

Housing Land Supply Position

October 2024

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1. Introduction

- 1.1 Paragraph 77 of the National Planning Policy Framework 2023(NPPF) states that:
'...local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.'
- 1.2 The purpose of this report is to explain and demonstrate the Housing Land Supply (HLS) position for Tonbridge & Malling Borough Council as at 31 October 2024.
- 1.3 Whilst the Government consulted upon changes to the NPPF in July 2024, at the time of publishing this statement, the proposed changes have not been published or adopted into national policy, so this report has been prepared against the requirements of the NPPF December 2023. The Council will review its position following any changes in national policy once this is confirmed.
- 1.4 Section 2 of the report identifies the measures of performance for the HLS position before explaining the components of the projection and the assumptions made, in Section 3.
- 1.5 To conclude, the report sets out the Council's five-year HLS calculation and position in Section 4 and the implications for decision making in Section 5.
- 1.6 The following appendices accompany this report and are referenced at various points:
 - Appendix A – Expired Planning Permissions as 01/04/2023 - 31/03/2024
 - Appendix B – Expired Planning Permissions as 01/04/2024 - 31/10/2024
 - Appendix C – C2 Extant Permissions as at 31 March 2024
 - Appendix D – C3 Units Permitted from 01/04/2023 to 31/03/2024 (available online [LDF - housing land supply position – Tonbridge and Malling Borough Council](#))
 - Appendix E –C3 Units Permitted from 01/04/2024 to 31/10/2024 (available online [LDF - housing land supply position – Tonbridge and Malling Borough Council](#))
 - Appendix F – Extant Permissions as at 31/03/2024 (available online [LDF - housing land supply position – Tonbridge and Malling Borough Council](#))

2. Measures of Performance

Standard method

- 2.1 In accordance with the NPPF and as the adopted local plan policies are more than five years old, there is a requirement to make an assessment against the local housing need. The principal measure of performance, in terms of housing supply, is the Government's standard method for calculating housing need¹. This method starts with the 2014-based household projections published by the Office for National Statistics (ONS)² and takes account of factors such as housing affordability³.
- 2.2 The outcome of this process is a housing need figure (as at 2023) of 839 dwellings per annum (dpa) or 4195 dwellings over the five-year period (1/04/24 – 31/03/29). The figure of 839 dpa is capped at 40% above the annual average growth in households for the 10-year period 2022-2032, as per the standard method (step 3).

Housing Delivery Test (HDT)

- 2.3 The Housing Delivery Test was introduced in the July 2018 update to the NPPF and is an annual measurement of housing delivery for a local authority, devised by the Government. At the time of writing this report, the latest measurement available was for 2022, which looked at delivery over the previous three financial years: 2019/20, 2020/21 and 2021/22. Given that the Council's adopted Local Development Framework is more than five years old, the measure of performance is the housing need generated by the standard method.
- 2.4 The HDT measurements for 2022 were published on 19 December 2023. The measurement for Tonbridge & Malling was 63%. This means that the supply of housing in Tonbridge & Malling across the three-year period of 2018-2021 fell significantly short of the Government's expectations.
- 2.5 Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous 3 years then it is required to prepare an action plan. Where delivery has fallen below 85% of the housing requirement a 20% buffer should be added to the five-year supply of deliverable sites. As a consequence of this HDT measurement, a 20% buffer must be applied to the housing need for TMBC for the five-year period 2023-2028. This means that the need against which the projected supply is assessed, increases from 4,195 dwellings to 5,034 dwellings over the five year period.

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

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

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

3. Components of the Projection - Assumptions

3.1 The Council's 5-year land supply is derived using a calculation by which performance against the Government standard method for determining a Local Housing Need is recorded, together with the addition of an appropriate buffer as set out by the Council's score against the Government's Housing Delivery Test. Data for the 5 years supply calculation is obtained by the monitoring of developments within Use Class C3 (residential) and C2 (residential care). As set out in the National Planning Practice Guidance, a ratio of 1.8 is applied to C2 units when converting them to an equivalent C3 dwelling for supply, completions and losses purposes.

3.2 The projected supply for the five-year period 2024-2029 includes the following components:

- Extant permissions as at 31 March 2024 (including supply from C2 developments)
- C2 and C3 permissions from 01/04/2023 to 31/03/2024
- C2 and C3 permissions from 01/04/2024 to 31/10/2024
- Expired Planning Permissions from 01/04/2024 to 31/10/2024
- Windfall allowance (small sites – for years four and five of the projection period)

Extant permissions

3.3 The housing land supply projection factors in extant planning permissions as at 31 March 2024. As well as C3 uses, the projection also includes supply from C2 uses (e.g. care homes) as this development frees-up accommodation in the open housing market. This approach is supported by the Government. The amount of bed-spaces in C2 developments is converted to the equivalent C3 units based upon the average number of adults living in households. (See Appendix C for full list of C2 Care Homes).

3.4 To ensure the position is as current and as accurate as it can be, those extant permissions that had an expiry date between 1 April 2023 and 31 March 2024 were reviewed. A total of 51 units (See Appendix A) have been discounted from the projected supply (See Table 5) because no evidence could be found to confirm that they have been implemented and that housing development will be taking place on the site. Permissions with expiry dates between 01/04/2024 and 31/10/2024 were also reviewed (See Appendix B) and a further 101 net units were removed (See Table 5).

C2 and C3 permissions from 01/04/2023 to 31/03/2024

3.5 Permissions granted between 01/04/2023 and 31/03/2024 have also been considered. During this time there were 2,214 units permitted (See Appendix D for full list), of which 14 were completed, totalling 2,200 units outstanding and 17 demolitions, of which 3 were completed, resulting in 2,186 net units extant. Reserved matters on outline permissions were discounted due to double counting (marked in red in Appendix D). Those were the following:

- Development site at Lower Haysden Lane, Tonbridge (22/02690/RM for 125 units);
- Land Rear of 64 The Drive Tonbridge (23/00917/RM for 4 units)
- Land South West Of London Road And West Of Castor Park Allington (23/01522/RM for 106 units)
- Land Northwest Of Bell Lane Burham (23/02066/RM for 58 units)
- Land South Of Barming Station And East Of Hermitage Lane Aylesford (24/00055/PA for 166 units – phase 2)
- Land South Of Barming Station And East Of Hermitage Lane Aylesford (23/01069/RM for 163 units – phase 1)

C2 and C3 permissions from 01/04/2024 to 31/10/2024

3.6 Between 01/04/2024 and 31/10/2024 there were 591 units and 17 demolitions granted (See Appendix E for full list), of which one was a retrospective application and therefore completed within the same monitoring period. Reserved matters on outline permissions were discounted due to double counting. This was the following:

- Land South Of London Road And East Of Hermitage Lane Aylesford (23/01807/RM for 409 units Phase 2)

This resulted in 181 units and 11 demolitions to be built out by 2027/28 (See Table 5).

- 3.7 The phasing of extant permissions was informed by local and national evidence on Build Out Rates (BORs). The large sites have been evaluated on a site-by-site basis when assessing the likelihood of the site being delivered, rather than a standard discount being applied. An analysis of local build out rates on all the sites has been undertaken, using Table 1. The findings of this work has informed the assumptions made where there has been no developer confirmation of delivery rates. However, there has also been site promoter engagement to get a better understanding of delivery timescales for the sites and the phasing of sites were ratified where necessary to reflect localised average lead in times and build out rates within the borough.
- 3.8 Local BORs were identified in the Housing Market Delivery Study⁴ prepared by GL Hearn (July 2022). These BORs were based on evidence from sites completed since 2011/12 in TMBC. The guide BORs are highlighted in Table 1 (below). The Housing Market Delivery Study forms part of the emerging Local Plan evidence base.

Table 1: Guide BOR based on completion data in Tonbridge & Malling between 2011 to 2021

Site size (units)	Previously-Developed Land (PDL) guide BOR (units/year)	Greenfield guide BOR (units/year)
10-49	18	16
50-99	30	23
100-499	57	43
500-999	80	68
1,000-1,499	94	107

Source: GL Hearn analysis

- 3.9 The BORs were also checked by the research document *Start to Finish; How Quickly do Large-Scale Housing Sites Deliver?* (second edition, February 2020)⁵ prepared by Lichfields. This document looked at sites across England and Wales (outside of London). Table 2 highlights the findings of this research:

Table 2: Average annual BORs (England and Wales)

Site size (units)	BOR (units/year)
50-99	22
100-499	55
500-999	68
1,000-1,499	107
1,500-1,999	120
2,000+	160

Source: Lichfields analysis

⁴ [Local Plan \(Regulation 18\) consultation evidence base – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/local-plan/regulation-18-consultation-evidence-base)

⁵ [Start to Finish \(second edition\): What factors affect the build-out rates of large scale housing sites? \(lichfields.uk\)](https://www.lichfields.uk/start-to-finish)

Windfall allowance

- 3.10 The housing projection for the five-year period 01/04/24 to 31/03/29 includes a windfall allowance for small sites (fewer than five units). The methodology for this allowance is explained in Paragraph 3.8 of the *Windfall Allowance Methodology Paper* that forms part of the evidence base for the emerging Local Plan⁶. It considers trend data from 2008/09 onwards and excludes data from garden development in built-up areas. **Table 3** highlights the trend data.

Table 3: Small sites windfall data (2008/09 – 2023/24)

Year	Total
2008-09	60
2009-10	33
2010-11	46
2011-12	28
2012-13	94
2013-14	95
2014-15	52
2015-16	101
2016-17	95
2017-18	117
2018-19	52
2019-20	72
2020-21	71
2021-22	52
2022-23	61
2023-24	70
Annual Average	67

- 3.11 The average annual supply during the trend period (67 units) has only been included from year four of the projection period onwards to avoid double counting of commitments during the early years, and to include the factor of 3 year implementation period of planning permissions.
- 3.12 A windfall allowance for large sites (five units or more) is not included in the five-year projection period from 01/04/24. However, a windfall allowance for large sites is factored in after this period, as explained in Paragraph 3.8 of the *Windfall Allowance Methodology Paper*⁷. The reason why a windfall allowance for large sites is not included in the five-year projection is because the majority of the supply during this period from large sites will already enjoy planning permission at the base date.

⁶ [Local Plan \(Regulation 18\) consultation evidence base – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk)

⁷ [Local Plan \(Regulation 18\) consultation evidence base – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk)

Table 4: Large sites windfall data (2008/09 – 2023/24)

Year	Total
2008-09	817
2009-10	331
2010-11	299
2011-12	397
2012-13	288
2013-14	500
2014-15	369
2015-16	693
2016-17	569
2017-18	953
2018-19	332
2019-20	380
2020-21	356
2021-22	396
2022-23	418
2023-24	302
Annual Average	462
Discounted by 50%	231

4. Housing Land Supply

- 4.1 The NPPF advises that Councils should demonstrate a five year supply of deliverable sites. The definition of a 'Deliverable' site is set out in Annex 2 of the NPPF, which states:

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 five years. In particular:

*a) sites which do not involve major development 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 five 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, 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 five years.*

- 4.2 The level of evidence required to demonstrate deliverability varies according to the scale, type of permission and planning status of the site. This report provides robust evidence to demonstrate that the sites included in the supply are deliverable housing sites. The monitoring data used in this 5-year housing land supply calculation represents the position as at 31 October 2024, to provide both an up to date and regular assessment, in accordance with the NPPF.

- 4.3 As part of the updated HLS, the council has undertaken various steps to demonstrate that the sites included in the supply are deliverable housing sites. These have included and are not limited to:

- **Site promoter engagement**
This engagement is primarily informal between TMBC officers and site promoters (developer/landowner/consultants) to understand the expected delivery of the sites with planning permission. It is vital to get anticipated phasing and delivery rates confirmed if they agree with the position and if not to provide alternative and supporting evidence.
- **Development management team engagement**
This engagement is informal between TMBC officers and focuses on the timeframe for progressing the planning applications and the delivery evidence for the site.
- **High level site assessments**
As part of identifying the number of completed dwelling delivered in the monitoring year and overall progress sites are making towards delivery, sites with detailed planning consent are assessed.
- **Lead in times**
This refers to the time taken from granting planning application consent to delivery of the first completion on a site. The council considers issues such as the determination of an outline or detailed application, the completion of a S106 agreement, reserved matter application, addressing pre-commencement planning conditions etc.
- **Build out rates (BOR)**
Build out rates are affected by issues such as the type of development, economic conditions, the number of developers and sales within the local area. TMBC Have commissioned GL Hearn to assess local BORs and these have been used where proposed phasing by the developer is not considered to be deliverable. Local BORs were identified in the Housing Market Delivery Study⁸ prepared by GL Hearn (July 2022).

⁸ [Local Plan \(Regulation 18\) consultation evidence base – Tonbridge and Malling Borough Council \(tmhc.gov.uk\)](#)

- 4.4 Based upon the housing need of 839 dpa plus a 20% buffer, the Council is able to demonstrate 3.97 years of housing land supply (79%) between 1 April 2024 and 31 March 2029 as at 31 October 2024, against the requirements of the NPPF December 2023. This position is summarised in **Table 5**. The List of C2 units Permitted between 01/04/2023 - 31/03/2024 alongside the extant C2 units are in **Appendix C**, the list of additional units permitted between 01/04/2024 – 31/10/2024 are in **Appendix E**, and the full list of extant planning permissions as at 31 March 2024, including C2 permissions and the above mentioned, is set out in **Appendix F**.

Table 5: Housing Land Supply Position as at 31 October 2024

Standard method housing requirement of 839 dwellings per annum (dpa)
Projected housing land supply for the 5 year period from 1 April 2024 to 31 March 2029

Year	Sites with Permission (1)	Sites With Permission Demolitions (1)	Small Sites Estimate (2)	Large Sites Windfalls (3)	Kings Hill Phase 3 (635 units)	Holborough Quarry (Complete)	Peters Pit (aka Peters Village)	Tonbridge Central Area Completions and Permissions	Tonbridge Central Area Demolitions	Tonbridge PRS (144 units)	Liberty Kings Hill Appeal Decision: Appeal A	Liberty Kings Hill Appeal Decision: Appeal B	Liberty Kings Hill Appeal Decision: Appeal D	Land East of King Hill	Land South West Of London Road And West Of Castor Park Allington (106 units)	Land Northwest Of Bell Lane Burham Rochester Kent (58 Units)	Diton Common (118 units)	East Of Clare Park Estate New Road East Malling (110 Units)	Land West Of Winterfield Lane East Malling (250 Units)	Land North Of Lower Haysden Lane Tonbridge Kent (125 Units)	South Of London Road And East Of Hermitage Lane Aylesford (840 units)	Bushey Wood (950)	Aylesford Quarry (250 C3 units)	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge (171 units)	Brampton Field, Diton Edge (300 Units)	Land South Of Barming Station And East Of Hermitage Lane Aylesford Kent (330 units)	C2 sites conversion to C3	Planning Permissions expired 01/04/24 - 31/10/24	PHASED Net Permissions permitted 01/04/2024 to 31/10/2024(7)	Completions from Planning Permissions (Net)	Total Completions	5 Year Totals	5 Year Supply 2024/25- 2028/29		
2011/12	119					100		113																							444	444	2,845		
2012/13	151					59		30																							394	394			
2013/14	257					12		149																							608	608			
2014/15	267					43		60																							487	487			
2015/16	441					64		319																							912	912			
2016/17	436					60	13	142																							830	830	3,375		
2017/18	616					101	139	48																							1,166	1,166			
2018/19	135				29	61	60	39																			33				422	455			
2019/20	118	-30			95	78	202	10	-2																		6				471	477			
2020/21	166	-9			120	47	103	14	0																		6				441	447			
2021/22	177	-30			100	1	160	26	-1					34														0			467	467	3,455		
2022/23	184	-16	0	0	100		141	1						33				49										32			492	524			
2023/24	128	-72	0	0	71		74	68				15	70	53				61						13	4			43	-51		415	458			
2024/25	204	-30	0	0	73		98	123			70	43	70		43	14			43		68			56	92			111	-101		866	1,078			3,918
2025/26	256	-6	0	0	49		70	38				43			43	22			43	39	68		65	35	67			96			832	928			
2026/27	146	-2	0	0				63		43		43			20	22	43		43	43	68		65	40	59	43	57		-11		728	785			
2027/28	2		67	0				39		43		43					43		43	43	68		50	28	48	43	26			182	675	701			
2028/29	0		67	0						43		23					32		43		68	68	50	30	43	43	26				400	426	2,538		
2029/30	0		67	115						15									35		68	68	20			43	16				249	265			
2030/31			67	115																	68	68				43					179	361			
2031/32			67	115																	68	68				43					179	361			
2032/33			67	115																	68	68				43					179	361			
2033/34			67	115																	68	68				29					165	347			
2034/35			67	115																	68	68									136	318			
2035/36			67	115																	68	68									136	318			
2036/37			67	115																	24	68									92	274			
2037/38			67	231																		68									68	366			
2038/39			67	231																		68									68	366			
2039/40			67	231																		68									68	366			
2040/41			67	231																		68									68	366			
2041/42			68	231																		66									66	365			
Totals	3,803	-195	1,006	2,075	637	626	1,060	1,282	-3	144	70	210	70	120	106	58	118	110	250	125	840	950	250	172	300	330	452	-152	171	12,703	16,021	15,656	3,918		
																																5 yr Housing Requirement (4)		4,027	
																																5 yr Housing Requirement (4)		905	
																																TOTAL		4,932.20	
																																Difference		-1,014	
																																5-Year Supply (5)		79%	
																																No. of years of HLS (6)		3.97	
																																5-Year Supply (5)		79%	
																																No. of years of HLS (6)		3.97	
																																5-Year Supply (5)		79%	
																																No. of years of HLS (6)		3.97	

Note (1) Excluding listed large sites & Tonbridge Town Centre
Note (2) Windfall projection from small sites (fewer than five units in capacity).
Note (3) Windfall projection from large sites (Five units or more in capacity).
Note (4) Housing requirement generated by the standard method (2022-based, 839 dpa) + a 20% buffer
Note (5) Supply of housing sites as a % of the 5-year housing requirement (see footnote (4))
Note (6) Number of years of Housing Land Supply (HLS) measured against annualised housing requirement (839) + 20% buffer (see footnote (4))
Note (7) Permissions permitted excluded RMs of outline permissions due to double counting

Table 18: Guide BOR of Tonbridge & Malling

Site size	PDL Guide BOR (units/year)	Greenfield Guide BOR (units/year)
0-49	18	16
50-99	30	23
100-499	57	43
500-999	80	68
1000-1499	94	107

Source: GLH calculations
Extract from Housing Market Delivery Study July 2022

5. Implications for decision making

- 5.1 Housing land supply is monitored by the Council to ensure that the Local Plan is delivered and that housing needs are being met. The NPPF requires a presumption in favour of sustainable development where sufficient land supply cannot be demonstrated. Being unable to demonstrate a five-year supply of deliverable sites means that in determining planning applications the presumption in favour of sustainable development, as set out in the National Planning Policy Framework, applies⁹.
- 5.2 The Council is therefore progressing with the preparation of a new Local Plan. An early Regulation 18 Local Plan consultation was undertaken in Autumn 2022. This provided an opportunity to engage with stakeholders, residents and businesses to understand views on a broad range of matters including the spatial distribution of future growth, release of Green Belt land, transport, housing and economic development. All responses received were considered and reported to the council's Housing and Planning Scrutiny Select Committee on 18 July 2023. Since this time, the council has been progressing towards a second Regulation 18 consultation to set out the council's preferred draft policies on a range of planning matters as well as draft preferred site allocations to deliver both housing and economic growth as well as deliver infrastructure to support community needs.
- 5.3 However, following the general election in July 2024, the Government has proposed significant reforms to the National Planning Policy Framework in its 30 July 2024 consultation alongside other planning reform. The council has considered the reforms and the implications of these upon the preparation of its Local Plan. The council's response to the NPPF consultation and related implications were reported to the September meeting of the Housing and Planning Scrutiny Select Committee.¹⁰ Amongst the changes proposed is an increase to the council's annual housing target from 820 to 1057 dwellings, an increase of 237 dwellings per annum. The Government has suggested that it will publish a new NPPF by the end of 2024, the council will wait for the new NPPF before proceeding to the next stage of developing the Local Plan to ensure that the plan progressed is compliant with national planning policy.
- 5.4 The council will also be updating its Local Development Scheme, which sets out the timetable for plan preparation. This will reflect the timetable change that is required to consider a revised NPPF, alongside submitting a Local Plan for Examination in Public within the timeframe put forward by the Government in its 30 July consultation, which is to submit a Local Plan no later than December 2026.

⁹ [National Planning Policy Framework - 2. Achieving sustainable development - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework-2024/national-planning-policy-framework-2024)

¹⁰ [Agenda for Housing and Planning Scrutiny Select Committee on Tuesday, 24th September, 2024, 7.30 pm](#)

Appendix A – Expired Planning Permissions as 01/04/2023 - 31/03/2024

App. Ref	Proposal	Expiry Date	Not started – Gains	Not Started – Losses
18/03048/OA	Outline Application: Redevelopment of existing garden furniture retail centre (with ancillary cafe) and commercial cattery and small pet boarding centre with 9 no. dwellings comprising 3 no. detached four bedroom houses and 6 no semidetached three bedroom	25/08/2023	9	
20/01087/FL	Demolition of existing public house and outbuilding and erection of 3 No. 4-bed detached dwellings	16/08/2023	4	
20/01147/FL	Erection of one dwelling with incidental ground works and access	05/08/2023	1	
20/00394/FL	Erection of a detached dwelling within the rear garden to the west of 8 Valley Forge Close. The dwelling is to be a 2 bedroom single storey bungalow	18/04/2022	1	
20/00936/FL	Proposed demolition of existing double garage and replacement with a new detached two storey house and modified parking as an additional dwelling	23/06/2023	1	
20/01220/OA	Outline Application: detached dwelling circa 110SqM on parcel of land next to existing terrace of dwellings	04/08/2023	1	
20/00159/FL	Extend and adapt the existing building with a single storey side extension and two storey rear extension to create two additional (four in total), self-contained flats with shared/private amenity space and additional car parking	05/10/2023	2	
20/01122/FL	Development of the rear car park to form a 70 room hotel (Use Class C1); 10 residential units (Use Class C3); retention of the existing retail unit (Use Class A1); associated car parking, landscaping, refuse and cycle storage	20/10/2023	10	
18/02344/PDVOR	Prior Notification: Change of use from office (Class B1) to 9 residential units (Class C3) (Part 3 Class 0)		9	
19/01251/FL	Demolition of existing industrial unit and re-development of the site to provide 9 flats in a three storey building with associated communal garden	12/11/2023	9	
21/00135/FL	Front porch and erection of new annex	16/03/2024	1	

App. Ref	Proposal	Expiry Date	Not started – Gains	Not Started – Losses
21/00198/FL	Demolish a detached garage, part demolition of existing dwelling and construction of 1no detached Chalet Bungalow	16/03/2024	1	
20/02867/FL	Change of use from office to dwellinghouse	08/02/2024	1	
20/02632/FL	Construction of detached 4 bedroom dwelling	15/01/2024	1	
		Total (Gross)	51	0
		Total (net)	51	

Appendix B – Expired Planning Permissions as 01/04/2024 - 31/10/2024

Application No.	Proposal	Expiry Date	Gains	Demos
07/00241/FL	Residential development of 58 no. apartments and 21 no. town houses	31/05/2018	79	0
20/02779/OA	Outline Application: Change of use of industrial site to part residential and part commercial, comprising 9 dwellings and 180sqm B1 use office	18/06/2021	9	
21/00830/FL	Proposed first and second storey extension to incorporate new residential flats with internal alterations	21/05/2024	6	0
20/02984/FL	Demolition of existing dwelling and erection of four dwellings with ancillary development	06/05/2024	4	-1
21/00937/OA	Outline Application: Erection of 2no detached 4 bedroom dwellings with associated access, parking and soft landscaping	25/05/2024	2	0
21/01719/FL	Front two storey extension to increase retail and storage areas of existing newsagent and convenience store and to accommodate post office, with existing residential accommodation over at first floor level to provide two separate flats	13/09/2024	2	-1
21/00518/FL	New detached dwelling	14/06/2024	1	0
			103	-2

Appendix C – C2 Extant Permissions as at 31 March 2024

Site Reference	Address	Proposal	Site Status	Conversion to C3 gain	Not Started	Under Construction	Complete (Gain)	Not Started (Loss)	Completions (Loss)	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31
20/01414/FL	Development Site At The Hermitage Hermitage Lane Maidstone Kent	Demolition of existing buildings and construction of new 70 Bed Care Home	UC? Exp 27/11/2023 Andrew Longman	37	70	0	0	0	0	70						
21/02567/FL	Duchess Of Kent Court Hall Road Aylesford Kent	Ground floor extensions with first floor extension creating 5 additional units, larger communal space, and two additional parking spaces	CP 31/03/2024	3	0	0	5	0	0	0						
21/00598/FL	Land West Of Station Road North West Malling Kent	Erection of a care home (within use Class C2) including parking, access, landscaping and other associated works	Not Started 31/03/2024 appeal allowed 12/10/2022	37	70	0	0	0	0		70					
19/02431/RM	Land Rear Of 239 To 259 London Road West Malling Kent	Reserved Matters Application: Details of appearance, landscaping, layout and scale pursuant to planning application TM/17/00506/OA (Outline application: The development of land to the rear of London Road to consist of the development of an extra care deve	Superseded by 22/02562/FL	0	0	0	0	0	0	0	0	0	0	0	0	0
20/00341/FL	140 Tonbridge Road Hildenborough Tonbridge Kent TN11 9HJ	Demolition of existing garage and associated buildings and structures and the erection of a 75-bed care home (use class C2) with car parking	COMPLETE as at 31/03/2024	40	0	0	75	0	0	0						
23/00859/FL	50 Gibson Drive Kings Hill West Malling Kent ME19 4AF	Demolition of existing office (Use Class E) building and construction of a 78-bed care home (Use Class C2) with associated parking and development Permitted 13/07/2023	Not Started 31/03/2024	41	78	0	0	0	0			78				
22/02562/FL	Land Rear Of 239 To 259 London Road West Malling Kent	Development of an integrated retirement community comprising of 140 extra care units together with associated communal facilities (all within Use Class C2); Permitted 14/09/2023	Under Construction 31/03/2024	74	0	140	0	0	0	140	0		0			
22/01909/OA	Development Site Southern Part Of Former Aylesford Quarry Rochester Road Aylesford	Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80 bed care home (Class C2), up to 70 Key Worker apartments, a new facility for the local Scouts and parking, associated green infrastructure including landscaping, public open space, allotments, biodiversity enhancements and associated accesses to Rochester Road and Bull Lane	Not Started 31/03/2024	143	271						110	30	50	50	31	
C2 Phasing Total					489	140	80	0	0	210	180	108	50	50	31	0
C3 Conversion phasing				375	111.11 95.24 57.14 26.46 26.46 16.40 0.00											333

The following appendices should be read alongside this report and can be accessed on the TMBC website here:

[LDF - housing land supply position – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/LDF-housing-land-supply-position-Tonbridge-and-Malling-Borough-Council)

- **Appendix D – C3 Units Permitted from 01/04/2023 to 31/03/2024.**
- **Appendix E –C3 Units Permitted from 01/04/2024 to 31/10/2024**
- **Appendix F – Extant Permissions as at 31/03/2024**

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Serving our community

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