

Tonbridge & Malling Borough Council

Housing Land Supply Position as at 31 March 2019

1. Introduction

- 1.1 The purpose of this paper is to demonstrate and explain the housing land supply position for Tonbridge & Malling Borough Council as at 31 March 2019. It reflects upon completions during the 12 month period from 1 April 2018 to 31 March 2019. Furthermore it sets out the five year housing land supply position from 1 April 2019 to 31 March 2024.
- 1.2 The paper sets out the national policy and practice guidance that has shaped the five year position. In particular it highlights changes introduced by the Government's National Planning Policy Framework (NPPF) (February 2019) and the updated Planning Practice Guidance (PPG) published in July 2019.

2. Policy Context

- 2.1 **Deliverable sites** - In February 2019 the Government published an [updated NPPF](#). In section 5 on 'Delivering a sufficient supply of homes' the Government makes it clear that local planning authorities should identify and update annually a supply of specific deliverable sites. The [Glossary in Annex 2](#) defines deliverable as:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development¹ and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle,

¹ Major residential development is defined as development of 10 or more units or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years”

- 2.2 The section in the PPG on ‘[Housing supply and delivery](#)’ provides more details on what is expected to demonstrate that a site is deliverable:

“for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission”

- 2.3 In preparing the updated five-year housing land supply position, the Council took account of this policy and practice guidance and only included sites where clear evidence was available to demonstrate their deliverability.

- 2.4 **Use Class C2** – The updated PPG on ‘Housing supply and delivery’ at para. 035, reference id: 68-035-20190722, published in July 2019 allows housing provided for older people, including residential institutions in Use Class C2, to be counted as part of the housing land supply. It states:

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

- 2.5 This does not involve a direct count of bed spaces but a calculation of the amount of accommodation released in the housing market as a result of people moving from housing (Use Class C3) to specialist housing for older people.
- 2.6 The calculation involves dividing the number of bed spaces provided by the specialist housing by the average number of adults living in households as identified in the [Census 2011](#). In the case of Tonbridge & Malling, the average number of adults living in households according to the Census 2011 was 1.89.

3. Housing Need – Standard Method

- 3.1 Housing need, which provides a measure to assess the Council’s projected housing land supply performance against, is calculated using the Government’s standard method, as set out in detail in the PPG on ‘[Housing and economic needs assessments](#)’. The baseline is established using the national household growth projections (2014-based). In particular the projected average annual household growth over the 10 year period 2019-2029. The PPG allows for the outcome of the standard method to be capped at 40% above the projected household growth over the period 2019-2029.

- 3.2 The outcome of this process is a housing need figure of 846 dwellings per annum (dpa). This is the capped need.

4. Housing Delivery Test

- 4.1 The Housing Delivery Test is a Government performance measure of housing delivery. It focusses on a three year period. It identifies the total net homes delivered over a three year period and divides this by the total number of homes required over the same three year period. The outcome is a percentage figure.
- 4.2 The latest set of published results, at the time of the publication of this paper, is for 2019. According to the [Government's Housing Delivery Test results for 2019](#), the measurement for Tonbridge & Malling was 117%, i.e. the net homes delivered were in excess of the requirement by +17%. The consequence of this performance is that no further action is required. With this context, the Council has applied a 5% buffer to the housing need measure in the projected five year housing land supply assessment in order to ensure choice and competition in the market, as expected by the [NPPF at paras. 73 and 74](#).

5. Explanations for Differences in Projected and Actual Completions for 2018/19

- 5.1 As part of the housing land supply position summarised in Table 1, the Council has documented the completions for the 12 month period from 1 April 2018 to 31 March 2019. During this period 455 units were recorded as completions. This compares to a projected figure in the previous housing land supply position as at 31 March 2018 of 835 units. This is a difference of 380 units.
- 5.2 The principal reason for the difference is because several sites projected for completion during 2018/19 expired during the 12 month period. These sites (see below) were extant at the start of the period which is why they formed part of the projected supply in the previous housing land supply position. However, the permissions were not implemented. Below is a selection of the larger sites that expired during 2018/19:
- Pickfords Depot, Mill Hall, Aylesford (App: 07/00241/FL) (79 units)
 - East Street, Snodland (App: 06/02147/OA) (42 units)
 - Ferns Surfacing Ltd, Bellingham Way, Larkfield (App: 13/03692/FL) (32 units)
 - 180 High Street, Tonbridge (App: 15/01914/FL) (12 units)
 - Platt C of E Primary School (App: 11/03061/FLX) (11 units)
- 5.3 In addition, the wider uncertain economic context and outlook had a bearing on the housing market.

6. Sites Included in the Trajectory – Clear Evidence

- 6.1 As highlighted in section 2 (above), the Council only included sites with outline planning permission for major development (10 units or more) and allocations within the adopted Development Plan where clear evidence was provided to demonstrate that they are deliverable.
- 6.2 **Outline Planning Permissions for Major Development** – The only site with outline planning permission for major residential development included within the projected five year supply position is Peter's Pit (also known as Peter's Village). This site is included because the landowners Trenport completed a pro forma detailing a programme for the submission of outstanding reserved matters applications to cover the residual amount on the outline planning permission. The completed pro forma (see Appendix 2) sets out a programme for the delivery of homes based upon a certain number of outlets at a certain delivery rate.
- 6.3 Based upon the information provided for phase 1F (142 units) and phases 3A and 3B (173 units) and taking account of the reserved matters permission 19/00486/RM (119 units), the residual amount on the outline planning permission for Peter's Pit as at 31 March 2018 (434 units) is expected to be completed within the projected five year period up to 31 March 2024.
- 6.4 In addition to Peter's Pit, there is a site with outline planning permission for extra care housing (Use Class C2) where the Council has clear evidence to demonstrate that it will be deliverable during the next five years. The Council approved the reserved matters application (19/02431/RM) for 79 extra care units at land rear of 239 to 259 London Road, West Malling on 29th January 2020. This is considered to be clear evidence that the scheme will be delivered during the next five years.

7. Sites Included in the Trajectory – C2 Uses

- 7.1 As highlighted in paras. 2.4 to 2.6 of this paper, the Government's updated PPG allows specialist housing for older people to be counted as part of the projected supply in terms of how many C3 units are freed-up on the open housing market. With this in mind, the projected five year housing land supply position includes the following extant C2 permissions (see list below). The number of units on the permission has been divided by 1.89, being the average number of adults living in households according to the Census 2011. The outline permission has been included because the Council has clear evidence in the shape of a reserved matters permission, as explained in para.6.4.
- Land west of Hermitage Lane, Aylesford (17/03513/FL/C2) (24 assisted living apartments – equivalent of 13 C3 units)
 - Abbeyfield Greensted Residential Home, 16 The Orpines, Watlingtonbury (16/00920/FL) (Demolition of existing care home (39 units) and the erection of

51 older person's extra care units, a net gain of 12 units – equivalent of 6 C3 units)

- Gavin Astor House, Royal British Legion Village, London Road, Aylesford (17/00609/FL) (Erection of a two storey 12-bedroom care home – equivalent of 6 C3 units)
- Harpwood Residential Home, Seven Mile Lane, Wrotham Heath (18/02137/FL) (Demolition of existing care home (44 units) and the erection of a replacement care home (80 units), a net gain of 36 units – equivalent of 19 C3 units)
- Land rear of 239 to 259 London Road, West Malling (17/00506/OA, Reserved Matters (19/02431/RM) approved on 29 January 2020) (Development of an extra care home (79 units) – equivalent of 42 C3 units).

8. Sites Excluded from the Trajectory – No Clear Evidence

8.1 For the reasons set out in the Government's NPPF and PPG, the Council has not included sites in the projected five year housing land supply position with outline planning permission for major development where there is no evidence to demonstrate their deliverability.

8.2 Furthermore, the Council has not included those allocations in the adopted Development Plan² where there is no clear evidence that they will be deliverable in the next five years. These sites are:

- 109 Hall Road, Aylesford (Policy H1(a)) (5 units)
- Oil Depot, Station Road, Aylesford (Policy H1(b)) (21 units)
- Nu-Venture Coaches, Mill Hall, Aylesford (Policy H1(c)) (8 units)
- Park House, 110-112 Mill Street, East Malling (Policy H1(e)) (5 units)
- Kings Hill (remainder) (Policy H1(f)) (65 units)

9. Housing Land Supply Assumptions

9.1 The projected supply from large sites has been informed by local records of delivery and feedback from some developers and land owners, eg Trenport in respect of Peter's Pit. This has resulted in the assumption that 80 units per outlet per annum can be delivered within the local housing markets. Where there are multiple outlets, the delivery rate of 80 units per annum is multiplied by the number of outlets.

10. Housing Land Supply

10.1 Based on the housing need of 846 dpa plus a 5% buffer the Council is able to demonstrate **2.6 years of housing land supply** between 1 April 2019 and 31 March

² [Development Land Allocations Development Plan Document](#) (DLA DPD), (Adopted April 2008), Policy H1

2024. This position is summarised in Table 1. The full list of extant planning permissions as at 31 March 2019 is set out in Appendix 1.

11. Implications for Decision-Taking

- 11.1 The Government's PPG on '[Housing supply and delivery](#)' in para. 008, reference ID: 68-008-20190722, sets out what happens in the event that an authority cannot demonstrate a 5 year housing land supply. It states:

"In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in [paragraph 11d of the National Planning Policy Framework](#)."

- 11.2 Given the Council's projected housing land supply position of 2.6 years, as at 31 March 2019, the Government's presumption in favour of sustainable development policy set out in para.11d of the NPPF (February 2019) applies in decision-taking on planning applications.

Table 1: Housing Land Supply Position as at 31 March 2019

Housing need of 846 dwellings per annum (dpa) (Government's standard methodology, 2014-based Household Projections, 2019-2029)

Year	Sites with Permission (1)	Small Sites Estimate (2)	Large Sites Windfalls	Allocations	Kings Hill Phase 3	Kings Hill (3)	Holborough Quarry (4)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	C2 sites conversion to C3	Completions	5 Year Totals	Total Supply 2006-2021	5 Year Supply 2019/20-2023/24						
2006/07	437					281	85			47		850	3,210	9,769							
2007/08	349					300	137			53		839									
2008/09	280					224	91			203		798									
2009/10	209					93	47	16		7		372									
2010/11	145					55	18	59		74		351									
2011/12	119					90	100	22		113		444	2,845			9,769					
2012/13	151					84	59	70		30		394									
2013/14	257					108	12	82		149		608									
2014/15	267					91	43	26		60		487									
2015/16	441					74	64	14		319		912									
2016/17	436					41	60	138	13	142		830	3,714					9,769			
2017/18	616					31	101	231	139	48		1166									
2018/19	128				29	27	61	71	67	39	33	455									
2019/20	81	44			67		87		183	19	12	493		9,769	2,297						
2020/21	187	44			203		34		222	67	13	770									
2021/22	106	44			144				207	68	19	588	1,122							9,769	2,297
2022/23	79	44							175	3	42	343									
2023/24	6	44							53			103									
2024/25		44										44			9,769						
2025/26		44										44									
2026/27		44										44	220				9,769				
2027/28		44										44									
2028/29		44										44									
2029/30		44										44									
2030/31		44										44									
Totals	4,294	528	0	0	443	1,499	999	729	1,059	1,441	119	11,111	11,111								
												SHMA 5 yr OAN +5% (5)		4,442							
												Difference		-2,145							
												5-Year Supply (6)		52%							
												No. of years of HLS (7)		2.6							

Note (1)

Excluding Strategic Sites & Tonbridge Town Centre

Note (2)

Windfall projection from small sites (fewer than five units in capacity). Based on previous supply discounted by 50%

Note (3)

Excludes 65 dwellings on allocated land without permission

Note (4)

Holborough Quarry 2008/09 error - should have been 91 units not 182 units

Note (5)

Housing need using the Government's standard methodology (2014 based Household Projections, 2019-2029) plus 5% buffer

Note (6)

Supply of ready to develop housing sites as a % of the 5-year OAN requirement (see footnote (5))

Note (7)

Number of years of Housing Land Supply (HLS) measured against 5-year housing need + 5% (see footnote (5))

Next 5 years of projected housing supply

5-year supply as a percentage of the housing need (see footnote (5))

Post Plan Period (2006-2021)

Number of years of housing land supply measured against standard methodology (capped) requirement (see footnote (5))

Site Reference	Address	Proposal	site status	Not Started Gains	Under Construction Gains	Not Started Loss	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phased 2016-21	Phased -2021/26	Not Phased	Demolitions
15/01485/OAEA and TM063315	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Grant of replacement planning permission for TM/05/00989/OAEA	UC	434	0	0	0	110	151	120	53	0	0						110	324		0
17/03461/RM	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Reserved Matters application pursuant to appearance, landscaping, layout and scale for Phase 4 (Parcels 2C, 2D, 2E and 2F), comprising of a residential development of 212 units with associated parking and landscaping, pursuant to outline application TM/15	UC	207	0	0	40	56	56	55	0	0	0						96	111		0
15/00998/RM	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Reserved matters application for phase 2 being appearance, landscaping, layout and scale pursuant to outline application TM/05/00989/OAEA (Formation of development platforms and creation of new community including residential development, mixed-use village)	UC	106	0	0	50	56	0	0	0	0	0						106	0		0
16/02327/FL	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent AREA 2H	Area 2H - Residential development of 59 units with associated parking and landscaping	UC	48	0	0	48	0	0	0	0	0	0						48	0		0
16/02326/RM	Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Reserved matters being appearance, landscaping, layout and scale for Phase 3, comprising of a residential development of 45 units with ancillary parking and landscaping, pursuant to outline application TM/15/01485/OAEA Formation of development platforms	UC	45	0	0	45	0	0	0	0	0	0						45	0		0
16/03169/RM	Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent	Reserved Matters application pursuant to outline planning permission TM/01/02746/OAEA for details of phases 8, 9 and 10.	UC	28	84	0	80	32	0	0	0	0	0						112	0		0
17/01333/FL	Former Holborough Quarry And Adjoining Land Parcel Holborough Road Snodland Kent	The erection of a pair of semi-detached cottages and undertakers garage with associated residential and cemetery visitor parking	NS	2	0	0	0	2	0	0	0	0	0						2	0		0

Site Reference	Address	Proposal	site status	Not Started Gains	Under Construction Gains	Not Started Loss	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phased 2016-21	Phased -2021/26	Not Phased	Demolitions
14/04279/RM	Former Holborough Quarry And Adjoining Land Parcel	Reserved Matters application pursuant to outline planning permission TM/01/02746/OAEA for details of phases 6, 7	UC	0	7	0	7	0	0	0	0	0	0						7	0		0
18/01609/RM	Areas 10, 11 And 15 Kings Hill Phase 3 Gibson Drive	Reserved Matters Application (access, appearance, landscaping, layout and scale) for Areas 10, 11 and 15 for	NS	166	0	0	17	75	74	0	0	0	0						92	74		0
17/01392/RM	Area 1 Kings Hill Phase 3 Gibson Drive Kings Hill West	Reserved matters for 132 dwellings in Area 1 (junction of Tower View and Kings Hill Avenue) being details relating to	UC	79	24	0	50	53	0	0	0	0	0						103	0		0
17/02667/RM	Area 12 Kings Hill Phase 3 Gibson Drive Kings Hill West	Reserved Matters (access, appearance, landscaping, layout and scale) for Area 12 for the erection of an assisted living	NS	75	0	0	0	75	0	0	0	0	0						75	0		0
18/02788/RM	Area 9 Land North Of Hazen Road Kings Hill Phase 3	Reserved Matters Application (appearance, scale, layout and landscaping) for 70 dwellings and associated roads, parking,	NS	70	0	0	0	0	70	0	0	0	0						0	70		0
18/00664/RM	Adjacent 45 King Hill West Malling Kent ME19 4PL	Reserved Matters Application pursuant to Outline planning permission TM/16/00865/OA: Erection of a detached	NS	0	1	0	1	0	0	0	0	0	0						1	0		0
18/01596/FL	Gardeners Cottage 31 Keepers Cottage Lane	Conversion of the presently vacant former residential building Cottages into a pair of semi-detached dwelling	NS	2	0	-1	0	0	2	0	0	0	0						0	2		-1
19/00009/FL	Dewpond Platt Common Platt Sevenoaks Kent TN15 8JX	Demolition of the existing dwelling and construction of a replacement dwelling with an attached garage and parking	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
17/03513/FL/A	Land West Of Hermitage Lane And East Of Units 4A	Hybrid Planning Application: The demolition of all existing buildings and structures and redevelopment to provide a new	NS	40	0	-20	0	40	0	0	0	0	0						40	0		-20
13/00568/FLX	Bank Yard Land Between 11 And 12 Bank Street	Application for extension of time to implement planning permission TM/10/01048/FL (Conversion/change of use of	NS	1	0	0	1	0	0	0	0	0	0						1	0		0
18/00036/PDVOR	Tonbridge Chambers Pembury Road Tonbridge	Prior Notification: change of use from office (Class B1) to residential (Class C3) (Part 3 Class O) to provide 30 x 1 bed	NS	31	0	0	0	0	31	0	0	0	0						0	31		0
18/00893/FL	77 - 81 High Street Tonbridge Kent TN9 1RX	Subdivision of retail unit to form 3 retail units at ground floor, including the creation of A1 (retail) or A3 (restaurant/ cafe?)	NS	14	0	0	0	0	14	0	0	0	0						0	14		0
18/01412/FL	The Car Company Priory Road Tonbridge Kent TN9	Demolition of existing warehouses (Use class B1) and erection of 14no. 3 bed dwelling with 16no. parking spaces	NS	14	0	0	0	14	0	0	0	0	0						14	0		0
18/00047/PDVOR	Second Floor 4 Quarry Hill Road Tonbridge Kent	Prior Notification: change of use of second floor office space (Class B1) to 10 residential flats (Class C3) (Part 3 Class O)	NS	10	0	0	0	10	0	0	0	0	0						10	0		0
18/02344/PDVOR	First Floor 4 Quarry Hill Road Tonbridge Kent	Prior Notification: Change of use from office (Class B1) to 9 residential units (Class C3) (Part 3 Class O)	NS	9	0	0	0	0	9	0	0	0	0						0	9		0
18/02222/FL	Riverbank House Angel Lane Tonbridge Kent	Rooftop extension to provide 8 additional 2 bed flats	NS	8	0	0	0	8	0	0	0	0	0						8	0		0

Site Reference	Address	Proposal	site status	Not Started Gains	Under Construction Gains	Not Started Loss	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phased 2016-21	Phased -2021/26	Not Phased	Demolitions
15/02817/FL	The Old Power Station The Slade Tonbridge Kent TN9 1HR	Conversion of The Old Power Station, currently used as a training centre, into 5 no. dwellings and a new building comprising 7 no. dwellings built on the existing rear car park	UC	7	0	0	0	7	0	0	0	0	0						7	0		0
16/03366/PDVOR	1 High Street Tonbridge Kent TN9 1SG First Floor	Prior notification for change of use from offices (class B1) into 7 residential units (class C3)	NS	7	0	0	7	0	0	0	0	0	0						7	0		0
15/03002/FL	Hope House 7 Lyons Crescent Tonbridge Kent TN9 1EX	Change of use from Offices (B1) to Residential (C3) to create six self-contained apartments, with second floor rear roof extension and removal of two existing chimney stacks from the rear of the building	NS	6	0	0	6	0	0	0	0	0	0						6	0		0
18/00422/FL	23A High Street Tonbridge Kent TN9 1SQ	Minor external repairs and internal conversion and refurbishment of the existing dwelling at first and second floors to provide two new 2 bedroom flats and one new 1 bedroom flat	NS	3	0	0	0	0	0	3	0	0	0						0	3		0
17/01566/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
17/01735/FL	24 High Street Tonbridge Kent TN9 1EJ	Demolition of part of the rear of the building and erection of 3 storey rear extension as part of conversion of the first and second floor single flat into 2x 2 bed flats and extension to ground floor retail use	NS	2	0	-1	0	2	0	0	0	0	0						2	0		-1
18/01814/FL	The Burton Building 62 High Street Tonbridge Kent	Rooftop extension to create two, two bedroom flats, and internal alterations to one flat to allow the formation of a new staircase	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
18/02373/FL	1C Church Street Tonbridge Kent TN9 1HD	Reinstatement of two separate dwellings (1C & 1D) from one single dwelling	NS	2	0	-1	0	2	0	0	0	0	0						2	0		-1
18/02390/PDVOR	41 High Street Tonbridge Kent TN9 1SQ	Prior Notification: Change of use from first floor office space (Class B1) to 2 No. residential units (Class C3) (Part 3 Class O)	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
16/03629/FL	The Vicarage Church Street Tonbridge Kent TN9 1HD	Erection of new dwelling (resubmission of previous applications TM/11/02395/FL and TM/14/01866/FL)	NS	1	0	0	1	0	0	0	0	0	0						1	0		0

Site Reference	Address	Proposal	site status	Not Started Gains	Under Construction Gains	Not Started Loss	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phased 2016-21	Phased -2021/26	Not Phased	Demolitions
17/03394/FL	2 Barden Road Tonbridge Kent TN9 1TS	Use of existing toilet area of restaurant as a studio flat, and adding new customer toilets within the restaurant at ground level together with installation of new metal staircase and creation of decking area surrounded by balustrade	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
16/02279/PDVOR	137B High Street Tonbridge Kent TN9 1DH	Prior Notification: Conversion of office (class B1) to single dwelling (class C3) (Class O)	NS	1	0	0	1	0	0	0	0	0	0						1	0		0
18/03049/FL	169 - 171 High Street Tonbridge Kent TN9 1BX	Part change of use of commercial building; conversion of upper floors to form one bedroom maisonette, insertion of rear entrance door and roof light window to rear	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/00423/FL	2 - 12 Avebury Avenue Tonbridge Kent TN9 1TF	Alterations, extension and change of use of the existing building to a mixed use including 14 no. apartments, gym	UC	0	14	0	0	14	0	0	0	0	0						14	0		0
17/02635/FL	R Allen (Tonbridge) Ltd Lyons Crescent Tonbridge	Demolition of existing buildings and residential redevelopment comprising 14 apartments	NS	14	0	0	0	0	14	0	0	0	0						0	14		0
18/01874/FL	1 Bank Street Tonbridge Kent	Partial demolition and rebuild of core to no 1 Bank Street to provide 2 no. residential dwellings with ancillary storage with	NS	0	2	0	0	2	0	0	0	0	0						2	0		0
18/02338/FL	175 High Street Tonbridge Kent TN9 1BX	Alterations, first floor rear extension and conversion of the building to a mixed use comprising A2 offices at ground floor and 3 no. flats	UC	0	3	0	3	0	0	0	0	0	0						3	0		0
17/03189/OA	The Old Startled Saint 120 Teston Road West Malling Kent ME19 6PQ	Outline Application: a new detached two storey dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/00574/FL	The Old Startled Saint 120 Teston Road West Malling Kent ME19 6PQ	Demolition of the existing dwelling and erection of 5 detached dwellings with associated garaging, parking and access	NS	5	0	-1	0	5	0	0	0	0	0						5	0		-1
17/03370/FL	Little Mead Roughway Lane Plaxtol Tonbridge Kent TN11	Division of existing house into two separate dwellings	NS	2	0	-1	0	2	0	0	0	0	0						2	0		-1
18/02686/FL	Little Mead Roughway Lane Plaxtol Tonbridge Kent TN11	Replacement dwelling	NS	1	0	-1	0	0	1	0	0	0	0						0	1		-1
18/00396/FL	Barnfield Cottage Stone Street Road Ivy Hatch	Re-development of the site comprising of demolition of existing indoor riding arena, removal of an external sand	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00345/FL	The Lodge Cuttens Shipbourne Road Tonbridge	Replacement of redundant brick drying barn to form a single residential dwelling	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
17/03509/PDVAR	Winterfield Farm Winterfield Lane East Malling West	Prior Notification: change of use of an existing agricultural building and land within its curtilage into a single dwelling-	UC	1	1	0	2	0	0	0	0	0	0						2	0		0

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18/01065/FL	36 Dry Hill Park Road Tonbridge Kent TN10 3BU	Part temporary residential accommodation for carers on ground and first floor and ancillary offices on part of ground	UC	0	1	0	0	1	0	0	0	0	0						1	0		0
18/02860/FL	Leybourne Grange Riding Centre For The Disabled	Brick built tea-room and separated secure tack storage room for Leybourne Grange Riding Centre for the Disabled. To	NS	0	0	0	0	0	0	0	0	0	0						0	0		0
18/03021/FL	The Old Rectory Aldon Lane Offham West Malling Kent	Demolition of existing buildings and erection of 2 detached houses, car port and stores (amendment to planning)	UC	0	2	0	2	0	0	0	0	0	0						2	0		0
17/02248/OA	Taddington Wood North Of Robin Hood Lane Blue Bell	Outline Application for the erection of 5 dwelling houses and 5 detached garages with associated parking, turning areas	NS	5	0	0	0	5	0	0	0	0	0						5	0		0
18/01232/OA	121 Teston Road West Malling Kent Land Adjoining	Outline application for the erection of 2 No. dwellings	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
18/02368/OA	Mobile Home Hillberry Farm 351 Wateringbury Road East	Outline Application: Removal of existing residential mobile home and replacement with a pair of 2 no. two bedroomed	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
16/02633/OA	82 Common Road Chatham Kent ME5 9RG	Outline Application: New dwelling with access and scale to be approved at this time	NS	1	0	0	1	0	0	0	0	0	0						1	0		0
17/00536/OA	15 Station Road Ditton Aylesford Kent ME20 6AU	Outline Application: For detached dwelling circa 110SqM on parcel of land next to existing terrace of dwellings	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00690/OA	24 Maidstone Road Borough Green Sevenoaks Kent TN15	Outline Application: Erection of new dwelling with associated parking and landscaping	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00781/OA	78 Cottenham Close East Malling West Malling Kent	Outline Application: New detached bungalow	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02240/OA	Land Between Myrtle Cottage And Redland House	Outline application: Single storey dwelling. with landscaping reserved (Revised design and siting to TM/18/01165/OA)	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
17/01872/OA	121 Woodside Road Tonbridge Kent TN9 2PB	Outline Application: Erection of new dwelling (with landscaping a reserved matter)	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
15/03414/FL	Bridge House Mill Lane Basted Sevenoaks Kent TN15 8PR	Conversion and alteration of the existing building from office use to residential use with the provision of three residential units	NS	3	0	0	3	0	0	0	0	0	0						3	0		0
17/03350/FL	Former Somerfield Distribution Centre Station Road Aylesford Kent ME20 7QR	Construction of 92 dwellings with associated parking, roads, landscaping and public open space (Revised scheme to that approved under application TM/13/03109/FL)	UC	92	0	0	0	0	45	47	0	0	0						0	92		0

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18/00995/FL	94 Mill Hall Aylesford Kent ME20 7JN	Demolition of the existing building and redevelopment of the site to provide a five storey building with parking and landscaping at ground floor level and 21 residential units on the upper four floors, together with landscaping and other associated works	NS	21	0	0	0	0	21	0	0	0	0						0	21		0
16/03380/FL	Brunswick Yard Pound Road East Peckham Tonbridge Kent Development Site At	Demolition of existing buildings and residential development comprising 10 no. houses and associated works, parking and minor alterations to the two access points to Pound Road	NS	10	0	0	0	10	0	0	0	0	0						10	0		0
18/03052/FL	Quarry House 81 Quarry Hill Road Borough Green Sevenoaks Kent TN15 8RW	Demolition of existing office building and the erection of 8 residential dwellings. Access from existing Quarry Hill roundabout, provision of public open space, works associated with de-culverting and diversion of the watercourse, sustainable urban drainage	NS	8	0	0	0	0	8	0	0	0	0						0	8		0
18/02488/FL	Primrose Inn 112 Pembury Road Tonbridge Kent TN9 2JJ	Demolition of the existing Primrose Public House and redevelopment of the site to provide 4 no. dwelling houses and 2 no. apartments with associated access, parking, infrastructure and landscaping	NS	6	0	0	0	0	0	6	0	0	0						0	6		0
18/01619/PDVOR	3 Station Road Borough Green Sevenoaks Kent TN15 8ER	Prior Notification: change of use from Class B1(a) and any land within its curtilage to 4 one bed and 2 studio residential flats (class C3) (part 3 class o)	NS	6	0	0	0	0	0	0	6	0	0						0	6		0
16/03436/FL	The Toastmasters 65 - 67 Church Street Burham Rochester Kent ME1 3SB	Conversion of existing pub/restaurant with two stories of accommodation over to 5no apartments including alterations to car park to provide car parking and amenity space	NS	5	0	0	5	0	0	0	0	0	0						5	0		0
17/01287/FL	2 - 4 High Street West Malling Kent ME19 6QR	Redevelopment to demolish commercial unit to the rear of the site and provide 5 terraced houses and extensions to the existing commercial building to the front of the site	NS	5	0	0	0	5	0	0	0	0	0						5	0		0
18/02015/FL	Beechin Wood Farm Beechinwood Lane Platt Sevenoaks Kent	Conversion of the existing water tower into residential use. Demolition of the existing commercial buildings and the construction of 4no. new detached residential dwellings and detached garage. New vehicle crossover onto the site with alterations to the l	NS	5	0	0	0	5	0	0	0	0	0						5	0		0

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16/01054/FL	Mabledon London Road Southborough Tunbridge Wells Kent (Land at)	Conversion of dormitories and sports hall to form 4 new residential dwellings	NS	4	0	0	4	0	0	0	0	0	0						4	0		0
18/01338/FL	Land Between Regents Court And Park View London Road Addington West Malling Kent	Erection of four detached three bedroom chalet style dwellings	NS	4	0	0	0	0	4	0	0	0	0						0	4		0
17/00101/FL	Kentish Quarryman 42 New Road Ditton Aylesford Kent ME20 6AD	Erection of three new 3 bedroom dwellings at the rear of 42 New Road Ditton	NS	3	0	0	0	3	0	0	0	0	0						3	0		0
17/02224/FL	281 London Road West Malling Kent ME19 5AE	Extension, alteration and conversion of existing bungalow to form x2 two to three bedroom two storey semi-detached dwelling houses and the erection of a x1 new two bedroom bungalow with associated access, parking and turning	NS	3	0	-1	0	3	0	0	0	0	0						3	0		-1
17/02262/FL	Land In Queens Avenue Queens Avenue Snodland Kent	Removal of sundry dilapidated buildings and replacement with terrace of 3 x 2 bedroom houses and associated parking spaces	NS	3	0	0	0	3	0	0	0	0	0						3	0		0
19/00096/RM	Golden Green Nurseries Three Elm Lane Golden Green Tonbridge Kent TN11 0LH	Reserved Matters application pursuant to condition 1 of outline planning permission TM/18/01225/OA (Demolition of existing greenhouses and barn and erection of 3 dwellings. All matters reserved except for access) for details of layout, scale, appearance a	NS	3	0	0	0	0	0	3	0	0	0						0	3		0
18/00495/FL	34 Maidstone Road Borough Green Sevenoaks Kent TN15 8BD	Terrace of three dwellings with associated access, parking and landscaping	UC	3	0	0	0	3	0	0	0	0	0						3	0		0
18/00420/FL	22 The Landway Borough Green Sevenoaks Kent TN15 8RG	Demolition of existing workshop buildings, construction of two 2 bedroom and one 3 bedroom houses with associated parking and amenity areas	NS	3	0	0	0	0	3	0	0	0	0						0	3		0
18/00624/FL	2 Preston Road Tonbridge Kent TN9 1UH	Extension and conversion of two properties, 2 Preston Road and 53 Barden Road, into three 2-bedroom terraced houses	NS	3	0	-2	0	3	0	0	0	0	0						3	0		-2

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18/02802/FL	Platt House Farm Fairseat Lane Wrotham Sevenoaks Kent TN15 7QB	Demolish substantial redundant dairy barn and build 3 dwellings as replacement with associated garaging, storage and access	NS	3	0	0	0	0	3	0	0	0	0						0	3		0
16/01412/FL	17 Station Road Borough Green Sevenoaks Kent TN15 8ET	Conversion of existing dwelling house to two separate one-bed dwellings	NS	2	0	-1	2	0	0	0	0	0	0						2	0		-1
17/01121/FL	5 Mill Lane Blue Bell Hill Chatham Kent ME5 9RB	Erection of two dwellings	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
17/03241/FL	Buildings At Postern Farm Postern Lane Tonbridge Kent	Demolition of existing agricultural buildings and construction of two new residential dwellings, together with conversion of remaining agricultural building to ancillary garaging to Units 1 & 2 and for the change of use of land to residential curtilage (R	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
17/03131/FL	The Nelson Arms 19 Cromer Street Tonbridge Kent TN9 1UP	Conversion of single flat to two self-contained units and provision of an external staircase	NS	2	0	-1	0	2	0	0	0	0	0						2	0		-1
18/00590/FL	Arundel House 88 High Street West Malling Kent ME19 6NE	Change of use of building to provide Class B1 offices at ground floor and two 1 bedroom residential units on the upper floors; and erection of a rear single storey extension	NS	2	0	0	0	0	0	2	0	0	0						0	2		0
18/00922/FL	Land To North East Of 15 Station Road Ditton Aylesford Kent ME20 6AU	Proposed two semi-detached houses	NS	2	0	0	0	0	2	0	0	0	0						0	2		0
18/00668/FL	Longcroft Lodge Oldbury Lane Ightham Sevenoaks Kent TN15 9DE	Demolition of existing bungalow, garage, stables, greenhouse and out buildings and the erection of 2 no. four bedroom houses and detached garages	NS	2	0	-1	0	0	2	0	0	0	0						0	2		-1
18/01394/FL	4 - 6 New Road Ditton Aylesford Kent ME20 6AD	Erection of two, 2 bedroom dwellings with associated parking and access	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
18/00959/FL	1 And 2 Great Cossington Farm Cottages With Adjacent Barn Pratling Street Aylesford Kent ME20 7DQ	Conversion of central part of the derelict barn to create two dwellings, together with alterations to numbers 1 and 2 Great Cossington Farm Cottages, including installation and alterations to dormers	NS	2	0	0	0	2	0	0	0	0	0						2	0		0

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18/02109/FL	Stone Cottage Maidstone Road Hadlow Tonbridge Kent TN11 0JL	Conversion of dwelling to two two-bed dwellings. Front porch extension. Demolition of outbuildings	NS	2	0	-1	0	2	0	0	0	0	0						2	0		-1
17/03471/FL	Great Budds House Mote Road Shipbourne Tonbridge Kent TN11 9QD	Sub-division of existing site containing one Grade II-listed dwelling, one Grade II-listed barn and one oast house into three self-contained plots with Grade II-listed barn and oast house converted into dwellings	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
18/02667/FL	30 Shipbourne Road Tonbridge Kent TN10 3DS	Proposed rear first floor extension and internal alterations to form two 2 bedroom houses	NS	2	0	-1	0	0	0	2	0	0	0						0	2		-1
18/01231/FL	Gover Pound Gover Hill Roughway Tonbridge Kent TN11 9SP	Demolition of the existing buildings and the erection of two replacement detached dwellings with associated access and landscaping	NS	2	0	-2	0	0	0	2	0	0	0						0	2		-2
18/02072/FL	25 West Street West Malling Kent ME19 6QX	Provision of a two storey side extension, a single storey rear extension and wholesale re-modelling of the existing dwellinghouse together with the construction of a pair of semi-detached dwellings to side with associated provision of a new access	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
18/02683/FL	11A Douglas Road Tonbridge Kent TN9 2TA	Demolition of detached bungalow and erection of 2x 3 bedroom semi-detached dwellings	NS	2	0	-1	0	0	2	0	0	0	0						0	2		-1
17/03504/FL	Crowhurst Coldstore Bells Farm Road East Peckham Tonbridge Kent	The demolition of two existing buildings and erection of two dwellings with associated landscaping	NS	2	0	0	0	2	0	0	0	0	0						2	0		0
15/01614/FL	The Old Stables Barn, Adjacent To Bassetts Cottage Maidstone Road Platt Sevenoaks Kent TN15 8FL	Change of use of existing barn to dwelling with single storey extension	UC	1	0	0	1	0	0	0	0	0	0						1	0		0
16/00568/FL	31 Medina Road Ditton Aylesford Kent ME20 6DN Wagoners, Back Lane (Land Adj)	Proposed 3 bedroom detached dwelling	NS	1	0	0	1	0	0	0	0	0	0						1	0		0

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16/02309/FL	Picaroons Maidstone Road Platt Sevenoaks Kent TN15 8LB	Demolition of existing dwelling and garage and erection of new dwelling and garage; widen access from Maidstone Road; engineering works to garden; swimming pool and erection of glasshouse, timber shed and summerhouse	NS	1	0	-1	1	0	0	0	0	0	0						1	0		-1
16/03151/FL	Nutlands Cottage Oldbury Lane Ightham TN5 Sevenoaks Kent TN15 9DA	Change of use and extension of garage to annexe accommodation	NS	1	0	0	1	0	0	0	0	0	0						1	0		0
16/02135/FL	12 Brooklands Road Larkfield Aylesford Kent ME20 6RN	Demolition of existing side larder and garage outbuilding and erection of new 2-bedroom dwelling with garden and parking	NS	1	0	0	1	0	0	0	0	0	0						1	0		0
16/03769/FL	Dalecroft Yopps Green Plaxtol Sevenoaks Kent TN15 0PY	Demolition of existing bungalow and replacement with single family dwelling house	NS	1	0	-1	1	0	0	0	0	0	0						1	0		-1
18/00257/RM	11 Uridge Crescent Tonbridge Kent Land Adjoining	Reserved Matters application pursuant to conditions 1 (layout and appearance), 4 (materials), 5 (slab levels), 6 (external lighting), 7 (windows) and 8 (refuse) pursuant to planning permission TM/16/02987/OA: Detached 3 bedroom dwelling	NS	1	0	0	1		0	0	0	0	0						1	0		0
17/00482/FL	1 Mackenders Close Eccles Aylesford Kent ME20 7JD	Erection of a 2 storey dwelling adjoining 1 Mackenders Close (resubmission of TM/16/02270/FL) together with a single storey rear extension to number 1	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/00724/FL	1 Tudeley Lane Tonbridge Kent TN9 2JN	Two storey detached dwelling and construction of detached double garage to serve it, replacement double garage to serve existing two storey dwelling and associated landscaping (retrospective)	UC	1	0	0	1	0	0	0	0	0	0						1	0		0
17/01338/FL	Church Farm Oast Church Road Ryarsh West Malling Kent ME19 5LB	Demolition of existing workshop and construction of a part two storey part single storey side extension, 2 rear dormer extensions and front porch to form a detached three-bed house	NS	1	0	0	0	1	0	0	0	0	0						1	0		0

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17/01417/FL	Langold House 285 Snodland Road Birling West Malling Kent ME19 5JQ	Demolition of coach house, relocation and construction of coach house with ancillary residential annex	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
17/01437/FL	Four Wents Hampton Park Road Hadlow Tonbridge Kent TN11 9RE	Conversion of stable building and store into a single, 3 bedroom residential unit and provision of vehicle access being a revised proposal to that approved under reference TM/15/03216/FL	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/01393/FL	26 Alma Road West Malling Kent ME19 6RP	Demolition of single storey garage and utility room, erection of detached two bedroom house	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/01410/FL	3 Estridge Way Tonbridge Kent TN10 4JS	Demolition of part of the existing unit and construction of a detached residential dwelling alongside associated parking, access and landscaping works	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/01387/FL	Sandyridge Pine Tree Lane Ivy Hatch Sevenoaks Kent TN15 0NJ	Proposed re-cladding, re-modelling and extension of existing dwelling including the raising of the roof level. Proposed conversion of concrete frame barn to become residential annex	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/02366/FL	73 Plover Road Larkfield Aylesford Kent ME20 6LA	Demolition of the existing garage and part of a side/rear extension to allow the erection of a two storey detached residential dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/02530/FL	Forstal House Roughetts Road Ryarsh West Malling Kent ME19 5LF	Demolition of existing two storey house, erection of new two storey house and associated landscaping	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
17/01104/FL	Moonfield The Street Ryarsh West Malling Kent ME19 5LG	Demolition of the existing workshop building, removal of tennis court and erection of a single storey dwelling and associated parking and driveway, sharing existing access	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
17/02591/FL	The Keepers Cottage Wrotham Hill Road Wrotham Sevenoaks Kent TN15 7PT	Change of use of the existing garage/workshop building to residential annexe/garage	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/02658/FL	Oakdale Eggpie Lane Hildenborough Tonbridge Kent TN11 8PE	Section 73 application for the variation of planning condition 3 of TM/17/01756/FL: Demolition of the existing detached dwelling, construction of a new detached house and enlargement of the driveway	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1

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17/02427/FL	13 Arundel Close Tonbridge Kent TN9 2UG	Demolition of existing garage and erection of two storey side extension and creation of residential annex at first floor	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/02903/FL	Lower Street Farm Lower Street Hildenborough Tonbridge Kent	Proposed new dwelling with farm office	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/03049/FL	The Coach House Upper Brooms Common Road Ightham Sevenoaks Kent TN15 9ED	Demolition of the Coach House and associated outbuildings and hard surfacing and erection of a four bedroom two-storey dwelling together with re-location of swimming pool and provision of car parking, landscaping and associated works	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/03011/FL	23 Wheatsheaf Way Tonbridge Kent TN10 3PL	Demolition of the existing bungalow and erection of replacement one bedroom bungalow with integral garage. Alteration to drive and landscaping	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
17/02922/FL	78 Old Road Watlington Maidstone Kent ME18 5PP	Conversion of an existing garden studio/outbuilding into a proposed annex associated with a residential dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/01946/FL	19 - 21 High Street Snodland Kent ME6 5AF	Change of use of 21 High Street from a vacant bank (Class A2) to create a Class A5 Hot Food Takeaway unit on the ground floor with associated external alterations, including the installation of new aluminium grilles associated with extraction and ventilat	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/02420/FL	Little Rosewood Common Road Ightham Sevenoaks Kent TN15 9AX	Demolition of existing dwelling and garage and construction of new two storey dwelling and detached garage	UC	1	0	0	0	1	0	0	0	0	0						1	0		0
17/03276/FL	16 Larkfield Close Larkfield Aylesford Kent ME20 6BH	Demolition of existing detached garage and outbuildings and construction of 2 bedroom bungalow with detached garage and associated parking	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
17/03105/FL	The Clock House High Street Wrotham Sevenoaks Kent TN15 7AA	Change of use of ground floor shop to residential use and external alterations to the building to create a 3-bedroom dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0

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17/03385/FL	The Corner House 321 Bush Road East Peckham Tonbridge Kent TN12 5LN	Replacement of barn with a single residential dwelling	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
17/03466/FL	41 Mackenders Lane Eccles Aylesford Kent ME20 7HZ	Demolition of existing garage and construction of detached bungalow behind existing bungalow (revised scheme to that approved under TM/17/02014/FL)	UC	1	0	0	1	0	0	0	0	0	0						1	0		0
17/03495/FL	1 Sandown Road West Malling Kent ME19 6NT	Demolition of existing dwelling and garage and development of new dwelling with associated garage	UC	1	0	0	0	1	0	0	0	0	0						1	0		0
18/00020/FL	Crabdene Cottage Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL	Proposed replacement dwelling	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
18/00081/FL	Honeycroft Farm Three Elm Lane Golden Green Tonbridge Kent TN11 0BS	Conversion of disused building and land within its curtilage to a residential dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/00042/FL	21 Church Road Hildenborough Tonbridge Kent TN11 9JL	Demolition of detached garage and erection of a bungalow in the side garden of No. 21 Church Road	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00323/FL	4 Shelton Close Tonbridge Kent TN10 3DY	Demolition of existing side extension and erection of single storey side extension to provide granny annexe	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00382/FL	Old Rectory Cottage Rectory Lane Ightham Sevenoaks Kent TN15 9AJ	Subdivision of plot to separate Old Rectory Cottage from The Old Rectory. Construction of a new single storey orangery, internal modifications to create four bedroom dwelling including removal of one chimney and hipped dormer, the addition of five new dor	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00584/FL	67 Thorpe Avenue Tonbridge Kent TN10 4PR	Double rear and side extension with new loft extension, including internal annex for elderly relative and additional bedrooms/living space. Works are planned to be undertaken over three phases	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00189/FL	Greenway Farm Rochester Road Burham Rochester Kent ME1 3SQ	Demolition of existing pole-barn; part change of use from agricultural to residential and formation of new detached 2 bedroomed dwelling	NS	1	0	0	0	0	0	1	0	0	0						0	1		0

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18/00439/FL	The Courtyard Alexander House Comp Lane Offham West Malling Kent ME19 5NW	Conversion of existing garage and ancillary accommodation/office to provide a 3 bedroom dwelling, with associated parking and landscaping and use of existing access to be shared with host dwelling	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00729/FL	Church Cottage Plaxtol Lane Plaxtol Sevenoaks Kent TN15 0QB	New two bed residential dwelling in the curtilage of a listed building	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/00913/FL	Hodges Place Church Road Offham West Malling Kent ME19 5NY	Proposed replacement building, to be used as a carers annexe	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
18/00291/FL	The Pump House Hill Park Farm Wrotham Hill Road Wrotham Sevenoaks Kent TN15 7QA	Demolition and replacement of existing building to create a 3-bedroom dwelling with a single storey extension	NS	1	0	-1	0	0	1	0	0	0	0						0	1		-1
18/01079/FL	17 Medway View Three Elm Lane Golden Green Tonbridge Kent TN11 0BG	Conversion and extension of existing detached garage to form an annex for a family member	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
18/01267/FL	Bank Lane Farm Bank Lane Hildenborough Tonbridge Kent Land Adjacent To	Proposed dwelling, detached garage with ancillary accommodation and swimming pool building. (Alternative to TM/14/02750/FL granted on appeal)	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
18/01220/FL	311 Canon Lane Watlingtonbury Maidstone Kent ME18 5PJ	The demolition of the existing building and the erection of a replacement detached dwelling with associated access and landscaping	UC	1	0	0	1	0	0	0	0	0	0						1	0		0
18/01376/FL	Navarrica Long Mill Lane Crouch Borough Green Sevenoaks Kent TN15 8QB	Subdivision of rear garden, partial demolition of attached garage, erection of detached garage in front garden, erection of new dwellinghouse on land to the rear of Navarrica and provision of vehicular access	UC	1	0	0	0	0	1	0	0	0	0						0	1		0
18/00839/FL	Former Orchard Dene Nursery High House Lane Hadlow Tonbridge Kent	Demolition of commercial storage barn (B8) and private storage barn and erection of a 2-bedroom bungalow	NS	1	0	0	0	0	0	1	0	0	0						0	1		0

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18/01440/FL	Applegarth Farm High Cross Road Ivy Hatch Sevenoaks Kent TN15 0NN	'Construction of single storey extension and some internal alterations to existing house to provide residential annex'	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/00980/FL	Cobblestones Church Street Hadlow Tonbridge Kent TN11 0DB	Conversion of existing coach house into living accommodation	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
16/03620/FL	Woodgate Farm Woodgate Road Addington West Malling Kent ME19 5LH	Demolition of the two existing storage buildings (Class B8) and replacement with a single dwelling house (Class C3)	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01451/FL	Land South Of Allens Lane Plaxtol Sevenoaks Kent	Conversion of redundant, detached storage building to a residential dwelling opposite Orchardmain Cottage, on Land South of Allens Lane	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01457/FL	Development Plot West Of 39 Baltic Road Tonbridge Kent	Erection of a three storey, four bed, detached house	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01014/FL	Storage Building At Oxenhoath Mill Farm Land High House Lane Hadlow Tonbridge Kent	Demolition of dairy/storage building and stable building and erection of detached dwelling with parking space and residential curtilage	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/00998/FL	School Farm School Lane Wouldham Rochester Kent ME1 3TS	Reinstatement of former barn to create a new self-contained dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01714/FL	Rose Cottage North Down Plaxdale Green Road Stansted Sevenoaks Kent TN15 7PB	Conversion and extension of existing outbuilding known as Rose Cottage to ancillary residential accommodation (previously permitted at appeal under TM/07/00037/FL)	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01614/FL	Land Rear Of 8 Orchard Drive Tonbridge Kent	Detached new build bungalow, landscaping, boundary treatment and associated works	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01744/FL	Hillside Pilgrims Way Trottiscliffe West Malling Kent ME19 5EP	Demolition of an existing bungalow and replacement with new split level dwelling	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1

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18/01783/FL	Court House Vigo Road Fairseat Sevenoaks Kent TN15 7LU	Existing redundant agricultural barn to be converted into single family private dwelling with associated external works	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01166/FL	Beaconsmount Close Pine Tree Lane Ivy Hatch Sevenoaks Kent TN15 0NJ	Demolition of existing house and erection of a replacement dwelling with detached car port and stable. Change of use of agricultural land to residential use	UC	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01868/FL	Lloyds Bank 716 London Road Larkfield Aylesford Kent ME19 5BL	Change of use and refurbishment of first floor unit from B1 (Office) to C3 (Dwelling house)	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
18/01967/FL	151 Birling Road Snodland Kent ME6 5ES	Single storey side extension to form accommodation for elderly relative	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
16/02547/PDVAR	Mount Pleasant Farm Seven Mile Lane East Peckham Tonbridge Kent TN12 5NE	Prior notification: Change of use of an agricultural building to a dwelling under Part 3 Class Q (a) and associated building operations under Class Q (b)	NS	1	0	0	1	0	0	0	0	0	0						1	0		0
18/01844/FL	317 Watringbury Road East Malling West Malling Kent ME19 6JG	Erection of an ancillary granny annexe	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/01375/FL	Streets End Ford Lane Trottiscliffe West Malling Kent ME19 5DP	Proposed new two storey detached dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02132/FL	19 Dry Hill Road Tonbridge Kent TN9 1LU	Demolition of existing property and construction of new build replacement dwelling	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
18/02330/FL	Godwell Farm Church Road Offham West Malling Kent ME19 5NX	Proposed conversion of redundant barn to residential dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02150/FL	Coppice Court 70 Teston Road Watringbury Maidstone Kent ME18 5BG	Demolition of existing stables with extant consent for residential conversion and erection of replacement dwelling	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02349/FL	19 Barming Road Watringbury Maidstone Kent ME18 5BD Land Adjacent	Construct one dwelling and garage	NS	1	0	0	0	1	0	0	0	0	0						1	0		0

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18/02487/FL	Boormans Farm Court Lane Hadlow Tonbridge Kent TN11 0JT	Change of use and extension of existing agricultural building to form a three bedroom dwellinghouse	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02635/FL	11 Heather Walk Tonbridge Kent TN10 3NB	Demolition of existing garage and rear extension. Erection of 1no. attached dwelling and rear extension to 11 Heather Walk	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02473/FL	Pumphouse South Of New House Farm Kemsing Road Wrotham Sevenoaks Kent	Change of use of former agricultural pump house/storage building into a dwellinghouse with associated provision of ancillary car parking and garden area	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
18/02518/FL	Martins Oast Back Lane Shipbourne Tonbridge Kent TN11 9PP	Demolish Granary. Erect a detached four bedroom house. Detached open oak-framed carport/garage	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02538/FL	80 Salisbury Road Aylesford Kent ME20 7EW	Erection of residential dwelling	NS	1	0	-1	0	1	0	0	0	0	0						1	0		-1
18/02378/FL	Overlea Cottage Addington Green Addington West Malling Kent ME19 5BE	New dwellinghouse with detached garage within the existing curtilage of Overlea Cottage. Demolition of existing triple garage, workshop and playhouse and construction of single garage to serve existing Overlea Cottage	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/02626/FL	Heathcote House Windmill Hill Wrotham Heath Sevenoaks Kent TN15 7SX	Demolition of an existing dwelling and outbuilding and the erection of a new detached 6 bedroom dwelling	NS	1	0	-1	0	0	0	1	0	0	0						0	1		-1
18/02981/FL	Bridge House Mill Lane Basted Sevenoaks Kent TN15 8PR	Erection of a single dwelling set over two levels with associated alterations to retain parking for the dwellings to be provided at Bridge House (planning application reference: TM/15/03414/FL)	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/02891/FL	Land Opposite 132 Broadwater Road West Malling Kent	Demolition of existing outbuildings Erection of single residential chalet bungalow and detached garage	NS	1	0	0	0	0	1	0	0	0	0						0	1		0

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19/00060/FL	Mount Offham Teston Road Offham West Malling Kent ME19 5PG	Demolition of log cabin, removal of hardsurface area, erection of a contemporary dwelling, access and landscaping (amended siting of dwelling approved under planning permission TM/15/03921/FL)	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
18/01976/FL	109 West Street Wrotham Sevenoaks Kent TN15 7BB	Construction of a new end of terrace, two storey property on land adjacent to 109 West Street Wrotham	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
18/02931/FL	The Old Farmhouse Borough Green Road Ightham Sevenoaks Kent	The retention, refurbishment and conversion of Crickets Farmhouse into offices with access, parking and landscaping works, and extensions to create a garden room and lobby/entrance area	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
19/00024/FL	52 Silverhurst Drive Tonbridge Kent TN10 3QH	Erection of a single detached dwelling and demolition and erection of replacement garage to serve 52 Silverhurst Drive	NS	1	0	0	0	0	1	0	0	0	0						0	1		0
19/00229/FL	151 Canon Lane Watlingbury Maidstone Kent ME18 5PQ	Single-storey side extension to detached garage/store and conversion of extended building to a one-bedroom domestic annex to the main dwelling	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
17/01854/PDVAR	Golden Green Nurseries Three Elm Lane Golden Green Tonbridge Kent TN11 0LH	Prior notification: Change of use of agricultural building to residential (Part 3 Class Q Part a), change of use of a building and land within its curtilage from an agricultural use to a use falling within Class C3 (dwelling-houses)	NS	1	0	0	0	1	0	0	0	0	0						1	0		0
18/00645/PDVAR	Boormans Farm Court Lane Hadlow Tonbridge Kent TN11 0JT	Prior Notification: change of use of agricultural building to one dwelling house (Part 3, Class Q(b)) the design and external appearance of the building	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
18/01579/PDVAR	Barn Adjacent Janes Farm Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL	Prior Notification: Change of use of existing barn into a single dwellinghouse (Part 3 Class Q)	NS	1	0	0	0	0	0	1	0	0	0						0	1		0
13/00501/FL	136 Hadlow Road Tonbridge Kent TN9 1PB	Erection of 2no. new 4 bedroom detached homes with detached garages	UC	0	2	0	2	0	0	0	0	0	0						2	0		0

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15/02752/FL	Oasthouse And Granary 50 Yards North East Of Goose Green Farmhouse Maidstone Road Hadlow Tonbridge Kent	Conversion of existing Oast building to create two 5 bedroom semi-detached dwellings with separate gated access and parking areas (Resubmission of TM/12/03261/FL)	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
15/00547/FL	92 The Rocks Road And Rocks Farm East Malling West Malling Kent ME19 6AU	Erection of 4 no. residential dwellings and associated access, parking and landscaping on land located at Rocks Farm, The Rocks Road, East Malling	UC	0	4	0	0	4	0	0	0	0	0						4	0		0
16/00479/FL	247 Robin Hood Lane Blue Bell Hill Chatham Kent ME5 9QU	Proposed demolition of existing bungalow and replacement with one and a half storey/two storey eco-home	UC	0	1	0	1	0	0	0	0	0	0						1	0		
16/01822/FL	Half Acre Coach Road Ivy Hatch Sevenoaks Kent TN15 0PF	Demolition of existing bungalow and replacement dwelling	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
16/01231/FL	Oakdene Cafe London Road Wrotham Sevenoaks Kent TN15 7RR	Demolition of existing single storey structure and associated outhouses (A3 and C3 uses) and creation of new part 2, part 3 storey mixed use complex (A3, B1(a) and C1) plus basement for 62 car parking spaces and 18 surface parking spaces across 3077sqm of	NS	0	0	-1	0	0	0	0	0	0	0						0	0		-1
16/01459/FL	292 Malling Road Snodland Kent ME6 5JJ	Demolition of existing garage and erection of two storey building providing one 1-bedroom flat, and one 2-bedroom flat, with two vehicle parking spaces and associated amenity space	UC	0	2	0	2	0	0	0	0	0	0						2	0		0
17/00137/FL	335 - 337 Shipbourne Road Tonbridge Kent TN10 3EU	Construction of 4 semi-detached dwellings on frontage and detached garage to rear to serve detached dwelling approved under planning permission TM/09/00951/FL	UC	0	2	0	0	2	0	0	0	0	0						2	0		0
17/00208/FL	111 Kingfisher Road Larkfield Aylesford Kent ME20 6RE	Demolition of attached garage and extensions to both sides of existing house and alteration to form a terrace of three, two storey dwellings comprising two three bedroom houses and one two bedroom house	UC	0	3	0	0	3	0	0	0	0	0						3	0		0

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17/00604/FL	Ivy Cottage Roughway Lane Plaxtol Tonbridge Kent TN11 9SN	The demolition and rebuilding of existing house to incorporate extensions as approved under application TM/13/00838/FL	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/00172/FL	Kits Coty Stables Salisbury Road Aylesford Kent ME20 7EW	Demolition of disused storage barns, conversion of existing barn to a single dwellinghouse, erection of a detached stable block, renovation of existing workshop/store, provision of temporary mobile home (during conversion works) and associated landscaping	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/01042/FL	74 Martin Square Larkfield Aylesford Kent ME20 6QN	Erection of 4 bedroom attached dwelling	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/01167/FL	3 St Hildas Plaxtol Sevenoaks Kent TN15 0QN	Demolition of existing outbuildings, erection of 3 bed detached dwelling with associated parking and landscaping	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/01416/FL	Midsummer Meadow Sevenoaks Road Ightham Sevenoaks Kent TN15 9AD	Erection of front and rear dormer windows to provide first floor accommodation and conversion of outbuilding to provide annex (Resubmission of TM/15/02656/FL)	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/01756/FL	Oakdale Eggpie Lane Hildenborough Tonbridge Kent TN11 8PE	Demolition of the existing detached dwelling, construction of a new detached house and enlargement of the driveway	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/01113/FL	Cob Cottage Basted Lane Crouch Sevenoaks Kent TN15 8PZ	Demolition of existing dwelling and associated buildings and erection of two new dwellings with associated garages and outbuilding	UC	0	2	0	2	0	0	0	0	0	0						2	0		0
17/02251/FL	Mayfield Pinesfield Lane Trottiscliffe West Malling Kent ME19 5EL	Proposed replacement dwelling and garage	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/02210/FL	32 Riding Park Hildenborough Tonbridge Kent TN11 9JB	Two storey attached dwelling house and subdivision of plot	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/01977/FL	335 - 337 Shipbourne Road Tonbridge Kent TN10 3EU	Revisions to approved detached house at rear of site (as approved under TM/09/00951/FL) to create a pair of the semi-detached units as approved under TM/17/00137/FL	UC	0	2	0	2	0	0	0	0	0	0						2	0		0

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17/02390/FL	Garage Block North Of 1 Mabledon Road Tonbridge Kent	Demolition of 7 single garages and construction of 2no. 3 bed houses	UC	0	2	0	0	2	0	0	0	0	0						2	0		0
17/01507/FL	Milne London Road Addington West Malling Kent ME19 5DA	Demolition of existing dwellinghouse and replacement with two detached dwellinghouses with the provision of a new vehicular access to the site and associated vehicle parking and turning facilities	UC	0	2	0	2	0	0	0	0	0	0						2	0		0
17/02592/FL	The Bungalow 2 Horns Lodge Shipbourne Road Tonbridge Kent TN11 9NH	Replacement of bungalow with a new chalet bungalow	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/02310/FL	Clerehurst Sandy Lane Wrotham Heath Sevenoaks Kent TN15 7SB	Erection of a detached bungalow and garage in the rear garden of Clerehurst and new access onto London Road (A20)	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/02816/FL	The Old Oak Stables Nizels Lane Hildenborough Tonbridge Kent	Extension and conversion of stables to create a three bedroom dwelling. Including the demolition of existing field shelter and farrier shelter	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/02958/FL	Duchess Of Kent Court Hall Road Aylesford Kent	Conversion of disused Scheme Manager's flat to a satellite hub office incorporating a staff training facility	NS	0	0	-1	0	0	0	0	0	0	0						0	0		-1
17/02748/FL	South Lodge Farm Yard 380 Wateringbury Road East Malling West Malling Kent	Demolition of buildings with permitted development for change of use to C3 dwellings and replacement with three new build dwellings	UC	0	2	0	2	0	0	0	0	0	0						2	0		0
17/03301/FL	19 Woodpecker Road Larkfield Aylesford Kent ME20 6JR	Demolition of 2 existing lock-up garages and erection of 1 detached 2 bed dwelling house and 2 semi-detached 1 bed bungalows with associated access parking and amenity space	UC	0	2	0	2	0	0	0	0	0	0						2	0		0
17/00964/FL	Phoenix House Forstal Road Aylesford Kent ME20 7AU	Erection of 12 No. 3 storey townhouses on vacant site. 3 No. units to be affordable housing, including change of use status	UC	0	12	0	0	12	0	0	0	0	0						12	0		0
18/00128/FL	76 Swallow Road Larkfield Aylesford Kent ME20 6PZ	Erection of two bedroom attached dwelling	UC	0	1	0	1	0	0	0	0	0	0						1	0		0

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18/00148/FL	Virginia Cottage 24 Mount Pleasant Hildenborough Tonbridge Kent TN11 9JQ	Extension to outbuilding to create annexe	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/03179/FL	30 Shipbourne Road Tonbridge Kent TN10 3DS	Change of use of vacant retail area on ground floor to a one bedroom flat and associated external alterations	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
18/00476/FL	6 Battlefields Road Wrotham Sevenoaks Kent TN15 7BY	Demolition of side extensions, construction of new detached 3 bed house with ancillary parking and the construction of a single storey rear extension to existing property as an amendment to application reference number TM/16/03033/FL	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
18/00903/FL	27 Roman Close Chatham Kent ME5 9DJ	Garage conversion with additional off street parking	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
18/00488/FL	The Lillies Taylors Lane Trottisccliffe West Malling Kent ME19 5ES	Demolition of existing dwelling and construction of new replacement dwelling; and widen existing access and create new driveway / parking area (part retrospective)	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
18/00273/FL	Former Rose And Crown 2 Branbridges Road East Peckham Tonbridge Kent TN12 5HH	Erection of 8 No. two storey terraced dwellings and associated car parking and landscaping	UC	0	8	0	8	0	0	0	0	0	0						8	0		0
18/00940/FL	Downland 16 Warren Road Chatham Kent ME5 9RD	Demolition and replacement of dwelling	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
18/01259/FL	The Old Mill Workshop Pierce Mill Lane Hadlow Tonbridge Kent	Change of use of ground floor from B1 office to residential accommodation for the existing dwelling unit	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
18/01370/FL	11 Ascot Close Borough Green Sevenoaks Kent TN15 8HL	Detached chalet style dwelling	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
18/02138/FL	Cob Cottage Basted Lane Crouch Sevenoaks Kent TN15 8PZ Land Adjacent To	Erection of a new 5 bedroom detached residential dwelling with basement and 3 bay car port/garage	UC	0	1	0	1	0	0	0	0	0	0						1	0		0

Site Reference	Address	Proposal	site status	Not Started Gains	Under Construction Gains	Not Started Loss	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phased 2016-21	Phased -2021/26	Not Phased	Demolitions
18/02210/FL	Crofton London Road Hildenborough Tonbridge Kent TN11 8NG	Erection of new three bed single storey dwelling (amendment to TM/16/00755/FL)	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/03420/PDVAR	Market Gardens Riding Lane Hildenborough Tonbridge Kent TN11 9LH	Prior Notification: change of use of agricultural building to use Class A3 (dwellinghouses) pursuant to Class Q (a) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) order 2015	UC	0	2	0	2	0	0	0	0	0	0						2	0		0
18/00175/FL	Barn Opposite Horns Lodge Bungalow Horns Lodge Lane Tonbridge Kent	Conversion of barn to a new family dwelling (plans as approved by application TM/17/01662/FL and amended by TM/17/03330/NMA) and replacement of secondary barn with a purpose built domestic garage	UC	0	1	0	1	0	0	0	0	0	0						1	0		0
17/03513/FL/C2	Land West Of Hermitage Lane And East Of Units 4A 4B And 4C Mills Road Quarry Wood Industrial Estate Aylesford Kent	Hybrid Planning Application: The demolition of all existing buildings and structures and redevelopment to provide a new Centenary Village. Full planning permission for the redevelopment of the site to provide 24 Assisted Living Apartments, 40 Dwellings, Community Hub, Access Roads, Landscaping and Parking (Phase 2). Outline planning permission for up to 35 Dwellings (all matters reserved) (Phase 3) (C2 - 24 units, equivalent of 13 C3 units)	NS	13			13												13	0		
16/00920/FL	Abbeyfield Greensted Residential Home 16 The Orpines Watlingtonbury Maidstone Kent ME18 5BP	Demolition of the existing Greensted Residential Care home (39 units) and the erection of 51 older person's extra care units (C2 use class). Net gain of 12 units (equivalent of 6 C3 units).	UC	0	6		6												6	0		
17/00609/FL	Gavin Astor House Royal British Legion Village London Road Aylesford Kent (Land Adj)	Erection of a two storey, twelve bedroom care home (Use Class C2) with day care centre and communal living spaces, ancillary spaces, courtyard garden, hard and soft landscaping and associated car parking (C2 - 12 units, equivalent of 6 C3 units)	UC	0	6		6												6	0		

Site Reference	Address	Proposal	site status	Not Started Gains	Under Construction Gains	Not Started Loss	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phased 2016-21	Phased -2021/26	Not Phased	Demolitions
18/02137/FL	Harpwood Residential Home Seven Mile Lane Wrotham Heath Sevenoaks Kent TN15 7RY	Demolition of existing care home building (use class C2, 44 units) and erection of a replacement care home (use class C2, 80 units) Net gain of 36 units (equivalent of 19 C3 units).	UC	19					19										0	19		
17/00506/OA	Land Rear Of 239 To 259 London Road West Malling Kent	Outline application: The development of land to the rear of London Road to consist of the development of an extra care development of 79 units (comprising of apartments and cottages) all within Use Class C2 (Reserved matters 19/02431/RM approved 29.01.2020), (equivalent of 42 C3 units).	NS	42					42										0	42		

1853	224	-53	449	726	544	299	59	0	0	0	0	0	0	0	0	0	0	1175	902	0	-53
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NS - Not Started
UC - Under Construction

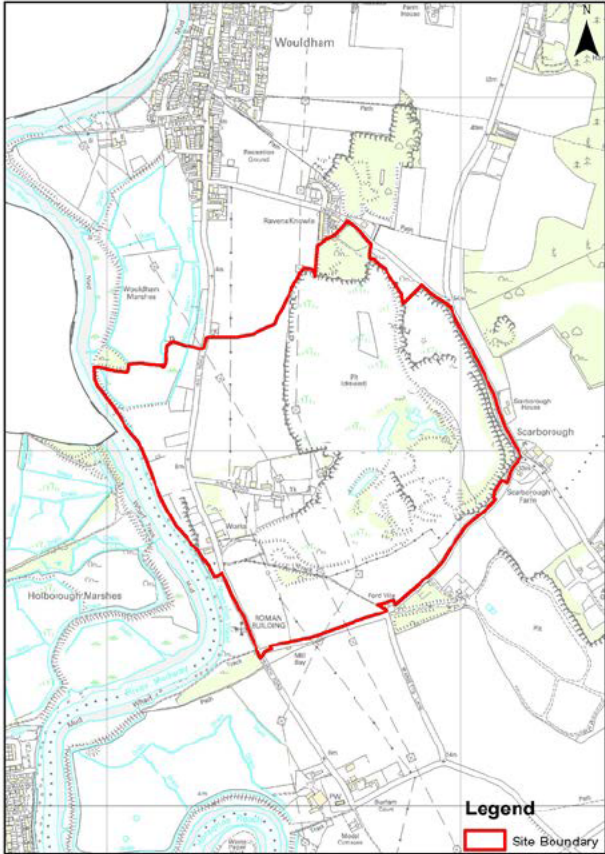
Appendix 2 – Evidence Demonstrating Deliverability at Peter’s Pit


Housing Land Supply – Monitoring Outline Planning Permissions Pro forma

Introduction

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

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

Site Name:	Peters Village
Location Plan:	 <p><i>Indicative Plan - Not to scale</i></p>
Outline Permission	TM/05/00989, 1,000 units
Residual (units) on Outline Permission	The number of units on the outline planning permission not covered by existing reserved matters permissions as at 31 March 2019 was 315 units.
Progress towards submission of remaining reserved matters applications	<p>A reserved matters application for parcel 1F (142 units) will be submitted no later than Quarter 1 (Q1) of 2020, i.e. by March 2020.</p> <p>Assuming 1F reserved matters approval by Q2 2020 i.e by June 2020 construction would commence in Q3 2020. Two outlets are envisaged, one market and one registered provider with each achieving a delivery rate of 80 units per annum.</p> <p>Submission of a reserved matters application covering parcels 3A and 3B (173 units) is anticipated during Q3 2021, to be approved in Q4 2021. Construction would commence in Q1 2022. One market plus one</p>

	registered provider outlet is envisaged and we would expect each to achieve completions at the rate of 80 units per annum.		
Name	Chris Hall		
Title	Director, Trenport Investments Ltd		
Signature		Date	2 January 2020