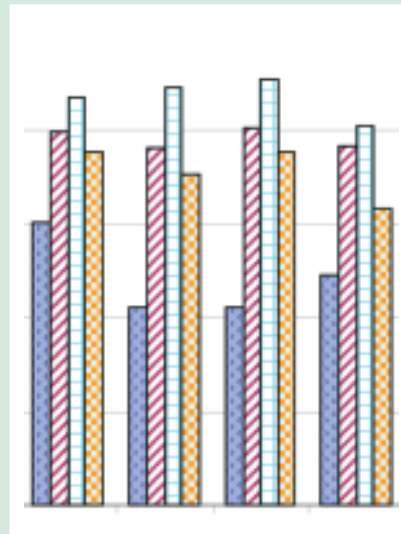


# ANNUAL MONITORING REPORT

Monitoring the  
Local Development Framework  
for Tonbridge & Malling



December 2010



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## **SECTION 1 - INTRODUCTION**

### **Purpose and content of the Annual Monitoring Report (AMR)**

- 1.1 This Annual Monitoring Report (AMR) has been prepared in accordance with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and with the detailed requirements of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. The 2010 AMR is the second to monitor the Local Development Framework (LDF). It has been prepared in accordance with the advice in "Local Development Framework Monitoring: A good Practice Guide" (October 2004) and pays regard to the "Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008".
- 1.2 The AMR starts by providing some contextual information. It then provides an update on progress with the preparation of the LDF in relation to the approved Local Development Scheme. It then goes on to monitor performance against the various Performance Indicators set out in the Development Plan Documents (DPDs). The details of these are set out in Annex B. It also provides an update on progress with the implementation of all site-specific proposals in the LDF and those in the Local Plan which have been saved and not so far superseded. Details of Implementation are set out in Annex C.
- 1.3 It should be noted that the AMR covers the twelve-month period from 1st April 2009 to 31st March 2010. Anything that has happened subsequent to 31st March 2010, apart from progress with the LDF, is not specifically covered in this report. The 2010 AMR is published at a stage where all four of the DPDs, which together comprise the LDF, have been adopted. However, the Managing Developing and Environment DPD (MDE DPD) was not adopted until April 2010 which means that the results of monitoring will not be reported until the 2011 AMR.

### **Geography**

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

### **Employment and the Economy**

- 1.5 Tonbridge and Malling Borough has the third lowest unemployment rate in the County as at August 2010 (2.3%). The Barclays Bank survey (2007) showed that Tonbridge & Malling Borough was the top in Kent with regards to average household annual income (£63,550) and sixth in the South East. The majority of the residents travel to London to work, many by train, particularly from Tonbridge. (source KCC)

- 1.6 The 'Rural Areas Quality of Life' Survey index 2009 examines data at local authority (LA) level of 114 rural local authorities. Tonbridge & Malling sits at number 28 of the group as having the Best Quality of Life.
- 1.7 On the Index of Deprivation 2007, the Borough ranks as the least deprived overall in Kent and ranks 300th out of 354 districts nationally. However, there is considerable variation within the Borough. Two of the wards, East Malling and Snodland East, stand out as particular areas of disadvantage. East Malling statistically ranks as the third most deprived ward in West Kent and Snodland East, the fourth.

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

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

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

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

Data Values - Actual Indicator values  
Tonbridge and Malling, Kent

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

(KCC Analysis and Information Systems)

### Population and Households

- 1.8 The 2001 Census recorded the Borough's population as 107,561 the seventh highest in Kent at the time of which 52,642 were male and 54,919 were female. In mid 2009 the population of the Borough was estimated to be 117,400 of which 57,400 were male and 59,900 were female. The population density as at 2009 was 4.89 people/ha,
- 1.9 In 2001 the census showed that 21.5% of the Borough's population was aged 15 or under and 63% of the borough's population was aged between 16-64, In 2001 those aged over 65 represented 15% of the Borough's population. By 2008 this had risen to 16.5% and the working age population (16-64) had fallen to 62.8%.
- 1.10 Of the total population of the Borough, 24.4% were one-person households. In 2006 there were an estimated 46,100 households in the borough. If past trends continue there would be 129,600 residents and 55,000 households by 2029, but this would assume no change in planning policy and sufficient sites available to accommodate this level of growth.



	2001 Census	%	Mid-2009	%
Aged up to 15	23165	21.5	24,300	20.7
Aged 16-24	9635	9.0	11,600	9.9
Aged 25-34	14004	13.0	11,900	10.1
Aged 35-44	17255	16.0	18,700	15.9
Aged 45-59	21803	20.3	23,900	20.4
Aged 60-64	5490	5.1	7,600	6.5
Aged 65-84	14426	13.4	17,000	14.5
Aged 85+	1783	1.7	2,300	2.0
All ages	107,561		117,400	

## Ethnicity

- 1.11 At the time of the 2001 Census 105,714 (98.3%) of the population classed themselves as white British, the highest proportion in Kent. The single largest Black or Minority Ethnic (BME) group in the Borough was Asian or Asian British but these represented only 0.5% of the population. By Mid 2007 (Experimental Updated) Ethnic Population Statistics indicate that 110,200 (95.3%) people said they were white and 5,500 were non-white (4.7%).

## Environmental Protection

- 1.12 Nearly three quarters of the Borough is covered by the Metropolitan Green Belt - approximately 17060ha. The part of the Borough outside the Green Belt includes the important Strategic Gap separating the Medway Gap from Maidstone and the Medway Towns, extensive parts of the Kent Downs Area of Outstanding Natural Beauty, areas of the “best and most versatile” agricultural land and areas of national and local nature conservation interest. Furthermore, much of the lower lying land in the Medway Valley lies within the floodplain of the River Medway and is subject to varying degrees of flooding constraint.
- 1.13 Sites of Special Scientific Interest within the Borough are:
- Bourne Alder Carr
  - Houlder to Monarch Hill Pits Upper Halling
  - Halling to Trottiscliffe Escarpment
  - Holborough to Burham Marshes
  - One Tree Hill & Bitchet Common
  - Oldbury and Seal Chart
  - Peters Pit, Wouldham
  - Trottiscliffe Meadows
  - Ayelsford Pit
  - Wateringbury
  - Wouldham to Detling Escarpment
- 1.14 Local Wildlife Sites (formerly Sites of Nature Conservation Interest) are sites that have been identified as being regionally important for Kent as a whole. At present, the Borough of Tonbridge and Malling contains a total of 46 Local Wildlife Sites, the majority of which were during the monitoring period protected by policies in the Tonbridge and Malling Borough Local Plan and are now protected by policies in the Managing Development and the Environment DPD (MDE DPD).
- 1.15 There are 59 Conservation Areas in the Borough and 1318 Listed Building records. Historic Parks and Gardens are records of traditional landscape designs that form part of our cultural heritage. There are 23 Historic Parks and Gardens in the Borough.

## **SECTION 2 - LDF PROGRESS**

### **Local Development Scheme**

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

### **The First Tranche**

- 2.2. The three First Tranche DPDs were submitted to the Secretary of State on 1 September 2006. The Core Strategy was adopted by the Council, incorporating the changes proposed by the Inspector, on 25 September 2007. The Tonbridge Central Area Action Plan and the Development Land Allocations DPD were both adopted by Council on 22 April 2009 in line with the approved LDS of the time. The initial Saved Policies Compendium was also published in April 2008.

### **The Second Tranche**

- 2.3. Public consultation on the Issues and Options for the Managing Development and the Environment DPD took place between 14 March and 2 May 2008. Pre-submission publication took place between 14th March and 1st May 2009. A further 6 weeks consultation took place between 29th May and 10th July 2009 on an addendum which dealt with a number of minor technical errors in the published plan. Submission to the Secretary of State took place on 31st July 2009 which was in line with the approved LDS. The Public Hearing took place between 25th November and 2 December 2009. The Inspector's Report was received in February 2010. The DPD was adopted on 20 April 2010 in line with the approved LDS. The Saved Policies Compendium was updated accordingly.

### **Supplementary Planning Documents**

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

2.7. The following Supplementary Planning Documents have been formally adopted:

- Kent Design, July 2006 (supplementary to Core Policy CP24)
- Affordable Housing SPD, July 2008 (supplementary to Core Policies CP17 and CP19)

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

2.8. In 2009/10 the Council started work on preparing the Character Area Appraisals SPD pursuant to Policy SQ1 in the MDE DPD. This is being prepared as a series of separate volumes dealing with all of the main built-up areas in the Borough. It is being prepared in three main tranches:

#### **First Tranche**

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

Borough Green, East Peckham, Snodland and Walderslade	Public Consultation – March/April 2011	Adoption programmed for 12 July 2011
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#### **Third Tranche**

Medway Gap and West Malling	Public Consultation – June/July 2011	Adoption programmed for February 2012
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2.9. Following the preparation of the MDE DPD the Council may also prepare SPDs relating to the following subjects, but work on these is not yet programmed:

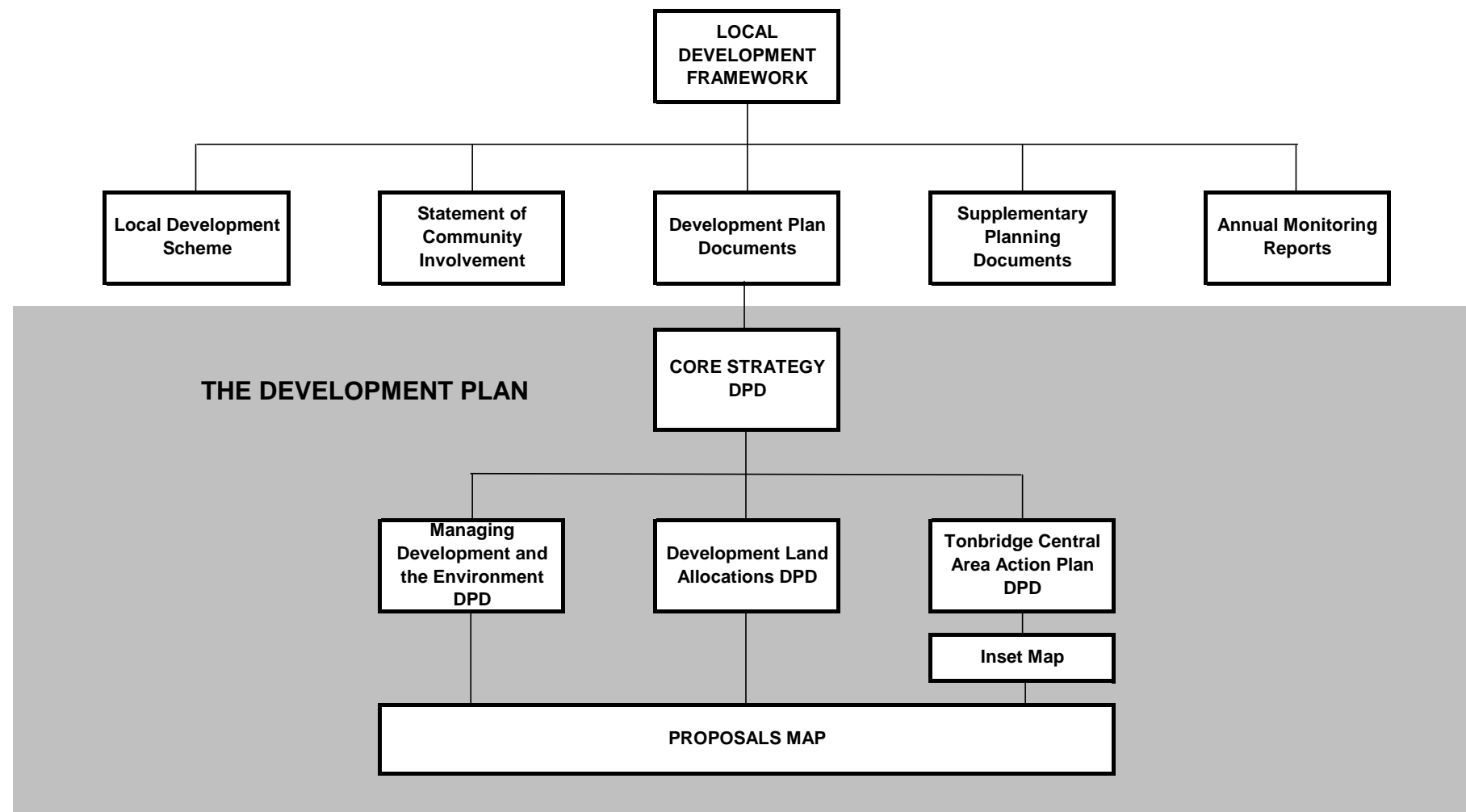
- Residential Extensions/Annexes
- Shopfront Design
- Advertisements
- Vehicle Parking Standards

#### **Gypsy and Traveller Accommodation Assessment**

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

Figure 1 Local Development Framework Structure and Content

## LOCAL DEVELOPMENT FRAMEWORK STRUCTURE AND CONTENT



## SECTION 3 - LDF PERFORMANCE

### PERFORMANCE INDICATORS

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

### HOUSING

- 3.4. The South East Plan (May 2009) covers the period from 2006 to 2026, although the new coalition Government proposes to abolish the SEP, this AMR deals with the 2009/10 period during which time the SEP still formed part of the development plan. The South East Plan (SEP) requires the provision of 450 units per year on average, which is a total of 6750 units between 2006 and 2021.
- 3.5. Annex A sets out the housing trajectory for the Borough. The trajectory tracks the provision of housing supply over the lifespan of the adopted LDF (2006-2021). The purpose of the trajectory is to highlight the robustness and soundness of the overall housing strategy in the adopted DPD's and how it is performing in relation to the annualised housing requirements identified in the Local Development Framework. The trajectory highlights the following information:
- Past dwelling completion rates
  - Projected future dwelling completion rates (excluding windfalls for the first 10 years)
  - Dwelling requirement – annual net additional dwelling requirement from the South East Plan from 2006 to 2021
- 3.6. The housing trajectory in Figure A2 is based upon the projected phasing of housing development as set out in Figure A1. This includes an assumption about the yield

from windfall development but, in accordance with PPS3, only after 2020. Details of the phasing of all housing commitments are set out at the end of Annex A under Figure A5. The trajectory also includes data on **managing** housing delivery in Figure A3 and on **monitoring** housing delivery in Figure A4. The manage line indicates the under or oversupply of dwellings at any one point. This is calculated by subtracting the completions to date from the total allocation and then dividing the answer by the number of years remaining in the LDF period. The monitor line demonstrates how many dwellings above or below the planned rate the Local Development Framework strategy is at any point in time. This is calculated by subtracting the completions from the annualised allocation from the South East Plan.

- 3.7. The trajectory highlights that at 31 March 2010 Tonbridge and Malling Borough had achieved 134% of the SEP requirement for the period to 2021; an excess of 1,525 dwellings above the overall requirement. Since the Plan began a total of 2,859 units have so far been completed. This level of supply is partly as a result of the Secretary of State's decision in November 2004 to support the Borough Council in granting planning permission for the development of three major sites at Kings Hill (750 units), Holborough Quarry (1,000 units with an additional 250 units permitted within the AMR period) and Leybourne Grange (723 units, including the conversion of a Listed Building and associated development). In May 2006 the Borough Council added to this by approving an outline application at Peters Pit for 1,000 dwellings.
- 3.8. The trajectory clearly illustrates the healthy land supply position for residential development in the Borough during the lifetime of the adopted LDF. However, it is recognised that recent economic circumstances have affected delivery and this is reflected in the significant down turn in completions in 2009/10. In the light of this, a relatively conservative estimate of projected completions has been assumed over the next few years, but only monitoring will confirm whether this in fact occurs.
- 3.9. Locationally, there had been a marked increase in recent years in the number of residential schemes within Tonbridge town centre, with a significant number of dwellings completed in 2008/09 compared to previous years. However, due to the economic downturn, only 7 out of the estimated 107 units for the 2009/10 period were in fact completed.
- 3.10. As at the 31 March 2006 base-date of the Plan, Annex A in the Development Land Allocations DPD showed that planning permission already existed for some 4,606 dwellings which were due to be implemented during the Plan period. It was recognised that the yield on these sites could vary if revised planning permissions were granted. A number of significant planning permissions have been granted since 31 March 2006. As at 31 March 2010 there were 4,318 units still to be implemented. Until this AMR period, when house building rate slowed, the outstanding commitment at the end of each year had been decreasing, which is to be expected as the plan is implemented.

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

- 3.11. Over the last 4 years these unimplemented planning permissions were mainly windfall permissions and the reserved details for Kings Hill, Leybourne Grange and Holborough, as well as the 1,000 dwelling outline permission at Peters Pit. In addition

to these sites with permission there are also the unimplemented housing allocations in the Development Land Allocations DPD.

- 3.12. Land at Bushey Wood was identified in the Tonbridge and Malling Borough Local Plan as a broad Area of Opportunity for future development. This proposal has been carried forward into the LDF (Core Strategy Policy CP16). Since there is unlikely to be a need for further housing land to meet strategic requirements up to 2021, there is no need to firmly allocate any land for this purpose

#### **Percentage of new and converted dwellings on previously developed land**

- 3.13. Government policy requires new development (including conversions and change of use) to be focused on previously-developed land ('brownfield' sites), rather than undeveloped 'greenfield' land. The government has set an explicit target in PPS3 (Housing) that 60% of all new housing development should take place on previously developed land by 2008.
- 3.14. Annex B shows that the government target of 60% has been significantly exceeded since monitoring of the LDF started. 'Local Performance Indicator' LPI 601 - '% New Homes Built on Previously Developed Land' – includes a target of 99% for the year 2009/10 for Tonbridge and Malling Borough. As illustrated in Annex B, this target was met in 2009/10 with 99% of all housing development taking place in that year on previously developed land. In future this is likely to be a lower figure due to the change in national policy with regards to garden development, now categorising it as Greenfield rather than Brownfield land.

#### **Housing Densities**

- 3.15. 27.4% of the 372 dwellings completed in 2009/10 were built at a density of above 30 dwellings per hectare. 72.6% were built below this density. This is largely due to the number of smaller-scale developments on large sites in rural areas and the continued implementation of some pre-PPS3 planning permissions. Of the 372 dwellings completed in 2009/10, only 7 were completed in the Tonbridge Central Area. 5 of these were built at a density of above 30 dwellings per hectare.

#### **Affordable housing completions**

- 3.16. Many households are unable to secure an affordable home, either to rent or buy. Consequently the number of households seeking assistance through the Council's Housing Register remains high at around 1,400. During 2009/10 260 affordable homes were provided through the planning system and by direct provision by the Council's housing association partners. For the second year running the Council's target was exceeded. Housebuilders have been hit hard by the recession and most have had problems in selling new homes. Places such as the Frantchach Site, Ditton and Holborough Park at Snodland have, as a result, resorted to selling off some houses for affordable housing. This partly explains the large gains in affordable housing completions during 2008/09 and 2009/10.

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

- 3.17. None of the seven units completed were 3 bedrooms or more in the Town Centre during this AMR period. There were 4 x 1 bed and 3 x 2 bed. However, it must be noted that this indicator (TCAAP 2.2) is low due to inconsistency with data collection in previous years and may have affected previous baseline data. This has now been rectified which will result in greater accuracy in this and future AMRs.

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

- 3.18. The Code for Sustainable Homes measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE). On the 27 February 2008 the Government confirmed a mandatory rating against the Code for Sustainable Homes will be implemented for new homes from 1 May 2008. Since April 2007 the developer of any new home in England can choose to be assessed against the Code. At present there are no systems in place to monitor this Indicator.

### **Percentage Improved energy efficiency of homes within the borough**

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

### **Amount of derelict land and buildings**

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

### **Number of homeless households (statutory homeless households)**

- 3.21. There is a large drop for 2009/10 which is due to homelessness and housing options services returning in-house which has enabled the Council to take a more proactive approach to homeless prevention.

### **Average house prices**

- 3.22. This data is taken from the Kent County Council's 'House Prices and Transactions' 2009 Annual Document. Overall, house prices dropped significantly in 2009:



Tonbridge & Malling										
	Detached		Semi detached		Terraced		Flat/Maisonette		All dwellings	
	£	No	£	No	£	No	£	No	£	No
2000	265,377	448	127,156	528	102,665	516	86,485	142	153,784	1,634
2001	275,229	704	143,053	890	112,662	661	116,303	199	170,616	2,454
2002	307,049	728	173,489	824	130,345	707	136,918	266	196,064	2,525
2003	356,836	481	193,585	690	156,061	634	137,827	221	214,518	2,026
2004	382,681	647	211,932	883	174,994	643	168,036	267	242,670	2,440
2005	373,769	510	219,566	714	180,027	650	180,076	224	240,584	2,098
2006	428,260	678	239,311	908	191,577	791	184,762	342	265,679	2,719
2007	440,471	729	259,610	880	214,236	859	178,426	387	281,135	2,855
2008	442,890	298	249,916	370	203,923	398	192,735	241	269,366	1,307
2009	411,893	352	227,373	458	181,180	398	173,280	167	254,670	1,375

### Number of vulnerable households living in a decent home

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

### Housing Benefit and Council Tax claimants

- 3.25. If someone has claimed both Housing Benefit and Council Tax Benefit then it is only counted once. This is classed as a case. The figures show that in 2007/08 the number of cases dropped compared to the previous financial year, however, due to the economic downturn during the 2008/09 the claimants and caseloads increased considerably making it the highest results since monitoring began. In 2009/10, the IS/JSA increased from last year and the Standard decreased slightly in both the caseloads and claims

### Percentage of households in fuel poverty

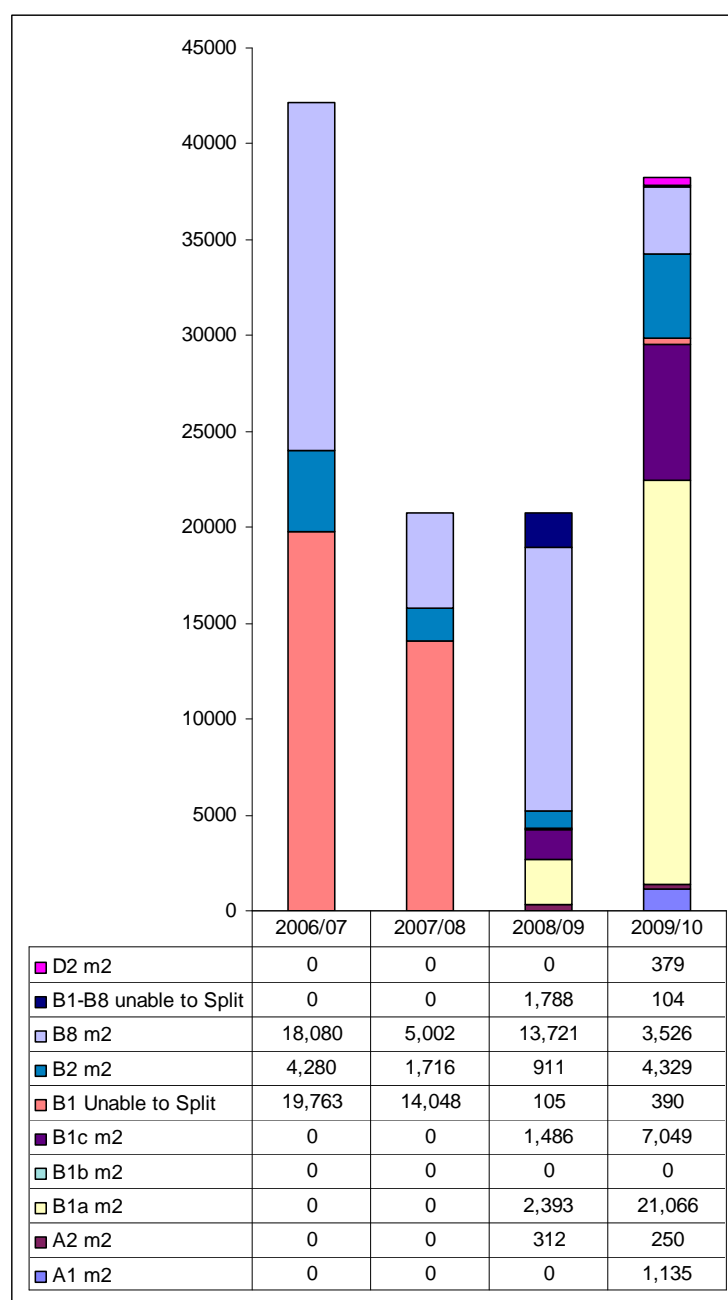
- 3.26. This Indicator is not monitored annually. The figures are taken from the Stock Condition Survey 2006.

### Number of households with no central heating

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

## COMMERCIAL & ECONOMIC DEVELOPMENT

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

**Amount of land developed for employment by type**

- 3.29. During 2009/10 38,228m<sup>2</sup> of gross floorspace was developed for employment within the Borough. Of this, 57% was developed for B1a (office) uses. 2006/07 saw a huge floorspace gain of over 40,000 sqm. This was mainly the result of the major developments at Land at Dean & Dyball, Endeavor House, Forstal Road and Site 2 & former Ditton PC, Allotments, Bellingham Way, which resulted in a gain of 20,083 sqm for these two applications alone. 2007/08 and 2008/09 saw just 20,766m<sup>2</sup> and 20,716m<sup>2</sup> completed in each of the respective monitoring periods, a significant drop from the 2006/07 period. In 2009/10, there was an increase of 82% from 2008/09 in completions, which includes development at River Lawn in Tonbridge and Oakhill House in Hildenborough for but the overall total was still lower than 2006/07. This presumably reflects the economic down-turn, which is further illustrated by a general slowdown in the receipt of planning applications. Importantly, in terms of the target there has overall been no net loss of employment land since the base date of the plan.

**Percentage of floorspace by employment type, which is on previously developed land**

3.30. 100% of completions were on previously developed land.

**Employment land supply by type**

3.31. No data available during the monitoring period.

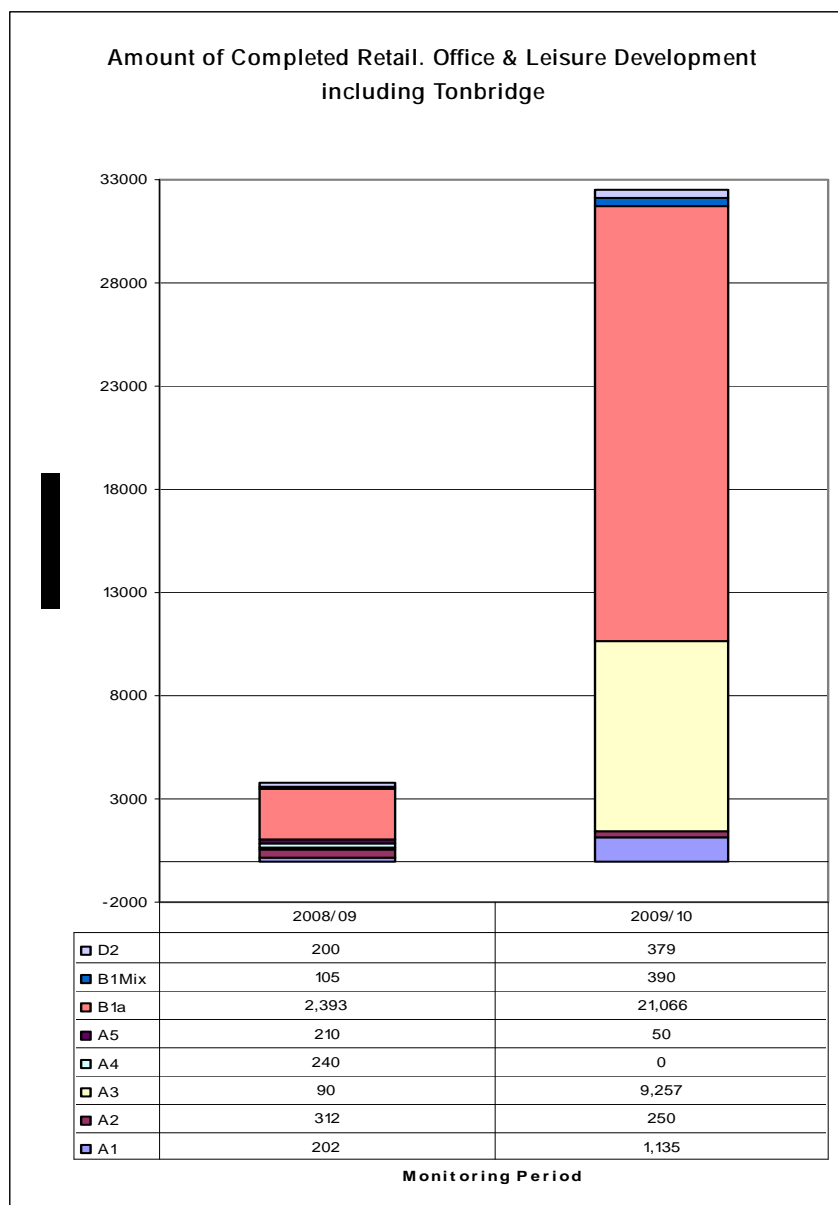
**Amount of employment land lost to other uses**

3.32. No data available during the monitoring period.

**Amount of completed retail, office and leisure development (with the percentage for Tonbridge Town Centre)**

3.33. These indicators have only been monitored for one previous monitoring period, so trends cannot yet be established but there was a lot more development borough-wide in 2008/09 than in the previous year. For this monitoring period, out of the completions shown below 110m<sup>2</sup> (0.01%) of A1-A5 uses (retail/restaurant) and 1,245m<sup>2</sup> (0.06%) of B1 (office) uses took place in the Tonbridge Town Centre.

3.34.



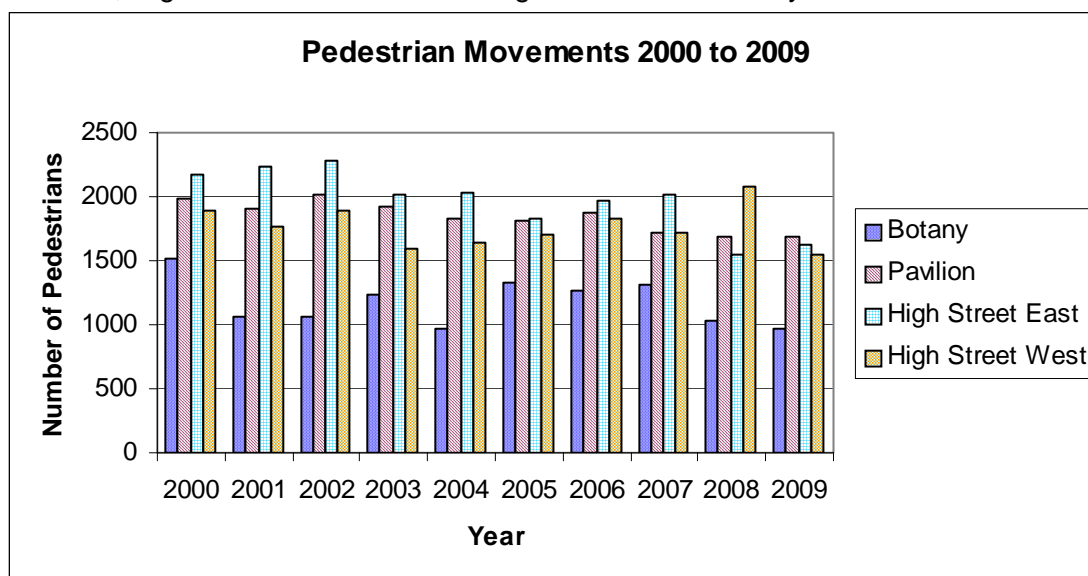
## Tonbridge Town Centre - Pedestrian Flows

- 3.35. Pedestrian counts have been undertaken in Tonbridge town centre on roughly the same dates and in the same locations over the past 9 years. Pedestrian counts help to give a general indication of the amount of activity in the High Street and of the relative concentrations of shopping activity. The table and diagram below illustrate pedestrian movements numbers recorded for Tonbridge for the years 2000 to 2009.

**Pedestrian Movements 2000 - 2009**

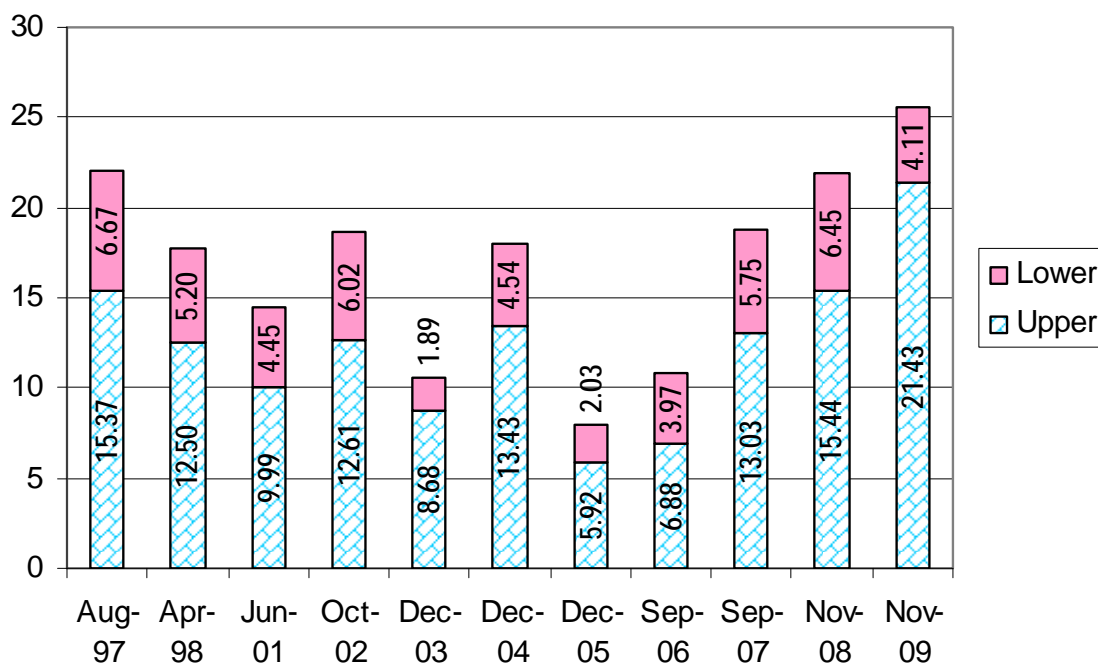
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Botany	1508	1055	1061	1228	967	1321	1273	1318	1034	968
Pavilion	1992	1909	2016	1917	1826	1807	1878	1724	1693	1685
High Street East	2173	2229	2274	2021	2031	1823	1967	2018	1545	1623
High Street West	1891	1767	1883	1587	1643	1705	1832	1723	2084	1549
Total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

- 3.36. The results for 2009 show that total pedestrian activity in the town centre has decreased quite significantly since 2006 and has decreased by 9% from 2008. It is, in fact, at its lowest since surveying began in 2000. In terms of locations, there was a slight decrease at the Pavilion compared with the previous year, and more significant decreases at the Botany and High Street West from the level recorded in 2008. However, High Street East showed a slight increase in activity.



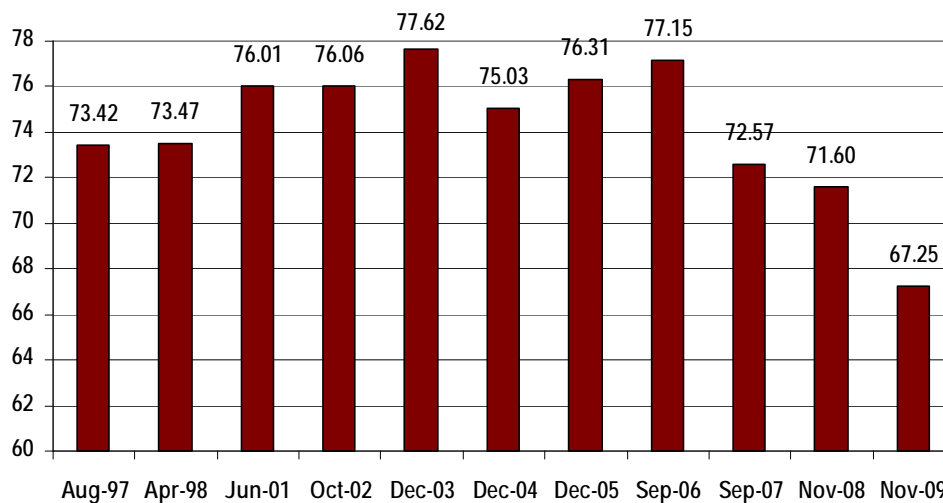
## Tonbridge Town Centre - Vacancy Rates

- 3.37. The number of vacant properties in a town is one of a number of indicators of how vibrant the centre is. The diagram below illustrates vacancy rates for both the upper and lower parts of the High Street. Overall, the rate is the highest it has been since records began in 1997.
- 3.38. The lower part of the High Street has historically experienced significantly lower vacancy rates than the Upper High Street. For 2009 the vacancy rates of 4.11% for the Lower High Street, which has dropped slightly from last year, but at 21.43% the vacancy rates in the Upper High Street are the highest since monitoring began. This is likely to be due to the impact of the recession on local businesses in this more marginal retail area.

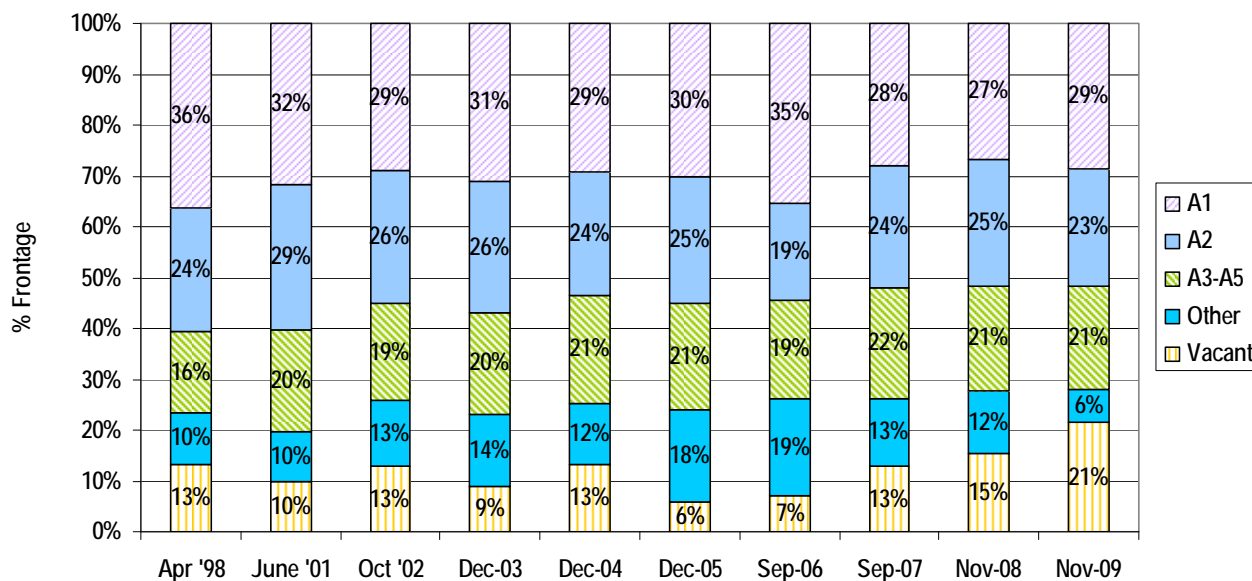


### Percentage of retail frontages in central Tonbridge

- 3.39. Performance Indicator 1.5 aims to monitor the primary retail function of the town centre shopping areas. For 2009, 67.25% of the frontages in the Lower High Street area were in retail (A1) use. This is the lowest figure since monitoring began in 1997.

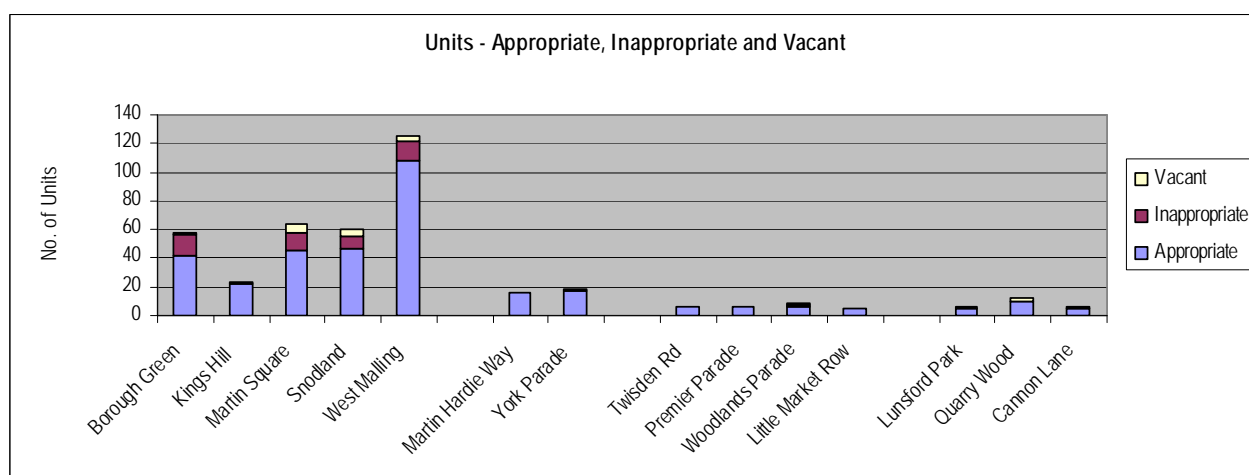


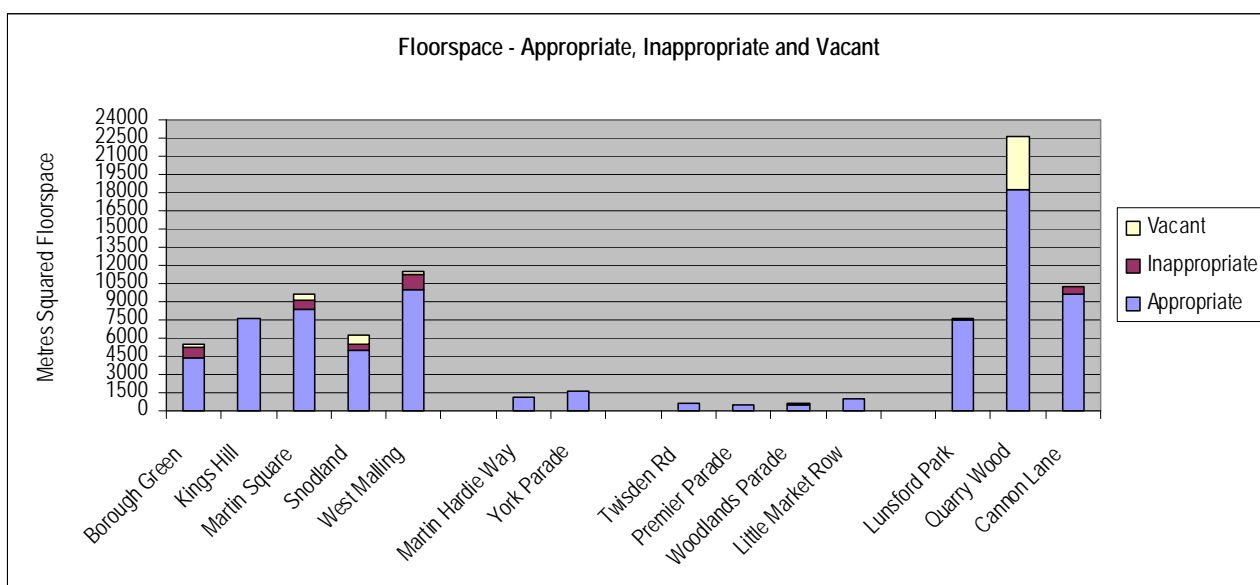
- 3.40. The chart below shows the use class split in the Upper High Street area. Whilst vacancy rates are at 21%, the highest since monitoring began, the relative proportions of occupied uses are fairly constant, with little change year on year, with the exception of the 'Other' use classes falling from 12% to 6% since 2008. The main change is therefore due to the increase in vacant properties, mainly in the Upper High Street.



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

3.41. Appropriate uses within District and Local Centres are set out in Annex A of PPS 6 – Planning for Town Centres (21<sup>st</sup> March 2005). This includes the range of shops and services to meet the day to day needs of a community such as banks, shops, post offices, libraries and community centres. The aim of the indicator is to identify the amount of inappropriate uses in terms of the number of units and amount of overall floorspace in each of the centres identified in Policy R1. For the purposes of monitoring, inappropriate uses are defined as B2 (industrial), B8 (warehousing) and C3 (ground floor) residential uses. The following charts also identify the number of units and amount of floorspace which is vacant, since this is also a good indicator of the health of a centre.

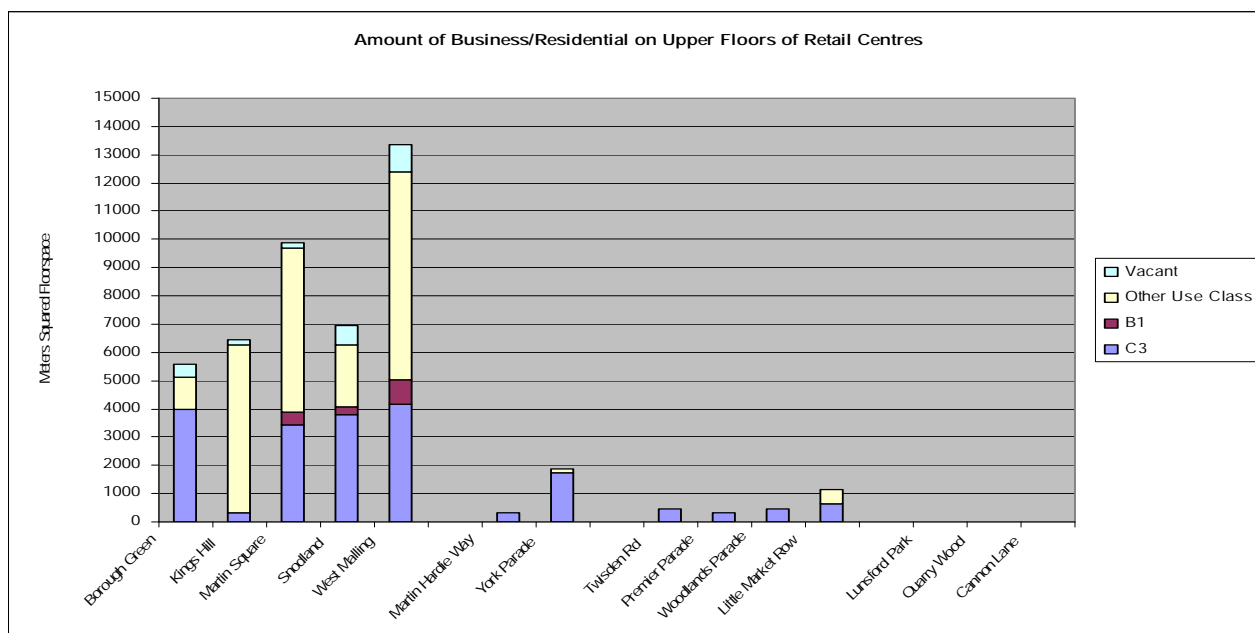




- 3.42. From the above graphs, and the detailed tables in Annex B, it can be seen that of the 86,535m<sup>2</sup> of floorspace in the retail centres combined, 76,010m<sup>2</sup> is in appropriate uses, 4,081m<sup>2</sup> is in inappropriate uses and 6,444m<sup>2</sup> is vacant. This shows that 88% of the total district supply is appropriate use, leaving only 4.6% in inappropriate use and 7.4% vacant. This compared with the previous year of 2008/09 shows that there was a decrease of appropriate use from 94% and rise from 3.5% inappropriate and 2.5% Vacant uses.
- 3.43. When looking at the centres individually, it can be seen that it is the District Centres where most of the inappropriate units are sited. An increase in vacant units are sited Quarry Wood due to the fire at the Homebase store. Vacancy rates have been increasing and will probably increase further if the economic situation does not improve. Ground floor residential units are the main type of “inappropriate uses” in the District Centres, but these may not always be an unacceptable use.
- 3.44. The District Centres show a good mix of retail and office uses, whilst the Tonbridge Urban Local Centres, Medway Gap Local Centres and Out of Centre Retail Areas show a predominance of retail uses (Classes A1-A5). Even though the economic downturn has hit many businesses over the last year, the vitality and viability of the retail areas monitored under Policy R1, seem to be as healthy as can be expected in such circumstances.

#### **Amount of residential and/or business use of upper floors within District and Local Centres (as defined in Policy R1 of the DPD)**

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



## TRANSPORT

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

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

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

3.47. These Indicators are not yet monitored. A draft Cycling Strategy for the Borough has been produced by Kent County Council with support from the Borough Council which is currently being updated. Once it is finally adopted, the proposals it contains will be monitored. The draft Strategy proposes two 2 regional routes and has 46 recommendations for the provision of links, paths and other cycling facilities within the Borough.

**Percentage of planning permissions exceeding parking standards**

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

## RECREATION & COMMUNITY FACILITIES

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

**Number of principal public open spaces that have a management plan in accordance with the Green Flag Award**

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



**Percentage of users who are satisfied with the Council's principal public open spaces**

- 3.51. Over the last two monitoring periods, the target rate of 85% has been met, showing that users are satisfied with the Open Spaces provided, however, this monitoring period showed that only 72% were satisfied, which meant that the target was not met. However, it must be noted that this indicator is measured at different sites each year. This monitoring period was measured at Tonbridge Racecourse.

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

- 3.52. LP814, (formerly LP81) was deleted from 1 April 2009 .

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

- 3.53. This Indicator is a local Significant Effect Indicator from the SA/SEA. Although the target was not met in 2006/07, the steady increase in ticket sales shows that this event is becoming ever more popular, falling just short of this years target of 5,000 sales.

**Number of visitors to key tourist attractions in the Borough**

- 3.54. There are eight key tourist attractions in the Borough. The key tourist attractions are:
- Tonbridge Castle
  - Ightham Mote
  - The Hop Farm
  - Aylesford Priory
  - Broadview Gardens
  - Great Comp Gardens
  - Downderry Nursery
  - Nepicar Farm
- 3.55. Visit Kent produce 'The Business Barometer' which is a monthly snapshot of tourism business performance in Kent. The Borough only has three of the attractions contributing to the Barometer; Downderry Nursery, Ightham Mote and The Hop Farm.

**Expenditure per visitor**

- 3.56. This Indicator is not yet monitored

**ENVIRONMENT**

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

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

- 3.58. During the AMR period the Environment Agency reported that it had objected to eleven planning applications on flood risk grounds, although one was shown to be

reported in error, so only there were only ten objections during 2009/10.. Two applications were refused, two were withdrawn, one was pending consideration as at 31st March 2010 and five were approved. The EA eventually withdrew their objections in respect of the five approved applications. There were no applications objected to by the Environment Agency on water quality grounds during the AMR period.

#### **Number of properties at risk from flooding**

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

#### **Change in priority BAP habitats**

- 3.60. This Indicator is not monitored annually. Survey work was being undertaken in the 2009/10 monitoring period which will be reported in the 2011 AMR.

#### **Change in extent of areas designated for their intrinsic environmental value**

- 3.61. This indicator is not monitored on an annual basis

#### **Level of population of wild birds**

- 3.62. The RSPB webpage has a series of reports with information on the population of birds. Many sources of information are used to produce an up-to-date overview of the health of bird populations in the UK and its Overseas Territories. The state of the UK's birds report 2008, was published in 2009 and contains results from annual, periodic and one-off surveys and studies from as recently as 2008.

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

#### **Percentage of SSSI's in favourable condition**

- 3.63. This is the second year of monitoring the SSSI's in favourable condition and shows that from the baseline data of 65%, in 2009/10 this rose to 75% for those in favourable condition.

#### **Extent of Ancient Woodland**

- 3.64. This is the second year of monitoring the Extent of Ancient Woodland. However, the Council had commissioned a comprehensive study of Ancient Woodland in the Borough which was published in the spring of 2010. The results of this study will set a new benchmark for monitoring. The aim is for there to be no loss of Ancient Woodland.
- 3.65. The area of ancient woodland in the borough since the original inventory was produced has risen from 2,560 ha to 2,621 ha, a gain of roughly 60 ha as a result of the latest survey. This is a net gain, representing 400 ha of newly identified areas and roughly 340 ha of loss of previously designated land. This brings the portion of the borough's area identified as ancient woodland to slightly below 11%.

### **Installed capacity for energy production from renewable sources**

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

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

### **Area under Countryside Stewardship schemes**

- 3.67. This monitoring year saw the deletion of the indicator for 'Area under Countryside Stewardship Schemes' and the introduction of the Environmental Stewardship Programme:

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

### **Net percentage of land in Green Belt that has been developed**

- 3.68. Nearly three-quarters of the Borough lies within the Green Belt. The boundaries of the Green Belt were set in previous local plans and were carried forward with mainly minor changes into the LDF. The only significant change was the release of Isles Quarry West at Borough Green from the Green Belt. The LDF also identifies existing major developed sites within the Green Belt where infilling or redevelopment may be permitted. Those which were not already implemented were carried forward from the adopted Local Plan and are identified in the Development Land Allocations DPD under Policy M1. No new housing or commercial development was completed in the Green Belt during 2009/10.

### **Percentage of developments incorporating use of SUDS**

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

### **Preserving the special character of Conservation Areas - total number of Conservation Areas**

- 3.70. A Conservation Area is an area of special architectural or historic interest the character of which it is desirable to preserve or enhance. There are 59 Conservation Areas in the Borough.

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

- 3.71. During the previous monitoring period the Council undertook a review of the Conservation Area Appraisal for Tonbridge which included boundary changes. These boundary changes were finally approved on 14 July 2009. During 2009/10 a Conservation Area Appraisal of the Quarry Hill, Tonbridge Conservation Area was completed which included boundary changes which were adopted by Council on 19 November 2009.

### **Grade I and II\* listed buildings at risk of decay**

- 3.72. English Heritage holds a register of those buildings at risk. There is only one listed building at risk in the Borough which is Hadlow Tower. There is a confirmed Compulsory Purchase Order for the Tower. The Council intends to compulsorily acquire the Tower and transfer it to the Vivat Trust in January 2011. It is anticipated that work on the full restoration of the building will start soon after.
- 3.73. Of the 30 ancient monuments at risk in Kent, three are in the Borough – a Romano-British Villa, Anglo Saxon Cemetery & Associated remains at Eccles, the Chapel of St Blaise, Offham and the Town Banks, Tonbridge. The first two are threatened by agricultural practices beyond the Council's control. The Borough Council does not consider the Town Banks to be under threat. They will be protected and enhanced in association with proposed development on adjacent land.

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

- 3.74. The monitoring period of 2009/10 showed 82% of the Indicators were kept on schedule and monitored. All essential sampling has been carried out, including air quality and private waters.

### **Number of Air Quality Management Areas (AQMAs)**

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

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

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

## CO<sup>2</sup> Emissions

- 3.77. There is no result for NI195 for 2009/10 as this is the base year on which to calculate a percentage reduction. The Council's Climate Change Strategy includes a 10% target for reducing CO<sup>2</sup>, NO<sub>x</sub> and PM<sub>10</sub> emissions over three years, including 2009/10.
- 3.78. The result for the new Indicator NP186 is provided by the Department for Environment, Food and Rural Affairs (Defra). The Council's target is to reduce CO<sup>2</sup> emissions by 11.2%, or 0.87 tonnes, over the period 2008/11. The base figure of 7.8 tonnes in 2007/08 is the only available statistics at present. The Council's targets for NP186 have been set in line with Kent Agreement 2.

## Days when air pollution is moderate or high

- 3.79. The main source of air pollution in the borough is road traffic emissions from major roads, notably the M20, M26, M2, A20, A21, A25, A26, A227, A228 and A229. The six Air Quality Management Areas relate to road traffic emissions of nitrogen oxides and, in one area (M20 corridor), additionally particulates (PM<sub>10</sub>). Other pollution sources, including commercial, industrial and domestic sources, also make a contribution to background pollution concentrations. However, there were no days in the monitoring period where the air pollution was moderate or high.

## Rivers of Good or Fair chemical and biological water quality

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

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

## Percentage of household waste arisings which have been sent by the authority for recycling and for composting (excludes home composting) or treatment by anaerobic digestion

- 3.81. During the monitoring period the original two Indicators have been replaced by indicator NP192 - percentage of household waste sent for reuse, recycling and composting. In 2009/10 the figure was 44.20%. This figure has doubled since 2007/08 partly due to the indicator itself now incorporating other factors. However, it 2% lower than 2008/09 which was 46.23%.

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

- 3.82. During the monitoring period this Indicator was replaced by indicator NP191 'Kilograms of residual household waste per household'. For 2009/10 the figure was 537kg. This is 26kg per head lower than the figure for the previous year which was 563kg.



## **SECTION 4 LDF IMPLEMENTATION AND DELIVERY**

- 4.1 Annex C shows progress with the implementation and delivery of all site-specific proposals in the Core Strategy, the Development Land Allocations DPD and Tonbridge Central Area Action Plan. It also monitors the implementation of any site-specific Saved Policies not covered elsewhere in the AMR.

### **CORE STRATEGY**

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

- North of Lower Haysden Lane, Tonbridge;
- North of Dry Hill Park Road, Tonbridge;
- Carpenters lane, Hadlow;
- Land at Howlands Allotments, Wrotham.

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

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

## DEVELOPMENT LAND ALLOCATIONS DPD

- 4.7 The DLA DPD section of Annex C monitors Policies H1, H2, H3, H4, E3, M1, S1, S2 and S3.
- 4.8 Policy H1 will yield a total of 191 units, none of which were completed during this AMR period. Policy H2 (Isles Quarry West) will yield 200 units. There were no completions on this site during 2009/10. The site has been marketed and pre-submission discussions and public consultation on a draft scheme has taken place. A planning application is expected during 2011. Policy H3 has a 180 unit planned capacity. There has been no progress in this AMR period, though it is understood that the Health Authority is undertaking some preliminary master planning work in conjunction with Royal British Legion Industries who jointly own the site. Policy H4 includes a number of sites which may or may not come forward during the plan period. They are all suitable for housing and in total will yield some 328 units. None were completed during this AMR period and no permissions on these sites were granted.
- 4.9 The Employment Land Review (July 2005) sets out a baseline for employment land provision in the Borough. The aim is to retain the level of provision existing at the base date of the plan. Policy E3 identifies large vacant sites (in excess of 0.5 ha) potentially available for employment development within the areas identified for employment use under Policies E1 and E2. Some of these already had planning permission at the time of adoption of the plan. Other opportunities will arise from the redevelopment or intensification of use on existing employment sites. One permission was granted on a Policy E3 site during this monitoring period: a gain of 6,906m<sup>2</sup> B1a which has not started
- 4.10 With regards to Major Developed Sites in the Greenbelt, PPG2 advises that where major development exists within the Green Belt, the Local Plan may identify such sites and apply appropriate policies to them. There are a number of major developed sites within the Green Belt in the Borough that it is appropriate to treat in this way. These are listed in Policy M1. No permissions were granted nor development completed on any of these sites during 2009/10.
- 4.11 Policy S2 safeguards land for parking at West Malling Station. Planning permission was granted on 7 September 2005 for a change of use of land to a car park which was under construction during the monitoring period and is now complete and operational.



## **TONBRIDGE CENTRAL AREA ACTION PLAN**

- 4.12 The TCAAP section of Annex C monitors Policies TCA10, TCA11, TCA12, TCA13, TCA14 and TCA16.
- 4.13 Policy TCA10 has seen a scheme designed and approved for the Town Lock area of Tonbridge. This has now been designed to conceptual level. No progress has been made on the other Public Realm Priorities.
- 4.14 There are eight outstanding planning permissions under policy TCA11, of which 1 was completed in this AMR period. This resulted in a gain of 439m<sup>2</sup> of B1a use.
- 4.15 Policy TCA12.3 saw the first phase of the Lansdowne Road Link completed during the previous monitoring period as part of the development of the Cattle Market site. No other progress has been made on any other transportation measures including pedestrian priority measures under Policy TCA13.
- 4.16 Policy TCA14 'Tonbridge Station Interchange Enhancement'. A proposal by Network Rail is now included in the DfT funded National Station Improvement Programme. Design work is underway by Network Rail. Further work will ultimately be carried out by Kent County Council as Highway Authority but this is not yet programmed.
- 4.17 Policy TCA16 saw no progress during the monitoring period for new parking provision.
- 4.18 The 'Outstanding Planning Permission' section of Annex C monitors the progress of a total 564 housing units under 12 separate planning applications in the Tonbridge Central Area. Of the 564 units, 2 units were completed during the AMR period. As at 31<sup>st</sup> March 2010 a total of 315 units had been completed, 93 had not started and 156 were under construction.

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

- 4.19 The Saved Local Plan Policies section of Annex C monitors Policies P8/3 and P8/6. Policy P8/3 identifies 'sites suitable for Open Playing Space'. These sites represent opportunities to enhance existing provision and in some cases they are the only practical opportunities promoted by Parish Councils to address locational deficiencies. Policy P8/6 identifies 'sites suitable for Informal Open Space'. Informal recreation involves use of open areas for relaxation and general enjoyment of the countryside. These policies are now superseded by policies in the Adopted MDE DPD which is to be monitored from 1 April 2010. During the monitoring period, both policies saw some progress. But most of the sites were completed prior to the monitoring period.



## **SECTION 5 - CONCLUSIONS**

### **HOUSING**

- 5.1 For the first time, housing completions fell short of the annual South East Plan (SEP) requirement. The total number of dwellings completed in the Borough on all sites in the year ending 31st March 2010 was 372 units, bringing the total number of dwelling completions since the beginning of the LDF period to 2,859. The SEP requirement up to 2021 is 6,750 dwellings. The residual requirement is therefore 3,891; an annual requirement of 354 units a year which is much lower than the average rate of construction over the past few years which means that the overall requirement should easily be met, particularly when the economy recovers. Furthermore, the housing trajectory demonstrates that by the end of the LDF period (2021) the amount of housing completions will have exceeded the SEP requirement by some 22.5%. Clearly, the housing land supply position in the Borough is very healthy and will be ready to respond to the market upturn when it occurs.
- 5.2 The Government's target that 60% of all new housing development should take place on previously developed land is comfortably being met with the figure for 2009/10 being 99%.
- 5.3 The overall amount of affordable housing completions for 2009/10 is approximately 18% above the Local Performance Indicator target. Despite the current economic downturn, average property prices within the Borough remain high compared with the South-East region overall.

### **EMPLOYMENT**

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

### **TONBRIDGE TOWN CENTRE**

- 5.5 There is some concern over the health of Tonbridge town centre with vacancy rates in the Upper High Street Area rising to 21.43%. Furthermore, the level of pedestrian activity in the High Street is at its lowest level overall since monitoring began in 2000. The percentage of frontages in the lower High Street area that were in retail use in 2009 decreased to 67.25%, which is also the lowest recorded figure since monitoring began. Despite the high vacancy rate in the Upper High Street the percentage of retail uses is slightly up on last year with little or no change to A2 (office) and A3-A5 (food/restaurant) uses which continue to support the vitality of the area in the evenings.

### **COMMUNICATIONS INFRASTRUCTURE**

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

### **COMMUNITY INFRASTRUCTURE**

- 5.7 The vast majority of the recreation proposals identified in the Saved Policies of the Local Plan have already been completed or are in the process of being implemented.

In accordance with PPG17, an Open Space Strategy was prepared and finalised in January 2009, the findings of which have been taken into account in preparing the Open Space section of the MDE DPD which will be monitored during 2010/11.

#### **OTHER AREAS TO MONITOR**

- 5.8 Methods are in place to measure as many of the Core Output Indicators as feasibly possible. Some of these were monitored pre-Local Development Framework and others are being monitored, or systems put in place during 2010/11, so that they and the MDE DPD Policies can be reported in the 2011 AMR.

#### **LOCAL DEVELOPMENT FRAMEWORK**

- 5.9 With the adoption of the MDE DPD in April 2010 the Development Plan Documents which together comprise the LDF are complete. Their review will depend on the results of monitoring and will need to await the evolution of a new development plan system under the new administration following the coming into force of the Localism Bill which is expected. In the meantime, work is progressing well of the preparation of the Character Area Appraisals SPD

## **ANNEX A**

### **ESTIMATED PHASING OVER PLAN PERIOD**

### **HOUSING TRAJECTORY, MONITOR AND MANAGE**

### **HOUSING COMPLETIONS SITE BY SITE**



**FIGURE A1 ESTIMATED PHASING OVER PLAN PERIOD**

**Housing Land Supply 2006-2021 - Development Land Allocations**

2009-2010 Figures

Year	Sites with Permission (1)	Small Sites Estimate	Large Sites Windfalls	Allocations (3)	Kings Hill (4)	Holborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Tonbridge Central Area allocations and other sites (estimated completions)	Completions (2)	5 Year Totals (2)	Total Supply 2006-2021 (2)	Supply 2011-2016 (2)
2006/07	437				281	85			47		850			6
2007/08	349				300	137			53		839			
2008/09	280				224	91			203		798	3437		
2009/10	209				93	47	16		7		372			
2010/11	269				105	79	50		75		578			
2011/12	241				127	93	57		87		605			
2012/13	200				109	95	100		88	40	632			
2013/14	187			5	109	90	100	83	73	40	687	3019	8275	3019
2014/15				24	108	95	100	133		41	501			
2015/16				158		95	100	200		41	594			
2016/17				199		95	100	200		41	635			
2017/18				100		95	100	200		41	536			
2018/19				80		91		184		41	396	1819		
2019/20										41	41			
2020/21		70	100							41	211			
<b>Totals</b>	2172	70	100	566	1456	1188	723	1000	633	367	8275			
											SEP Requirement <sup>(6)</sup>		6750	2250
											Difference		1525	769
											<b>NI159 <sup>(7)</sup></b>			<b>134%</b>

Note (1) Excluding Strategic Sites & Tonbridge Town Centre

Note (2) Excluding windfalls up to 2019 (ie the shaded area)

Note (3) Includes 65 dwellings on allocated land at Kings Hill

Note (4) Excludes 65 dwellings on allocated land without permission

Note (5) Holoborough Quarry 2008/09 error - should have been 91 units not 182 units

Note (6) South East Plan

Note (7) Supply of ready to develop housing sites as a percentage of the planned housing provision - 5 year supply

## FIGURE A2 HOUSING TRAJECTORY

Housing Trajectory Table

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
<b>Total Past Completions</b>	850	839	889	372											
					578	605	632	687	501	594	635	536	396	41	211
<b>Cumulative Completions</b>	850	1689	2578	2950	3528	4133	4765	5452	5953	6547	7182	7718	8114	8155	8366
<b>PLAN</b> - Strategic Allocation (annualised) (1)	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
<b>MONITOR</b> - No. dwellings above or below cumulative allocation	400	1239	2128	2500	3078	3683	4315	5002	5503	6097	6732	7268	7664	7705	7916
<b>MANAGE</b> - Annual requirement taking account of past/projected completions	450	421	389	348	345	322	291	248	185	133	41	-108	-323	-682	-1405

(1) South East Plan May 2009



**FIGURE A3 HOUSING TRAJECTORY - MANAGE**

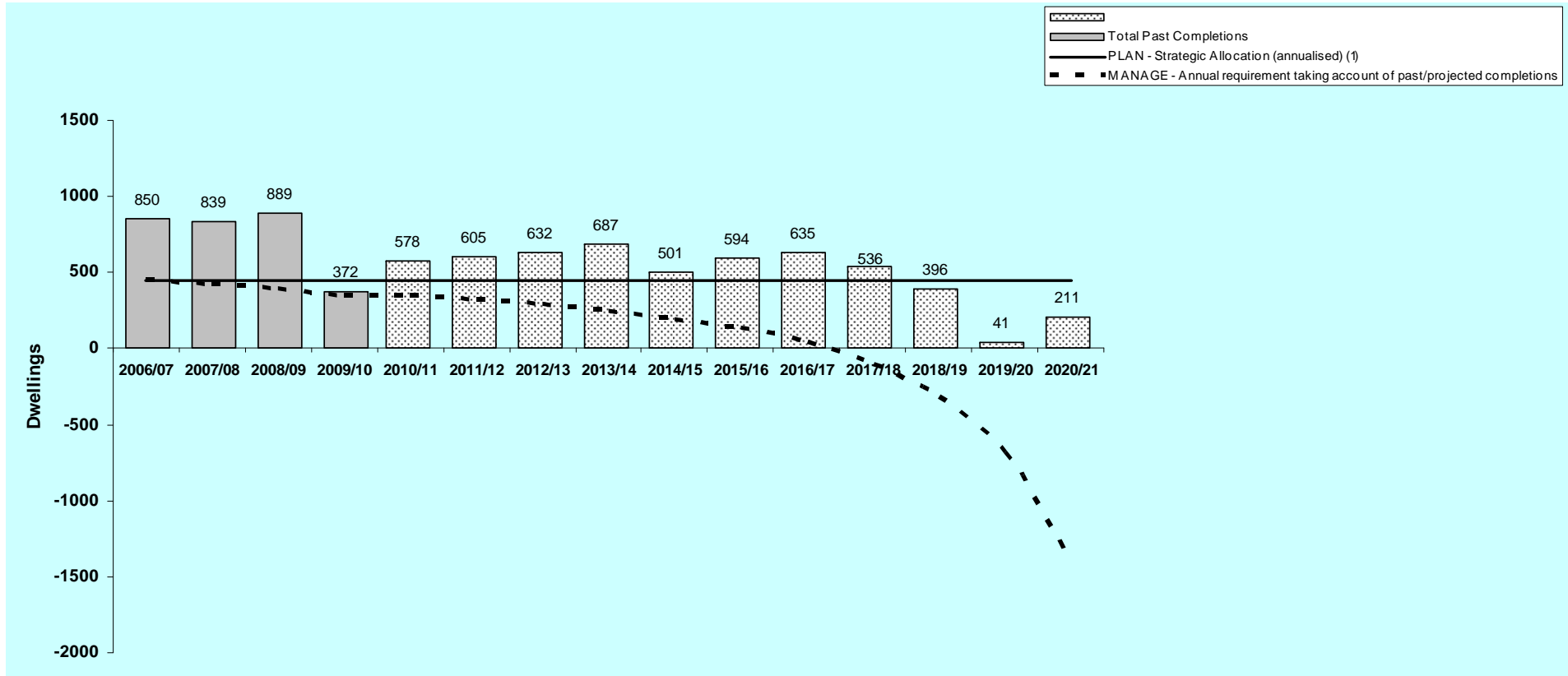


FIGURE A4 HOUSING TRAJECTORY – MONITOR

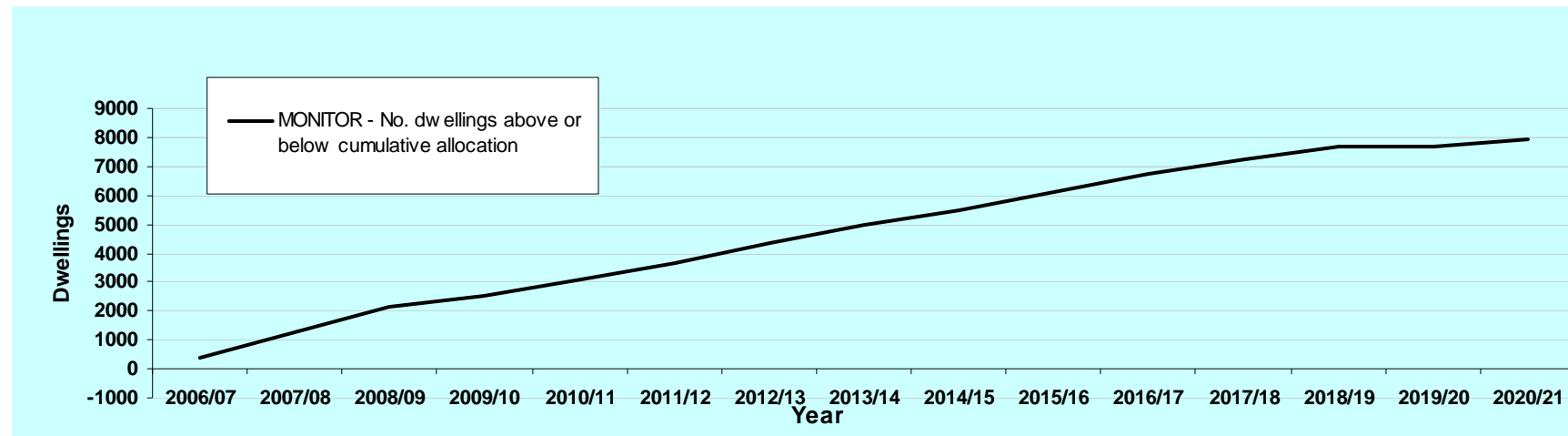


FIGURE A5 SITE BY SITE PERMISSIONS AND PHASING AS AT 31<sup>ST</sup> MARCH 2010

A_AppNo	A_Address	Not Started - Gains	Under Construction - Gains	TOTAL EXTANT	Completions - Gains	Not Started - Loss	Completions - Loss	A_Phased_Y1	2010-11	A_Phased_Y2	2011-12	A_Phased_Y3	2012-13	A_Phased_Y4	2013-14	A_Phased_Y5	2014-15	A_Phased_Y6	2015-16	A_Phased_Y7	2016-17	A_Phased_Y8	2017-18	A_Phased_Y9	2018-19	A_Phased_Y10	2019-20	A_Phased_Y11	2020-21	A_Phased_Y12	2021-22	A_Phased_Y13	2022-23	A_Phased_Y14	2023-24	A_Phased_Y15	2024-25	A_Phased_Y16	2025-26	A_Phased_0611	A_Phased_1116	A_Phased_1699	A_NotPhased
TM063315	Former Peter's Pit & Peter's Works Site Hall Road	1000	0	1000	0	0	0	0	0	0	0	83	133	200	200	200	184																			0	416	584	0				
TM092664	OUTLINE FOR HOLBOROUGH QUARRY	663	0	663	0	0	0	0	0	48	49	90	95	95	95	95	96																			0	377	286	0				
TM940828	Leybourne Grange Hospital, Birling Road	627	0	627	0	0	0	0	0	48	79	100	100	100	100	100																				0	427	200	0				
TM023429	Kings Hill, .	326	0	326	0	0	0	0	0	0	109	109	108																							0	326	0	0				
TM053197	Old Cannon Wharf Vale Road	101	55	156	70	0	0	55	40	40	21	0																								55	101	0	0				
TM074486	Tonbridge Grammar School for Girls, Deakin Leas	95	0	95	0	0	0	0	0	50	45	0	0																							0	95	0	0				
TM082263	Former Distribution Centre Station Road	95	0	95	0	0	0	0	0	50	45	0	0																							0	95	0	0				
TM090557	Ryarsh Park Roughetts Road	91	0	91	0	0	0	0	0	45	46	0	0																							0	91	0	0				
TM092742	Phase 14 Holborough Quarry	91	0	91	0	0	0	0	45	46	0	0	0																							0	91	0	0				
TM083238	West Kent College Brook Street	85	0	85	0	0	0	0	0	0	0	85	0																							0	85	0	0				
TM092737	Holborough Quarry Phase 4	70	0	70	0	0	0	70	0	0	0	0	0																						70	0	0	0					
TM043158	Ashby Yard Medway Wharf Road	68	0	68	0	0	0	0	0	30	38	0	0																							0	68	0	0				
TM090110	Area 59, East of Sandow Place Sandow Place	63	2	65	4	0	0	65	0	0	0	0	0																						65	0	0	0					
TM081820	Area 57 a, b and c Holly Way & Discovery Drive	63	0	63	0	0	0	0	63	0	0	0	0																							0	63	0	0				
TM080963	Leybourne Grange Hospital Birling Road	7	52	59	16	0	0	50	9	0	0	0	0																						50	9	0	0					
TM091301	Area 52 Gibson Drive	46	0	46	0	0	0	0	46	0	0	0	0																						0	46	0	0					
TM083110	Hugh Christie Technology College Norwich Avenue Land Part	9	29	38	41	0	0	38	0	0	0	0	0																						38	0	0	0					
TM083256	Former Mill Stream School Mill Street	5	18	23	0	0	0	23	0	0	0	0	0																						23	0	0	0					
TM032112	Leybourne Grange Hospital, Birling Rd, Stables & Cott	21	0	21	0	0	0	0	0	0	21	0	0																						0	21	0	0					
TM062433	Invicta Works Mill Street	20	0	20	0	1	0	0	0	0	0	20	0																						0	20	0	-1					
TM050346	Area 27B, Off Tower View	18	0	18	0	0	0	0	18	0	0	0	0																						0	18	0	0					
TM091070	Area 58 Beacon Avenue	9	7	16	36	0	0	16	0	0	0	0	0																						16	0	0	0					
TM033629	The Pavillion Shopping Centre, High Street, 3-19	14	0	14	0	0	0	0	0	0	0	14	0																						0	14	0	0					
TM072863	Hogshead On The Wharf Lyons Crescent	14	0	14	0	0	0	0	14	0	0	0	0																						0	14	0	0					
TM052620	Areas 36A, 37A and 37B, Fortune Way	13	0	13	0	0	0	13	0	0	0	0	0																						13	0	0	0					
TM083667	751 - 757 London Road	13	0	13	0	0	0	0	0	0	13	0	0																						0	13	0	0					
TM093092	210 And 212 Shipbourne Road	0	12	12	0	2	0	12	0	0	0	0	0																						12	0	0	-2					
TM060140	Oakhurst Manor Bank Lane	0	12	12	0	0	0	12	0	0	0	0	0																						12	0	0	0					
TM083646	The Spotted Cow London Road 742	12	0	12	0	0	0	0	12	0	0	0	0																						0	12	0	0					
TM092778	Sports Ground, Snodland By-pass	0	12	12	32	0	0	12	0	0	0	0	0																						12	0	0	0					
TM071810	Platt Primary School, Maidstone Road, Platt	11	0	11	0	0	0	0	11	0	0	0	0																						0	11	0	0					
TM081875	Deacon House The Slade	11	0	11	0	0	0	0	11	0	0	0	0																						0	11	0	0					
TM031808	65 Church Street, The Toastmasters	9	0	9	0	0	0	0	0	0	9	0	0																						0	9	0	0					
TM070950	180 High Street	9	0	9	0	0	0	0	9	0	0	0	0																						0	9	0	0					

A_AppNo	A_Address	Not Started - Gains	Under Construction - Gains	TOTAL EXTANT	Completions - Gains	Not Started - Loss	Completions - Loss	A_Phased_Y1 2010-11	A_Phased_Y2 2011-12	A_Phased_Y3 2012-13	A_Phased_Y4 2013-14	A_Phased_Y5 2014-15	A_Phased_Y6 2015-16	A_Phased_Y7 2016-17	A_Phased_Y8 2017-18	A_Phased_Y9 2018-19	A_Phased_Y10 2019-20	A_Phased_Y11 2020-21	A_Phased_Y12 2021-22	A_Phased_Y13 2022-23	A_Phased_Y14 2023-24	A_Phased_Y15 2024-25	A_Phased_Y16 2025-26	A_Phased_0611	A_Phased_1116	A_Phased_1699	A_NotPhased
TM090983	Land rear of 84 High Street Fronting New Wharf Road	0	9	9	0	0	0	9	0	0	0	0												9	0	0	0
TM091075	The Railway Bell, 25 Priory Road	6	3	9	0	0	0	9	0	0	0	0												9	0	0	0
TM073032	Court Lodge Old London Road	8	0	8	0	1	0	8	0	0	0	0												8	0	0	-1
TM080074	269 Malling Road Dene Hall	8	0	8	0	1	0	8	0	0	0	0												8	0	0	-1
TM071807	The school playing field, Grange Road, Platt	8	0	8	0	0	0	0	8	0	0	0												0	8	0	0
TM072954	Land adjacent to The Red Lion PH 45 Sevenoaks Road	8	0	8	0	0	0	0	8	0	0	0												0	8	0	0
TM080950	Heath Farm Wateringbury Road Land At	0	8	8	0	0	0	8	0	0	0	0												8	0	0	0
TM083288	Oakwood Poultry Frm Land at Oakwood & Oakwood Farm cott,	8	0	8	0	0	0	0	0	0	8	0												0	8	0	0
TM091663	Court Lodge Old London Road	7	0	7	0	1	0	0	7	0	0	0												0	7	0	-1
TM051013	New Road Business Estate,	0	7	7	89	0	0	7	0	0	0	0												7	0	0	0
TM083753	Phase 4 Former Holborough Quarry	7	0	7	0	0	0	7	0	0	0	0												7	0	0	0
TM092270	111 High Street	7	0	7	0	0	0	0	0	7	0	0												0	7	0	0
TM043930	24, 26 & 28A, Western Road	6	0	6	0	2	0	0	6	0	0	0												0	6	0	-2
TM070156	4 Farm Lane Land To Rear And	6	0	6	0	1	0	0	6	0	0	0												0	6	0	-1
TM081086	2 Woodside Road	0	6	6	0	1	0	6	0	0	0	0												6	0	0	-1
TM082252	96 High Street - The Red Lion PH	6	0	6	0	1	0	0	6	0	0	0												0	6	0	-1
TM040544	3, Station Road	6	0	6	0	0	0	0	6	0	0	0												0	6	0	0
TM050327	5 Baltic Road	6	0	6	0	0	0	6	0	0	0	0												6	0	0	0
TM073256	470 Maidstone Road	6	0	6	0	0	0	0	6	0	0	0												0	6	0	0
TM090233	1 High Street	0	5	5	0	1	0	5	0	0	0	0												5	0	0	-1
TM040363	Land adjoining The Orchard, Hale Street	5	0	5	0	0	0	5	0	0	0	0												5	0	0	0
TM083010	Court Lodge Old London Road	5	0	5	0	0	0	0	5	0	0	0												0	5	0	0
TM090355	Upper Bell Inn 1 Chatham Road	5	0	5	0	0	0	0	5	0	0	0												0	5	0	0
TM093119	The Oast House, Hill View Road, Hildenborough	1	4	5	0	0	0	5	0	0	0	0												5	0	0	0
TM080237	16 - 18 New Road	4	0	4	0	1	0	4	0	0	0	0												4	0	0	-1
TM022428	Land rear of 43a - 51, Goldsmid Road	0	4	4	0	0	0	4	0	0	0	0												4	0	0	0
TM041739	1, Bank Street	4	0	4	0	0	0	0	4	0	0	0												0	4	0	0
TM072159	36A Hollow Lane	4	0	4	0	0	0	4	0	0	0	0												4	0	0	0
TM082457	Church Of St Thomas Of Canterbury Holborough Road 28	4	0	4	0	0	0	4	0	0	0	0												4	0	0	0
TM082501	Otford Tool And Gauge Co Maidstone Road	4	0	4	0	0	0	0	0	4	0	0												0	4	0	0
TM083778	Clock Tower Mews Clock Tower Mews Land adj. to	4	0	4	0	0	0	0	0	4	0	0												0	4	0	0
TM092053	Grange Farm Higham Lane	4	0	4	0	0	0	0	0	4	0	0												0	4	0	0
TM090951	335 - 337 Shipbourne Road	3	0	3	0	2	0	0	0	3	0	0												0	3	0	-2
TM023070	11, Brook Lane	0	3	3	0	1	0	3	0	0	0	0												3	0	0	-1
TM081345	Sumaria Barden Road	3	0	3	0	1	0	3	0	0	0	0												3	0	0	-1

A_AppNo	A_Address	Not Started - Gains	Under Construction - Gains	TOTAL EXTANT	Completions - Gains	Not Started - Loss	Completions - Loss	A_Phased_Y1 2010-11	A_Phased_Y2 2011-12	A_Phased_Y3 2012-13	A_Phased_Y4 2013-14	A_Phased_Y5 2014-15	A_Phased_Y6 2015-16	A_Phased_Y7 2016-17	A_Phased_Y8 2017-18	A_Phased_Y9 2018-19	A_Phased_Y10 2019-20	A_Phased_Y11 2020-21	A_Phased_Y12 2021-22	A_Phased_Y13 2022-23	A_Phased_Y14 2023-24	A_Phased_Y15 2024-25	A_Phased_Y16 2025-26	A_Phased_0611	A_Phased_1116	A_Phased_1699	A_NotPhased
TM033600	162 High Street	0	3	3	0	0	0	3	0	0	0	0												3	0	0	0
TM042445	34 Maidstone Road	3	0	3	0	0	0	0	0	0	3	0												0	3	0	0
TM054215	6 Alexandra Road Alexandra Chambers	3	0	3	0	0	0	0	3	0	0	0												0	3	0	0
TM062434	Little Woodgate East Street	3	0	3	0	0	0	0	3	0	0	0												0	3	0	0
TM081483	2 Holborough Road	0	3	3	0	0	0	3	0	0	0	0												3	0	0	0
TM090812	26 Wrotham Road	3	0	3	0	0	0	0	0	3	0	0												0	3	0	0
TM092536	The Mews Offices 159A High Street	0	3	3	0	0	0	3	0	0	0	0												3	0	0	0
TM093248	Alexander House, Vines Lane, Hildenborough	3	0	3	0	0	0	0	0	0	3	0												0	3	0	0
TM082116	Travis Perkins Plc	0	2	2	0	2	0	2	0	0	0	0												2	0	0	-2
TM091209	1 Sheldon Court Ditton	2	0	2	0	2	0	0	0	2	0	0												0	2	0	-2
TM060340	89 Rectory Lane North	2	0	2	0	1	0	2	0	0	0	0												2	0	0	-1
TM070289	Brassey Community Centre Station Road	2	0	2	0	1	0	0	2	0	0	0												0	2	0	-1
TM070816	Camelot Teston Road	2	0	2	0	1	0	0	2	0	0	0												0	2	0	-1
TM081047	Hookwood Farm Puttenden Road	2	0	2	0	1	0	0	2	0	0	0												0	2	0	-1
TM081179	Scott House, 37 High Street	0	2	2	0	1	0	2	0	0	0	0												2	0	0	-1
TM081909	90 High Street, Snodland	2	0	2	0	1	0	0	2	0	0	0												0	2	0	-1
TM090255	Wardens Flat 57 St Georges Court West Street	0	2	2	0	1	0	2	0	0	0	0												2	0	0	-1
TM092191	Brooklands London Road	2	0	2	0	1	0	0	0	0	2	0												0	2	0	-1
TM042941	4, Bank Street	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM044227	Rear Of 4 And 6, High Street	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM051382	Chatfields Removals, Waterloo Road	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM052024	89 Welland Road, land adjacent to	2	0	2	0	0	0	2	0	0	0	0												2	0	0	0
TM052978	Land South of & 48, Holborough Road	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM053648	St Saviours Church Dry Hill Park Crescent Land South Of	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM061813	Area 54 Kings Hill Avenue	0	2	2	55	0	0	2	0	0	0	0												2	0	0	0
TM061867	179 Vale Road Land adjacent	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM063781	23 Garner Drive Land Adjoining	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM063933	Court Farm High Street 100	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM070040	21 Garden Road Land Adjacent	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM070078	23 Brook Street	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM070611	The Watchdog Waterloo Road	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM070727	23 Ditton Place	2	0	2	0	0	0	2	0	0	0	0												2	0	0	0
TM072336	148 London Road Dutch Cottage	0	2	2	0	0	1	2	0	0	0	0												2	0	0	0
TM073180	Leavers Farm Stanford Lane	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM073800	136 Hadlow Road	2	0	2	0	0	0	2	0	0	0	0												2	0	0	0
TM080051	78 High Street	2	0	2	0	0	0	0	0	2	0	0												0	2	0	0

A_AppNo	A_Address	Not Started - Gains	Under Construction - Gains	TOTAL EXTANT	Completions - Gains	Not Started - Loss	Completions - Loss	A_Phased_Y1 2010-11	A_Phased_Y2 2011-12	A_Phased_Y3 2012-13	A_Phased_Y4 2013-14	A_Phased_Y5 2014-15	A_Phased_Y6 2015-16	A_Phased_Y7 2016-17	A_Phased_Y8 2017-18	A_Phased_Y9 2018-19	A_Phased_Y10 2019-20	A_Phased_Y11 2020-21	A_Phased_Y12 2021-22	A_Phased_Y13 2022-23	A_Phased_Y14 2023-24	A_Phased_Y15 2024-25	A_Phased_Y16 2025-26	A_Phased_0611	A_Phased_1116	A_Phased_1699	A_NotPhased
TM080088	45 Bradbourne Lane land at	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM080441	Bridge House, 31 Police Station Raod	2	0	2	0	0	0	2	0	0	0	0												2	0	0	0
TM080472	Land South of 48 Holborough Road	2	0	2	0	0	0	2	0	0	0	0												2	0	0	0
TM080893	Invicta Works Mill Street	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM081819	Wateringbury Place Stables Canon Lane 50	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM081912	Former Holborough Quarry phase 4	2	0	2	0	0	0	2	0	0	0	0												2	0	0	0
TM082467	Church Of New Jerusalem High Street	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM082749	Little Mount The Street	0	2	2	0	0	1	2	0	0	0	0												2	0	0	0
TM082816	5 Mill Lane Rear Of	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM082913	22 Church Street	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM083631	Rear of 56 London Road	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM090290	Plaxdale Green Farm Plaxdale Green Road	2	0	2	0	0	0	0	0	2	0	0												0	2	0	0
TM091122	Court Farm 100 High Street	2	0	2	0	0	0	0	0	2	0	0												0	2	0	0
TM092152	Land adjacent to 91 Mill Hall	0	2	2	0	0	0	2	0	0	0	0												2	0	0	0
TM092697	45 Bradbourne Lane	2	0	2	0	0	0	0	2	0	0	0												0	2	0	0
TM093123	Land at 55 St Katherines Lane	2	0	2	0	0	0	0	0	0	2	0												0	2	0	0
TM054108	Shiraz, 91 Kingswood Road	1	0	1	0	1	0	1	0	0	0	0												1	0	0	-1
TM074356	Valleywood Windmill Hill	0	1	1	0	1	0	1	0	0	0	0												1	0	0	-1
TM080313	8 Allington Gardens	1	0	1	0	1	0	1	0	0	0	0												1	0	0	-1
TM081749	The Shack Pilgrims Way	1	0	1	0	1	0	0	1	0	0	0												0	1	0	-1
TM081908	Tamsui Sevenoaks Road	0	1	1	0	1	0	1	0	0	0	0												1	0	0	-1
TM083659	One Oak London Road	0	1	1	0	1	0	1	0	0	0	0												1	0	0	-1
TM083747	Three Post Boys P H High Street	0	1	1	0	1	0	1	0	0	0	0												1	0	0	-1
TM090063	Greenboughs Coach Road	1	0	1	0	1	0	0	1	0	0	0												0	1	0	-1
TM090496	Beech Bungalow Stan Lane	1	0	1	0	1	0	0	0	1	0	0												0	1	0	-1
TM090566	Matanzas London Road	1	0	1	0	1	0	0	0	1	0	0												0	1	0	-1
TM091337	49 Butchers Lane	1	0	1	0	1	0	0	0	1	0	0												0	1	0	-1
TM091622	Spring Cottage Bewley Lane	1	0	1	0	1	0	0	0	1	0	0												0	1	0	-1
TM091896	Squirrels Keep Trottscliffe Road	1	0	1	0	1	0	0	0	1	0	0												0	1	0	-1
TM092168	Petts Farm Rochester Road	1	0	1	0	1	0	0	0	1	0	0												0	1	0	-1
TM092453	261 London Road	1	0	1	0	1	0	0	0	1	0	0												0	1	0	-1
TM092733	Bonavista Pinesfield Lane	0	1	1	0	1	0	1	0	0	0	0												1	0	0	-1
TM092867	Windmill House Windmill hill	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM092869	The Bungalow, Holly Hill, Snodland	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM092977	Kiln Barn Farm, Kiln Barn Road	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM093086	Glengarth Roughway	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1



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TM093100	36 Nevill Court	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM093199	Brookside Farm, Yopps Green, Plaxtol	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM093203	The Spinney Tinley Lodge Farm	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM093217	Former 80 Salisbury Road	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM093219	The Copse, Common Road, Ightham, Sevenoaks	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM100032	Orchard View Cuckoo Lane	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM100053	Platt Hill Wood Fairseat Lane	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM100160	Running Waters Coldharbour Lane	1	0	1	0	1	0	0	0	0	1	0												0	1	0	-1
TM030913	2, East Street	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM033336	41, Swan Street	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM040235	12A, East Street	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM042129	82, Common Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM042700	152, Tonbridge Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM043227	The Headmasters House, High Street	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM050144	Amber Prospect, Hatham Green Lane	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM050848	Land R/O 145 to 149 High Street	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM052698	5 Pound Road Land Adjoining	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM052791	45, Goldsmid Road	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM052833	The Yard, Grange Hill	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM060845	Cowleze Farm, 260 Rochester Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM061047	15A York Parade land adj.	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM061077	Tiffen Way Tiffen Way	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM061213	44 Yardley Park Road	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM061709	Bassett's Cottage	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM062562	31 - 38 Brickfields land rear of	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM062674	26 Fellowes Way	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM062922	Hedgehogs St Vincents Lane	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM063093	11 Lavender Walk	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM063291	18 Hollow Lane	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM063301	Pinewood Farm Church Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM063373	The Malt House 115 The Street	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM063493	Riverside Farm, Tonbridge Road, East Peckham	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM063562	4 Rochester Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM070223	Boundary Cottage Fen Pond Road	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM070800	Gailes, 16 Coldharbour Lane	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM071183	89 Woodbury Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0

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TM071637	1 College Avenue Land Adjacent	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM072162	Chalk Lodge Gravesend Road	0	1	1	0	0	1	1	0	0	0	0												1	0	0	0
TM072163	Tudor Barn Long Mill Lane Land Adjacent To	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM073469	61 Catkin Close	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM073860	22 Dry Hill Park Road Land Rear Of	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM074114	Mallards Steers Place	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM074143	38 Hadlow Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM074152	122 Watringbury Road	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM074297	Mayhill Farm London Road	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM074417	Willows Yardly Close	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM080621	41 Baltic Road land rear of	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM080732	Land rear of 51 Mill Street off Cottenham Close	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM080807	53 New Hythe Lane	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM080873	Land Adjoining Upper Spring Lane Upper Spring Lane	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM080934	Vallley House Shipbourne Road	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM081111	Land adjoining 74 Sevenoaks Road	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM081143	The Old House Philpots Lane	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM081597	Land rear of 249 London Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM081625	58 Ridgeway Crescent	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM081639	Kallangur Lodge Lower Hayesden Lane	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM081701	Roydon Hall Roydon Hall Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM081812	251 Lunsford Lane	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM081998	5 Gilletts Lane	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM082003	37 Plover Road	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM082102	Allens Farm Allens Lane	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM082806	Hawthorns The Downs	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM082901	Brookside Farm Yopps Green	0	1	1	0	0	1	1	0	0	0	0												1	0	0	0
TM083066	Bell Orchard Long Mill Lane Land Adjoining	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM083158	Cuttens Shipbourne Road	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM083186	7 High Street	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM083200	Plot 1 Gorham Drive 6	1	0	1	0	0	0	1	0	0	0	0												1	0	0	0
TM083553	Downland Sandy Lane Land Adjacent To	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM083683	Brionne The Street	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM083723	54 Mackenders Lane	0	1	1	0	0	0	0	1	0	0	0												0	1	0	0
TM083729	158 Hadlow Road	0	1	1	0	0	0	0	1	0	0	0												0	1	0	0
TM090015	The Old Dairy Maidstone Road	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0



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TM090076	Lodge Cottage 16 St Leonards Street	0	1	1	0	0	0	0	1	0	0	0												0	1	0	0
TM090280	24 Goldsmid Road	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM090293	Land adjacent to 179 Vale Road	0	1	1	0	0	0	1	0	0	0	0												1	0	0	0
TM090492	201 Vale Rise	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM090502	14 Riding Park	0	1	1	0	0	0	0	1	0	0	0												0	1	0	0
TM090559	30 High Street	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM090596	3 Steers Place	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM090798	Land known as South Drive Hognore Wood, Gravesend Road	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM090804	Lympstone Grange Road	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM090890	10 Birch Close	0	1	1	0	0	0	0	1	0	0	0												0	1	0	0
TM091019	Land Adjacent 36 Priestley Drive	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM091050	Hermitage Farm Barn Lucks Hill	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM091092	173 Lunsford Lane	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM091635	4 Recreation Avenue	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM091679	6 Derby Close	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM091764	Brookside House Seven Mile Lane	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM091766	99 London Road	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM091919	53 Thorpe Avenue	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM091961	Winfield Farm Long Mill Lane	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM091996	Land Adjoining 7 And 8 Bourne Vale	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092170	Petts Farm Rochester Road	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092173	The Hop Farm Country Park, Building 7, Maidstone Road	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092176	10 Priory Road	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092241	Brook Oast, Brook Lane, Plaxtol, Sevenoaks, Kent	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092247	Land adjoining 31 Brickfields	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092486	Land adjoining 52 Silverhurst Drive	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092653	The Poplars Blackmans Lane	1	0	1	0	0	0	0	1	0	0	0												0	1	0	0
TM092860	The North Pole Inn 434 Red Hill	1	0	1	0	0	0	0	0	0	1	0												0	1	0	0
TM092896	Pinecroft 1 Hardwick Road	1	0	1	0	0	0	0	0	1	0	0												0	1	0	0
TM092916	Ivors High Cross Road	1	0	1	0	0	0	0	0	0	1	0												0	1	0	0
TM092949	20 Medway View Three Elm Lane	1	0	1	0	0	0	0	0	0	1	0												0	1	0	0
TM093126	48-52 London Road Land Adjoining	1	0	1	0	0	0	0	0	0	1	0												0	1	0	0
TM093151	42 Castle Way	1	0	1	0	0	0	0	0	0	1	0												0	1	0	0
TM100279	Grimalkin Place 37 Barming Road	1	0	1	0	0	1	0	0	0	1	0												0	1	0	0
TM081324	Land at 203 London Road & 2-16 Hermitage Lane	0	0	0	0	8	0	0	0	0	0	0												0	0	0	-8
TM063628	Station Building Station Approach	0	0	0	0	1	0	0	0	0	0	0												0	0	0	-1

A_AppNo	A_Address	Not Started - Gains	Under Construction - Gains	TOTAL EXTANT	Completions - Gains	Not Started - Loss	Completions - Loss	A_Phased_Y1	2010-11	A_Phased_Y2	2011-12	A_Phased_Y3	2012-13	A_Phased_Y4	2013-14	A_Phased_Y5	2014-15	A_Phased_Y6	2015-16	A_Phased_Y7	2016-17	A_Phased_Y8	2017-18	A_Phased_Y9	2018-19	A_Phased_Y10	2019-20	A_Phased_Y11	2020-21	A_Phased_Y12	2021-22	A_Phased_Y13	2022-23	A_Phased_Y14	2023-24	A_Phased_Y15	2024-25	A_Phased_Y16	2025-26	A_Phased_0611	A_Phased_1116	A_Phased_1699	A_NotPhased
TM074481	Venture Café And Bapchild Motoring World London Road	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0																			0	0	0	-1				
TM090728	Arundel House, 88 High Street	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0																			0	0	0	-1				
TM092888	The Tower, Hadlow Castle, High Street, Hadlow	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0																			0	0	0	-1				
TM100035	Byways Woodgate Way	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0																			0	0	0	-1				
		4004	314	4318		70		578	605	592	642	436		395	395	395	280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	578	2670	1070	-70				
																2853																							4318				

## **ANNEX B**

### **LDF PERFORMANCE INDICATORS (INCLUDING SA/SEA)**



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

RATIONALISED LDF PERFORMANCE INDICATORS (INCLUDING SA/SEA)					
Doc.	No.	Indicator	Type	Source of Information	Data
		<b>HOUSING</b>			
CS DLA DLA	1.1 1.1 1.9	Housing Trajectory (dwelling completions)	Core Output 2a	TMBC - HLS	<p>Completions for 2006/07 is 867 less 17 demolitions totalling 850 net completions  Completions for 2007/08 is 845 less 6 demolitions - totalling 839  Completions for 2008/09 is 899 less 10 demolitions - totalling 889 net completions  Completions for 2009/10 is 380 less 8 demolitions - totalling 372 net completions</p>
TCAAP	2.1	(specifically for Tonbridge Central Area)			<p>2006/07 Tonbridge Central Area had 48 gross completions and 1 demolition = 47 net completions  2007/08 Tonbridge Central Area had 53 net completions  2008/09 Tonbridge Central Area had 203 net completions  2009/10 Tonbridge Central Area had 7 net completions</p>
CS DLA SA/SEA	1.2 1.2 10.1	% of new and converted dwellings on previously developed land	Core Output 2b	TMBC - HLS	<p>2006/07 - 98.0% of completions were on PDL  2007/08 - 99.3% of completions were on PDL  2008/09 - 98.0% of completions were on PDL  2009/10 - 99.0% of completions were on PDL</p>
CS DLA	1.3 1.3	% of new dwellings completed less than 30 dwellings per hectare	Core Output 2c(i)	TMBC - HLS	<p>2006/07 – 26.0%  2007/08 – 59.0%  2008/09 - 57.6%  2009/10 – 72.6%</p>
CS DLA	1.4 1.4	% of new dwellings completed between 30 and 50 dwellings per hectare	Core Output 2c(ii)	TMBC - HLS	<p>2006/07 - 40.0%  2007/08 - 29.0%  2008/09 - 7.3%  2009/10 – 18.8%</p>
CS DLA	1.5 1.5	% of new dwellings completed above 50 dwellings per hectare	Core Output 2c(iii)	TMBC - HLS	<p>2006/07 - 34.0 %  2007/08 - 12.0%  2008/09 - 35.1% (312 units)  2009/10 – 8.6%</p>
TCAAP	2.1	(specifically for Tonbridge Central Area)			<p>2006/07 – not monitored  2007/08 – not monitored  2008/09 - Out of the 312 units 203 were in Tonbridge Central Area - 65%  2009/10 – Out of 372 units 7 were in Tonbridge Central Area – 71%</p>
CS DLA SA/SEA	1.6 1.6 1.3	Affordable housing completions	Core Output 2d	TMBC - LPI 13 Community Strategy - HLS	<p>2006/07 - 95 units  2007/08 - 239 units  2008/09 - 512 units  2009/10 – 260 units</p>

Doc.	No.	Indicator	Type	Source of Information	Data																																																						
TCAAP	2.2	% of new dwellings of 3 or more bedrooms (in Tonbridge Town Centre)	Local	TMBC - HIA	2006/07 – Not Monitored 2007/08 – Not Monitored 2008/09 - Out of the 203 completions 3 units were 3 bed houses 2009/10 – out of the 7 completions none were 3 beds																																																						
CS SA/SEA	1.7 12.1	% of new build homes meeting Level Code 3 in the Code for Sustainable Homes	Local	SEERA - South East IRF	Not yet monitored																																																						
CS SA/SEA	1.8 19.2	Improved energy efficiency of homes within the borough %	Contextual	TMBC - LPI 50	2006/07 – Did not monitor 2007/08 – 3.60% 2008/09 - 3.0% (estimate) 2009/10 – 4.6%																																																						
SA/SEA	10.2	Amount of derelict land and buildings	Contextual		2006/07 - 100ha 2007/08 - 110ha 2008/09 - 110ha 2009/10 – 110ha																																																						
SA/SEA	1.1	Number of homeless households (statutory homeless households)	Contextual		2006/07 - 184 2007/08 - 173 2008/09 – 32 2009/10 - 32																																																						
SA/SEA	1.2	Average house prices	Contextual		See page 15 of main report																																																						
SA/SEA	1.4	Number of vulnerable households living in a decent home	Contextual		Stock Condition Survey 2006 - 75.9%																																																						
SA/SEA	4.1	Housing Benefit and Council Tax claimants	Contextual		<div> Claims <table> <tr> <th>01-Apr-10</th><th>IS/JSA(IB)</th><th></th><th>Standard</th><th></th><th></th></tr> <tr> <td>HB</td><td>3587</td><td></td><td>2433</td><td></td><td>6020</td></tr> <tr> <td>CTB</td><td>4393</td><td></td><td>2868</td><td></td><td>7261</td></tr> <tr> <td>Total claims</td><td>7980</td><td></td><td>5301</td><td></td><td>13281</td></tr> </table> </div> <div> Caseload <table> <tr> <th>01-Apr-10</th><th>IS/JSA(IB)</th><th></th><th>Standard</th><th></th><th></th></tr> <tr> <td>HB &amp; CTB</td><td>3394</td><td></td><td>2044</td><td></td><td>5438</td></tr> <tr> <td>HB only</td><td>193</td><td></td><td>389</td><td></td><td>582</td></tr> <tr> <td>CTB only</td><td>999</td><td></td><td>824</td><td></td><td>1823</td></tr> <tr> <td>Total caseload</td><td>4586</td><td></td><td>3257</td><td></td><td>7843</td></tr> </table> </div>	01-Apr-10	IS/JSA(IB)		Standard			HB	3587		2433		6020	CTB	4393		2868		7261	Total claims	7980		5301		13281	01-Apr-10	IS/JSA(IB)		Standard			HB & CTB	3394		2044		5438	HB only	193		389		582	CTB only	999		824		1823	Total caseload	4586		3257		7843
01-Apr-10	IS/JSA(IB)		Standard																																																								
HB	3587		2433		6020																																																						
CTB	4393		2868		7261																																																						
Total claims	7980		5301		13281																																																						
01-Apr-10	IS/JSA(IB)		Standard																																																								
HB & CTB	3394		2044		5438																																																						
HB only	193		389		582																																																						
CTB only	999		824		1823																																																						
Total caseload	4586		3257		7843																																																						
SA/SEA	4.2	Percentage of households in fuel poverty	Contextual		Stock Condition Survey 2006 - 5.4%																																																						

Doc.	No.	Indicator	Type	Source of Information	Data
		COMMERCIAL & ECONOMIC DEVELOPMENT			
CS DLA  SA/SEA	2.1 2.1  20.3	Amount of land developed for employment by type	Core Output 1a	TMBC - ELS	2006/07 - B1 - 19,763 m2 2007/08 B1 - 14,048m2 B2 - 4,280 m2 B8 - 18,080 m2 Total 42,123 m2  2007/08 B1 - 14,048m2 B2 - 1,716m2 B8 - 5,002m2 Total 20,766 m2  2008/09 B1a - 2,393m B1b - 0 B1c - 1,486m2 B1 mix - 105m2 B2 - 911m2 B8 - 13,721m2 B1-8mix - 1,788m2 Total - 20,404 m2  2009/10 B1a - 21,066m B1b - 0 B1c - 7,049m2 B1 mix - 390m2 B2 - 4,329m2 B8 - 3,526m2 B1-8mix - 104m2 Total - 36,464 m2
CS DLA	2.2 2.2	% of floorspace by employment type, which is on previously developed land	Core Output 1c	TMBC - ELS	2006/07 - 100% 42,123m2 2007/08 - 100% 20,766m2 2008/09 - 100% 20,404m2 2009/10 - 100% 36,464m2
CS  DLA	2.3  2.3	Employment land supply by type	Core Output 1d	TMBC -  ELS      -	2006/07 - Vacant without PP - 7.64ha 2007/08 - Vacant without PP - 7.64ha 2008/09 - Vacant without PP - 62.57ha 2009/10 - No data supplied  2006/07 - Under Construction - 12.61ha 2007/08 - Under Construction - 5.13ha 2008/09 - Under Construction - 2.66ha 2009/10 - No data supplied  2006/07 - Allocations - 9.83ha 2007/08 - Allocations - 12.10ha 2008/09 - Allocations - 9.96ha 2009/10 - No data supplied  2006/07 - Unimplemented PP - 69.93ha 2007/08 - Unimplemented PP - 79.81ha 2008/09 - Unimplemented PP - 18.90ha 2009/10 - No data supplied  2006/07 - Pending Losses - 26.54ha 2007/08 - Pending Losses - 28.29ha 2008/09 - Pending Losses - 4.62ha 2009/10 - No data supplied
CS DLA	2.4 2.4a and b	Amount of employment land lost to other uses	Core Output 1e	TMBC - CIA	2006/07 - 85.84ha 2007/08 - 8.46ha 2008/09 - 1.22ha 2009/10 - No data supplied

Doc.	No.	Indicator	Type	Source of Information	Data for 2009 to 2010			
CS 4.1 DLA 4.1a DLA 4.1b TCAAP 1.1 TCAAP 4.1 TCAAP 3.1		Amount of completed retail, office and leisure development respectively including Tonbridge (& with separate data for Tonbridge Town Centre) A1-A5, B1, D1, D2	Core Output 4a	TMBC - ELS RLS  TMBC - internal consultation	Borough Data (Including Tonbridge) for 2008/09		Borough Data (Including Tonbridge) for 2009/10	
					A1 - 202 m2	A2 - 312m2	A1 - 1,135 m2	A2 - 250m2
					A3 - 90 m2	A4 - 240m2	A3 - 9257m2	A4 - 0m2
					A5 - 210 m2		A5 - 50 m2	
					B1a - 2,393m2	B1b - 0	B1a - 21,066m2	B1b - 0
					B1c - 1,486m2	B1 mix - 105m2	B1c - 7,049m2	B1 mix - 390m2
					B1-8 mix - 1,788m2		B2 - 4,329	B8 - 3,526
					D1- 679m2	D2 - 200m2	B1-8 mix - 104m2	
		D1- 811m2	D2 - 379m2					
SA/SEA	7.2	Amount of completed retail, office and leisure development respectively (Planning permission for retail floor space by Use Class) in Tonbridge	Core Output 4a		Tonbridge Data: for 2008/09		Tonbridge Data: for 2009/10	
					A1 - 52 m2		A1 - 0m2	
					A2 - 77 m2		A2 - 110m2	
					A3 - 0 m2		A3 - 0 m2	
					A4 - 0 m2		A4 - 0 m2	
					A5 - 0 m2		A5 - 0 m2	
					B1a - 77 m2		B1a - 1,245 m2	
					B1b - 0		B1b - 0	
					B1c -100 m2		B1c -0m2	
					B1 mix - 0 m2		B1 mix - 0 m2	
					B1-8 mix - 1,220m2		B1-8 mix - 0m2	
					D1- 578m2		D1- 427m2	
					D2 - 0 m2		D2 - 0 m2	



Doc.	No.	Indicator	Type	Source of Information	Data for 2009 to 2010																																								
CS TCAAP TCAAP TCAAP	4.2 1.2 4.2 3.2	% of completed retail, office and leisure development respectively in Tonbridge town centre	Core Output 4b	TMBC - ELS/RLS	<table><tr><th colspan="2">Tonbridge Data: for 2008/09 only</th><th colspan="2">Tonbridge Data: for 2009/10 only</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>A1 - 26%</td><td>A2 - 24.6%</td><td>A1 - 0%</td><td>A2 - 6.2%</td></tr><tr><td>A3 - 0 %</td><td>A4 - 0 %</td><td>A3 - 0 %</td><td>A4 - 0 %</td></tr><tr><td>A5 - 0 %</td><td></td><td>A5 - 0 %</td><td></td></tr><tr><td>B1a - 3.2%</td><td>B1b - 0</td><td>B1a -69.9%</td><td>B1b - 0%</td></tr><tr><td>B1c - 6.7%</td><td>B1 mix - 0%</td><td>B1c - 0%</td><td>B1 mix - 0%</td></tr><tr><td>B1-8 mix - 68.2%</td><td></td><td>B1-8 mix -0%</td><td></td></tr><tr><td>D1- 85%</td><td>D2 - 0%</td><td>D1- 23.9%</td><td>D2 - 0%</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Tonbridge Data: for 2008/09 only		Tonbridge Data: for 2009/10 only						A1 - 26%	A2 - 24.6%	A1 - 0%	A2 - 6.2%	A3 - 0 %	A4 - 0 %	A3 - 0 %	A4 - 0 %	A5 - 0 %		A5 - 0 %		B1a - 3.2%	B1b - 0	B1a -69.9%	B1b - 0%	B1c - 6.7%	B1 mix - 0%	B1c - 0%	B1 mix - 0%	B1-8 mix - 68.2%		B1-8 mix -0%		D1- 85%	D2 - 0%	D1- 23.9%	D2 - 0%				
Tonbridge Data: for 2008/09 only		Tonbridge Data: for 2009/10 only																																											
A1 - 26%	A2 - 24.6%	A1 - 0%	A2 - 6.2%																																										
A3 - 0 %	A4 - 0 %	A3 - 0 %	A4 - 0 %																																										
A5 - 0 %		A5 - 0 %																																											
B1a - 3.2%	B1b - 0	B1a -69.9%	B1b - 0%																																										
B1c - 6.7%	B1 mix - 0%	B1c - 0%	B1 mix - 0%																																										
B1-8 mix - 68.2%		B1-8 mix -0%																																											
D1- 85%	D2 - 0%	D1- 23.9%	D2 - 0%																																										
TCAAP SA/SEA	1.3 7.1	Tonbridge Town Centre - Pedestrian Flows	Local	Survey work	See table on page 18 of main report																																								
TCAAP SA/SEA	1.4 7.3	Tonbridge Town Centre - Vacancy Rates (Vacancy rates)	Local	Survey work	See diagram on page 18 of main report																																								
TCAAP	1.5	% of retail frontages in central Tonbridge - Lower High Street Stats used.	Local	Survey work	See diagram on page 19 of main report																																								
DLA	4.7	Amount of inappropriate ground-floor uses in District and Local Retail Centres (as defined in Policy R1 of the DPD) - anything that is not - B1, A1-A5	Local	TMBC - Retail Study	2010 Results - see Annex B2 and B3																																								

Doc.	No.	Indicator	Type	Source of Information	Data for 2009 to 2010
DLA	4.8	Amount of residential and/or business use of upper floors within District and Local Centres (as defined in Policy R1 of the DPD)	Local	TMBC - HIA and CIA	2010 Results only Number of Units/Use Class 1st and 2nd Floor and Floorspace 1st and 2nd floor - see annex B4 and B5,
CS TCAAP	2.5 4.3	% of residents who think that for their local area, over the past three years, that job prospects have got better or stayed the same	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 75% (2006) 2007/08 - 75% (2006) 2008/09 - 74.82% 2009/10 - 80%
CS TCAAP SA/SEA	2.6 4.4 22.1	% of young people (16-24 years old) in full-time education or employment	Contextual	TMBC - Community Strategy	2006/07 - Employment - 7,800 (2006) 2007/08 - Employment - 8,100 (2007) 2008/09 - Employment - 8,100 (2007) 2009/10 - Employment - 8,100 (2009)
SA/SEA	20.2	Average gross weekly earnings	Contextual	KCC	2006/07 - Median full-time earnings (£) 445.40 (2007*) 2007/08 - Median full-time earnings (£) 497.20 (2008) 2008/09 - Median full-time earnings (£) 497.20 (2009) 2009/10 - Median full-time earnings (£) 505.60 (2010)
SA/SEA	20.4	GVA per head	Contextual	KCC	2006/07 - 17,659 2007/08 - 18,096 2008/09 - 18,826 2009/10 - 19,683
SA/SEA	20.1	Employment rate	Contextual	KCC	2006/07 - Unemployment rate 1.2% 2007/08 - Unemployment rate 1.0% 2008/09 - Unemployment rate 1.5% 2009/10 - Unemployment rate 2.3%

Doc.	No.	Indicator	Type	Source of Information	Data
		<b>TRANSPORT</b>			
CS	3.1	% of completed non-residential development complying with adopted car-parking standards	Core Output 3a	TMBC - ELS	Not yet monitored
CS SA/SEA	3.2 8.2	% of new residential development within 30 minutes public transport time of a health care, education and major employment and retail centres	Core Output 3b	KCC LTP Babtie Access Model TMBC -	No longer monitored
CS TCAAP	3.3 5.1	% of development in urban areas within 400 metres of half hourly bus service	Local	TMBC - HLS	No longer monitored
CS SA/SEA SA/SEA	3.4 8.1 8.1	% of development in rural areas within 800 metres of an hourly bus service	Local	TMBC - HLS ELS/RLS	No longer monitored
CS TCAAP	3.5 5.2	Number of planning applications with approved Travel Plans	Local	TMBC - DC	Not yet monitored
CS	3.6	Number of cycling routes	Local	KCC - Cycling Strategy for TMBC	Not yet monitored - Cycle Strategy being prepared
TCAAP	5.3	Length of cycling routes in Tonbridge completed	Local	KCC - Cycling Strategy for TMBC	Not yet monitored
CS	3.7	% of planning permissions exceeding parking standards	Local	TMBC - UNIFORM	Not yet monitored
SA/SEA	16.1	Travel to work mode (%) - KCC Statistics 2001 Census	Contextual		10% Working from Home 13% Public Transport 66% Car 10% Cycle or Walk
CS TCAAP SA/SEA	3.8 5.4 16.2	% of residents who think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same.	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 28.94% 2009/10 – 37.00%

Doc.	No.	Indicator	Type	Source of Information	Data
CS TCAAP	3.9 5.5	% of residents who think that for their local area, over the past three years, that public transport has got better or stayed the same.	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 67.17% 2009/10 – 78.00%
SA/SEA	8.3	Percentage of all Council buildings where public areas are suitable for, and accessible to, disabled people	Contextual		2006/07 – 53.85% 2007/08 – 61.54% 2008/09 - Indicator deleted this monitoring period

Doc.	No.	Indicator	Type	Source of Information	Data
		<b>RECREATION &amp; COMMUNITY FACILITIES</b>			
CS SA/SEA	4.3 15.1	Number of principal public open spaces that have a management plan in accordance with the Green Flag Award	Core Output 4c	TMBC - internal consultation with Leisure Services	2006/07 - Target 2 - Achieved 2 2007/08 - Target 3 - Achieved 2 2008/09 - Target 3 - Achieved 3 2009/10 – Target 4 – Achieved 3
CS SA/SEA	4.4 21.1	% of users who are satisfied with our principal public open spaces	Local	TMBC - LPI 84	2006/07 - Target 85% - Achieved 81% 2007/08 - Target 85% - Achieved 99% 2008/09 - Target 85% - Achieved 86% 2009/10 - Target 85% - Achieved 72%
CS	4.5	The local authority's score against a quality of planning services' checklist	Local	TMBC - BVPI 205	This indicator has now been deleted
SA/SEA	9.1	Percentage of residents who visit one or more public open spaces during the last 12 months	Local		2006/07 - Target 78% - Achieved 86% 2007/08 - No survey undertaken - next survey due in 09/10 2008/09 - No survey undertaken - next survey due in 09/10 2009/10 - No survey undertaken - next survey due in 10/11
SA/SEA	9.2	Number of tickets sold for the Tonbridge Castle Festival of Music and Fireworks	Local		2006/07 - Target 4,500 - Achieved 3,482 2007/08 - Target 4,000 - Achieved 4,293 2008/09 - Target 4,500 - Achieved 4,600 2009/10 – Target 5,000 - Achieved 4,753
SA/SEA	21.2	Number of visitors to key tourist attractions in the Borough	Local		2006/07 - Not Monitored 2007/08 - 215,604 in Kent 2008/09 - 229,804 in Kent 2009/10 – Not Monitored
SA/SEA	21.3	Expenditure per visitor	Local		Not Monitored
CS TCAAP	4.6 6.1	% of residents who think that for their local area, over the past three years, that health services have got better or stayed the same.	Contextual	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	2006/07 - 73.32% 2007/08 - 73.32% 2008/09 - 73.32% 2009/10 – 81%

Doc.	No.	Indicator	Type	Source of Information	Data for 2009 to 2010
		<b>ENVIRONMENT</b>			
CS SA/SEA	5.1 7.1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core Output 7	TMBC - internal consultation with Development Control	2006/07 - 1 2007/08 - 5 2008/09 - 0 2009/10 - 0
SA/SEA	1.2	Number of properties at risk from flooding			2006/07 - December 2006 - 4,141 2007/08 - February 2008 - 4,377 2008/09 - February 2009 - 4,573 2009/10 - April 2010 - 4679
CS	6.1	Change in priority BAP habitats	Core Output 8(i)	KCC - Kent Biodiversity Action Plan (BAP) targets	Not monitored annually
SA/SEA	13.3	Change in area of areas designated for their intrinsic environmental value			2006/07 - Not Monitored 2007/08 - 2229.45ha 2008/09 - 2305.71ha 2009/10 - 2305.7ha - Not Monitored Annually
CS SA/SEA	6.2 13.2	Level of population of wild birds	Core Output 8(i)	DEFRA South East IRF -Objective 13.a	Results on DEFRA: <a href="http://www.defra.gov.uk/evidence/statistics/environment/wildlife/research/download/wdbrds200905.pdf">http://www.defra.gov.uk/evidence/statistics/environment/wildlife/research/download/wdbrds200905.pdf</a>
CS SA/SEA	6.3 13.1	% of SSSIs in favourable condition	Core Output 8(ii)	TMBC - Community Strategy South East IRF - Objective 13.b	2008/09 - 65% 2009/10 - 75%

Doc.	No.	Indicator	Type	Source of Information	Data
CS SA/SEA	6.4 13.4	Extent of Ancient Woodland	Core Output 8(ii)	SEERA - South East IRF - Objective 13.d	A new survey has identified 2,621 ha of ancient woodland in the Borough which is about 11% of its land area. This will form the new base data for monitoring purposes.
CS SA/SEA	7.1 19.1	Installed capacity for energy production from renewable sources	Core Output 9	South East IRF - Objective 19.b	2006/07 - TMBC Solar Hot Water scheme - 5 completed 2007/08 - Russet Homes included 6 pv installations on an affordable housing scheme in Tonbridge utilising Low Carbon Buildings programme funding and match funding from TMBC 2008/09 - TMBC Solar Hot Water scheme (new scheme providing £1,500 grant towards cost of installation) - 1 completed by end of year 2009. 2009/10 - TMBC Solar Hot Water scheme - 18 completed 2009/10
SA/SEA	15.2	Area under Countryside Stewardship schemes			2008/09 - 3186.617 ha 2009/10 - Not Monitored yearly - Countryside Stewardship schemes have now finished, and have been replaced by the Environmental Stewardship programme. This is administered by Natural England Awaiting Stats
CS	6.5	Net % of land in Green Belt that has been developed	Local	TMBC	2006/07 - Not Monitored 2007/08 - Not Monitored 2008/09 - 0% 2009/10 - Not Monitored
CS SA/SEA	5.2 18.2	% of developments incorporating use of SUDS	Local	TMBC	Not yet monitored
CS	8.1	Preserving the special character of Conservation Areas - total no. of Conservation Areas	Local	TMBC - BVPI 219a	2006/07 - 59 2007/08 - 59 2008/09 - 59 2009/10 - 59
CS SA/SEA	8.2 14.1	Preserving the special character of Conservation Areas - % of Conservation Areas in the authority area with an up-to-date Character Appraisal	Local	TMBC - BVPI 219b	2006/07 - 6.78% 2007/08 - 6.78% 2008/09 - Deleted Indicator 2009/10 - Deleted Indicator
SA/SEA	14.2	Grade I and II* listed buildings at risk of decay	Local	English Heritage	2006/07 - Not Monitored 2007/08 - Not Monitored 2008/09 - 1 2009/10 - 1
CS	9.1	Extent to which we keep on schedule in measuring and reporting on levels of air, land and water pollution	Local	TMBC - LPI 46	2006/07 - 100% 2007/08 - 100% 2008/09 - 95% 2009/10 - 82%
SA/SEA	11.2	Number of AQMAs	Local	TMBC	2006/07 - 6 2007/08 - 6 2008/09 - 6 2009/10 - 6

Doc.	No.	Indicator	Type	Source of Information	Data
SA/SEA	12.2	CO <sup>2</sup> emissions			2006/07 – Not Monitored 2007/08 - Not Monitored 2008/09 - New Indicator - NP186 - Result provided by DEFRA - estimates 2006 - 1,810 & New Indicator NP185 - no results for 2008/09 2009/10 - NP186 - Result provided by DEFRA - estimates 2006 - 1,810 no data for 2009/10 & NP185 – 13.6% for 2009/10
CS SA/SEA SA/SEA	9.2 11.1 11.3	Days when air pollution is moderate or high Number of days when air pollution is high (moderate or high for PM10)	Local	National Air Quality Information Archive	2006/07 – Not Monitored 2007/08 - 1 2008/09 – 1 2009/10 – 0
CS SA/SEA	5.3 18.1	Rivers of Good or Fair chemical and biological water quality	Contextual	Environment Agency	2008/09 - None 2009/10 - <a href="http://www.environment-agency.gov.uk/homeandleisure/37811.aspx">http://www.environment-agency.gov.uk/homeandleisure/37811.aspx</a>
CS	9.3	% of pollution control improvements to existing installations completed on time.	Contextual	TMBC - BVPI 217	2006/07 - 97% 2007/08 - 100% 2008/09 - Deleted indicator 2009/10 – Deleted Indicator
CS SA/SEA	10.1 17.2	% of household waste arisings which have been sent by the authority for recycling	Contextual - BV82ai	TMBC - BVPI 82ai	2006/07 - 18.38% 2007/08 - 20.07% 2008/09 - Deleted indicator - replaced by indicator NP192 - Percentage of household waste sent for reuse, recycling and composting - 46.24% 2009/10 - 44.20%
CS SA/SEA	10.2 17.3	% of household waste sent by the authority for composting (excludes home composting) or treatment by anaerobic digestion	Contextual	TMBC - BVPI 82b(i)	2006/07 - tonnage -8,174.00 which equates to 15.72% 2007/08 - tonnage - 10673.27 which equates to 20.54% 2008/09 - Deleted indicator - replaced by indicator NP192 - 46.24% 2009/10 – 44.20%
CS SA/SEA	10.3 17.1	% change from the previous financial year in the number of kilograms of household waste collected per head of population	Contextual - indicator BV84b	TMBC - BVPI 84b	2006/07 - -0.54% 2007/08 - -1.44% 2008/09 - Deleted indicator - replaced by NP191 Kilograms of residual household waste per household, totalling 563kg 2009/10 – 537kg



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



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

Number of Units	Ground Floor													
	A1	A2	A3	A4	A5	B1	B2	C3	D1	D2	SG	VACANT	DEMOLITION	Total
Borough Green	26	7	0	1	5	0	3	11	1	0	2	2		58
Kings Hill	10	2	5	1	2	0	0	0	1	0	1	1		23
Martin Square	12	15	3	0	6	1	0	13	5	0	3	6		64
Snodland	18	11	1	1	6	4	0	8	4	1	1	5		60
West Malling	64	12	10	6	6	3	2	12	5	0	2	3	-1	124
														0
Martin Hardie Way	13	0	0	0	3	0	0	0	0	0	0	0		16
York Parade	10	1	0	0	5	0	0	0	1	0	0	1		18
														0
Twisden Rd	2	0	3	0	0	1	0	0	0	0	0	0		6
Premier Parade	1	0	3	0	0	1	0	0	1	0	0	0		6
Woodlands Parade	3	1	2	0	0	0	0	1	0	0	0	1		8
Little Market Row	3	1	1	0	0	0	0	0	0	0	0	0		5
														0
Lunsford Park	2	0	2	0	0	0	0	0	0	0	1	1		6
Quarry Wood	9	0	0	0	0	0	0	0	0	0	1	2		12
Cannon Lane	5	0	0	0	0	0	1	0	0	0	0	0		6
Total	178	50	30	9	33	10	6	45	18	1	11	22		

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

Floorspace (Approx) Metres Squared			ground floor											
	A1	A2	A3	A4	A5	B1	B2	C3	D1	D2	SG	VACANT		Total
Borough Green	2384	727	0	267	317	0	300	561	212	0	441	313		5522
Kings Hill	5726	290	558	435	116	0	0	0	403	0	67	83		7678
Martin Square	2822	1392	499	0	501	343	0	769	1615	0	1179	478		9598
Snodland	1835	822	219	249	455	247	0	518	494	542	97	779		6257
West Malling	5170	1215	1021	1091	415	273	254	989	638	0	229	170	-91	11374
Martin Hardie Way	936	0	0	0	202	0	0	0	0	0	0	0		1138
York Parade	1094	58	0	0	334	0	0	0	88	0	0	90		1664
Twisden Rd	341	0	193	0	0	62	0	0	0	0	0	0		596
Premier Parade	89	0	260	0	0	87	0	0	86	0	0	0		522
Woodlands Parade	249	77	162	0	0	0	0	83	0	0	0	84		655
Little Market Row	300	113	617	0	0	0	0	0	0	0	0	0		1030
Lunsford Park	6755	0	396	0	0	0	0	0	0	0	401	99		7651
Quarry Wood	17824	0	0	0	0	0	0	0	0	0	396	4348		22568
Cannon Lane	9584	0	0	0	0	0	607	0	0	0	0	0		10191
<b>Total</b>	<b>55109</b>	<b>4694</b>	<b>3925</b>	<b>2042</b>	<b>2340</b>	<b>1012</b>	<b>1161</b>	<b>2920</b>	<b>3536</b>	<b>542</b>	<b>2810</b>	<b>6444</b>		

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

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

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

Floorspace (Approx) M	Total of 1st and 2nd Floors													
	A1	A2	A3	A4	A5	B1	B2	C1	C3	D1	D2	SG	VACANT	Total
Borough Green	148	785	0	208	0	0	0	0	3985	0	0	0	444	5570
Kings Hill	4216	532	172	435	0	0	0	0	310	519	0	83	189	6456
Martin Square	85	985	398		0	441	0	1684	3450	1865	0	793	199	9900
Snodland	759	407	0	249	0	269	0	0	3802	128	542	97	702	6955
West Malling	1835	2897	1225	974	0	839	0	0	4179	205	0	249	961	13364
Martin Hardie Way	0	0	0	0	0	0	0	0	339	0	0	0	0	339
York Parade	157	0	0	0	0	0	0	0	1732	0	0	0	0	1889
Twisden Rd	0	0	0	0	0	0	0	0	478	0	0	0	0	478
Premier Parade	0	0	0	0	0	0	0	0	306	0	0	0	0	306
Woodlands Parade	0	0	0	0	0	0	0	0	443	0	0	0	0	443
Little Market Row	0	0	487	0	0	0	0	0	635	0	0	0	0	1122
Lunsford Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Quarry Wood	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cannon Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>7200</b>	<b>5606</b>	<b>2282</b>	<b>1866</b>	<b>0</b>	<b>1549</b>	<b>0</b>	<b>1684</b>	<b>19659</b>	<b>2717</b>	<b>542</b>	<b>1222</b>	<b>2495</b>	

## **ANNEX C**

### **SITE-SPECIFIC PROPOSALS IMPLEMENTATION PROGRESS**





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

**Core Strategy**

Policy	Site/Proposal	Planned Capacity <sup>1</sup>	Implementation Progress	Permitted <sup>2</sup>	Completed <sup>3</sup>
<b>CP 4</b>	<b>Safeguarded Land</b>				
CP 4(a)	North of Lower Haysden Lane Tonbridge	-	Still safeguarded	-	-
CP 4(b)	North of Dry Hill Park Road, Tonbridge	-	Still safeguarded	-	-
CP 4(c)	Carpenters Lane, Hadlow	-	Still safeguarded	-	-
CP 4(d)	Land at Howlands Allotments, Wrotham	-	Still safeguarded	-	-
<b>CP 15</b>	<b>Housing Provision</b>				
CP 15.2(a)	Holborough	938	Application in for 1250 dwellings instead of 1000 (original application). On outline of 1250 dwellings for 2009/10 period:  Phase 1 – 147 completed Phase 2 – 139 completed (62 completed in 2007 – hence 938 starting in new LDF AMR period of 2008/09)) Phase 3 – 185 completed Phase 4 – 42 complete Phase 14 – 91 Not Started Remainder of 663 on outline.	938 + 250 on new permission = 1188	513
CP 15.2(b)	Kings Hill	1446	Reserved Details under TM97/01183 for 1300 approx dwellings total – 1531, Reserved Details under TM02/03429 for 750 dwellings total 326	3077	2449

<sup>1</sup> Within plan period (2006-2021)

<sup>2</sup> For implementation during plan period (2006-2021)

<sup>3</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Capacity <sup>1</sup>	Implementation Progress	Permitted <sup>2</sup>	Completed <sup>3</sup>
			<p>remaining on the outline permission and 424 permitted.                      TM0200944 – Outline for 70 not started Now Superseded                      TM0200857 Full application for 16 – completed                      TM0500346 Outline for 144 – 126 completed and 18 remaining on the Outline Application</p> <p>3007 total on all phases of Kings Hill from commencement of site.                      539 not started , 19 under construction, 344 left on outline permissions</p>		
CP 15.2(c)	Leybourne Grange	723	Application TM08/00963 for 75 Dwellings on phase 1 – Under Construction	723	16
CP 15.2(d)	Peters Pit	1000	TM06/03315 – permitted 05/12/2006 - not started as at 31 March 2009. Groundwork's started on site.	1000	
CP 16	Bushey Wood Area of Opportunity	-	Still safeguarded	-	-
CP 18	Isles Quarry West, Borough Green		See DLA DPD Policy H2	-	-

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

**Development Land Allocations DPD**

Policy	Site/Proposal	Planned Capacity <sup>4</sup>	Implementation Progress	Permitted <sup>5</sup>	Completed <sup>6</sup>
<b>H 1</b>	<b>Firm Housing Allocations</b>				
H 1(a)	109 Hall Road, Aylesford	5	No Progress		
H 1(b)	Oil Depot, Station Road, Aylesford	21	Site Closed and cleared		
H 1(c)	Nu-Venture Coaches, Mill Hall, Aylesford	8	No Progress		
H 1(d)	Castledene Transport & Pickfords, Mill Hall, Aylesford	58	No Progress		
H 1(e)	Park House 110-112 Mill Street, East Malling	5	No Progress		
H 1(f)	Kings Hill (remainder)	65	No Progress		
H 1(g)	Land adjacent to Snodland Station	24	No Progress		
H 1 (h)	To rear of Brionne Gardens, Tonbridge	5	Planning Application TM07/03171 for 6 dwellings	6	6
<b>H 2</b>	<b>Isles Quarry West</b>	200	Land marketed and pre-application consultation undertaken.		
<b>H 3</b>	<b>Preston Hall and Royal British Legion Village</b>	180	Master planning work under way.		
<b>H 4</b>	<b>Constrained Housing Sites</b>				
H 4(a)	Scott Bros, Mill Hall, Aylesford	13	No Progress		
H 4(b)	West of Maidstone Road, Blue Bell Hill	9	2008/09 - Planning Applications TM07/03256 for 6 dwellings and TM072258 for 9 dwellings Total permitted within site 8 (permissions also outside the boundary – total 15)	8	8

<sup>4</sup> Within plan period (2006-2021)

<sup>5</sup> For implementation during plan period (2006-2021)

<sup>6</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Capacity <sup>7</sup>	Implementation Progress	Permitted <sup>8</sup>	Completed <sup>9</sup>
H 4(c)	242 London Road, West Malling	8	No Progress		
H 4(d)	263-265 London Road, West Malling	8	No Progress		
H 4(e)	TA Centre, London Road, Ditton	51	No Progress		
H 4(f)	613 London Road, Ditton	6	No Progress		
H 4(g)	Ditton Service Station, 675 London Road	20	No Progress		
H 4(h)	Industrial Site, Blacklands, East Malling	11	No Progress		
H 4(i)	Millbrook House, 114 Mill St, East Malling	10	No Progress		
H 4(j)	Builders Yard, Brunswick Square, East Peckham	14	No Progress		
H 4(k)	140-142 Tonbridge Road, Hildenborough	14	No Progress		
H 4(l)	Clare Park Service Station and B&Q Store, London Road, Larkfield	59	No Progress		
H 4(m)	Garage, London Road, Leybourne	20	Garage Closed and site fenced off.		
H 4(n)	294 Maling Road and land adjacent, Snodland	17	No Progress		
H 4(o)	Farm Ground Allotments, Gorham Drive, Tonbridge	23	No Progress		
H 4(p)	159 -159a Pembury Road, Tonbridge	5	No Progress		
H 4(q)	17 Preston Road, Tonbridge	5	No Progress		
H 4(r)	60A Priory Street and 31 Pembury Road, Tonbridge	18	No Progress		
H 4(s)	545 Quarry Hill Road, Tonbridge	10	No Progress		
H 4(t)	20 Bow Road, Watlingtonbury	7	No Progress		

<sup>7</sup> Within plan period (2006-2021)

<sup>8</sup> For implementation during plan period (2006-2021)

<sup>9</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Capacity <sup>10</sup>	Implementation Progress	Permitted <sup>11</sup>	Completed <sup>12</sup>
E 3	Vacant Allocated Employment Sites			13	
E 3(a)	North of Gibson Drive, Kings Hill	1.55 ha	No Progress		
E 3(b)	Off Kings Hill Avenue, Kings Hill	1.34 ha	No Progress		
E 3(c)	North of Kings Hill Avenue	1.16 ha	No Progress		
E 3(d)	South of Kings Hill Avenue, Kings Hill	7.41 ha	No Progress		
E 3(e)	East of Tower View, Kings Hill	22.5 ha	TM07/03969 – 1 Jubilee Way (20/02/2008) – 6,771m <sup>2</sup> B1a – superseded by TM08/02086 (12/12/2008) – Under Construction TM09/02483 – Land at Jubilee Way – Not Started	6,915m <sup>2</sup> of B1a 6,906m <sup>2</sup> of B1a	
E 3(f)	Alexandra Grove, Kings Hill	1.4 ha	No Progress		
E 3(g)	Priory Park, Quarry Wood, Aylesford	3.46 ha	TM07/03346 – Priory Park Mills Road (21/12/2007)	11,460m <sup>2</sup> of B8	11,460m <sup>2</sup> of B8
E 3(h)	Hermitage Lane, Aylesford	1.55 ha	TM08/013240/A - Land At 203 London Road And 2-16 Hermitage Lane (27/08/2008) – part of site falls within this policy area.	1,500m <sup>2</sup> of A1	
E 3(i)	Former Mill Hall Centre, New Hythe	4.13 ha	No Progress		
E 3(j)	Former Playing Fields, New Hythe	2.16 ha	No Progress		
E 3(k)	North of Vantage Point, Holborough	4.73 ha	No Progress		
E 3(l)	Platt Industrial Estate, Platt	1.36 ha	No Progress		
E 3(m)	West of Woodgate Way, Tonbridge	7.65 ha	TM04/02263 – Priory Works Five Oak Green Road (07/09/2004)	net gain of 3,787m <sup>2</sup> of B1-B8 use	
E 3(n)	Land off Cannon Lane, Tonbridge	1.41 ha	TM05/02756 – Land South of Postern Lane (12/11/2008) – Not Started	1,000m <sup>2</sup> of B1c, 1,000m <sup>2</sup> of B2, 1,000m <sup>2</sup> of B8 and 1,250m <sup>2</sup> D2	

<sup>10</sup> Within plan period (2006-2021)

<sup>11</sup> For implementation during plan period (2006-2021)

<sup>12</sup> During plan period (ie since 1 April 2006)

<sup>13</sup> With full planning permission or approved reserved matters in the case of outline permissions

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

<sup>14</sup> Within plan period (2006-2021)

<sup>15</sup> For implementation during plan period (2006-2021)

<sup>16</sup> During plan period (ie since 1 April 2006)

M 1(o)	Tower Garage, Wrotham Hill, Wrotham	-	TM07/03679 – Valley Autos Tower Industrial Estate (07/12/2007) TM08/03534 – Unit 2 Tower Industrial Estate London Road (09/01/2009)	122m2 of B2 use 104m2 of B1-B8 use	
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Policy	Site/Proposal	Implementation Progress	Permitted <sup>17</sup>	Completed <sup>18</sup>
<b>S1</b>	<b>Safeguarding Public Utilities Infrastructure</b>			
S 1(a)	A227 (A25) Borough Green and Platt Bypass	Still safeguarded		
S 1(b)	A228 Snodland Bypass dualling	Still safeguarded		
S 1(c)	A21 Tonbridge to Pembury dualling	Orders for on-line route and revocation of the 'blue route' advertised in December 2009. Public Inquiry called to hear Objections but adjourned. Further progress now adjourned until 2015 as a result of the Comprehensive Spending Review 2010.		
S 1(d)	London Road to Hadlow Road Link, Tonbridge	Still safeguarded		
S 1(e)	Pratling Street, Aylesford – new primary school and playing fields	Still safeguarded		
S 1(f)	School Lane, Wouldham – new playing field	Still Safeguarded		
S 1(g)	Rear of Foxbush, Hildenborough – new playing fields	Still safeguarded		
S 1(h)	Tudely lane, Tonbridge – additional playing fields	Still safeguarded		
S 1(i)	Upper Haysden Lane, Tonbridge – additional playing fields	Still safeguarded		
S 1(j)	Platt – new primary school	Planning permission granted TM08/02344/CR3	Yes	
S 1(k)	Burham Reservoir extension	Still safeguarded		
S 1(l)	Baltic Road, Tonbridge – new reservoir	Still safeguarded		
<b>S2</b>	<b>West Malling Station – new car park</b>	TM05/01899 – COU of land to car park.	Yes	Yes
<b>S3</b>	<b>Travelling Showpeople Site, Snodland</b>	Still safeguarded		

<sup>17</sup> For implementation during plan period (2006-2021)

<sup>18</sup> During plan period (ie since 1 April 2006)

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

**Tonbridge Central Area Action Plan**

Policy	Site/Proposal	Planned Uses (net change) <sup>19</sup>	Implementation Progress	Permitted <sup>20</sup>	Completed <sup>21</sup>
TCA 11(a)	Botany	Retail 9225 sq m Restaurant 2000 sq m Leisure 1684 sq m Community 684 sq m Housing 120 units	TM03/03629 – 14 housing units not started  09/01299 – 10 Angel Walk – COU TM10/00221 – 1b & 1c High Street	14 housing units A3 – 200m2 A1 – 26m2	
TCA 11(b)	Tonbridge Station	Retail 1085 sq m Housing 400 units			
TCA 11(c)	River Walk West	Restaurant 840 sq m Housing 6 units			
TCA 11(d)	1-2 River Walk	B1 Office 23 sq m Housing 6 units			
TCA 11(e)	Bradford Street South	Restaurant 1195 sq m Housing 10 units			
TCA 11(f)	River Lawn	Retail 763 sq m B1 Office 1525 sq m Housing 30 units	TM06/00898 – 439m2 of B1(a) use	439m2 B1a	439m2 B1a
TCA 11(g)	Avebury Avenue	Housing 12 units			
TCA 11(h)	Tonbridge Library & adjacent area	Retail 1860 sq m Restaurant -220 sq m Housing 30 units			
TCA 11(i)	Quarry Hill Road/Waterloo Road	Retail -256 sq m Housing 100 units	TM07/00611 – 2 residential units – Under Construction.	2 units	

<sup>19</sup> Within plan period (2006-2021)

<sup>20</sup> For implementation during plan period (2006-2021)

<sup>21</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) <sup>22</sup>	Implementation Progress	Permitted <sup>23</sup>	Completed <sup>24</sup>
TCA 11(j)	Sovereign House	Retail 903 sq m Restaurant 517 sq m B1 Office 2508 sq m Housing 80 units	2 informal enquiries received, a full application is proposed in 2010/11 monitoring period. TM07/04483 - Mixed use development comprising 337 dwellings, 2277 sqm A1 and A3 retail, access and landscaping - Appeal Dismissed 09/07/2008 TM0302866 - from a chiropodist surgery to a bed sit flat TM01/03282 - 3 storey development of 2 shop units with 8 residential units above	COU from D1 to C3  Superseded	
TCA 11(k)	Waitrose/Iceland Car Park	Housing 40 units	TM04/03054 - 18 residential units for shared ownership with retail units at ground floor	18 units	18 units
TCA 11(l)	Tannery Trading Estate	Housing 100 units			
TCA 11(m)	Lyons Crescent	Housing 8 units	TM06/03590 – completed	Gain of 50m2 of B1(a) and loss of 50m2 D1	Gain of 50m2 of B1(a) and loss of 50m2 D1
TCA 11(n)	Sovereign Way North	Housing 50 units			
TCA 11(o)	Munday Works West	Housing 50 units			
TCA 11(p)	Avenue de Puy East	Education 22486 sq m	TM09/01204 – Unit 14 Sovereign Way – Not Started	260m2 B1a	
TCA 11(q)	Strawberry Vale	Housing 20 units	TM08/03499 - completed	Loss of B1(a) 100m2 – gain of 100m2 B1(c)	Loss of B1(a) 100m2 – gain of 100m2 B1(c)

<sup>22</sup> Within plan period (2006-2021)

<sup>23</sup> For implementation during plan period (2006-2021)

<sup>24</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) <sup>25</sup>	Implementation Progress	Permitted <sup>26</sup>	Completed <sup>27</sup>
TCA 11(r)	Gas Works	Housing 80 units	TM08/02787 – Part of Site Unit 3 Deacon Trading Estate – Not started	1450m2 B2 use	
TCA 11(s)	Cannon Lane	B1 Office 1820 sq m Leisure 4814 sq m Housing 100 units	TM04/00396 – not started	Gain of A1 – 3,835m2 Gain of B8 – 959m2 Loss of B8 - 1,000m2	
TCA 11(t)	Riverdale Estate	B1 Office 3546 sq m			
TCA 11(u)	Vale Rise/Cannon Lane Junction (former Colas Site)	B1 Office 11616 sq m			
TCA 11(v)	Priory Road/Goldsmith Road west	Housing 30 units			
TCA 11(w)	Priory Road /Goldsmith Road east	Housing 30 units			

<sup>25</sup> Within plan period (2006-2021)

<sup>26</sup> For implementation during plan period (2006-2021)

<sup>27</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) <sup>28</sup>	Implementation Progress	Permitted <sup>29</sup>	Completed <sup>30</sup>
Sites with Planning Permission as 1 April 2006					
TM/04/0070/FL	Old Cannon Wharf, Medway Wharf Road	Housing	Substituted by TM05/03197 – 226 units of which 156 were still under construction	226	70
TM/04/3054/FL	83-87 High Street	Housing	Completed in pre-AMR period	18	18
TM/03/1890/FL	Cattle Market (Phase 1)	Housing	Complete	15	15
TM/05/0648/FL	Cattle Market (Phase 2)	Housing	Complete	42	42
TM/03/3629/FL	The Pavilion, High Street	Housing	Not Started	14	
TM/04/0769/FL	172-174 High Street	Housing	SS by TM08/00496 for 47 units	47	47
TM/05/0591/FL	2-4 Lyons Crescent	Housing	Complete	10	10
TM/01/3282/FL	67-71 High Street	Housing	Complete	8	8
TM/05/0308/FL	Deacon House, The Slade	Housing	Substituted by 08/01875 for 11 units. Not started	11	
TM/03/03456/FL	Rear of 182 High Street	Housing	Substituted by 05/00648 for 42 units - Complete	42	42
TM/04/02887/FL	Former Alsford Site, Medway Wharf Road	Housing	Completed	63	63

<sup>28</sup> Within plan period (2006-2021)

<sup>29</sup> For implementation during plan period (2006-2021)

<sup>30</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Planned Uses (net change) <sup>31</sup>	Implementation Progress	Permitted <sup>32</sup>	Completed <sup>33</sup>
TM/04/03158	Ashby's Yard, Medway Wharf Road	Housing	Not Started - site cleared and groundworks started. Full planning application submitted in 2008/09 AMR period – pending consideration	68	

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<sup>31</sup> Within plan period (2006-2021)

<sup>32</sup> For implementation during plan period (2006-2021)

<sup>33</sup> During plan period (ie since 1 April 2006)

Policy	Site/Proposal	Implementation Progress	Completed <sup>34</sup>
TCA 10	Public Realm Priorities		
TCA 10.3(a)	St Stephen's Place	No Progress	
TCA 10.3(b)	Station Gate	No Progress	
TCA 10.3(c)	Riverside Gardens	No Progress	
TCA 10.3(d)	Garden of Remembrance	No Progress	
TCA 10.3(e)	New Wharf Place	No Progress	
TCA 10.3(f)	The lower High Street	No Progress	
TCA 10.3(g)	The upper High Street	No Progress	
TCA 10.3(h)	Strawberry Place	No Progress	
TCA 10.3(i)	Castle Place	No Progress	
TCA 10.3(j)	Medway Wharf Road junction	No Progress	
TCA 10.3(k)	Sovereign Way	No Progress	
TCA 10.3(l)	Tonbridge Waterfront	No Progress	

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<sup>34</sup> During plan period (ie since 1 April 2006)

TCA 10.4(a)	Angel Square	No Progress	
TCA 10.4(b)	Botany Square	No Progress	
TCA 10.4(c)	Medway Wharf Gate	No Progress	
TCA 10.4(d)	Town Lock	Scheme designed to conceptual level	
TCA 12	<b>Transportation Measures</b>		
TCA 12.1(a)	Vale Road/High Street junction (including widening of Vale Road)	No Progress	
TCA 12.1(b)	Bordyke/High Street junction	No Progress	
TCA 12.1(c)	Vale Road/Vale Rise junction	No Progress	
TCA 12.2	Review of signing strategy	No Progress	
TCA 12.3	Lansdowne Road Link	First phase completed	
TCA 13	<b>Pedestrian Priority Areas</b>		
TCA 13(a)	High Street pedestrian priority measures	No Progress	
TCA 13(b)	St Stephens Place junction improvement	No Progress	
TCA13(c)	Strawberry Place	No Progress	
TCA13(d)	Bank Street/Castle Street pedestrian priority	No Progress	



TCA14	<b>Tonbridge Station - interchange enhancement</b>	The station is included in the DfT funded National Station Improvement Programme. Design work underway by Network Rail.	
TCA 16	<b>New parking Provision</b>		
TCA16.1(a)	Decked parking at the Botany	No Progress	
TCA16.1(b)	Decked parking at the Station	No Progress	

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

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

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<sup>35</sup> Since adoption of Local Plan in December 2008

Policy	Proposal	Progress <sup>35</sup>
		Whilst the redevelopment of the southern part of the site is complete, the planning application for the northern part of the site, which includes the Fosse, remains undetermined.
P8/6(f)	South of Forstal Road, Aylesford	Land acquired by the Borough Council as part of land purchased for new public car park. Car park implemented prior to AMR period. Currently no firm proposals for open space on the remainder of the site
P8/6(g)	Little Ryarsh Wood	To be provided in association with the redevelopment of Leybourne Grange.
P8/6(h)	Leybourne Wood	Identified in the 2007/08 Capital Plan with potential purchase of land linked to A228 road improvement scheme. Small section now transferred as part of road works though main woodland in private ownership.
P8/6(i)	Woodland adj. to Brindles Field, Tonbridge (Quarry Hill Wood)	Scheme completed – land acquired in 2009
P8/6(j)	Hartlake Bridge, Golden Green – picnic site	Still safeguarded – no progress
P8/6(k)	Southwest of Lunsford Lane	Completed prior to AMR period
P8/6(l)	Pinkham Island, East Peckham	Still safeguarded – no progress

