	0	0	0	0		4		0		0		0		0											
19/00855/FL	Southways 35A Staleys Road Borough Green Sevenoaks Kent TN15 8RL	Demolition of existing dwelling and erection of two pairs of semi-detached houses	-1	4	NS	4	0	0	-1	0	0		4	-1	0		0		0		0											
19/00588/FL	Garage Block South West Of 53 Medina Road Ditton Aylesford Kent	A terrace of three 3 bed houses with parking and one 3 bed end of terrace house attached to 53 Medina Road	0	4	NS	4	0	0	0	0	0		4		0		0		0		0											
19/00652/FL	Land Rear Of 73 Holborough Road Snodland Kent	Construction of four 1-bed flats	0	4	NS	4	0	0	0	0	0		4		0		0		0		0											
19/01024/FL	41 Western Road Borough Green Sevenoaks Kent TN15 8AL	Demolition of existing single family dwelling and construction of new building with 4 apartments (3 No 1 bed/2 person and 1 No 2 bed/4 person) together with associated amenity areas, parking, refuse and cycle stores	1	4	NS	4	0	0	0	0	0		0		4		0		0		0											
19/02500/FL	G B Tatham And Co Ltd 9 Willow Wents Mereworth Maidstone Kent ME18 5NF	Demolition of existing office/workshop building and erection of 4 no. houses and conversion of existing building to form double car port	0	4	NS	4	0	0	0	0	0		0		4		0		0		0											
15/00547/FL	92 The Rocks Road And Rocks Farm East Malling West Malling Kent ME19 6AU	Erection of 4 no. residential dwellings and associated access, parking and landscaping on land located at Rocks Farm, The Rocks Road, East Malling	1	4	UC	0	4	0	0	-1	4		0		0		0		0		0											

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18/03067/FL	22 The Landway Borough Green Sevenoaks Kent TN15 8RG	Demolition of existing workshop buildings. Construction of two 3 bedroom and one 2 bedrooms houses with associated parking and amenity areas	0	3	NS	3	0	0	0	0	0		0		3		0		0		0											
17/00101/FL	Kentish Quarryman 42 New Road Ditton Aylesford Kent ME20 6AD	Erection of three new 3 bedroom dwellings at the rear of 42 New Road Ditton	0	3	NS	3	0	0	0	0	3		0		0		0		0		0											
17/02262/FL	Land In Queens Avenue Queens Avenue Snodland Kent	Removal of sundry dilapidated buildings and replacement with terrace of 3 x 2 bedroom houses and associated parking spaces	0	3	UC	3	0	0	0	0	3		0		0		0		0		0											
18/03067/FL	22 The Landway Borough Green Sevenoaks Kent TN15 8RG	Demolition of existing workshop buildings. Construction of two 3 bedroom and one 2 bedrooms houses with associated parking and amenity areas	0	3	NS	3	0	0	0	0	0				3																	
18/02802/FL	Platt House Farm Fairseat Lane Wrotham Sevenoaks Kent TN15 7QB	Demolish substantial redundant dairy barn and build 3 dwellings as replacement with associated garaging, storage and access	0	3	NS	3	0	0	0	0	0		3		0		0		0		0											
19/02607/FL	Stansted Lodge Farm Buildings Tumblefield Road Stansted Sevenoaks Kent	Proposed conversion, change of use of land, and associated works to form 3 residential dwellings	0	3	NS	3	0	0	0	0	0		0		3		0		0		0											
19/01379/FL	The Old Startled Saint 120 Teston Road West Malling Kent ME19 6PQ	Erection of 3nos. detached dwellings pursuant to extant planning permission 18/00574/FL	0	3	UC	3	0	0	0	0	3		0		0		0		0		0											
19/00096/RM	Golden Green Nurseries Three Elm Lane Golden Green Tonbridge Kent TN11 0LH	Reserved Matters application pursuant to condition 1 of outline planning permission TM/18/01225/OA (Demolition of existing greenhouses and barn and erection of 3 dwellings. All matters reserved except for access) for details of layout, scale, appearance a	0	3	NS	3	0	0	0	0	0		0		3		0		0		0											
18/00624/FL	2 Preston Road Tonbridge Kent TN9 1UH	Extension and conversion of two properties, 2 Preston Road and 53 Barden Road, into three 2- bedroom terraced houses	2	3	NS	3	0	0	-2	0	3	-2	0		0		0		0		0											
18/01221/FL	624 Tonbridge Road Wateringbury Maidstone Kent ME18 5PU	Demolition of the existing wisteria villas and outbuildings and the construction of 3no. replacement dwellings with associated access and landscaping at Wisteria Villas	1	3	NS	3	0	0	-1	0	0		0		3	-1	0		0		0											

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19/00281/FL	108A Pembury Road Tonbridge Kent TN9 2JJ	Division of existing flat into two flats and conversion of loft into a third flat. Addition of 4 new dormers and 3 new rooflights to the roof. Addition of 2 new gable windows to the elevations	-1	3	NS	3	0	0	-1	0	0		3	-1	0		0		0		0											
19/01032/OA	Hillberry Farm 351 Watlingbury Road East Malling West Malling Kent ME19 6JG	Outline Application: Existing farmhouse to be increased by providing a two storey side extension, and the existing farm buildings to be removed and replaced by 3 new single storey dwellings	0	3	NS	3	0	0	0	0	0		0		3		0		0		0											
19/02106/FL	65 Shipbourne Road Tonbridge Kent TN10 3ED	Change of use from A1 to 3 self-contained flats, pitch roof extension with dormer windows and two storey rear extension	0	3	NS	3	0	0	0	0	0		0		3		0		0		0											
19/02489/FL	Land Adjoining 133 Lavender Hill Tonbridge Kent	Construction of a single block of 1 x Studio flats and 2 x one bedroom flats with under croft parking beneath	0	3	NS	3	0	0	0	0	0		0		3		0		0		0											
15/03414/FL	Bridge House Mill Lane Basted Sevenoaks Kent TN15 8PR	Conversion and alteration of the existing building from office use to residential use with the provision of three residential units	0	3	UC	0	3	0	0	0	3		0		0		0		0		0											
17/02224/FL	281 London Road West Malling Kent ME19 5AE	Extension, alteration and conversion of existing bungalow to form x2 two to three bedroom two storey semi-detached dwelling houses and the erection of a x1 new two bedroom bungalow with associated access, parking and turning	1	3	UC	0	1	2	0	-1	1		0		0		0		0		0											
18/02683/FL	11A Douglas Road Tonbridge Kent TN9 2TA	Demolition of detached bungalow and erection of 2x 3 bedroom semi-detached dwellings	1	2	UC	2	0	0	0	-1			2																			
18/02368/OA	Mobile Home Hillberry Farm 351 Watlingbury Road East Malling West Malling Kent ME19 6JG	Outline Application: Removal of existing residential mobile home and replacement with a pair of 2 no. two bedroomed semi-detached dwellinghouses	1	2	NS	2	0	0	-1	0	2	-1	0		0		0		0		0											
18/01596/FL	Gardeners Cottage 31 Keepers Cottage Lane Wouldham Rochester Kent ME1 3FH	Conversion of the presently vacant former residential building Cottages into a pair of semi-detached dwelling houses, erection of a new double garage, conversion of existing outhouse into a single garage and store, access, parking, and hard and soft lands	1	2	NS	2	0	0	-1	0	0		2	-1	0		0		0		0											
18/01231/FL	Gover Pound Gover Hill Roughway Tonbridge Kent TN11 9SP	Demolition of the existing buildings and the erection of two replacement detached dwellings with associated access and landscaping	0	2	NS	2	0	0	-2	0	0		2	-2	0		0		0		0											

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17/03131/FL	The Nelson Arms 19 Cromer Street Tonbridge Kent TN9 1UP	Conversion of single flat to two self-contained units and provision of an external staircase	1	2	NS	2	0	0	-1	0	2	-1	0		0		0		0		0											
18/00590/FL	Arundel House 88 High Street West Malling Kent ME19 6NE	Change of use of building to provide Class B1 offices at ground floor and two 1 bedroom residential units on the upper floors; and erection of a rear single storey extension	0	2	NS	2	0	0	0	0	0		2		0		0		0		0											
17/01121/FL	5 Mill Lane Blue Bell Hill Chatham Kent ME5 9RB	Erection of two dwellings	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
18/00668/FL	Longcroft Lodge Oldbury Lane Ightham Sevenoaks Kent TN15 9DE	Demolition of existing bungalow, garage, stables, greenhouse and out buildings and the erection of 2 no. four bedroom houses and detached garages	1	2	NS	2	0	0	-1	0	0		2	-1	0		0		0		0											
18/01232/OA	121 Teston Road West Malling Kent Land Adjoining	Outline application for the erection of 2 No. dwellings	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
18/00922/FL	Land To North East Of 15 Station Road Ditton Aylesford Kent ME20 6AU	Proposed two semi-detached houses	0	2	NS	2	0	0	0	0	0		2		0		0		0		0											
18/01394/FL	4 - 6 New Road Ditton Aylesford Kent ME20 6AD	Erection of two, 2 bedroom dwellings with associated parking and access	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
18/00959/FL	1 And 2 Great Cossington Farm Cottages With Adjacent Barn Pratling Street Aylesford Kent ME20 7DQ	Conversion of central part of the derelict barn to create two dwellings, together with alterations to numbers 1 and 2 Great Cossington Farm Cottages, including installation and alterations to dormers	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
19/01053/FL	Cobdown Lodge 540 London Road Ditton Aylesford Kent ME20 6BX	Extension, alteration to roof and sub-division into two dwellings	1	2	NS	2	0	0	-1	0	0		0		2	-1	0		0		0											
17/03471/FL	Great Budds House Mote Road Shipbourne Tonbridge Kent TN11 9QD	Sub-division of existing site containing one Grade II-listed dwelling, one Grade II-listed barn and one oast house into three self-contained plots with Grade II- listed barn and oast house converted into dwellings	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											

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19/02844/FL	Willow Cottage Long Mill Lane Crouch Borough Green Sevenoaks Kent TN15 8QB	Demolition of existing detached two storey dwelling and erection of two detached two storey dwellings with integral garages, associated landscaping and parking, and utilising existing access onto Long Mill Lane	1	2	NS	2	0	0	-1	0	0		0		2	-1	0		0		0											
18/02072/FL	25 West Street West Malling Kent ME19 6QX	Provision of a two storey side extension, a single storey rear extension and wholesale re-modelling of the existing dwellinghouse together with the construction of a pair of semi-detached dwellings to side with associated provision of a new access	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
17/03504/FL	Crowhurst Coldstore Bells Farm Road East Peckham Tonbridge Kent	The demolition of two existing buildings and erection of two dwellings with associated landscaping	0	2	NS	2	0	0	0	0	2		0		0		0		0		0											
19/00434/FL	Land East Of 19 Barming Road Watlingbury Maidstone Kent	Construct a pair of cottages with ancillary parking	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/00655/FL	63 - 65 Western Road Borough Green Sevenoaks Kent TN15 8AN	Conversion of existing travel agents and first floor self contained flat into 2 No 2 storey dwellings with two storey rear extension and alterations	1	2	UC	2	0	0	0	-1	0		2		0		0		0		0											
19/00707/FL	Land North And West Of 260 Watlingbury Road East Malling West Malling Kent	Demolish 2 existing buildings and construct 2 new dwellings in replacement	0	2	NS	2	0	0	0	0	0		2		0		0		0		0											
19/01211/FL	Orchard Dene Works Ashes Lane Hadlow Tonbridge Kent	Demolition of 2 commercial buildings and yard, and the construction of 2 new dwelling, 1 four bed dorma bungalow, 1 three bed bungalow	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/01328/FL	Land Between 102 And 110 High Street Wouldham Rochester Kent	Erection of two detached dwellings along with associated parking, gardens and access road	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/01381/OA	Land Adjacent To Cobbetts 8 Warren Road Chatham Kent ME5 9RD	Outline Application: erection of two houses	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/01616/FL	23 The Avenue Borough Green Sevenoaks Kent TN15 8EA	Erect 2 new dwellings as an extension to 23 The Avenue	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											

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19/01295/FL	Little Hilden 36 London Road Tonbridge Kent TN10 3DD	Erection of 2 new dwellings in existing garden	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/01576/FL	Aldon Manor Aldon Lane Offham West Malling Kent ME19 5PH	Alterations and change of use to 2 no. dwelling houses	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/01448/FL	Scarborough Farm Scarborough Lane Burham Rochester Kent ME1 3RD	Proposed pair of detached bungalows on land at the side of Scarborough Farm and new site access	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/02338/FL	595 Maidstone Road Blue Bell Hill Chatham Kent ME5 9QX	Erection of two dwellings	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
19/01651/PDV AR	Golden Green Nurseries Three Elm Lane Golden Green Tonbridge Kent TN11 0LH	Prior Notification: change of use of agricultural building to residential (Part 3 Class Q) together with building operations reasonably necessary to convert the building	0	2	NS	2	0	0	0	0	0		0		2		0		0		0											
20/00013/PDV AR	Unit C Plaxdale Green Farm Plaxdale Green Road Stansted Sevenoaks Kent	Prior Notification: Change of use and conversion of 1no agricultural building to 2no residential dwellings (Part 3 Class Q)	0	2	NS	2	0	0	0	0	0		0		0		0		2		0											
17/01977/FL	335 - 337 Shipbourne Road Tonbridge Kent TN10 3EU	Revisions to approved detached house at rear of site (as approved under TM/09/00951/FL) to create a pair of the semi-detached units as approved under TM/17/00137/FL	1	2	UC	0	2	0	0	-2	2		0		0		0		0		0											
17/02390/FL	Garage Block North Of 1 Mabledon Road Tonbridge Kent	Demolition of 7 single garages and construction of 2no. 3 bed houses	0	2	UC	0	2	0	0	0	2		0		0		0		0		0											
18/03041/FL	Buildings At Postern Farm Postern Lane Tonbridge Kent	Demolition of existing agricultural buildings and construction of two new residential dwellings, together with conversion of remaining agricultural building to ancillary garaging to Units 1 and 2 and for the change of use of land to residential curtilage	0	2	UC	0	2	0	0	0	0		2		0		0		0		0											
19/01756/FL	Mount Mead Ford Lane Trottscliffe West Malling Kent ME19 5DP	Demolition of existing domestic outbuildings and construction of two bungalows with ancillary areas and parking provision	0	2	UC	0	2	0	0	0	0		2		0		0		0		0											

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19/00024/FL	52 Silverhurst Drive Tonbridge Kent TN10 3QH	Erection of a single detached dwelling and demolition and erection of replacement garage to serve 52 Silverhurst Drive	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
18/00396/FL	Barnfield Cottage Stone Street Road Ivy Hatch Sevenoaks Kent TN15 0NH	Re-development of the site comprising of demolition of existing indoor riding arena, removal of an external sand school and the erection of a new two storey dwelling with associated engineering works, access, parking, landscaping and ecological enhancemen	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
17/01437/FL	Four Wents Hampton Park Road Hadlow Tonbridge Kent TN11 9RE	Conversion of stable building and store into a single, 3 bedroom residential unit and provision of vehicle access being a revised proposal to that approved under reference TM/15/03216/FL	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
16/00568/FL	31 Medina Road Ditton Aylesford Kent ME20 6DN Wagoners, Back Lane (Land Adj)	Proposed 3 bedroom detached dwelling	0	1	UC	1	0	0	0	0	1		0		0		0		0		0											
17/00536/OA	15 Station Road Ditton Aylesford Kent ME20 6AU (Land Adj)	Outline Application: For detached dwelling circa 110SqM on parcel of land next to existing terrace of dwellings	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/01406/FL	River View 17A Barden Park Road Tonbridge Kent TN9 1XD	Demolition of existing single storey attached dwelling and construction of its replacement with 2 no. storey detached dwelling	1	1	UC	1	0	0	0	-1	0		0		1		0		0		0											
17/02427/FL	13 Arundel Close Tonbridge Kent TN9 2UG	Demolition of existing garage and erection of two storey side extension and creation of residential annex at first floor	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
17/02903/FL	Lower Street Farm Lower Street Hildenborough Tonbridge Kent	Proposed new dwelling with farm office	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/01561/FL	South View Fen Pond Road Ightham Sevenoaks Kent TN15 9JF	Demolition of existing timber framed and weatherboarded stable block, construction of a single storey self contained habitable annexe with ancillary areas (Resubmission of TM/17/02453/FL)	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
19/00523/FL	Land Rear Of Omega Stocks Green Road Hildenborough Tonbridge Kent	Demolition of commercial outbuildings, clearance of the site, erection of a single storey 2 bed dwelling and creation of an ecology receptor site	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											

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19/02105/FL	7 Dry Hill Park Crescent Tonbridge Kent TN10 3BJ	Change of use of existing vacant Care Home (use class C2) to a nine bedroom dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02263/FL	The Lodge Cuttens Shipbourne Road Tonbridge Kent TN11 9NL	Replacement of a redundant Brick Drying Barn to form a single residential dwelling. Proposed amendment to approved extant TM/18/00345/FL	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
17/03385/FL	The Corner House 321 Bush Road East Peckham Tonbridge Kent TN12 5LN	Replacement of barn with a single residential dwelling	1	1	NS	1	0	0	-1	0	1	-1	0		0		0		0		0											
18/00257/RM	11 Uridge Crescent Tonbridge Kent Land Adjoining	Reserved Matters application pursuant to conditions 1 (layout and appearance), 4 (materials), 5 (slab levels), 6 (external lighting), 7 (windows) and 8 (refuse) pursuant to planning permission TM/16/02987/OA: Detached 3 bedroom dwelling	0	1	UC	1	0	0	0	0	1		0		0		0		0		0											
18/00839/FL	Former Orchard Dene Nursery High House Lane Hadlow Tonbridge Kent	Demolition of commercial storage barn (B8) and private storage barn and erection of a 2-bedroom bungalow	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
18/02330/FL	Godwell Farm Church Road Offham West Malling Kent ME19 5NX	Proposed conversion of redundant barn to residential dwelling	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/02473/FL	Pumphouse South Of New House Farm Kemsing Road Wrotham Sevenoaks Kent	Change of use of former agricultural pump house/storage building into a dwellinghouse with associated provision of ancillary car parking and garden area	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
18/02518/FL	Martins Oast Back Lane Shipbourne Tonbridge Kent TN11 9PP	Demolish Granary. Erect a detached four bedroom house. Detached open oak-framed carport/garage	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/02378/FL	Overlea Cottage Addington Green Addington West Malling Kent ME19 5BE	New dwellinghouse with detached garage within the existing curtilage of Overlea Cottage. Demolition of existing triple garage, workshop and playhouse and construction of single garage to serve existing Overlea Cottage	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/00496/LDP	1 Nutfields Ightham Sevenoaks Kent TN15 9EA	Lawful Development Certificate Proposed: The siting of a caravan/mobile home	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											

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17/03049/FL	The Coach House Upper Brooms Common Road Ightham Sevenoaks Kent TN15 9ED	Demolition of the Coach House and associated outbuildings and hard surfacing and erection of a four bedroom two-storey dwelling together with re-location of swimming pool and provision of car parking, landscaping and associated works	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/00257/RM	11 Uridge Crescent Tonbridge Kent Land Adjoining	Reserved Matters application pursuant to conditions 1 (layout and appearance), 4 (materials), 5 (slab levels), 6 (external lighting), 7 (windows) and 8 (refuse) pursuant to planning permission TM/16/02987/OA: Detached 3 bedroom dwelling	0	1	UC	1	0	0	0	0	1		0		0		0		0		0											
17/00482/FL	1 Mackenders Close Eccles Aylesford Kent ME20 7JD	Erection of a 2 storey dwelling adjoining 1 Mackenders Close (resubmission of TM/16/02270/FL) together with a single storey rear extension to number 1	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
17/01393/FL	26 Alma Road West Malling Kent ME19 6RP	Demolition of single storey garage and utility room, erection of detached two bedroom house	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
17/02366/FL	73 Plover Road Larkfield Aylesford Kent ME20 6LA	Demolition of the existing garage and part of a side/rear extension to allow the erection of a two storey detached residential dwelling	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
17/02591/FL	The Keepers Cottage Wrotham Hill Road Wrotham Sevenoaks Kent TN15 7PT	Change of use of the existing garage/workshop building to residential annexe/garage	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/00439/FL	The Courtyard Alexander House Comp Lane Offham West Malling Kent ME19 5NW	Conversion of existing garage and ancillary accommodation/office to provide a 3 bedroom dwelling, with associated parking and landscaping and use of existing access to be shared with host dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
18/01967/FL	151 Birling Road Snodland Kent ME6 5ES	Single storey side extension to form accommodation for elderly relative	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
16/02547/PDV AR	Mount Pleasant Farm Seven Mile Lane East Peckham Tonbridge Kent TN12 5NE	Prior notification: Change of use of an agricultural building to a dwelling under Part 3 Class Q (a) and associated building operations under Class Q (b)	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
17/01872/OA	121 Woodside Road Tonbridge Kent TN9 2PB	Outline Application: Erection of new dwelling (with landscaping a reserved matter)	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											

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19/00832/FL	Ley Farm Cottage Snodland Road Birling West Malling Kent ME19 5JF	Demolition of an existing workshop building and a second outbuilding. Erection of a new dwellinghouse	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/02487/FL	Boormans Farm Court Lane Hadlow Tonbridge Kent TN11 0JT	Change of use and extension of existing agricultural building to form a three bedroom dwellinghouse	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
18/00645/PDV AR	Boormans Farm Court Lane Hadlow Tonbridge Kent TN11 0JT	Prior Notification: change of use of agricultural building to one dwelling house (Part 3, Class Q(b)) the design and external appearance of the building	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/00369/PDV OR	Faulkners Farmhouse Ashes Lane Hadlow Tonbridge Kent TN11 0AN	Prior Notification: change of use from office (Class B1) to residential (Class C3)(Part 3 Class O): Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1 (a) (offices) of the Schedule	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
18/02538/FL	80 Salisbury Road Aylesford Kent ME20 7EW	Erection of residential dwelling	0	1	NS	1	0	0	-1	0	1	-1	0		0		0		0		0											
19/01349/FL	Offham Methodist Church Teston Road Offham West Malling Kent ME19 5PE	Proposed change of use and remodelling of existing church to create single dwelling-house	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
18/00980/FL	Cobblestones Church Street Hadlow Tonbridge Kent TN11 0DB	Conversion of existing coach house into living accommodation	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/00060/FL	Mount Offham Teston Road Offham West Malling Kent ME19 5PG	Demolition of log cabin, removal of hardsurface area, erection of a contemporary dwelling, access and landscaping (amended siting of dwelling approved under planning permission TM/15/03921/FL)	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
19/01288/RM	78 Cottenham Close East Malling West Malling Kent ME19 6BZ	Reserved Matters application pursuant to outline planning permission TM/18/00781/OA (New detached bungalow)	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
18/00357/OA	The Nursery Taylors Lane Trottiscliffe West Malling Kent	Outline Application: Erection of a detached dwelling for an agricultural worker relating to the nursery business to replace the mobile home, with landscaping reserved	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											

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19/02166/FL	Victoria House Victoria Road Golden Green Tonbridge Kent TN11 0LS	Single storey extension to provide ancillary accommodation to enable care of elderly relative	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
16/02309/FL	Picaroons Maidstone Road Platt Sevenoaks Kent TN15 8LB	Demolition of existing dwelling and garage and erection of new dwelling and garage; widen access from Maidstone Road; engineering works to garden; swimming pool and erection of glasshouse, timber shed and summerhouse	1	1	UC	1	0	0	-1	0	1	-1	0		0		0		0		0											
17/03011/FL	23 Wheatsheaf Way Tonbridge Kent TN10 3PL	Demolition of the existing bungalow and erection of replacement one bedroom bungalow with integral garage. Alteration to drive and landscaping	1	1	NS	1	0	0	-1	0	1	-1	0		0		0		0		0											
17/01104/FL	Moonfield The Street Ryarsh West Malling Kent ME19 5LG	Demolition of the existing workshop building, removal of tennis court and erection of a single storey dwelling and associated parking and driveway, sharing existing access	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
18/00020/FL	Crabdene Cottage Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL	Proposed replacement dwelling	1	1	NS	1	0	0	-1	0	1	-1	0		0		0		0		0											
18/01744/FL	Hillside Pilgrims Way Trottscliffe West Malling Kent ME19 5EP	Demolition of an existing bungalow and replacement with new split level dwelling	1	1	NS	1	0	0	-1	0	1	-1	0		0		0		0		0											
18/00584/FL	67 Thorpe Avenue Tonbridge Kent TN10 4PR	Double rear and side extension with new loft extension, including internal annex for elderly relative and additional bedrooms/living space. Works are planned to be undertaken over three phases	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01007/RM	24 Maidstone Road Borough Green Sevenoaks Kent TN15 8BD	Reserved Matters application pursuant to aterials) on outline planning permission TM/18/00690/OA dated 6 June 2018 for: Outline Application: Erection of new dwelling with associated parking and landscaping	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
16/03620/FL	Woodgate Farm Woodgate Road Addington West Malling Kent ME19 5LH	Demolition of the two existing storage buildings (Class B8) and replacement with a single dwelling house (Class C3)	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
18/01457/FL	Development Plot West Of 39 Baltic Road Tonbridge Kent	Erection of a three storey, four bed, detached house	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											

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18/01714/FL	Rose Cottage North Down Plaxdale Green Road Stansted Sevenoaks Kent TN15 7PB	Conversion and extension of existing outbuilding known as Rose Cottage to ancillary residential accommodation (previously permitted at appeal under TM/07/00037/FL)	0	1	NS	1	0	0	0	0	1		0		0		0		0		0												
18/01868/FL	Lloyds Bank 716 London Road Larkfield Aylesford Kent ME19 5BL	Change of use and refurbishment of first floor unit from B1 (Office) to C3 (Dwelling house)	0	1	NS	1	0	0	0	0	0		1		0		0		0		0												
18/02240/OA	Land Between Myrtle Cottage And Redland House Part Of Wyke Lodge London Road Ryarsh West Malling Kent	Outline application: Single storey dwelling. with landscaping reserved (Revised design and siting to TM/18/01165/OA)	0	1	NS	1	0	0	0	0	0		1		0		0		0		0												
18/02150/FL	Coppice Court 70 Teston Road Watringbury Maidstone Kent ME18 5BG	Demolition of existing stables with extant consent for residential conversion and erection of replacement dwelling	1	1	NS	1	0	0	0	0	1		0		0		0		0		0												
18/02981/FL	Bridge House Mill Lane Basted Sevenoaks Kent TN15 8PR	Erection of a single dwelling set over two levels with associated alterations to retain parking for the dwellings to be provided at Bridge House (planning application reference: TM/15/03414/FL)	0	1	NS	1	0	0	0	0	0		0		1		0		0		0												
19/02995/RM	Land Adjoining 11 Uridge Crescent Tonbridge Kent	Reserved Matters application pursuant to conditions 1 (layout and appearance), 4 (materials), 5 (slab levels), 6 (external lighting), 7 (windows) and 8 (refuse) of outline planning permission TM/16/02987/OA (Outline Application: Detached 3 bedroom dwellin	0	1	NS	1	0	0	0	0	1		0		0		0		0		0												
18/01976/FL	109 West Street Wrotham Sevenoaks Kent TN15 7BB	Construction of a new end of terrace, two storey property on land adjacent to 109 West Street Wrotham	0	1	NS	1	0	0	0	0	0		1		0		0		0		0												
18/02931/FL	The Old Farmhouse Borough Green Road Ightham Sevenoaks Kent	The retention, refurbishment and conversion of Crickets Farmhouse into offices with access, parking and landscaping works, and extensions to create a garden room and lobby/entrance area	0	1	NS	1	0	0	0	0	1		0		0		0		0		0												
19/00305/FL	Underpine Cottage Vigo Road Fairseat Sevenoaks Kent TN15 7LU	Demolition of the existing residential dwelling and the construction of a replacement 2 bedroom dwelling with associated parking and bin storage facilities	0	1	UC	1	0	0	0	-1	1		0		0		0		0		0												
19/00482/FL	427 London Road Ditton Aylesford Kent ME20 6DB	Demolition of existing outbuildings and erection of one chalet bungalow (disabled accessible)	0	1	UC	1	0	0	0	0	0		1		0		0		0		0												

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19/00566/FL	The Dene 66 Sevenoaks Road Borough Green Sevenoaks Kent TN15 8AP	Change of use of the building adjacent to the main dwelling to a dwellinghouse (Class C3). The proposal includes the removal of an existing lean-to and outbuildings, the addition of two dormers proportionate to the building, partial removal of decorative	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
19/00750/FL	Crooked Chimneys House Gover Hill Roughway Tonbridge Kent TN11 9SP	Demoliton of existing garage and workshop. Construction of new workshop, garage and Annexe. Regrading of drive and rear grounds in the immediate vicinity	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
19/00706/FL	George Cottage Ford Lane Trottiscliffe West Malling Kent ME19 5DP	Demolition of existing log store and installation of log cabin for use as residential annex	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
19/00611/FL	17 Priory Road Tonbridge Kent TN9 2AQ	Change of use of the ground floor from use Class A1 (retail) to use Class C3 (residential) and rear extension	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/00967/FL	Land South Of Allens Lane Plaxtol Sevenoaks Kent	Conversion and extension of redundant, detached storage building to a residential dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
18/02972/FL	The Caravan East Street Addington West Malling Kent ME19 5DH	Removal of existing residential caravan and outbuildings and erection of single detached dwelling with associated hard and soft landscaping	-1	1	NS	1	0	0	-1	0	0	-1	1		0		0		0		0											
19/01212/FL	5 Orwell Spike West Malling Kent ME19 4PB	Erection of one new dwelling at land adjacent to the west of 5 Orwell Spike, on land currently forming part of the existing dwelling's private garden, provision of two parking spots and additional garage for two cars, access and amenity space	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/00964/FL	Land And Stables 4 Beech Farm Cottages Stan Lane West Peckham Maidstone Kent	Conversion of existing stable block into a residential dwelling and part demolition of linked storage building	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01296/FL	12A Ditton Court Close Ditton Aylesford Kent ME20 6PQ	Erection of new dwelling within site boundary	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01124/FL	246 Robin Hood Lane Blue Bell Hill Chatham Kent ME5 9JY	Demolition of existing detached bungalow with detached single garage and the erection of a new 5 bedroom detached house with detached double garage and landscaping	1	1	NS	1	0	0	-1	0	0		0		1	-1	0		0		0											

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19/01310/FL	110 Station Road Aylesford Kent ME20 7JW	Convert garage into a one bedroom annex for use in conjunction with dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01254/FL	Fir Bank Coach Road Ivy Hatch Sevenoaks Kent TN15 0PE	Demolition of existing bungalow and erection of a replacement dwelling with associated parking and amenity space	1	1	NS	1	0	0	-1	0	0		0		1	-1	0		0		0											
19/01226/FL	Land Adjacent To The Hutchings Leigh Road Hildenborough Tonbridge Kent	Proposed dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01428/FL	453 Wateringbury Road East Malling West Malling Kent ME19 6JQ	Demolition of garage. Erection of five bedroom dwelling and garage, replacement garage and formation of new vehicular access	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/00135/FL	Stables And Land East Of Pilgrims Way Wouldham Rochester Kent	Proposed single dwelling with partial change of use to residential	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01077/FL	Bartons Farm Yopps Green Plaxtol Sevenoaks Kent TN15 0PY	Create a separate unit of residential accommodation. Removal of modern link and swimming pool. Construction of link/extension	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01146/FL	Honeycroft Farm Three Elm Lane Golden Green Tonbridge Kent TN11 0BS	Conversion and extension of barn to residential dwelling (Revision of application 18/00081/FL	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01704/FL	Cinders Barn Ashes Lane Hadlow Tonbridge Kent TN11 9QU	Change of use of land from commercial use to become part of the curtilage of 'Cinders Barn'. Conversion of residential annex 'The Den' to a separate self-contained two bedroom dwelling with associated external and internal alterations, garden area, fencin	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
19/01748/FL	11 Vale Rise Tonbridge Kent TN9 1TB	Proposed residential chalet bungalow at the land adjacent to 11 Vale Rise, including landscaping and retaining wall features	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01560/FL	Old Bank House High Street Wrotham Sevenoaks Kent TN15 7AE	Conversion of existing barn to self-contained residential dwelling with associated landscaping	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											

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19/01844/FL	28 Bates Close Larkfield Aylesford Kent ME20 6TG	Attached new three bedroom dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/00749/FL	Rear Of 278 Lunsford Lane Larkfield Aylesford Kent ME20 6HU	Erection of dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/01975/FL	Land Rear Of 238 Wateringbury Road East Malling West Malling Kent	One dwelling to replace existing building	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02036/FL	Land East Of Horns Lane Mereworth Maidstone Kent	Conversion and alteration of a redundant rural building to a dwellinghouse	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02170/FL	Cherry Bungalow 351 Pratling Street Aylesford Kent ME20 7DE	Erection of detached two-bedroom bungalow with associated parking and turning space	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02030/FL	Springgate Farm Broadwater Road West Malling Kent ME19 6HU	Demolition of outbuilding and erection of a four- bedroom two-storey detached house	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02188/FL	4 Orwell Spike West Malling Kent ME19 4PB	Demolition of existing garage. Subdivision of existing site and construction of additional detached dwelling with integral garage, parking and replacement garage for existing dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02201/FL	Stables Broadwater Road West Malling Kent	Remove the existing stables and outbuildings and to construct a residential detached chalet bungalow with garage	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02240/FL	Downs Farm Pilgrims Way Wouldham Rochester Kent ME1 3RB	Demolition of existing office and storage buildings and erection of a detached single storey dwelling with two bedrooms, associated curtilage and two parking spaces	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02493/FL	1 Pilgrims Way Wrotham Sevenoaks Kent TN15 7DE	New 3 bedroom end of terrace house with front porch and dormer, new front porch to existing terrace house	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02395/FL	Hunters Lodge Paddock Close Platt Sevenoaks Kent TN15 8NN	Demolition of existing 4 bed bungalow. Construction of 6/7 bed 2 storey house with detached garage and new front boundary treatment	1	1	NS	1	0	0	-1	0	0		0		1	-1	0		0		0											

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19/02414/FL	7 Rowan Close Aylesford Kent ME20 7LP	Two storey rear/side extension with single storey side extension to serve as an annex	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02411/FL	Millers Farm Yard Wrotham Water Lane Trottiscliffe West Malling Kent	Change of use of existing agricultural storage barn to house a mobile home for agricultural worker	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/02567/FL	The Stables 94 High Street Aylesford Kent ME20 7AZ	Proposed extension to form annex for elderly parents	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02605/FL	Bridle Path Aldon Lane Addington West Malling Kent ME19 5PJ	Conversion of building to single family dwellinghouse with associated alterations	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02953/FL	Stone Acre Copt Hall Road Ightham Sevenoaks Kent TN15 9DT	Demolition of dwelling and garage and erection of dwelling	1	1	NS	1	0	0	-1	0	0		0		1	-1	0		0		0											
19/02803/FL	Land At Little Peppyns Orchards Higham Lane Tonbridge Kent	Conversion of a redundant single storey rural building into one dwelling for residential occupation to include the removal of an building and the erection of an attached workshop/garage	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02795/FL	103 Keats Road Larkfield Aylesford Kent ME20 6TR	Demolition of existing single storey flat roofed part of building. Construction of replacement single storey extension to provide separate living area, entrance and utility room/ WC with pitched roof to line through with recently approved extension to nei	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/02996/FL	Land Rear Of 8 Orchard Drive Tonbridge Kent	Construction of a new single storey dwelling off Orchard Drive, Tonbridge	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/03016/FL	Mulberry Cottage 230 Red Hill Wateringbury Maidstone Kent ME18 5LD	Demolition of existing barn and erection of 3 bedroom dwelling with integral double garage	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
20/00178/FL	Land Rear Of Hayward Maidstone Road Hadlow Tonbridge Kent	Conversion and change of use from equestrian stable building to a one bedroom studio dwelling	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											

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19/00306/FL	Warren Wood East Seven Mile Lane Wrotham Heath Sevenoaks Kent TN15 7SA	Change of use from two dwellings into a single dwelling	2	1	NS	1	0	0	-2	0	0		1	-2	0		0		0		0											
20/00182/FL	Palavas Pilgrims Way Wrotham Sevenoaks Kent TN15 7DD	Erection of a single detached chalet bungalow	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
18/01579/PDV AR	Barn Adjacent Janes Farm Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL	Prior Notification: Change of use of existing barn into a single dwellinghouse (Part 3 Class Q)	0	1	NS	1	0	0	0	0	0		0		1		0		0		0											
19/00854/PDV SDR	Land On South West Side Of Seven Mile Lane Mereworth Maidstone Kent	Prior Notification: Change of use of a building and land within its curtilage from a use falling within Class B8 (storage or distribution) to a Class C3 (dwellinghouse) (Part 3, class P)	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
18/01840/FL	School Lane Cottage School Lane Shipbourne Tonbridge Kent TN11 9RT	Conversion of existing outbuilding containing garage/residential accommodation to a 3 bedroom dwelling with single storey rear and side extension and roof enlargement (Amendment to 17/01741/FL)	0	1	NS	1	0	0	0	0	0		1		0		0		0		0											
19/00680/LDP	Barfield Cottage Aldon Lane Offham West Malling Kent ME19 5PH	Lawful Development Certificate Proposed: Siting of a mobile home to provide ancillary residential accommodation within the residential curtilage of Barfield Cottage	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/01192/LDP	90 The Heath East Malling West Malling Kent ME19 6JL	Proposed ancillary accommodation in the form of mobile home for elderly relative on land	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/01792/LDP	White Owl Barn London Road Addington West Malling Kent ME19 5DD	Lawful Development Certificate Proposed: Siting of a caravan for ancillary residential use	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/02610/LDP	Stag Cottage Puttenden Road Hadlow Tonbridge Kent TN11 9QY	Lawful Development Certificate Proposed: Site a mobile home in the garden	0	1	NS	1	0	0	0	0	1		0		0		0		0		0											
19/00009/FL	Dewpond Platt Common Platt Sevenoaks Kent TN15 8JX	Demolition of the existing dwelling and construction of a replacement dwelling with an attached garage and parking (resubmission of TM/18/00079/FL)	1	1	UC	0	1	0	0	-1	1		0		0		0		0		0											
19/01599/FL	Little Mead Roughway Lane Plaxtol Tonbridge Kent TN11 9SH	Replacement dwelling with external in-ground swimming pool and outbuilding/shed; amendment to replacement dwelling approved under reference TM/18/02686/FL	1	1	UC	0	1	0	0	-1	1		0		0		0		0		0											

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17/01417/FL	Langold House 285 Snodland Road Birling West Malling Kent ME19 5JQ	Demolition of coach house, relocation and construction of coach house with ancillary residential annex	1	1	UC	0	1	0		-1	1		0		0		0		0		0											
18/00291/FL	The Pump House Hill Park Farm Wrotham Hill Road Wrotham Sevenoaks Kent TN15 7QA	Demolition and replacement of existing building to create a 3-bedroom dwelling with a single storey extension	0	1	UC	0	1	0	0	-1	1		0		0		0		0		0											
18/02132/FL	19 Dry Hill Road Tonbridge Kent TN9 1LU	Demolition of existing property and construction of new build replacement dwelling	1	1	UC	0	1	0	0	-1	1		0		0		0		0		0											
19/01134/FL	Heathcote House Windmill Hill Wrotham Heath Sevenoaks Kent TN15 7SX	Demolition of an existing dwelling and outbuilding and the erection of a new detached 6 bedroom dwelling (as approved by application ref TM/18/02626/FL and amended by application ref TM/19/01008/NMA) and	1	1	UC	0	1	0	0	-1	1		0		0		0		0		0											
17/01042/FL	74 Martin Square Larkfield Aylesford Kent ME20 6QN	Erection of 4 bedroom attached dwelling	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
18/00382/FL	Old Rectory Cottage Rectory Lane Ightham Sevenoaks Kent TN15 9AJ	Subdivision of plot to separate Old Rectory Cottage from The Old Rectory. Construction of a new single storey orangery, internal modifications to create four bedroom dwelling including removal of one chimney and hipped dormer, the addition of five new dor	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
16/00479/FL	247 Robin Hood Lane Blue Bell Hill Chatham Kent ME5 9QU	Proposed demolition of existing bungalow and replacement with one and a half storey/two storey eco-home	1	1	UC	0	1	0	0	-1	1		0		0		0		0		0											
17/00172/FL	Kits Coty Stables Salisbury Road Aylesford Kent ME20 7EW	Demolition of disused storage barns, conversion of existing barn to a single dwellinghouse, erection of a detached stable block, renovation of existing workshop/store, provision of temporary mobile home (during conversion	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
17/01410/FL	3 Estridge Way Tonbridge Kent TN10 4JS	Demolition of part of the existing unit and construction of a detached residential dwelling alongside associated parking, access and landscaping works	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
17/01387/FL	Sandyridge Pine Tree Lane Ivy Hatch Sevenoaks Kent TN15 0NJ	Proposed re-cladding, re-modelling and extension of existing dwelling including the raising of the roof level. Proposed conversion of concrete frame barn to become residential annex	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											

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18/01375/FL	Streets End Ford Lane Trottiscliffe West Malling Kent ME19 5DP	Proposed new two storey detached dwelling	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
18/00998/FL	School Farm School Lane Wouldham Rochester Kent ME1 3TS	Reinstatement of former barn to create a new self-contained dwelling	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
17/03276/FL	16 Larkfield Close Larkfield Aylesford Kent ME20 6BH	Demolition of existing detached garage and outbuildings and construction of 2 bedroom bungalow with detached garage and associated parking	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
18/00940/FL	Downland 16 Warren Road Chatham Kent ME5 9RD	Demolition and replacement of dwelling	1	1	UC	0	1	0	0	0	1		0		0		0		0		0											
18/01220/FL	311 Canon Lane Watringbury Maidstone Kent ME18 5PJ	The demolition of the existing building and the erection of a replacement detached dwelling with associated access and landscaping	1	1	UC	0	1	0	0	-1	1		0		0		0		0		0											
18/01440/FL	Applegarth Farm High Cross Road Ivy Hatch Sevenoaks Kent TN15 0NN	'Construction of single storey extension and some internal alterations to existing house to provide residential annex'	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
18/02626/FL	Heathcote House Windmill Hill Wrotham Heath Sevenoaks Kent TN15 7SX	Demolition of an existing dwelling and outbuilding and the erection of a new detached 6 bedroom dwelling	1	1	UC	0	1	0	0	-1	1		0		0		0		0		0											
18/02891/FL	Land Opposite 132 Broadwater Road West Malling Kent	Demolition of existing outbulidngs Erection of single residential chalet bungalow and detached garage	0	1	UC	0	1	0	0	0	0		1		0		0		0		0											
19/01171/FL	3 Annetts Hall Borough Green Sevenoaks Kent TN15 8DY	Conversion of garage to annex for occupation by family member needing level access	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
19/01200/FL	Land Opposite 132 Broadwater Road West Malling Kent	Demolition of existing outbuildings. Erection of one chalet style bungalow and detached garage, amendment to to dwelling approved under application ref TM/18/02891/FL	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
19/01264/FL	109 Swallow Road Larkfield Aylesford Kent ME20 6PY	Demolish existing single storey extension to side and construct a two storey building used as an annex, using existing side door from house	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											

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19/01866/FL	17 Epsom Close West Malling Kent ME19 6NX	Proposed two storey side extension to form an elderly relative annex	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
19/01950/FL	Orchard Close Maidstone Road Hadlow Tonbridge Kent TN11 0HR	New dwellinghouse	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
19/02087/FL	Pinewood Pine Tree Lane Ivy Hatch Sevenoaks Kent TN15 0NJ	Construction of new house already granted permission with minor amendment to the separate Car Port/Stable block to convert the stable section to a single car garage. (Amendment to TM/18/01166/FL: Demolition of existing house and erection of a replacement	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
18/02038/FL	1 Recreation Avenue Snodland Kent ME6 5DX	Proposed new dwelling on land adjacent to 1 Recreation Avenue	0	1	UC	0	1	0	0	0	1		0		0		0		0		0											
19/02743/FL	Development Site Cemetery Road Snodland Kent	Erection of 6 three bedroom houses and associated car parking, access and landscaping	0	0	NS	6	0	0	0	0	0		0		6		0		0		0											
19/02961/FL	Units 1 2 And 3 15 Brooks Drive And Units 1 2 And 3 17 Brooks Drive Ryarsh West Malling Kent	Change of use and conversion of existing commercial/office building into 5no. residential apartments, associated alterations and provision of cycle store	0	0	NS	5	0	0	0	0	0		0		5		0		0		0											
19/02412/FL	The Rising Sun 125 Mill Street East Malling West Malling Kent ME19 6BX	Conversion of existing public house into 5 flats, first floor side extension and first floor rear extension with internal alterations	0	0	NS	5	0	0	0	0	0		0		5		0		0		0											
20/00277/PIP	Land Rear Of 119 And 121 Teston Road West Malling Kent	Permission in principle for up to 3 dwellings	0	0	NS	3	0	0	0	0	0		0		3		0		0		0											
20/00092/FL	Phase 5 Worrall Drive Wouldham Rochester Kent	Construction of a single 3 bedroom detached house to replace Plot 22 on the adjoining site - Parcels 2A and 2B	0	0	NS	1	0	0	0	0	0		0		1		0		0		0											
20/00096/FL	Chance Cottage Long Mill Lane Dunks Green Tonbridge Kent TN11 9SA	Construction of detached dwelling	0	0	NS	1	0	0	0	0	0		0		1		0		0		0											

Site_App	address	proposal	capacity_orig	capacity_curr	site_status	NS_G	UC_G		NS_L	GP_L	phase 2020/21	Demo 2020/21	phase 2021/22	Demo 2021/22	phase 2022/23	Demo 2022/23	phase 2023/24	Demo 2023/24	phase 2024/25	Demo 2024/25	phase 2025/26	Demo 2025/26	phase 2026/27	Demo 2026/27	phase 2027/28	Demo 2027/28	phase 2028/29	Demo 2028/29	phase 2029/30	Demo 2029/30	phase 2030/31	Demo 2030/31
18/02137/FL	Harpwood Residential Home Seven Mile Lane Wrotham Heath Sevenoaks Kent TN15 7RY	Demolition of existing care home building (use class C2) and erection of a replacement care home (use class C2) with associated car parking, refuse and external landscaping			UC	19							19																			
19/02431/RM	Land Rear Of 239 To 259 London Road West Malling Kent	Reserved Matters Application: Details of appearance, landscaping, layout and scale pursuant to planning application TM/17/00506/OA (Outline application: The development of land to the rear of London Road to consist of the development of an extra care deve				42									42																	
19/02105/FL	7 Dry Hill Park Crescent Tonbridge Kent TN10 3BJ	Change of use of existing vacant Care Home (use class C2) to a nine bedroom dwelling																														
C2 to C3 conversion totals Extant						80	0	0	0	0	19	0	19	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total						2079	415	0	-40	0	477	0	715	0	627	0	375	0	180	0	80	0	0	0	0	0	0	0	0	0	0	0

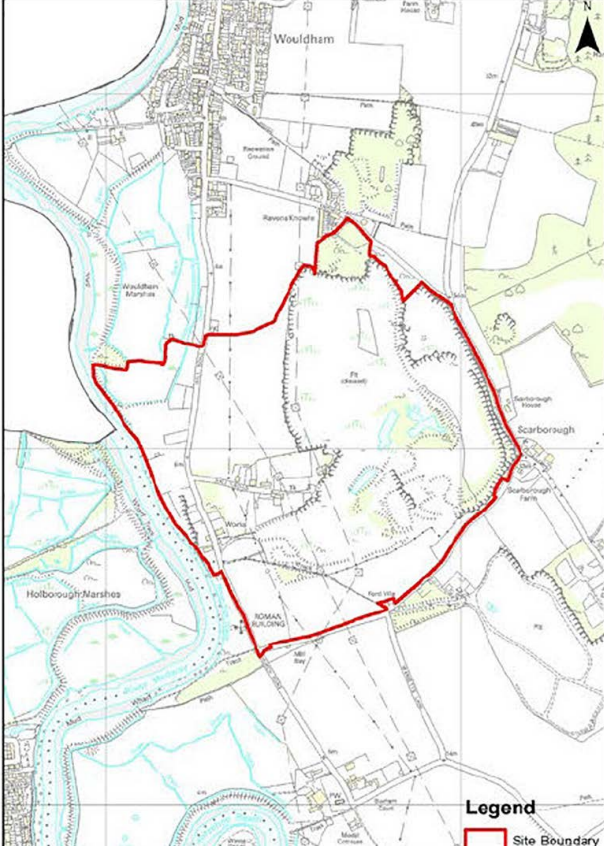
Appendix B – Peters Village: Evidence Demonstrating Deliverability


Housing Land Supply – Monitoring Outline Planning Permissions Pro forma

Introduction

1. The purpose of this pro forma is to help the Council's understanding of housing delivery on those sites with extant outline planning permissions for major development (10 units or more).
2. The need for this flows from the Government's [National Planning Policy Framework](#) (February 2019) updated Planning Practice on '[Housing Supply and Delivery](#)'. In particular the definition of deliverable and how this can be demonstrated.
3. Clear evidence needs to be provided to demonstrate deliverability. This may include, for example:
 - a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates.
4. With this in mind, the Council would be grateful if you could complete the following pro forma. Guidelines are set out in the relevant cells (green italic text – please overwrite). For the purposes of this monitoring exercise we simply need your delivery intentions.
5. The Council would be grateful if you could complete and return this form by Friday 10 January 2020.
6. Please e-mail the completed pro forma to [REDACTED]

Housing Land Supply – Peters Village
Monitoring of Outline Planning Permissions
Pro forma

Site Name:	Peters Village
Location Plan:	 <p><i>Indicative Plan - Not to scale</i></p>
Outline Permission	TM/05/00989, 1,000 units
Residual (units) on Outline Permission	The number of units on the outline planning permission not covered by existing reserved matters permissions as at 31 March 2019 was 315 units.
Progress towards submission of remaining reserved matters applications	<p>A reserved matters application for parcel 1F (142 units) will be submitted in early 2021.</p> <p>Assuming 1F reserved matters approval by mid 2021 development would commence in say late 2021. Two outlets are envisaged, one market and one registered provider. The development would be completed by around 2023.</p> <p>Submission of a reserved matters application covering parcels 3A and 3B (173 units) is anticipated during Q3 2021, to be approved in Q4 2021. Construction would commence in Q1 2022. One market plus</p>


	one registered provider outlet is envisaged and we would expect each to achieve completions at the rate of 80 units per annum.		
	From the above it is assumed that Peters Village will be complete by 2024/25. .		
Name	Martin Friend		
Title	Director, Vincent and Gorbing, on behalf of Trenport Investment Limited		
Signature			Date 1 December 2020

Peters Village – Delivery Plan
Phases 1F and 3A & 3B
December 2020

Purpose

The purpose of this pro-forma is to set out the anticipated delivery of phases 1F and 3A & 3B.

Site:	Peters Village										
	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Phase 1F (142 units)		20	80	42							
Phases 3A & 3B (173 units)			80	80	13						

Name	Martin Friend		
Title	Director, Vincent and Gorbing, on behalf of Trenport Investment Limited		
Signature		Date	9/12/20