

Authority Monitoring Report

1 April 2023 – 31 March 2024

December 2024

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1. Introduction

What is an Authority Monitoring Report?

- 1.1 The Authority Monitoring Report (2023/24) (AMR) contributes to the suite of documents that comprise and support the Development Plan for Tonbridge & Malling Borough Council ('the council'). The purpose of the AMR is to review the progress of development activity and the effectiveness of Local Plan policies in achieving their objectives. It used to be called the 'Annual Monitoring Report'.

What is included in an Authority Monitoring Report?

- 1.2 The AMR has been prepared in accordance with the requirements of national legislation including the Localism Act 2011, the Town and Country Planning (Local Planning) England Regulations 2012, the Planning and Compulsory Purchase Act 2004, and national Planning Practice Guidance. National Planning Practice Guidance requires that:

Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing.

- 1.3 In meeting these obligations, this AMR reports on the financial year from 1st April 2023 to 31st March 2024 (the monitoring period) and covers the following:
- the monitoring of policy indicators as set out in the Local Plan;
 - the delivery of housing over time;
 - progress made with regards to the preparation of planning documents as set out in the Local Development Scheme (LDS), including reasons for lack of progress where appropriate;
 - the principal activities/actions undertaken in relation to the duty-to-cooperate;
 - the collection and spending of money through s106 agreements; and
 - monitoring information in relation to the development of housing, economic and other key land uses.

How will the Authority Monitoring Report be used?

- 1.4 National Planning Practice Guidance ('PPG') provides a short commentary on the role of the Monitoring Report. Importantly, the AMR should be designed to enable communities and interested parties to remain aware of the Council's progress in development planning and delivery, including its plan-making activities and implementation of neighbourhood plans that have been made. The AMR may also be used to help councils determine whether there is a need to undertake a partial or full review of their Local Plan.

2. Policy Context

Adopted Development Plan

- 2.1 The council's adopted Development Plan comprises the following documents, which can be found on the TMBC website - www.tmbc.gov.uk/planning/development-plan
- Core Strategy 2006-2021 (September 2007)
 - Development Land Allocations DPD (April 2008)
 - Tonbridge Central Area Action Plan (April 2008)
 - Managing Development and the Environment DPD (April 2010)
 - [Local Plan Policies Map](#) illustrating the policies and proposals contained in the Development Plan. Please also see the [Minerals safeguarding map](#) for the borough that forms part of the [Kent Minerals and Waste Local Plan](#)
 - Saved policies (April 2010)
- 2.2 Under the Planning and Compulsory Purchase Act 2004, unless expressly replaced by a 'new' policy, 'old' policies (adopted local plan, unitary development plan and structure plan policies) are saved. It should be noted that it is not the plan that is saved but the policies in the plan. The saved policies of the Tonbridge and Malling Borough Local Plan which have not been superseded will remain a material consideration until a new Local Plan is adopted. The government is proposing to make significant changes to national planning policy and this has prompted Tonbridge and Malling to wait for more details before proceeding to the next stage of developing the new Local Plan. Given the significance of the changes being proposed, Tonbridge and Malling Borough Council will assess the implications of these changes once published, before moving forward with the next stage in its Local Plan process.
- 2.3 The Kent Minerals and Waste Local Plan (2013-2030) also forms part of the development plan for the borough and can be found on Kent County Council's (KCC) website [Kent Minerals and Waste Local Plan \(KMWLP\) - Kent County Council](#). The County Council are responsible for the preparation and monitoring of this Plan and the determination of related applications.
- 2.4 Supplementary Planning Documents (SPDs) amplify the policies and proposals in the Development Plan, providing more detail on how they will be implemented. The council has adopted the following SPDs.
- Affordable Housing SPD – this supplements policies CP17 (Affordable Housing) and CP19 (Exception Site Policy) in the core strategy.
 - Kent Design SPD - this supplements Policy CP24 (Achieving a High-Quality Environment) in the Core Strategy.
 - The Character Area Appraisals SPD – this supplements Policy SQ1 (Landscape and Townscape Protection and Enhancement) in the Managing Development and the Environment DPD.
- 2.5 National legislation (the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004) requires that *"applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise"*. The Council must give great weight to its development plan policies, according to their degree of consistency with the National Planning Policy Framework (NPPF). The closer the policies in the plan are to the policies in the Framework, the greater the weight that may be given.

Neighbourhood Development Plans

- 2.6 Neighbourhood planning was introduced in the Localism Act 2011. Preparing a neighbourhood development plan provides an opportunity for communities to develop a shared vision for their area and shape the development and growth within their local area. They can choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

- 2.7 Neighbourhood development plans must:
- be led by parish or town councils or forums where parish/town councils don't exist.
 - comply with national legislation, planning policy and guidance including the Neighbourhood Planning Regulations (General) 2012.
 - be in general conformity with the strategic policies of the development plan for the area.
- 2.8 Neighbourhood plans cannot be used to prevent development but can influence the type, design, location and mix of building or promote more development than is provided for in the Local Plan. They are prepared in a similar way to local plans but are subject to a local referendum. Once successful at a referendum, a neighbourhood plan forms part of the Statutory Development Plan.
- 2.9 The following parishes are designated neighbourhood areas within the borough.
- Ditton (covering the whole of the parish) - approved on 24 June 2015.
 - West Malling (covering the whole of the parish) - approved on 6 September 2016.
 - Hildenborough (covering the whole of the parish) - approved on 18 January 2021.

Local Development Scheme

- 2.10 The Local Development Scheme (LDS) sets out the council's timetable for preparing new planning documents. Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires all local planning authorities to prepare and maintain an LDS where it is producing a Development Plan Document (DPD), such as a Local Plan, for its area. The main purpose of the LDS is as follows:
- to inform the public and stakeholders of the documents that will make up the Local Plan;
 - set out the geographical area each plan will cover; and
 - set out the timescale for the production or review of each DPD.
- 2.11 The council's current LDS was published in June 2023 within the monitoring period covered in this AMR (1 April 2023 – 31 March 2024). The document can be viewed on the council's website - www.tmbc.gov.uk/local-plan/local-development-scheme.
Figure 1 identifies progress against the published LDS stages and dates.

Table 1: LDS progress

Local Plan Stage	Current LDS Dates	Progress
Regulation 18 B: Second stage of consultation	Q1 2024/25 (April/May 2024)	Delayed The Council has been progressing work on its Local Plan and is committed to taking a Local Plan forward to the next stage. However, following the Government's 30 th July 2024 NPPF and Planning Reform consultation, the Council has paused work on the Local Plan until a new NPPF is published so that any NPPF changes can be incorporated into the plan-making process.
Regulation 19: Publication of the draft Local Plan	Q3 24/25 (December 2024)	Delayed As above, on hold pending publication of new NPPF.
Regulation 20: Consultation on the draft Local Plan	Q3 24/25 (December/January 2024)	

Regulation 22: Submission to the Secretary of State	Q1 2025/26 (April 2025)	
Regulation 24: Independent Examination (potentially including main modifications)	Q1-Q3 2025/26 (April to December 2025)	
Regulation 25: Publication of Inspector's Report (Final)	Q4 2025/26	
Adoption of the Local Plan	Q1 2025/26 (April 2026 onwards)	

- 2.12 Once a new NPPF has been published, the council will adopt a new LDS with Member approval, reflecting the timescales provided by Government to submit a Local Plan to the Secretary of State for Examination in Public.

Local Plan Preparation

- 2.13 Prior to 13 July 2021, the council was progressing a previous Local Plan through the examination process, having submitted this to the Secretary of State in January 2019. This Plan was withdrawn from examination in response to the appointed Planning Inspectors' findings that the council had failed to meet the Duty to Co-operate, which could not be addressed through the examination process.
- 2.14 Following withdrawal of this Local Plan the council recommenced plan making in Autumn 2021. 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.
- 2.15 Following the general election in July 2024, the Government has proposed significant reforms to the National Planning Policy Framework in its 30 July 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. Amongst the changes proposed is an increase to the council's annual housing target from 820 – 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 must therefore wait for the new NPPF before proceeding to the next stage of developing the Local Plan.

3. Duty to Cooperate

- 3.1 The National Planning Policy Framework (NPPF) 2023 states that *"Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries"* (paragraph 24). As such local planning authorities should collaborate to identify the relevant strategic matters which

they need to address in their Local Plans.

- 3.2 The government considers that effective and on-going joint working is integral to the production of a positively prepared and justified Local Plan. It is intended that joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
- 3.3 To demonstrate effective and on-going joint working, it is good practice for local authorities to keep an accurate record of meetings undertaken with neighbouring authorities and other bodies. These will inform the preparation of statements of common ground later in the plan making process, which will document the cross-boundary matters identified and progress made in cooperating to address these. It should be noted that the duty to cooperate is not a duty to agree. Should there be differences of opinion or position between parties, these will also be recorded in the statements of common ground.
- 3.4 A Duty to Cooperate (DtC) record of engagement is maintained by officers and was last reported to Members at the May 2024 meeting of the council's Housing and Planning Scrutiny Select Committee, this provides a summary of contact between TMBC and neighbouring authorities from July 2021, the point at which the council recommenced plan making. It is not intended to be an exhaustive list of all engagement and partnership work that has been undertaken. The record will be extended as required to include other public bodies as the Local Plan progresses through the next stages of public consultation.

Duty to Cooperate Groups and Partnerships

- 3.5 The duty to cooperate requires the council to engage constructively, actively and on an ongoing basis on strategic cross boundary issues with a wide range of local authorities, both adjoining and further beyond the administrative boundaries of the borough and with the prescribed bodies. In addition to contact with neighbouring authorities including Kent County Council, there are several groups through which the council progresses partnership working. These meet on a regular basis to discuss the requirements of attending local authorities and organisations represented, and how these requirements may be met across a wider area, further details are set out in the table below.

Table 2: Duty to cooperate events

Groups and Partnerships	Membership
High Weald National Landscape Officer Steering Group A group consisting of planning officers from the relevant local planning authorities and other partners to discuss planning issues that may impact the High Weald National Landscape.	High Weald AONB Unit, Natural England, East Sussex County Council, West Sussex County Council, Kent County Council, Surrey County Council, Wealden District Council, Rother District Council, Hastings Borough Council, Mid Sussex District Council, Horsham District Council, Crawley Borough Council, Tunbridge Wells Borough Council, Sevenoaks District Council, Ashford Borough Council, Tonbridge and Malling District Council and Tandridge District Council.
Kent Downs National Landscape Officer Steering Group A group consisting of planning officers from the relevant local planning authorities and other partners to discuss planning issues that may impact the Kent Downs National Landscape.	Kent Downs AONB Unit, Gravesham Borough Council, Medway Council, Swale Borough Council, Tonbridge and Malling Borough Council, Ashford Borough Council, Maidstone Borough Council, Folkestone & Hythe District Council, Tonbridge and Malling Borough Council, Environment Agency, Action with Communities in Rural England, London

	Borough of Bromley, National Farmers Union, Canterbury City Council, Kent County Council, Folkestone & Hythe Borough Council, Maidstone Borough Council
Medway Flood Partnership The Medway Flood Partnership brings together local partners, national agencies, non-governmental organisations and community representatives to develop and produce a Medway Flood Action Plan.	Country Land and Business Association, Forestry Commission, Kent Association of Local Councils Maidstone Borough Council, Natural England Environment Agency, Joint Parish Flood Group Kent County Council, National Farmers Union Sevenoaks District Council, South East Rivers Trust, Tonbridge and Malling Borough Council, Upper Medway Internal Drainage Board, Southern Water, Tunbridge Wells Borough Council
Medway Estuary and Swale Strategy Group (MEASS) This group brings together local partners and the Environment Agency to develop and monitor the MEASS, which sets out a plan for how vulnerable designated habitats can be retained by realigning defences or replaced.	Environment Agency, Kent County Council, Medway Council, Swale Borough Council, Tonbridge and Malling Borough Council, Maidstone Borough Council
Transport for the South East Partnership Board and Senior Officer Group A sub-regional transport body established determine what transport infrastructure is needed to boost the region's economy. Comprising 16 local authorities plus representatives of district & borough authorities, protected landscapes and national delivery agencies.	TfSE, Surrey County Council, West Sussex County Council, East Sussex County Council, Kent County Council, Hampshire County Council, West Berkshire, Reading Borough Council, Medway Council, Portsmouth City Council, Southampton City Council, Tonbridge and Malling Borough Council, Transport for London, Department for Transport, National Highways, Network Rail, South Downs National Park Authority
Enhanced Bus Partnership Schemes Monitoring Group for West Kent	Kent County Council, Sevenoaks District Council, Tunbridge Wells Borough Council, Tonbridge and Malling Borough Council, Maidstone Borough Council, Arriva, Chalkwell, Nu-Venture, Metrobus Brighton and Hove, Compaid Trust, ASD Transport Ltd
Kent Planning Policy Forum Established to provide a mechanism for liaison between Kent's local planning authorities to broaden knowledge and understanding of planning matters and to exchange information on 'best practice' in the process of plan making across the county.	Kent County Council, Ashford Borough Council Canterbury City Council, Dartford Borough Council, Dover District Council, Gravesham Borough Council, Kent County Council Maidstone Borough Council, Medway Council Sevenoaks District Council, Shepway District Council, Swale Borough Council, Thanet District Council, Tonbridge and Malling Borough Council, Tunbridge Wells Borough Council
Kent and Medway Economic Partnership The economic partnership for Kent and Medway which aims to drive forward economic growth and prosperity throughout the region.	The Kent and Medway Economic Partnership Board is chaired by the private sector and is made up of 33 members: 17 business representatives, 14 local authority leaders including Tonbridge and Malling Borough Council, 1 representative from higher education and 1 representative from further education.

Duty to Cooperate Activities

- 3.6 This section of the document sets out the actions which have been undertaken by the council as part of the duty to cooperate process during the reporting year (1 April 2023 to 31 March 2024) and beyond, where appropriate.
- 3.7 During the reporting year the council has continued to work with duty to cooperate partners to address strategic and cross boundary matters. The following duty to cooperate activities have taken place during the 2023/24 monitoring period:
- Officers met with Kent County Council services and neighbouring local planning authorities to discuss the relevant strategic, cross boundary issues.
 - The council responded to Local Plan and other consultations published by Tunbridge Wells Borough Council, Maidstone Borough Council and Kent County Council.
 - Officers engaged with Local Plan examination proceedings for Tunbridge Wells Borough Council and Maidstone Borough Council, preparing written statements and attending hearing sessions.
 - The council has signed a Statement of Common Ground with National Highways as part of the Lower Thames Crossing Development Consent Order Examination.
 - Officers commissioned aligned Green Belt and transport evidence with Sevenoaks District Council evidence to help support the council's emerging Local Plan and to inform any strategic issues that cross administrative boundaries which may arise. Both councils are using the Kent Transport VISUM model to prepare transport scenario tests
 - Officers are continuing to work with infrastructure and service providers, including Kent County Council, Network Rail, National Highways, the West Kent NHS Integrated Care Board (ICB), Southern Water, South East Water and UK Power Networks, to consider growth in the borough as part of the emerging Local Plan and in response to major speculative planning applications.
- 3.8 The following table sets out the current known plan status for adjoining local authorities and provides a summary of the main cross boundary considerations that are discussed and kept under review.

Table 3: Local Plan status for DtC authorities

Planning Authority	Current Local Plan Status	Cross-boundary Considerations
Kent County Council	Kent Minerals and Waste Local Plan 2013-30 (adopted 2020)	Minerals and waste; education; highways; public transport; public health; flooding; heritage; libraries; children and adult social services.
Gravesham Borough Council	Preparing a Local Plan review. The Regulation 18 stage 2 consultation closed in December 2020.	Housing need, gypsy and traveller provision, employment land need and provision, cross boundary infrastructure requirements including highways, development sites on or close to the boundary or strategic sites that will result in cross boundary impacts, flooding and flood storage, Kent Downs National Landscape.
Maidstone Borough Council	The Maidstone Borough Local Plan Review 2021-2038 was adopted on 20 March 2024.	Shared Maidstone Housing Market Area, housing need, gypsy and traveller provision, Shared Functional Economic Market Area, employment land need and provision, retail and town centre matters, cross boundary infrastructure requirements including

		highways, rail, education provision and healthcare provision, development sites on or close to the boundary or strategic sites that will result in cross boundary impacts, flooding and flood storage, Kent Downs National Landscape.
Medway Council	Preparing a new Local Plan. Regulation 18 consultation closed in September 2024.	Shared Medway Housing Market Area, housing need, gypsy and traveller provision, employment land need and provision, cross boundary infrastructure requirements including highways, rail, development sites on or close to the boundary or strategic sites that will result in cross boundary impacts, flooding and flood storage, Kent Downs National Landscape.
Tunbridge Wells Borough Council	Local Plan Examination ongoing, Inspector's report and adoption anticipated in 2025.	Shared West Kent Housing Market Area, housing need, gypsy and traveller provision, Shared Functional Economic Market Area, employment land need and provision, retail and town centre matters, cross boundary infrastructure requirements including highways, rail, education provision and healthcare provision, development sites on or close to the boundary or strategic sites that will result in cross boundary impacts, flooding and flood storage, High Weald National Landscape.
Sevenoaks District Council	Preparing a new Local Plan, the regulation 18, part 2 consultation closed in January 2024. Plan making paused following publication of the proposed changes to the NPPF in 2024. Timetable to be confirmed once new NPPF is published.	Shared West Kent Housing Market Area, housing need, gypsy and traveller provision, Shared Functional Economic Market Area, employment land need and provision, cross boundary infrastructure requirements including highways, rail, education provision and healthcare provision, development sites on or close to the boundary or strategic sites that will result in cross boundary impacts, flooding and flood storage, Kent Downs National Landscape.

3.9

Paragraph 31 of the NPPF states that:

The preparation and review of all policies should be underpinned by relevant and up to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and consider relevant market signals. The full list of supporting evidence-base documents relevant to and support the New Local Plan:

<https://www.tmbc.gov.uk/local-plan>

<https://www.tmbc.gov.uk/local-development-framework/local-development-framework-1/9>

4. Housing Land Supply

- 4.1 The NPPF (December 2023) provides the overarching framework for housing growth from a planning perspective. Paragraph 15 of the NPPF states that up-to-date Local Plans should include *“a Framework for meeting housing need”*. Paragraph 61 outlines that *“strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance”*.
- 4.2 The standard method is the Government’s method for calculating housing need¹. This method uses the 2014-based household projections published by the Office for National Statistics (ONS) and takes account of factors such as housing affordability.
- 4.3 Paragraph 61 sets out that the standard method is an advisory starting point for establishing a housing requirement for the area. Paragraph 61 also states that there may be exceptional circumstances which justify an alternative approach to addressing housing need. It is however considered that no such reasonable alternatives exist in Tonbridge and Malling Borough. It should be noted that ‘Green Belt’ would not fall within this definition as this is not considered to be a demographic characteristic i.e. it is dependent on the population mix rather than the designation of the land.
- 4.4 The outcome of the standard method for TMBC is an established housing need of 839 dwellings per annum (dpa) which the Local Plan should seek to meet over the plan period. When multiplying this figure by the Local Plan Period of 2021-2041 (20 years), this gives an overall housing target of 16,780 dwellings which will need to be met over the plan period.
- 4.5 A Housing trajectory is required to establish how the council seeks to meet the housing target over its next plan period. This supports the council to help establish how much housing is required to meet its needs over the plan period and establish what additional housing sites need to be allocated to meet its needs. Completions from the period 2020/21 to 2023/24 are also taken into consideration when establishing the residual need over the remaining plan period.

Table 4: Housing Completions

Plan Period	Housing completions
2021/22	467
2022/23	524
2023/24	458

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

Table 5: Housing Table – Base Housing Need using the Government’s current standard method to identify housing need

Housing Requirement Plan Period	Years
Plan period in years 2021 - 2041	20
Years into plan period	3
Years remaining in plan period	17
Base Need	Dwellings
Housing Need per annum (average)	839
Total Housing Need	16 780

Table 6: Housing Table – Base Housing Need+10% Contingency using the Government’s current standard method

Housing Requirement Plan Period	Years
Plan period in years 2021 - 2041	20
Years into plan period	3
Years remaining in plan period	17
Base Need	Dwellings
Housing Need per annum (average)	839
10% Contingency (10% of 16,780 Dwellings)	1,678
Total Housing Need (Base+10% Contingency)	18,458

Five Year Housing Land Supply (5 YHLS)

- 4.6 The NPPF sets out how authorities measure their previous 3 years housing delivery performance against the housing policy requirement or local housing need; and looking forward, how to calculate a 5-year housing land supply:
- Local housing need (previously called the Objectively Assessed Housing Need or OAN) is calculated according to the Government’s Standard Housing Methodology (SHM) which uses Households growth based on the ONS 2014 Population Projections unless there are exceptional circumstances to justify any alternative approach. The SHM applies a baseline 10-year annualised projection for any plan period which is then uplifted to account for local affordability ratios (e.g. where average house prices exceed 4 times the local average earnings to house prices ratio). However, this is ‘capped’ at 40% if a Local Plan is up to date (i.e. adopted or reviewed in the last five years).
 - The Housing Delivery Test (HDT) – measures performance over the previous years and is expressed as a percentage of the Local Plan housing target or local housing need divided by the number of housing completions.
 - Where plans are more than 5 years old and housing policies have been reviewed and have yet to be updated, then the SHM local housing need figure must be used.
 - The HDT is the basis for calculating an authority’s ‘buffer’ for calculating a 5-year housing land supply.
 - Calculating a 5-year housing land supply (5 YHLS) places emphasis on clearly evidenced ‘specific deliverable sites’ that are available in the right locations now, that can be developed within 5 years.
- 4.7 The council’s five-year housing land supply position and housing trajectory position are addressed in the Council’s Five-Year Housing Land Supply Position document which is published separately and should be read in conjunction with the AMR.

Action Plan

- 4.8 The outcome for Tonbridge & Malling was a HDT 2022 measurement of **63%** falls below the threshold the Government has set for the preparation of an Action Plan (95%). Therefore, the council's annual Housing Delivery Test result triggered the need for an Action Plan and a 20% buffer to be added to the 5-year housing land requirement.
- 4.9 The council produced a Housing Delivery Test Action Plan in 2021 to help boost the supply of new homes in Tonbridge and Malling. It explores issues affecting house building in the borough and identifies things it can do to help meet the targets that have been set by national government.
- 4.10 The Action Plan July 2021 was subject to public consultation and has been prepared in response to the latest Housing Delivery Test measurement for Tonbridge and Malling published by the government.
The council also publishes annual monitoring reports which measure the performance of the policies and proposals that make-up the adopted [Development Plan](#), including the supply of land for housing.
[Housing Delivery Test Action Plan 2021 and consultation responses](#)
[Housing Delivery Test](#) (GOV.UK)

Table 7: Housing delivery test

Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2022 measurement	Housing Delivery Test: 2022 consequence
2019-20	2020-21	2021-22			
471	441	467	1379	63%	Action Plan

Windfalls

- 4.11 The NPPF states that LPAs may make an allowance for windfall sites as part of the anticipated supply if they have compelling evidence that such sites will provide a reliable source of supply. This should not include residential gardens. Para. 71 in the NPPF (July 2021) provides national planning policy on windfall allowances:

71. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

- 4.12 The methodology has been informed by current practice deployed by a neighbouring authority (Maidstone Borough Council) that has been found to be reasonable by an examination inspector²:

225. The Borough Council has provided suitable evidence to support its estimate of the contribution to housing supply of windfall development on brownfield sites. It has reasonably excluded a windfall allowance for the early years of the plan as this would risk double counting with existing commitments. It has also reasonably concluded that the number of anticipated windfalls should be reduced in the middle years of the plan period as many sites which in the past could have come forward as windfall development have already been identified through

² Report on the Examination of the Maidstone Borough Local Plan, 27 July 2017

the SHEDLAA and subsequent allocation processes.

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

- 4.13 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. Figures 8 and 9 shows the Council's average small site and large site windfalls year by year.

Table 8: Small sites windfall data (2008/09 – 2023/24)

Year	Total (net)
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

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

- 4.14 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. 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 have the benefit of planning permission at the base date.

Table 9: 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

5. Planning Contributions

Community Infrastructure Levy (CIL)

- 5.1 Tonbridge and Malling is not a Community Infrastructure Levy (CIL) charging authority. It was decided at the meeting of the Community Infrastructure Levy Panel on 19 December 2011 to not move forward with production of such a schedule, although this position is continually kept under review.
- 5.2 In determining planning applications for new development, the council therefore relies on S106 provisions of The Town and Country Planning Act 1990 to ensure that appropriate and successful mitigation of development takes place in all instances.

S106 Annual Review

- 5.3 Section 106 agreements are a mechanism designed to ensure a development proposal is acceptable in planning terms where it would not otherwise be acceptable. S106 income is used to help fund the provision of supporting infrastructure in association with development and maximise the benefits and opportunities from growth.
- 5.4 The use of Planning obligations in relation to developments may:
 - restrict development or use of the land in any specified way;
 - require specified operations or activities to be carried out in, on, under or over the land;
 - require the land to be used in any specified way; or
 - require a sum or sums to be paid to the authority on a specified date or dates or periodically.
- 5.5 Common examples of what mitigation may be sought within planning obligations to make a development acceptable within this Borough can be as follows:
 - Affordable housing;
 - Provision of public open space and public realm enhancements;

- Highways, transport and travel schemes including cycle and public transport improvements, highway infrastructure works, pedestrian links and facilities;
 - Educational facilities;
 - Healthcare facilities.
- 5.6 The above list is not exhaustive and the precise details of what will be sought by way of a planning obligation will always be dependent on the scale, nature of the application, the above tests, and will be governed by relevant development plan policies in force in the area and any other material considerations (including the National Planning Policy Framework and associated Planning Practice Guidance).
- 5.7 Tonbridge and Malling Borough Council currently publish an Infrastructure Funding Statement (IFS) annually in accordance with the Community Infrastructure Levy Regulations (CIL) 2010 (as amended). The Infrastructure Funding Statement requirement was introduced on 01 September 2019 with the reporting period running between financial years. A copy of this document and the relevant annexes are available to view via TMBC website.

6. Monitoring Indicators

Monitoring indicators summary

It is worth noting that there has not been an AMR published since 2014 and the monitoring indicators have not been published since 2012. This means that there has been quite a gap in the data and some of the indicators are not relevant in today's planning setting due to being superceded and/or outdated with some based on the Regional Spatial Strategy for the Southeast. The monitoring indicator summary focuses on those indicators which have been monitored and are relevant. The summary shows the monitoring of the performance against the various Performance Indicators set out in the Development Plan Documents but where there is no data for an indicator then this has been stated.

DEFINITION OF the 'Type' of INDICATORS

Core Output - measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. These were originally identified by central government (ODPM) in the Regional Spatial Strategy for the South East, which no longer forms part of the Development Plan as Regional Spatial Strategies were revoked in March 2013.

Local - address outputs of policies not covered by the LDF Core Output indicators

Contextual - establish the baseline position of the wider social, environmental and economic circumstances. Not directly related to implementation of planning policies

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
HOUSING INDICATORS								
1.1	Housing Trajectory	Core Output	See AMR 2005	Compliance with Housing requirements in emerging South East Plan 2007-2021	Annually	ODPM	TMBC - HLS	See the Council's Five-Year Housing Land Supply Position Statement which is published separately. It is recognised that past economic circumstances have affected delivery, and this is reflected in the significant downturn in completions since 2008/09 and 2020/21. In the light of this, a relatively conservative estimate of projected completions has been assumed over the next few years, but only monitoring will confirm whether this in fact occurs. The GL Hearn study provided a Build Out Rate table for guidance.
1.2	% of new and converted	Core Output 2b	88% (2004/05)	95% by 2006/07	Annually	BVPI Number	TMBC - HLS	Government policy requires new development (including conversions and change of use) to be

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
	dwelling on previously developed land					106		focused on previously developed land ('brownfield' sites), rather than undeveloped 'greenfield' land. For 2023/2024, 82% of housing development was on PDL.
1.3	% of new dwellings completed less than 30 dwellings per hectare	Core Output 2c(i)	31% (2004/05)	Not established - at least lower than 30%	Annually	ODPM	TMBC - HLS	299 units – 61% of total completions in 2023/24
1.4	% of new dwellings completed between 30 and 50 dwellings per hectare	Core Output 2c(ii)	51% (2004/05)	Not established - at least 55%	Annually	ODPM	TMBC - HLS	82 units – 17% of total completions in 2023/24
1.5	% of new dwellings completed above 50 dwellings per hectare	Core Output 2c(iii)	18% (2004/05)	Not established - At least 20%	Annually	ODPM	TMBC - HLS	106 units – 22% of total completions in 2023/24
1.6	Affordable housing completions	Core Output 2d	113 units (2004/05)	182 in 2006/07	Annually	LPI 13	TMBC - LPI 13 Community Strategy Housing HLS	Many households are unable to secure an affordable home, either to rent or buy. Consequently, the number of households seeking assistance through the Council's Housing Register remains high. During 2023/24 a total of 133 affordable homes were provided through the planning system and by direct

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
								provision by the Council's housing association partners. 88 are homes were built for rent and 45 are shared ownership.
1.7	Improved energy efficiency of homes within the borough %	Contextual	18.5% (2004/05)	27% (2006/07) 30% (2007/08)	Annually	TMBC	TMBC - LPI 50	<p>Help to save energy – Tonbridge and Malling Borough Council</p> <p>The Council is working hard to improve the energy efficiency of homes and reduce fuel poverty in Tonbridge and Malling. Our website provides information on how to improve energy efficiency.</p> <p>The council worked on an exploratory project to improve the energy efficiency and carbon output of social housing homes in their community.</p> <p>It is difficult to monitor this indicator as many improvements do not require permission, therefore we do not hold data on this.</p> <p>Working with partners in the private and public sectors, they wanted to prove how cost effective it could be to retrofit existing hard-to-heat homes. You can see the outcome here: https://www.kent.gov.uk/about-the-council/strategies-and-policies/service-specific-policies/environment-and-waste-policies/environmental-policies/kent-and-medway-energy-and-low-emissions-strategy/Climate-projects-from-local-authorities/case-study-energy-efficient-homes-</p>

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
								in-tonbridge-and-malling
1.8	Dwelling completions	Local	See AMR 2006	Development of housing allocations at the notional density figures and in accordance with the criteria set out in Policies H1, H2 and H3 by 2021	Annually through the AMR	Local - TMBC	HIA	<p>There were 415 C3 completions in 2023/2024.</p> <p>There were an additional 43 units completed from C2 to C3 conversion.</p> <p>None of these completions were within Policy H1, H2, H3 however H4(j) showed a loss of B2 to make way for 10 dwellings in this monitoring period.</p>
1.9	Number of appeals for development allowed contrary to policy in rural areas	Local	No data	Zero during the lifetime of the DPD	Annually	TMBC		There were 6 appeals allowed within policy CP14.
EMPLOYMENT/BUSINESS DEVELOPMENT INDICATORS								
2.1	Amount of land developed for employment by type	Core Output 1a	See AMR 2005	No overall net loss of employment land	Annually	ODPM	TMBC - ELS	The large increase in B1 -B8 mix is from the Former Aylesford Newsprint which is near completion. The increase in B8 extant permissions is for a hardstanding for open storage in Aylesford. A total of 307,730m2 of land was gained and 80,055m2 was lost for employment in the monitoring period. This resulted in a net change of all uses except C1,2 &3 of 227,674m2 which is positive for supporting our local economy.

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
2.2	% of floorspace by employment type, which is on previously developed land	Core Output 1c	See AMR 2005	60% by 2008	Annually	ODPM	TMBC - ELS	100% of employment floorspace was delivered on PDL.
2.3	Employment land supply by type	Core Output 1d	See AMR 2005 allocations	Maintain a broad range of employment types	Annually	ODPM	TMBC - ELS	<p>Census data provides information on employment by industry for Tonbridge and Malling Borough. This shows that there is a broad range of employment types.</p> <p>In 2023/2024 there was an increase in retail (4%), leisure (10%) and commercial (16%) floorspace. There was a 69% net loss of office space.</p>
2.4	Amount of employment land lost to other uses	Core Output 1e	See AMR 2005	Not established. No year on year overall net loss of employment land identified in Policies E1, E2 and E3	Annually	ODPM	TMBC - ELS	<p>Completions in E1 (d), E3(j) and E3 (i), E1(f), E3(k), E3(l) are listed within Appendix 3. This shows a loss of 20,862m2 of E(c) (formerly A2) floorspace, of which the majority was lost to housing. (21/02303/FL).</p>
2.5	% of young people (16-24 years old) in full-time education or employment	Contextual	85.6%	90%	Every three years	ODPM	TMBC - Community Strategy Monitoring (BV Survey via ODPM 2006/07)	<p>Figure 18 shows the number of residents aged 5+ years (124,520), of which 24,429 are in full time education (19.6%).</p> <p>In 2023, 10,800 people aged 16-24 were economically active within the Borough</p>

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
2.6	Business floorspace permitted for change of use/conversion of buildings in the rural areas of the Borough	Local	Not yet collected	59 (08/09) 57 (09/10) 55 (10/11)	Annually	TMBC CP12 and CP13	TMBC-	During the monitoring period 21 units of C3 and 463m2 of E(d) were permitted. 2 units of C3, 463m2 of E(g), 160m2 of B2 and 375m2 of E(b) were lost as at 31/03/2024.
TRANSPORT INDICATORS								
3.1	Number of cycling routes	Local	No updated monitoring	Not established	Annually	TMBC	KCC - Cycling Strategy for TMBC	No data currently available
3.2	Length of cycling routes in Tonbridge completed	Local	No updated monitoring for Tonbridge	Not established for Tonbridge	Annually		KCC - Cycling Strategy for TMBC	No data currently available
3.3	People killed or seriously injured in road traffic accidents	Contextual	42 (2007)	To be established	Annually	NI 47	Kent County Council	No data for 2023/24 however in 2023 it was reported that 47 people were killed on Kent roads. No data at district/borough level is available at present.
LOCAL SERVICES INDICATORS								
4.1	Amount of completed retail, office and leisure development	Core Output 4a	Not yet collected	Not established - compliance with recommendations of ELR and	Annually	ODPM	TMBC - ELS RLS TMBC - internal	See Appendix 3 for site-by-site completions. In 2023/2024 there was a total of `3,916m2 of gross floorspace completions for retail, leisure and office. A further 35,762m2 of Commercial was also completed during the monitoring

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
	respectively			Retail Studies			consultation with Leisure Services	period.
4.2	Amount of completed retail development	Core Output 4a	Not yet collected	Not established - compliance with recommendations of Retail Study	Annually	ODPM	TMBC - Retail Study	See Appendix 3 for site-by-site completions. In 2023/2024 2,958m2 of gross retail floorspace was completed.
4.3	Amount of completed office development	Core Output 4a	Not yet collected	Not established - compliance with recommendations of CIA	Annually	ODPM	TMBC - CIA	See Appendix 3 for site-by-site completions. In 2023/2024 7,030m2 of gross office development was completed
4.4	% of completed retail, office and leisure development respectively in Tonbridge town centre	Core Output 4b	Not yet collected	Not established - compliance with recommendations of ELR and Retail Studies	Annually	ODPM	TMBC - ELS RLS TMBC - internal consultation with Leisure Services	See Appendix 3 for site-by-site completions. Of the completed retail, office and leisure a net loss of -2837m2 was recorded for this monitoring period. The loss can be accounted for the fact that there were conversions to C3 units on many of the sites.
4.5	Amount of completed leisure development	Core Output 4a	Not yet collected	Not yet established	Annually		TMBC -	See Appendix 3 for site-by-site completions. In 2023 / 2024 3,928m2 of gross leisure floorspace was completed.
4.6	Number of overall crimes recorded for Tonbridge and Malling	Contextual	7,000 (2007/08)	As specified in TMBC's Community Safety Partnership	As per TMBC's Community Safety Partnership	Action Plan in TMBC's Community Safety	Kent Police Authority and TMBC	Please see Figure 22. Within the monitoring period a total of 10,278 crimes were recorded, of which a large proportion were under the heading of 'violence and sexual offences' (35%), followed by criminal damage/arson and anti-

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
	Borough			Strategy and Action Plan 2008/11	p Strategy and Action Plan 2008/11	Partnershi p Strategy 2008/11		social behaviour making a combined total of 2,753 reports made.
4.7	Tonbridge Town Centre - Vacancy Rates	Local Indicator	Significant drop in the vacancy rates for both the lower and upper High Street in 2005 from 2004 (see AMR 2006)	Not established for Tonbridge although achieving lower rates than 2005 will be the minimum requirement with the objective of a year on year decrease.	Annually	Survey work	Tonbridge Town Centre - Vacancy Rates	Figure 23 shows the latest vacancy rates for Tonbridge Town Centre as at August 2023 (Source Experian Goad and Lichfields Survey August 2023). The number of vacant properties in a town is one of several indicators of how vibrant the centre is. The diagram illustrates vacancy rates for both the upper and lower parts of the High Street.
FLOOD PROTECTION, WATER QUALITY AND WATER CONSERVATION								
5.1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core Output 7	Not yet collected	Not established	Annually	ODPM	TMBC - internal consultation with Development Control	In 2023 / 2024 there were no applications granted contrary to Environment Agency advice.

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
5.2	Rivers of Good or Fair chemical and biological water quality	Contextual	Chemical 100% Biological 99%	Chemical 100% Biological 100%	Annually	South East IRF	Environment Agency	The Rivers Trust data shows all rivers to be of poor water quality in Tonbridge and Malling Borough. Please see The Rivers Trust website for further detail https://theriverstrust.org/ecology-map or use the Environment Agency's website at: Classifications data for England Catchment Data Explorer
BIODIVERSITY INDICATOR								
6.1	Change in priority BAP habitats	Core Output 8(i)	Not yet collected	See Kent BAP	According to timetable of review of Kent BAP	ODPM	KCC - Kent Biodiversity Action Plan (BAP) targets	https://kentnature.org.uk/strategy/kent-biodiversity-strategy/ . This is not monitored at Local Authority Level and is not monitored annually. Kent Biodiversity Partnership project led by KCC in collaboration with partners undertake this project. The Kent Biodiversity Strategy sets out current resources and targets for priority habitats, but it doesn't provide a Local Authority breakdown. For further information please see the Kent Nature Partnership webpage: https://kentnature.org.uk/strategy/kent-biodiversity-strategy/ Data on change in priority BAP habitats is not available.
6.2	Level of population of wild birds	Core Output 8(i)	Not yet collected	Increase in the wild bird population index	Annually in accordance with the review of the IRF	ODPM	DEFRA SEERA - South East IRF Objective 13.a	The Kent Ornithological Society compile a list of all species that have been sighted in Kent. The list currently stands at 431 species. Please see the webpage for further information: https://kentos.org.uk/index.php/recording/the-

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
								kent-list
6.3	% of SSSIs in favourable condition	Core Output 8(ii)	65%	72% by 2009 95% favourable or recovering by 2010	Annually Annually	ODPM ODPM	TMBC - Community Strategy Monitoring SEERA - South East Integrated Regional Framework (IRF) - Objective 13.b	<p>There are 11 Sites of Special Scientific Interest within the Borough. The below sets out the SSSI's in the borough and the condition of its features. For more in-depth analysis please see the Natural England webpage: https://designatedsites.naturalengland.org.uk/</p> <ul style="list-style-type: none"> • Bourne Alder Carr – favourable condition • Houlder & Monarch Hill Pits Upper Halling – Unfavourable declining • Halling to Trottiscliffe Escarpment - Not recorded • Holborough to Burham Marshes – Not recorded (units are favourable) • One Tree Hill & Bitchet Common - Unfavourable – Declining (units vary in assessment) • Oldbury and Seal Chart - Not Recorded (units vary in assessment) • Peters Pit, Wouldham - Not Recorded (units are favourable) • Trottiscliffe Meadows - Unfavourable • Ayelsford Pit - Favourable • Wateringbury - Favourable • Wouldham to Detling Escarpment - Various Assessments for Features & Units
6.4	Extent of Ancient Woodland	Core Output 8(ii)	Not yet collected	Not established No net loss	Annually	ODPM	SEERA - South East IRF Objective 13.d	An Ancient Woodland Survey was undertaken in 2010 for the borough, and the data supplied to Natural England. This shows that 10.88% of the borough is covered by Ancient Woodland.

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
6.5	Net % of land in Green Belt that has been developed	Local	Not yet collected	Not established	Annually	ODPM	TMBC	<p>Nearly three quarters of the Borough is covered by the Metropolitan Green Belt - approximately 17,060ha.</p> <p>In the monitoring period of 2023/24, 54 units of the 415 completions of C3 were within the Greenbelt. Of the 286 extant permissions, 74 are within Greenbelt. (25%).</p>
6.6	Improved local biodiversity – proportion of Local Sites where positive conservation management has been or is being implemented	Contextual	55% 2007/08	<p>An increase in the percentage of sites (from the base level) under positive management during the lifetime of the DPD.</p> <p>An additional 36 Local Wildlife Sites in Kent bought into positive conservation management by 2010/11</p>	Annually	NI 197	KCC - Kent Biodiversity Partnership	Local Wildlife Sites (formerly Sites of Nature Conservation Interest) are sites that have been identified as being regionally important for Kent as a whole. At present, the Borough of Tonbridge and Malling contains a total of 46 Local Wildlife Sites. Data is not available currently in relation to their management.
RENEWABLE ENERGY INDICATORS								
7.1	Installed capacity for energy production from renewable sources	Core Output 9	Not yet collected	Contribution to regional targets identified in the IRF Objective 19.b	Annually	ODPM	SEERA - South East IRF Objective 19.b	This is a difficult Indicator to monitor because not all installations require any form of permission and therefore no contact with the Council. However, in the 2023/2024 monitoring period there were 38 planning applications involving Solar Panels, 35 were permitted, 2 were refused. Of the 35 approved two

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
								applications related to solar farms.
HISTORIC AREAS INDICATORS								
8.1	Preserving the special character of Conservation Areas - total no. of Conservation Areas	Local	59 (2005/06)	59 by 2008/09	Annually	TMBC	TMBC - BVPI 219a	The Borough has 61 Conservation Areas.
8.2	Preserving the special character of Conservation Areas - extent of Conservation Areas	Contextual		No net loss of the extent of Conservation Areas	Annually	TMBC	TMBC	No change has been made to the extent of the Conservation Areas during this monitoring period.
8.3	Preserving the special character of Conservation Areas - % of Conservation Areas in the authority area with an up-to-date Character Appraisal	Local	8 full Appraisals (2005/06)	7% by 2006/07	Annually	TMBC	TMBC - BVPI 219b	There are 17 Conservation Area Appraisals including: Bullen Corner, East Peckham (June 2011) Cobdown Farm, Ditton (November 2011) Ditton (May 2004) East Malling village (May 2004) Hadlow (February 2011) Hildenborough (February 2011) Holtwood, Aylesford (November 2011) Ivy Hatch (April 2001) Larkfield Church (November 2011) Mill Street, East Malling (2001) Paddlesworth, Snodland (April 2001)

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
								Quarry Hill, Tonbridge (October 2009) Snodland (May 2001) Stansted (September 2002) Tonbridge (9 December 2008) West Malling (November 2002) Tonbridge CA Street Furniture and Surfaces Guide (September 2009)
8.4	Preserving local character - No. of locally listed buildings	Local	Not yet available	No reduction during the lifetime of the DPD	Annually	TMBC	TMBC	Locally Listed buildings are those that make a contribution to the historic environment but with a focus on their local rather than national importance. The Council does not currently hold a local list. However, it is an aspiration to progress a local list in the future.
8.5	Preserving historic open areas – extent of Historic Parks and Gardens	Local		No net loss of Historic Parks and Gardens during the lifetime of the DPD	Annually	TMBC	TMBC	788.76HA of Historic Parks & Gardens 23 Historic Parks and Gardens (5 of which are recognised as being of national interest).
OPEN SPACE INDICATORS								
9.1	Number of principal public open spaces that have a management plan in accordance with the Green Flag Award	Output 4c	1 - Haysden Country Park	1 annually - 5 in total for each principal public open space	Annually	DCLG	TMBC LPI 815	The number of principal public open spaces that have a management plan in accordance with the Green Flag Awards is 3 within the 2023/2024 monitoring period. This includes Haysden, Tonbridge Racecourse, Leybourne Lakes, all run by TMBC. Manor Park West Malling, Cobtree Manor Park, Trosley Country Park are run by KCC but are within the borough. These also have Green Flag awards.
9.2	% of users	Local	92%	To be	Annually	DCLG	TMBC	Up-to-date information is not available at this

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
	who are satisfied with our principal public open spaces		(2005/06)	established			LP 817	time.
9.3	Amount of formal open space provision at The Freehold, Hadlow	Local	Zero	Greater than base level in accordance with adopted standards	By end of plan period	TMBC	TMBC – internal consultation with Leisure Services	The site has the provision of allotments, however the site is not formally designated beyond the protection provided by national policy for open space, sports and recreation.
POLLUTION INDICATORS								
10.1	Extent to which we keep on schedule in measuring and reporting on levels of air, land and water pollution	Local	100% (2004/05)	100% (2006/07)	Annually	ODPM	TMBC - LPI 46	The monitoring period of 2023/24 showed 100% of the indicators were kept on schedule and monitored.
10.2	Days when air pollution is moderate or high	Local	Not yet collected	Not established	Annually	IRF	National Air Quality Information Archive	At present TMBC has 6 Air Quality Management Areas (AQMA's) around the borough: 1) M20, – between New Hythe Lane and Hall Rd 2) Tonbridge High Street, Vale Road to The Botany 3) Larkfield A20 – Junction with New Hythe Lane 4) Aylesford A20 – Junction with Hall Road/Quarry wood

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
								5) Borough Green – Junction of Sevenoaks Rd/Western Road 6) Watlingtonbury – Crossroads Results of this indicator for this monitoring period was zero.
10.3	% of pollution control improvements to existing installations completed on time.	Contextual	-	95% (2006/067)	Annually	ODPM	TMBC - BVPI 217	This information is not available.
10.4	No. of appeals allowed contrary to local noise standards	Local	Not yet collected	Zero during the lifetime of the DPD	Annually	TMBC	TMBC	Number of appeals allowed contrary to local noise standards – none.
WASTE INDICATORS								
11.1	% of household waste arisings which have been sent by the authority for recycling	Contextual	16.2% (2004/05)	17% (2006/07)	Annually	ODPM	TMBC - BVPI 82ai	See indicator 11.3 below.
11.2	% of household waste sent by the authority	Contextual	1.9% (2004/05)	17.5% (2006/07)	Annually	ODPM	TMBC - BVPI 82b(i)	Data exists for the 2022/23 monitoring period where 15,616.78 tons of waste was sent for composting. This equates to 28%.

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary																		
	for composting (excludes home composting) or treatment by anaerobic digestion																									
11.3	Percentage of household waste sent for reuse, recycling and composting	Contextual	40.6% (2007/08)	46.3% (2008/09)	Annually	NI 192	TMBC DEFRA	<div>The total amount of household waste sent for reuse, recycling and composting 2022/23 was 54,587 tonnes.</div> <table><tr><th>Treatment</th><th>Tonnes</th><th>%</th></tr><tr><td>Composting</td><td>15,616.78</td><td>28.3</td></tr><tr><td>Landfill</td><td>509.73</td><td>0.92</td></tr><tr><td>RDF</td><td>403.99</td><td>0.73</td></tr><tr><td>Recycling</td><td>12,790.35</td><td>23.2</td></tr><tr><td>WTE/RDF</td><td>25,776.15</td><td>46.7</td></tr></table>	Treatment	Tonnes	%	Composting	15,616.78	28.3	Landfill	509.73	0.92	RDF	403.99	0.73	Recycling	12,790.35	23.2	WTE/RDF	25,776.15	46.7
Treatment	Tonnes	%																								
Composting	15,616.78	28.3																								
Landfill	509.73	0.92																								
RDF	403.99	0.73																								
Recycling	12,790.35	23.2																								
WTE/RDF	25,776.15	46.7																								
11.4	Planning to adapt to climate change	Contextual	Level 1	Level 3 by 2010/11	Annually	NI188	TMBC	<div>A motion adopted by full council in July 2019 sets out the "aspiration for Tonbridge and Malling to be carbon neutral by 2030". The Climate Change Strategy 2020 to 2030 supports this ambition. The Council reports on its action plan for climate change annually. These can be found here: https://www.tmbc.gov.uk/downloads/download/439/climate-change-action-plans Climate change strategy 2020 to 2030 – Tonbridge and Malling Borough Council can be found here: https://www.tmbc.gov.uk/climate-</div>																		

No	Indicator	Type	Baseline Data	Target and Date	Review	Source of Indicator	Source of Information	Summary
								change/climate-change-strategy-2020-2030
11.5	Per capita reduction in CO2 emissions in the LA area	Contextual	7.5 tonnes	-11% by 2010/11	Annually	NI 186	TMBC	<p>Per capita Emissions for Tonbridge and Malling Borough have decreased steadily since 2005 from 15.3 tCO2e to 5.2 tCO2e in 2022.</p> <p>https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F667ad5b45b0d63b556a4b305%2F2005-22-uk-local-authority-ghg-emissions.xlsx&wdOrigin=BROWSELINK</p>
11.6	% change from the previous financial year in the number of kilograms of household waste collected per head of population	Contextual	2.4% (2005/06)	0.8% (2008/09)	Annually	ODPM	TMBC - BVPI 84b	<p>National data exists for 2022/23. In 2022/23, the total weight of 'waste from households' in England decreased to 21.3 million tonnes down 6.6 per cent from 22.8 million tonnes in 2021/22.</p> <p>Local authority collected waste management - annual results 2022/23 - GOV.UK</p>

7. Appendices

APPENDIX 1: Glossary of Terms

Term	Definition
Air Quality Management Areas (AQMAs)	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Ancient woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Authority Monitoring Report (AMR)	As a legislative requirement under Regulation 34 of the Town and Country Planning (Local Development) Regulations 2012, the AMR is the main mechanism for assessing the performance and effects of TMBC Local Plan and the timescales set out in the Local Development Scheme (LDS).
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Development Plan	Is defined in Section 38 of the Planning Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood Development Plans that have been approved at referendum are also part of the development plan, unless the local authority decides that the neighbourhood plan should not be made.
Housing Delivery Test	Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.
Local Development Scheme (LDS)	The project management plan that describes the Council's programme for producing its Local Development Plan Documents.
Local housing need	The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of the NPPF).
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan should consist of both strategic and non-strategic policies.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework is a key part of the government's reforms to make the planning system less complex and more accessible. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

	It was first published in March 2012, since then, there have been various updated versions.
Neighbourhood Development Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Objectives and Indicators	Objectives are the goals that are trying to be achieved, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, and in helping to conduct a Sustainability Appraisal (SA).
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Planning & Compulsory Purchase Act 2004	This amended much of the Town and Country Planning Act 1990. In particular, the 2004 act made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Statement of Community Involvement (SCI)	A public statement of the Council's intentions for involving the community in the production of its Local Development Plan Documents, and in ongoing development management (planning application) decisions.
Supplementary Planning Documents (SPD)	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	An evaluation of the social, economic and environmental impacts of policies and strategies in a Local Development Document to ensure the policies and strategies are in accordance with sustainable development objectives.
Windfall sites	Sites not specifically identified in the development plan.

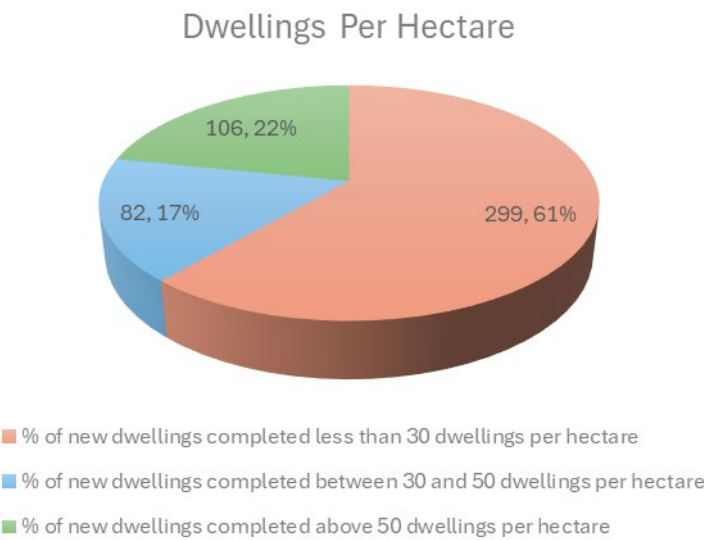
APPENDIX 2: Housing indicators

Indicator 1.5

Dwellings Per Hectare

NPPF 2023 provides guidance on making effective use of land, including planning for higher density development and dwellings per hectare. Para.123 makes it clear that *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*

Figure A1: Dwellings per hectare



Indicator 1.8

Dwelling Completions

As at 31/03/2024 a total 415 C3 units were completed. An additional 43 C2 to C3 conversion units (80 C2 units) were also completed. This gives a combined total of 458 units. Of the 415 units 82% were on Previously Developed Land.

Indicator 1.9

Table A1: Number of appeals for development allowed contrary to policy in rural areas. These include Policy CP14 (within the countryside)

Reference no.	Summary of development
22/01588/FL	Construction of 2 houses (within CP12(e))
22/02329/FL	1 bed dwelling (within CP13(j))
21/01345/FL	Residential Caravan (Within CP14)
22/00113/OAEA	950 units (Within CP14)
22/02876/FL	1 dwelling (Within CP14)
21/01718/FL	2 pitches Gypsy/Traveller Time Variation (CP14)
23/01758/FL	Residential Caravan Site (Within CP14)
21/03055/FL	Demolition x2 C3 and x2 C3 rebuild (Within CP14)

APPENDIX 3: Employment/Business development indicators

Indicator 2.1

Table A2: Amount of land developed for by employment type - Floorspace Completed, Not Started & Under Construction 2023/4

CIA 2023/24 Summary	E(a) (A1 More than 280sqm floorspace)	E(b) (A3)	E (c)(A2)	E(d) (D2 - gym, indoor rec)	E(e) (D1 - medical ctr not attached to residence)	E(f) (D1 - nurse, y, creche etc)	E(gi)(B1a)	E(g ii)B1b	E(giii) - B1c	Mixed E(g) (Mixed B1)	B2	B8	Mixed B1- B8	C1 - Hotel, guest House etc	C2 Care Homes (Rooms)	C2a - secure residential	C4 HMO	F1 (D1 - schools etc)	F2(a) (A1 less than 280sqm floorspace)	F2 (b) Community Hall	F2(c)Outdoor Sport/Rec	Sui Generis	Total all use classes (excluding C1, C2 & Sg)
C/P	2,683	125	6,034	3,186	0	0	0	0	11,520	996	12,427	1,467	7,262	29	80	0	0	307	150	410	25	3,085	46,622
U/C	399	275	0	0	1,280	0	0	0	900	0	19,208	1,470	162,323	0	140	0	0	20,000	0	0	0	8,030	205,855
N/S	916	391	525	0	813	0	0	0	1,182	0	1,244	38,824	155	205	489	0	0	10,998	0	0	0	7,482	55,253
Gains (gross)	3,998	791	6,559	3,186	2,093	0	0	0	13,602	996	32,879	41,761	169,740	234	709	0	0	31,305	150	410	25	18,596	307,730
Loss C/P	464	0	23,561	484	1,555	0	2,507	0	97	4,858	2,294	15,181	0	0	0	0	0	0	1,307	0	0	11,121	52,308
Loss N/S	4,526	315	3,860	0	619	0	1,200	0	7,896	0	2,492	5598.6	0	0	0	0	0	964	202	75	0	23,619	27,748
Losses (gross)	4,990	315	27,421	484	2,174	0	3,707	0	7,993	4,858	4,786	20,780	0	0	0	0	0	964	1,509	75	0	34,740	80,055
Net change	-992	476	-20,862	2,702	-81	0	-3,707	0	5,610	-3,862	28,093	20,981	169,740	234	709	0	0	30,341	-1,359	335	25	-16,144	227,674
Exp (net)	0	-95	-76	0	0	0	0	0	0	0	284	0	0	16,485	0	0	0	240	0	0	0	-252	16,838
S/S (net)	-1,214	-1,728	0	0	0	0	0	0	0	0	124	320	0	0	0	0	0	307	0	0	0	-307	-2,191

Table A3: Employment Floorspace Completed – site by site list of CP

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
18/02591/FL	Oaktrees Farm Borough Green Road Wrotham Sevenoaks Kent TN15 7RD	Demolition of the lean-to industrial building and construction of a new B1/B8 industrial building of 170sqm		B1-B8	70	170	100		
21/03341/RM	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent UNIT 5 7162m2 of B1-B8	Reserved Matters application pursuant to condition 3 (layout, scale, appearance, landscaping and access), condition 16 (surface water drainage), condition 26 (levels) following the grant of Hybrid planning permission TM/20/01820/OAEA		B1-B8		7162	7162		
		Total Gains			70	7332	7262		
18/00728/FL	Moonfield The Street Ryarsh West Malling Kent ME19 5LG	Revisions to previously approved new dwelling under ref: TM/17/01104/FL to incorporate rooms in the roof space	General Industrial	B2	51	0	-51	1800	0.18

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/00286/FL	Development Site At Brunswick Yard Pound Road East Peckham Tonbridge Kent	Demolition of existing buildings, including a dwelling house (34 Pound Road), and erection of a residential development comprising of 10 dwellings and associated works, parking and alterations to the access points to Pound Road (Renewal of planning permission TM/16/03380/FL)	General Industrial	B2	817	0	-817	4700	0.47
21/02397/FL	Units 1 To 6 Mills Road Quarry Wood Industrial Estate Aylesford Kent ME20 7NA	Alterations to the external elevations, alterations to the site layout and the reconfiguration of floorspace	General Industrial	B2	32434	31458	-976	61100	6.11
23/00693/FL	86 Barden Road Tonbridge Kent TN9 1UB	Conversion and roof alterations to existing detached garage to form a two bed dwelling	Light Industrial	B2	57.1	0	-57.1	133	0.01

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/01067/FL	White Lodge 70 Chatham Road Aylesford Kent ME20 7EQ	Proposed conversion of existing workshop to residential use and associated parking	Light Industrial	B2	70	0	-70	500	0.05
21/02167/FL	88 Priory Street Tonbridge Kent TN9 2AH	Demolition of existing workshops and garages, 3 new dwellings and conversion of existing building to dwelling	Light Industrial	B2	322.6	0	-322.6	533	0.05
		B2 Loss			33751.7	31458	-2293.7		
17/00712/FL	Unit 6 Tower Industrial Estate London Road Wrotham Sevenoaks Kent TN15 7NS	Redevelopment of existing industrial site (Use Class B2) following demolition of fire damaged unit	B2	B2	0	404	404		
19/00449/FL	Development Site North Of Vantage Point Holborough Road Snodland Kent	Erection of 4 no. warehouse units (Use Classes B1c/B2/B8) and 2 no. Drive-Thru units (Use Classes A3 and/or A5), together with the provision of parking, landscaping and associated works	Light Industrial	B2	0	11325	11325	36200	3.62

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
20/01681/FL	Unit 1 Platt Industrial Estate Maidstone Road Platt Sevenoaks Kent TN15 8JL	Change of use to B2 industrial	Light Industrial	B2	617	617	0	902	0.09
22/02631/FL	Celcon Blocks Limited The Ightham Sandpits Borough Green Road Ightham Sevenoaks Kent TN15 9JB	Partial demolition of existing storage unit, single storey extension, canopy and ancillary works	General Industrial	B2	7500	7798	298	4900	0.49
23/03150	VACANT PLOT ADJOINING SITE 6, Mills Road, Quarry Wood Industrial Estate, Aylesford	A change of use application to permit a new use class of B2 (general industry) in addition to the existing permitted use class B8 (storage and distribution)		B2	0	400	400	1965	
		B2 Gain			8117	20544	12427		
07/00241/FL	Pickfords (brs Depot) Mill Hall Aylesford Kent	Residential development of 58 no. apartments and 21 no. town houses		B8	12010		-12010		
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		B8	956	0	-956		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
19/00523/FL	Land Rear Of Omega Stocks Green Road Hildenborough Tonbridge Kent	Demolition of commercial outbuildings, clearance of the site, erection of a single storey 2 bed dwelling and creation of an ecology receptor site	Storage and Distribution	B8	117.1	0	-117.1	2400	0.24
20/00820/FL	Orchard Dene Works Ashes Lane Hadlow Tonbridge Kent	Demolition of 2 commercial buildings and yard, and replace with 2 new dwellings, 1 four bed Dorma bungalow and 1 three bed bungalow	Storage and Distribution	B8	226	50	-176	13010	1.3
23/00624/FL	Wrotham Heath Golf Club Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QZ	Demolition of existing compound buildings and replace with overflow carpark. Erection of a storage barn. Installation of two Portakabins on existing concrete base (Revision to approved TM/22/01205/FL)	Storage and Distribution	B8	235	0	-235		
23/03150	VACANT PLOT ADJOINING SITE 6, Mills Road, Quarry Wood Industrial Estate, Aylesford	A change of use application to permit a new use class of B2 (general industry) in addition to the existing permitted use class B8 (storage and distribution)		B8	745	345	-400	1965	

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/00605/FL	Buildings At Trench Farm Coldharbour Lane Hildenborough Tonbridge Kent	Demolition of existing buildings comprising Atcost barn and cart shed; erection of one 5-bed dwelling and part conversion and extension of existing barn to create one 4-bed dwelling	Storage and Distribution	B8	1052	0	-1052	2479	0.24
20/02253/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)	Storage and Distribution	B8	174	0	-174	1560	0.15
21/02467/PDVAR	The Bramleys Hill Top Farm The Heath East Malling West Malling Kent ME19 6JL	Prior Notification: Change of use from old fruit store to a residential unit	B8	B8	61	0	-61		
		B8 Loss			15576.1	395	-15181.1		
21/01455/PDVAF	Longmeadow Farm Land Crouch Lane Borough Green Sevenoaks Kent	Prior Notification: Change of use of existing agricultural building into a commercial storage use (akin to traditional use class B8) (Part 3 Class R)	B8	B8	0	703	703		
19/00008/FL	338 New Hythe Lane Larkfield Aylesford Kent ME20 6RZ	Demolition of garage. Erection of single storey rear addition to provide additional ancillary storage.	Storage and Distribution	B8	27.1	40.7	13.6	584	0.05

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/01863/PDVRB	Land And Buildings Known As Goldhill Farm Hartlake Road Golden Green Tonbridge Kent	Prior notification: Change of use of a building and land within its curtilage from an agricultural use to a flexible use (Class R.3 (b) over 150 square metres) for use as B8 for the storage of marques and associated furniture and fittings	B8	B8	0	414	414		
23/00624/FL	Wrotham Heath Golf Club Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QZ	Demolition of existing compound buildings and replace with overflow carpark. Erection of a storage barn. Installation of two Portakabins on existing concrete base (Revision to approved TM/22/01205/FL)	Storage and Distribution	B8	235	432	197		
20/01455/FL	Mereworth Castle Estate North Tonbridge Road Mereworth Maidstone Kent	Construction of new packing shed for washing, packing and storing produce grown on site	Storage and Distribution	B8	0	139.6	139.6	2031	0.2
		B8 Gain			262.1	1729.3	1467.2		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
16/03778/FL	Barfield Farm Aldon Lane Offham West Malling Kent ME19 5PH	Erection of 4 mobile timber self-contained pods to provide bed and breakfast accommodation within the main orchard at Barfield Farm, including associated change of use of land and parking	C1	C1	29	58	29		
20/00215/FL	Longmead Stadium Darenth Avenue Tonbridge Kent TN10 3JF	Demolition of Club Shop and redundant equipment and materials stores. Erection of single-storey detached building to provide a public cafe and training and development facility incorporating replacement facilities for Tonbridge Athletic Football Club. Paved external seating area enclosed by part closeboard, part steel fence. Access ramps	Office Other than A2	E(a)	98.4	0	-98.4	1122	0.11
23/03003	187, TONBRIDGE FLOORING STUDIO LTD, High Street, Tonbridge, TN9 1BX	Two storey rear extension to provide 1no residential unit, conversion of first and second floor to provide 2no residential units and reconfiguration of ground floor		E(a)	194.1	54.2	-139.9		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		commercial space							
19/02455/FL	14 Western Road Borough Green Sevenoaks Kent TN15 8AG	Demolition of existing commercial building, erection of a mixed used building, with two retail/commercial units at ground floor level and 8 residential apartments above	A1	E(a)	334	108	-226		
19/02109/FL	180 High Street Tonbridge Kent TN9 1FL	Demolition of existing office building and the erection of a new structure to provide 12 new 1 and 2 bedroom apartments together with 12 on-site car and cycle parking spaces and refuse facilities. Restoration of existing front garden and front boundary wall	Financial and Professional Services	E(c)	450	0	-450	800	0.08
20/02068/FL	708 - 710 London Road Larkfield Aylesford Kent	Conversion of property back into 2 shops, and a change of use from a bank to new class E, reinstatement of internal	A2	E(c)	180	0	-180		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		wall, creation of a rear fire escape, glass door to be installed to allow for front access							
20/02245/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	Redevelopment of site to include conversion, extension and alteration of existing office buildings and conversion and alteration of Grade II listed office building to create 138 apartments and shared residents facilities, together with 27 houses	B1(A)	E(c)	20655	0	-20655		
21/01581/FL	78C High Street Tonbridge Kent TN9 1EE	Conversion of the upper floors and a roof extension, to provide 6 residential units, along with the demolition of the rear portion of the site and a refurbished commercial unit (Class E)	A1	E(c)	1113.6	172	-941.6		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/02303/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	Conversion of building to 6 apartments in addition to external fenestration alterations	Office Other than A2	E(c)	488	0	-488	2200	0.22
21/03239/PDVGR	35 - 37 High Street Tonbridge Kent TN9 1SQ	Prior notification: Change of use from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and the conversion of the first floor to create to 2no. single bedroom		E(c)	398	0	-398		
21/03334/FL	First Floor 164 High Street Tonbridge Kent TN9 1BB	Conversion of existing first and second floors to create 2 x 1-bed flats. Refurbishment of existing exterior windows. Removal of one internal wall and installation of stud partitioning	A2	E(c)	93	0	-93		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/00475/FL	54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station; including the demolition of the existing sales building, canopy and car rental building, and erection of a new sales building, forecourt and canopy; reconfiguration of the fuel islands; provision of car parking	A1	E(c)	355	0	-355		
21/01504/FL	1 - 7 Crabapple Road Tonbridge Kent TN9 1FW	Change of use of existing gym (Use Class E) to training facility (Use Class F1)	E	E(d)	307	0	-307		
22/00702/PDVMA	37 Avebury Avenue Tonbridge Kent TN9 1TL	Prior Notification under class MA of part 3: change of use from Gymnasium (Class E) to 3 no. self-contained duplex flats. The units have been designed as 3 duplex units with suitable bedroom space, storage space and kitchen/living space as per the Nationally Described Space Standard requirements. Refuse/recyclable waste storage enclosure and cycle storage provided as shown on accompanying proposals		E(d)	177		-177		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/00617/FL	Milverton 116 High Street West Malling Kent ME19 6LX	Partial demolition of buildings, conversion of existing buildings to form 2 no. apartments and erection of two no. terraces each containing 3 no. dwellings, parking for 6 no. cars and bin store		E(e)	338.2	0	-388.2		
21/00444/FL	64 Pembury Road Tonbridge Kent TN9 2JG	Demolition of former surgery and erection of a development of 14 x 2 bed apartments with parking, access and landscaping	D1	E(e)	1167	0	-1167		
21/00601/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension, conversion of Coach House from offices into separate residential dwelling including first floor extension, removal of car park, restoration of gardens and erection of three bay garage with ancillary first floor accommodation to serve Bordyke End	Office Other than A2	E(g)	538	0	-538	2700	0.27

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/00601/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension, conversion of Coach House from offices into separate residential dwelling including first floor extension, removal of car park, restoration of gardens and erection of three bay garage with ancillary first floor accommodation to serve Bordyke End	Office Other than A2	E(g)	538	0	-538	2700	0.27
20/01414/FL	Development Site At The Hermitage Hermitage Lane Maidstone Kent	Demolition of existing buildings and construction of new 70 Bed Care Home	A1	E(g)	3295	0	-3295		
21/01292/PDVOR	Rear Of 138 High Street Tonbridge Kent TN9 1AX	Prior Notification: Change of Use from Office (Class B1) to Residential (Class C3) (Class 0)	B1(a)	E(g)	24	0	-24		
23/03096	Part Ground Floor Unit 1, BOURNE ENTERPRISE CENTRE, Wrotham Road, Borough Green, Sevenoaks, TN15 8DG	Lawful Development Certificate Proposed: Change of use of part of the ground floor of Unit 1 Bourne Enterprise Centre from Office, use Class E (g) to Pilates studio, (indoor sport, recreation or fitness) Class E (d).		E(g)	463	0	-463	463	

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
19/00369/PDVOR	Faulkners Farmhouse Ashes Lane Hadlow Tonbridge Kent TN11 0AN	Prior Notification: change of use from office (Class B1) to residential (Class C3)(Part 3 Class O): Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1 (a) (offices) of the Schedule	B1	E(g)(i)	739	0	-739		
19/01108/FL	1 - 4 River Walk Tonbridge Kent	Construction of building comprising 36 apartments including access and ground floor and undercroft parking, following demolition of existing built form on site	Office Other than A2	E(g)(i)	203.8	0	-203.8	1392	0.13
22/01655/FL	Wrotham Place High Street Wrotham Sevenoaks Kent TN15 7AE	Change of use of Wrotham Place and grounds from single dwelling house approved under TM/20/02899/FL and TM/20/02900/LB to E(g)(i) Office use with associated internal alterations to Wrotham Place	Office Other than A2	E(g)(i)	1564	0	-1564		
21/02167/FL	88 Priory Street Tonbridge Kent TN9 2AH	Demolition of existing workshops and garages, 3 new dwellings and conversion of existing building to dwelling	Office Other than A2	E(g)(iii)	96.7	0	-96.7	533	0.05
		E Loss			33809.8	334.2	-33525.6		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
19/02926/FL	3 - 5 Varnes Street Eccles Aylesford Kent ME20 7HH	Demolish existing substandard stores and part of shop and rebuild	A1	E(a)	121.19	138.43	17.24		
20/02068/FL	708 - 710 London Road Larkfield Aylesford Kent	Conversion of property back into 2 shops, and a change of use from a bank to new class E, reinstatement of internal wall, creation of a rear fire escape, glass door to be installed to allow for front access	E	E(a)	0	180	180		
20/00215/FL	Longmead Stadium Darenth Avenue Tonbridge Kent TN10 3JF	Demolition of Club Shop and redundant equipment and materials stores. Erection of single-storey detached building to provide a public cafe and training and development facility incorporating replacement facilities for Tonbridge Athletic Football Club. Paved external seating area enclosed by part closeboard, part steel fence. Access ramps	Light Industrial	E(a)	0	365	365	1122	0.11
20/02334/FL	Former B And Q Cannon Lane Tonbridge Kent TN9 1PN	Variation of condition 1 of planning permission TM/16/00818/FL: to allow the sale of convenience goods from Units 1B and 1C	A1	E(a)		1900	1900		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/01278/FL	Ightham Mote Mote Road Ivy Hatch Sevenoaks Kent TN15 ONT	Construction of a relocated parking area in the lower section of Mount Field to the east of the Walled Garden and the existing parking area; removal of the temporary visitor reception building and the erection of a replacement visitor reception and shop b	A1	E(a)	65	286	221		
21/02001/FL	Leybourne Lakes Country Park Malling Road Larkfield Aylesford Kent	Erection of a new lakeside cafe and water sports building. Movement of two shipping containers on site that are to be clad to match the proposed building and the removal of a container currently used for WCs		E(b)	0	125	125		
20/02013/FL	Kits Coty Restaurant 15 Old Chatham Road Aylesford Kent ME20 7EZ	Existing first floor residential accommodation to be converted to offices, the addition of a window to the first floor northern elevation, the removal of some of the external temporary structures and the installation of some electric car charging points. Dormers added to barn roof and glazed balustrade added to the edge of all flat roof areas	Financial and Professional Services	E(c)	0	70	70	42335	4.23

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		and a metal spiral staircase to the terrace. Car park to be enlarged and screened with hedgerows, a metal railing and a sliding gate to the rear access of the building. Decking areas to be added to the higher levels of the outside space							
19/01722/FL	Platt Memorial Hall Platinum Way Platt Sevenoaks Kent TN15 8FH	Additional storage area with small office	B1	E(c)	0	5000	5000		
21/00834/LDP	Bishops Lodge High Street Wrotham Sevenoaks Kent TN15 7AH	Lawful Development Certificate Proposed: Change of use from current use A1 (shop) to A2 (hairdressers)	A2	E(c)	0	24	24		
23/01573/PDVRB	Park Barn Farm Park Farm Road Ryarsh West Malling Kent ME19 5JY	Prior notification: Change of use of a building and land within its curtilage from an agricultural use to a flexible use (Class R.3 (b) over 150 square metres) for use as building of flexible B1 (Class E) and B8 (Storage and distribution) u	General Industrial	E(c)		940	940		
21/02133/FL	Land Adjoining Aylesford Rugby Club Ferryfield Hall Road Aylesford Kent	Redevelopment of existing netball courts to create 3 x outdoor and 3 x indoor courts with associated tensile fabric building, means of	E	E(d)	0	2723.4	2723.4		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		enclosure, lighting, landscaping and parking							
23/03096	Part Ground Floor Unit 1, BOURNE ENTERPRISE CENTRE, Wrotham Road, Borough Green, Sevenoaks, TN15 8DG	Lawful Development Certificate Proposed: Change of use of part of the ground floor of Unit 1 Bourne Enterprise Centre from Office, use Class E (g) to Pilates studio, (indoor sport, recreation or fitness) Class E (d).		E(d)	0	463	463	463	
19/00449/FL	Development Site North Of Vantage Point Holborough Road Snodland Kent	Erection of 4 no. warehouse units (Use Classes B1c/B2/B8) and 2 no. Drive-Thru units (Use Classes A3 and/or A5), together with the provision of parking, landscaping and associated works	A3 Food & Drink	E(g)	0	611	611	36200	3.62
21/01514/FL	Brook House Larkfield Trading Estate New Hythe Lane Larkfield Aylesford Kent	Erection of two B1 commercial units with associated parking (amendment to Planning Permission reference TM/20/00950/FL)	Light Industrial	E(g)	0	385	385	2000	0.2
23/00377/LDE	Development Site At Brewers Hall Farm Tonbridge Road	Lawful Development Certificate Existing: Use of Brewers Hall buildings as a winery (part of the Mereworth Vineyard enterprise)		E(g)(ii)		11520.3486	11520.3486		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		E Gain			186.19	24731.5786	24545.3886		
21/01504/FL	1 - 7 Crabapple Road	Change of use of existing gym (Use Class E) to training facility (Use Class F1)	F1	F1(a)	0	307	307		
20/01807/FL	64 Malling Road Snodland Kent ME6 5NB	Proposed change of use from taxi office to convenience store	A1	F2(a)	0	50	50		
20/01931/FL	60 Malling Road Snodland Kent ME6 5NB	New shop front, internal alterations and extension at rear to enlarge flat and shop	A1	F2 (a)	0	100	100		
19/02491/FL	Former Manor House Walled Garden The Birling Estate Stangate Road Birling West Malling Kent	Redevelopment, restoration and change of use of former kitchen garden into a wellness centre with treatment rooms, yoga studio, cafe and ancillary accommodation	D2	F2 (b)	0	410	410		
21/02001/FL	Leybourne Lakes Country Park Malling Road Larkfield Aylesford Kent	Erection of a new lakeside cafe and water sports building. Movement of two shipping containers on site that are to be clad to match the proposed building and the removal		F2©	0	25	25		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		of a container currently used for WCs							
		F2 Gain			0	585	585		
21/00834/LDP	Bishops Lodge High Street Wrotham Sevenoaks Kent TN15 7AH	Lawful Development Certificate Proposed: Change of use from current use A1 (shop) to A2 (hairdressers)	A1	F2 (a)	24	0	-24		
19/00287/FL	2 - 12 Avebury Avenue Tonbridge Kent TN9 1TF	Alteration, extension and change of use of the existing building to a mixed use to comprise 23 no. apartments, with associated parking		F2 (a)	1233.7	0	-1233.7		
20/01807/FL	64 Malling Road Snodland Kent ME6 5NB	Proposed change of use from taxi office to convenience store	A2	F2 (a)	50	0	-50		
		F2 Loss			1307.7	0	-1307.7		
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	SG	SG	4600	0	-4600		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
20/00516/FL	The Cock Horse Inn London Road Hildenborough Tonbridge Kent TN11 8NH	Change of use/conversion/extension of Cock Horse Public House (Class A4: Drinking Establishment) to a pair of semi-detached houses (Class C3: Residential Use), plus hard and soft landscaping works	A4	SG	344	0	-344		
20/01761/FL	11 Sheldon Way Larkfield Aylesford Kent ME20 6SF	Change of use from children's learning, indoor play area to car reception point for Arden BMW Maidstone including PDI and minor repairs	D2	SG	1948	0	-1948		
20/01825/DEN	Unit 3 Larkfield Mill Bellingham Way Larkfield Aylesford Kent ME20 6SQ	Prior Demolition Notification: Proposed demolition of redundant sprinkler tank and plant room		SG	3765	0	-3765		
20/02083/FL	53-54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station, including the demolition of the existing sales building, canopy car rental building, the erection of a new sales building, forecourt and canopy, reconfiguration of the fuel islands, provision of car parking	SG	SG	435	243	-192		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/01069/FL	5 Angel Walk Tonbridge Kent TN9 1TJ	Change of use from tattoo studio (Sui Generis) to pizza takeaway (Sui Generis) including installing an extraction flue to the rear of the property	SG	SG	160	0	-160		
20/02912/FL	53-54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station; including the demolition of the existing sales building, canopy and car rental building, and erection of a new sales building, forecourt and canopy; reconfiguration of the fuel islands; provision of car parking	SG	SG	355	243	-112		
		SG Loss			11607	486	-11121		
21/00475/FL	54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station; including the demolition of the existing sales building, canopy and car rental building, and erection of a new sales building, forecourt and canopy; reconfiguration of the	SG	SG	80	290	210		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		fuel islands; provision of car pa							
20/01761/FL	11 Sheldon Way Larkfield Aylesford Kent ME20 6SF	Change of use from children's learning, indoor play area to car reception point for Arden BMW Maidstone including PDI and minor repairs	SG	SG	0	1948	1948		
20/02882/FL	Bell Equine Hospital 104 Butchers Lane Mereworth Maidstone Kent ME18 5GS	Extension to existing equine veterinary practice	SG	SG		153	153		
21/00913/FL	Coppice Court 70 Teston Road Wateringbury Maidstone Kent ME18 5BG	Part retrospective application for the erection of a building for indoor dog training, revision to building approved under TM/19/02966/FL	SG	SG	0	480	480		
21/01069/FL	5 Angel Walk Tonbridge Kent TN9 1TJ	Change of use from tattoo studio (Sui Generis) to pizza takeaway (Sui Generis) including installing an extraction flue to the rear of the property	A5	SG	0	160	160		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/02122/FL	Unit 1, 2 And 3 Wood Close Quarry Wood Industrial Estate Aylesford Kent ME20 7UB	Interior amendments to the existing showrooms and workshops including MOT facilities, elevation amendments to two existing dealership buildings, installation of smart repair facilities in one of the existing workshops, re planning of areas of existing har	SG	SG	3579	3445	134		
		SG Gain			3659	6476	3085		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
18/02591/FL	Oaktrees Farm Borough Green Road Wrotham Sevenoaks Kent TN15 7RD	Demolition of the lean-to industrial building and construction of a new B1/B8 industrial building of 170sqm		B1-B8	70	170	100		
21/03341/RM	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent UNIT 5 7162m2 of B1-B8	Reserved Matters application pursuant to condition 3 (layout, scale, appearance, landscaping and access), condition 16 (surface water drainage), condition 26 (levels) following the grant of Hybrid planning permission		B1-B8		7162	7162		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		TM/20/01820/OAEA							
		Total Gains			70	7332	7262		
18/00728/FL	Moonfield The Street Ryarsh West Malling Kent ME19 5LG	Revisions to previously approved new dwelling under ref: TM/17/01104/FL to incorporate rooms in the roof space	General Industrial	B2	51	0	-51	1800	0.18
21/00286/FL	Development Site At Brunswick Yard Pound Road East Peckham Tonbridge Kent	Demolition of existing buildings, including a dwelling house (34 Pound Road), and erection of a residential development comprising of 10 dwellings and associated works, parking and alterations to the access points to Pound Road (Renewal of planning permission TM/16/03380/FL)	General Industrial	B2	817	0	-817	4700	0.47

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/02397/FL	Units 1 To 6 Mills Road Quarry Wood Industrial Estate Aylesford Kent ME20 7NA	Alterations to the external elevations, alterations to the site layout and the reconfiguration of floorspace	General Industrial	B2	32434	31458	-976	61100	6.11
23/00693/FL	86 Barden Road Tonbridge Kent TN9 1UB	Conversion and roof alterations to existing detached garage to form a two bed dwelling	Light Industrial	B2	57.1	0	-57.1	133	0.01
21/01067/FL	White Lodge 70 Chatham Road Aylesford Kent ME20 7EQ	Proposed conversion of existing workshop to residential use and associated parking	Light Industrial	B2	70	0	-70	500	0.05
21/02167/FL	88 Priory Street Tonbridge Kent TN9 2AH	Demolition of existing workshops and garages, 3 new dwellings and conversion of existing building to dwelling	Light Industrial	B2	322.6	0	-322.6	533	0.05
		B2 Loss			33751.7	31458	-2293.7		
17/00712/FL	Unit 6 Tower Industrial Estate London Road Wrotham Sevenoaks Kent TN15 7NS	Redevelopment of existing industrial site (Use Class B2) following demolition of fire damaged unit	B2	B2	0	404	404		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
19/00449/FL	Development Site North Of Vantage Point Holborough Road Snodland Kent	Erection of 4 no. warehouse units (Use Classes B1c/B2/B8) and 2 no. Drive-Thru units (Use Classes A3 and/or A5), together with the provision of parking, landscaping and associated works	Light Industrial	B2	0	11325	11325	36200	3.62
20/01681/FL	Unit 1 Platt Industrial Estate Maidstone Road Platt Sevenoaks Kent TN15 8JL	Change of use to B2 industrial	Light Industrial	B2	617	617	0	902	0.09
22/02631/FL	Celcon Blocks Limited The Ightham Sandpits Borough Green Road Ightham Sevenoaks Kent TN15 9JB	Partial demolition of existing storage unit, single storey extension, canopy and ancillary works	General Industrial	B2	7500	7798	298	4900	0.49
23/03150	VACANT PLOT ADJOINING SITE 6, Mills Road, Quarry Wood Industrial Estate, Aylesford	A change of use application to permit a new use class of B2 (general industry) in addition to the existing permitted use class B8 (storage and distribution)		B2	0	400	400	1965	
		B2 Gain			8117	20544	12427		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
07/00241/FL	Pickfords (brs Depot) Mill Hall Aylesford Kent	Residential development of 58 no. apartments and 21 no. town houses		B8	12010		-12010		
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		B8	956	0	-956		
19/00523/FL	Land Rear Of Omega Stocks Green Road Hildenborough Tonbridge Kent	Demolition of commercial outbuildings, clearance of the site, erection of a single storey 2 bed dwelling and creation of an ecology receptor site	Storage and Distribution	B8	117.1	0	-117.1	2400	0.24
20/00820/FL	Orchard Dene Works Ashes Lane Hadlow Tonbridge Kent	Demolition of 2 commercial buildings and yard, and replace with 2 new dwellings, 1 four bed Dorma bungalow and 1 three bed bungalow	Storage and Distribution	B8	226	50	-176	13010	1.3
23/00624/FL	Wrotham Heath Golf Club Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QZ	Demolition of existing compound buildings and replace with overflow carpark. Erection of a storage barn. Installation of two Portakabins on existing concrete base (Revision to approved TM/22/01205/FL)	Storage and Distribution	B8	235	0	-235		
23/03150	VACANT PLOT ADJOINING SITE 6, Mills Road, Quarry Wood Industrial	A change of use application to permit a new use class of B2 (general industry) in		B8	745	345	-400	1965	

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
	Estate, Aylesford	addition to the existing permitted use class B8 (storage and distribution)							
21/00605/FL	Buildings At Trench Farm Coldharbour Lane Hildenborough Tonbridge Kent	Demolition of existing buildings comprising Atcost barn and cart shed; erection of one 5-bed dwelling and part conversion and extension of existing barn to create one 4-bed dwelling	Storage and Distribution	B8	1052	0	-1052	2479	0.24
20/02253/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)	Storage and Distribution	B8	174	0	-174	1560	0.15
21/02467/PDVAR	The Bramleys Hill Top Farm The Heath East Malling West Malling Kent ME19 6JL	Prior Notification: Change of use from old fruit store to a residential unit	B8	B8	61	0	-61		
		B8 Loss			15576.1	395	-15181.1		
21/01455/PDVAF	Longmeadow Farm Land Crouch Lane Borough Green Sevenoaks Kent	Prior Notification: Change of use of existing agricultural building into a commercial storage use (akin to traditional use class B8) (Part 3 Class R)	B8	B8	0	703	703		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
19/00008/FL	338 New Hythe Lane Larkfield Aylesford Kent ME20 6RZ	Demolition of garage. Erection of single storey rear addition to provide additional ancillary storage.	Storage and Distribution	B8	27.1	40.7	13.6	584	0.05
21/01863/PDVRB	Land And Buildings Known As Goldhill Farm Hartlake Road Golden Green Tonbridge Kent	Prior notification: Change of use of a building and land within its curtilage from an agricultural use to a flexible use (Class R.3 (b) over 150 square metres) for use as B8 for the storage of marques and associated furniture and fittings	B8	B8	0	414	414		
23/00624/FL	Wrotham Heath Golf Club Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QZ	Demolition of existing compound buildings and replace with overflow carpark. Erection of a storage barn. Installation of two Portakabins on existing concrete base (Revision to approved TM/22/01205/FL)	Storage and Distribution	B8	235	432	197		
20/01455/FL	Mereworth Castle Estate North Tonbridge Road Mereworth Maidstone Kent	Construction of new packing shed for washing, packing and storing produce grown on site	Storage and Distribution	B8	0	139.6	139.6	2031	0.2

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		B8 Gain			262.1	1729.3	1467.2		
16/03778/FL	Barfield Farm Aldon Lane Offham West Malling Kent ME19 5PH	Erection of 4 mobile timber self-contained pods to provide bed and breakfast accommodation within the main orchard at Barfield Farm, including associated change of use of land and parking	C1	C1	29	58	29		
20/00215/FL	Longmead Stadium Darenth Avenue Tonbridge Kent TN10 3JF	Demolition of Club Shop and redundant equipment and materials stores. Erection of single-storey detached building to provide a public cafe and training and development facility incorporating replacement facilities for Tonbridge Athletic Football Club. Paved external seating area enclosed by part closeboard, part steel fence. Access ramps	Office Other than A2	E(a)	98.4	0	-98.4	1122	0.11

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
23/03003	187, TONBRIDGE FLOORING STUDIO LTD, High Street, Tonbridge, TN9 1BX	Two storey rear extension to provide 1no residential unit, conversion of first and second floor to provide 2no residential units and reconfiguration of ground floor commercial space		E(a)	194.1	54.2	-139.9		
19/02455/FL	14 Western Road Borough Green Sevenoaks Kent TN15 8AG	Demolition of existing commercial building, erection of a mixed used building, with two retail/commercial units at ground floor level and 8 residential apartments above	A1	E(a)	334	108	-226		
19/02109/FL	180 High Street Tonbridge Kent TN9 1FL	Demolition of existing office building and the erection of a new structure to provide 12 new 1 and 2 bedroom apartments together with 12 on-site car and cycle parking spaces and refuse facilities. Restoration of existing front garden and front boundary wall	Financial and Professional Services	E(c)	450	0	-450	800	0.08

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
20/02068/FL	708 - 710 London Road Larkfield Aylesford Kent	Conversion of property back into 2 shops, and a change of use from a bank to new class E, reinstatement of internal wall, creation of a rear fire escape, glass door to be installed to allow for front access	A2	E(c)	180	0	-180		
20/02245/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	Redevelopment of site to include conversion, extension and alteration of existing office buildings and conversion and alteration of Grade II listed office building to create 138 apartments and shared residents facilities, together with 27 houses	B1(A)	E(c)	20655	0	-20655		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/01581/FL	78C High Street Tonbridge Kent TN9 1EE	Conversion of the upper floors and a roof extension, to provide 6 residential units, along with the demolition of the rear portion of the site and a refurbished commercial unit (Class E)	A1	E(c)	1113.6	172	-941.6		
21/02303/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	Conversion of building to 6 apartments in addition to external fenestration alterations	Office Other than A2	E(c)	488	0	-488	2200	0.22
21/03239/PDVGR	35 - 37 High Street Tonbridge Kent TN9 1SQ	Prior notification: Change of use from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and the conversion of the first floor to create to 2no. single bedroom		E(c)	398	0	-398		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/03334/FL	First Floor 164 High Street Tonbridge Kent TN9 1BB	Conversion of existing first and second floors to create 2 x 1-bed flats. Refurbishment of existing exterior windows. Removal of one internal wall and installation of stud partitioning	A2	E(c)	93	0	-93		
21/00475/FL	54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station; including the demolition of the existing sales building, canopy and car rental building, and erection of a new sales building, forecourt and canopy; reconfiguration of the fuel islands; provision of car parking	A1	E(c)	355	0	-355		
21/01504/FL	1 - 7 Crabapple Road Tonbridge Kent TN9 1FW	Change of use of existing gym (Use Class E) to training facility (Use Class F1)	E	E(d)	307	0	-307		
22/00702/PDVMA	37 Avebury Avenue Tonbridge Kent TN9 1TL	Prior Notification under class MA of part 3: change of use from Gymnasium (Class E) to 3 no. self-contained duplex flats. The units have been designed as 3 duplex units with suitable bedroom space, storage space and kitchen/living		E(d)	177		-177		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		space as per the Nationally Described Space Standard requirements. Refuse/recyclable waste storage enclosure and cycle storage provided as shown on accompanying proposals							
21/00617/FL	Milverton 116 High Street West Malling Kent ME19 6LX	Partial demolition of buildings, conversion of existing buildings to form 2 no. apartments and erection of two no. terraces each containing 3 no. dwellings, parking for 6 no. cars and bin store		E(e)	338.2	0	-388.2		
21/00444/FL	64 Pembury Road Tonbridge Kent TN9 2JG	Demolition of former surgery and erection of a development of 14 x 2 bed apartments with parking, access and landscaping	D1	E(e)	1167	0	-1167		
21/00601/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension, conversion of Coach House from offices into	Office Other than A2	E(g)	538	0	-538	2700	0.27

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		separate residential dwelling including first floor extension, removal of car park, restoration of gardens and erection of three bay garage with ancillary first floor accommodation to serve Bordyke End							
21/00601/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension, conversion of Coach House from offices into separate residential dwelling including first floor extension, removal of car park, restoration of gardens and erection of three bay garage with ancillary first floor accommodation to serve Bordyke End	Office Other than A2	E(g)	538	0	-538	2700	0.27
20/01414/FL	Development Site At The Hermitage Hermitage Lane Maidstone Kent	Demolition of existing buildings and construction of new 70 Bed Care Home	A1	E(g)	3295	0	-3295		
21/01292/PDVOR	Rear Of 138 High Street Tonbridge Kent TN9 1AX	Prior Notification: Change of Use from Office (Class B1) to Residential (Class C3) (Class 0)	B1(a)	E(g)	24	0	-24		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
23/03096	Part Ground Floor Unit 1, BOURNE ENTERPRISE CENTRE, Wrotham Road, Borough Green, Sevenoaks, TN15 8DG	Lawful Development Certificate Proposed: Change of use of part of the ground floor of Unit 1 Bourne Enterprise Centre from Office, use Class E (g) to Pilates studio, (indoor sport, recreation or fitness) Class E (d).		E(g)	463	0	-463	463	
19/00369/PDVOR	Faulkners Farmhouse Ashes Lane Hadlow Tonbridge Kent TN11 0AN	Prior Notification: change of use from office (Class B1) to residential (Class C3)(Part 3 Class O): Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1 (a) (offices) of the Schedule	B1	E(g)(i)	739	0	-739		
19/01108/FL	1 - 4 River Walk Tonbridge Kent	Construction of building comprising 36 apartments including access and ground floor and undercroft parking, following demolition of existing built form on site	Office Other than A2	E(g)(i)	203.8	0	-203.8	1392	0.13
22/01655/FL	Wrotham Place High Street Wrotham Sevenoaks Kent TN15 7AE	Change of use of Wrotham Place and grounds from single dwelling house approved under TM/20/02899/FL and TM/20/02900/LB to E(g)(i) Office use with associated internal alterations to Wrotham	Office Other than A2	E(g)(i)	1564	0	-1564		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		Place							
21/02167/FL	88 Priory Street Tonbridge Kent TN9 2AH	Demolition of existing workshops and garages, 3 new dwellings and conversion of existing building to dwelling	Office Other than A2	E(g)(iii)	96.7	0	-96.7	533	0.05
		E Loss			33809.8	334.2	-33525.6		
19/02926/FL	3 - 5 Varnes Street Eccles Aylesford Kent ME20 7HH	Demolish existing substandard stores and part of shop and rebuild	A1	E(a)	121.19	138.43	17.24		
20/02068/FL	708 - 710 London Road Larkfield Aylesford Kent	Conversion of property back into 2 shops, and a change of use from a bank to new class E, reinstatement of internal wall, creation of a rear fire escape, glass door to be installed to allow for front access	E	E(a)	0	180	180		
20/00215/FL	Longmead Stadium Darenth Avenue Tonbridge Kent TN10 3JF	Demolition of Club Shop and redundant equipment and materials stores. Erection of single-storey detached building to provide a public cafe and training and development facility	Light Industrial	E(a)	0	365	365	1122	0.11

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		incorporating replacement facilities for Tonbridge Athletic Football Club. Paved external seating area enclosed by part closeboard, part steel fence. Access ramps							
20/02334/FL	Former B And Q Cannon Lane Tonbridge Kent TN9 1PN	Variation of condition 1 of planning permission TM/16/00818/FL: to allow the sale of convenience goods from Units 1B and 1C	A1	E(a)		1900	1900		
21/01278/FL	Ightham Mote Mote Road Ivy Hatch Sevenoaks Kent TN15 0NT	Construction of a relocated parking area in the lower section of Mount Field to the east of the Walled Garden and the existing parking area; removal of the temporary visitor reception building and the erection of a replacement visitor reception and shop b	A1	E(a)	65	286	221		
21/02001/FL	Leybourne Lakes Country Park Malling Road Larkfield Aylesford Kent	Erection of a new lakeside cafe and water sports building. Movement of two shipping containers on site that are to be clad to match the proposed building and the removal of a container currently used for WCs		E(b)	0	125	125		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
20/02013/FL	Kits Coty Restaurant 15 Old Chatham Road Aylesford Kent ME20 7EZ	Existing first floor residential accommodation to be converted to offices, the addition of a window to the first floor northern elevation, the removal of some of the external temporary structures and the installation of some electric car charging points. Dormers added to barn roof and glazed balustrade added to the edge of all flat roof areas and a metal spiral staircase to the terrace. Car park to be enlarged and screened with hedgerows, a metal railing and a sliding gate to the rear access of the building. Decking areas to be added to the higher levels of the outside space	Financial and Professional Services	E(c)	0	70	70	42335	4.23
19/01722/FL	Platt Memorial Hall Platinum Way Platt Sevenoaks Kent TN15 8FH	Additional storage area with small office	B1	E(c)	0	5000	5000		
21/00834/LDP	Bishops Lodge High Street Wrotham Sevenoaks Kent TN15 7AH	Lawful Development Certificate Proposed: Change of use from current use A1 (shop) to A2 (hairdressers)	A2	E(c)	0	24	24		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
23/01573/PDVRB	Park Barn Farm Park Farm Road Ryarsh West Malling Kent ME19 5JY	Prior notification: Change of use of a building and land within its curtilage from an agricultural use to a flexible use (Class R.3 (b) over 150 square metres) for use as building of flexible B1 (Class E) and B8 (Storage and distribution) u	General Industrial	E(c)		940	940		
21/02133/FL	Land Adjoining Aylesford Rugby Club Ferryfield Hall Road Aylesford Kent	Redevelopment of existing netball courts to create 3 x outdoor and 3 x indoor courts with associated tensile fabric building, means of enclosure, lighting, landscaping and parking	E	E(d)	0	2723.4	2723.4		
23/03096	Part Ground Floor Unit 1, BOURNE ENTERPRISE CENTRE, Wrotham Road, Borough Green, Sevenoaks, TN15 8DG	Lawful Development Certificate Proposed: Change of use of part of the ground floor of Unit 1 Bourne Enterprise Centre from Office, use Class E (g) to Pilates studio, (indoor sport, recreation or fitness) Class E (d).		E(d)	0	463	463	463	
19/00449/FL	Development Site North Of Vantage Point Holborough Road Snodland Kent	Erection of 4 no. warehouse units (Use Classes B1c/B2/B8) and 2 no. Drive-Thru units (Use Classes A3 and/or A5), together with the provision of parking, landscaping and associated works	A3 Food & Drink	E(g)	0	611	611	36200	3.62

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/01514/FL	Brook House Larkfield Trading Estate New Hythe Lane Larkfield Aylesford Kent	Erection of two B1 commercial units with associated parking (amendment to Planning Permission reference TM/20/00950/FL)	Light Industrial	E(g)	0	385	385	2000	0.2
23/00377/LDE	Development Site At Brewers Hall Farm Tonbridge Road	Lawful Development Certificate Existing: Use of Brewers Hall buildings as a winery (part of the Mereworth Vineyard enterprise)		E(g)(ii)		11520.3486	11520.3486		
		E Gain			186.19	24731.5786	24545.3886		
21/01504/FL	1 - 7 Crabapple Road	Change of use of existing gym (Use Class E) to training facility (Use Class F1)	F1	F1(a)	0	307	307		
20/01807/FL	64 Malling Road Snodland Kent ME6 5NB	Proposed change of use from taxi office to convenience store	A1	F2(a)	0	50	50		
20/01931/FL	60 Malling Road Snodland Kent ME6 5NB	New shop front, internal alterations and extension at rear to enlarge flat and shop	A1	F2 (a)	0	100	100		
19/02491/FL	Former Manor House Walled Garden The Birling Estate Stangate Road Birling West	Redevelopment, restoration and change of use of former kitchen garden into a wellness	D2	F2 (b)	0	410	410		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
	Malling Kent	centre with treatment rooms, yoga studio, cafe and ancillary accommodation							
21/02001/FL	Leybourne Lakes Country Park Malling Road Larkfield Aylesford Kent	Erection of a new lakeside cafe and water sports building. Movement of two shipping containers on site that are to be clad to match the proposed building and the removal of a container currently used for WCs		F2©	0	25	25		
		F2 Gain			0	585	585		
21/00834/LDP	Bishops Lodge High Street Wrotham Sevenoaks Kent TN15 7AH	Lawful Development Certificate Proposed: Change of use from current use A1 (shop) to A2 (hairdressers)	A1	F2 (a)	24	0	-24		
19/00287/FL	2 - 12 Avebury Avenue Tonbridge Kent TN9 1TF	Alteration, extension and change of use of the existing building to a mixed use to comprise 23 no. apartments, with associated parking		F2 (a)	1233.7	0	-1233.7		
20/01807/FL	64 Malling Road Snodland Kent ME6 5NB	Proposed change of use from taxi office to convenience store	A2	F2 (a)	50	0	-50		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		F2 Loss			1307.7	0	-1307.7		
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	SG	SG	4600	0	-4600		
20/00516/FL	The Cock Horse Inn London Road Hildenborough Tonbridge Kent TN11 8NH	Change of use/conversion/extension of Cock Horse Public House (Class A4: Drinking Establishment) to a pair of semi-detached houses (Class C3: Residential Use), plus hard and soft landscaping works	A4	SG	344	0	-344		
20/01761/FL	11 Sheldon Way Larkfield Aylesford Kent ME20 6SF	Change of use from children's learning, indoor play area to car reception point for Arden BMW Maidstone including PDI and minor repairs	D2	SG	1948	0	-1948		
20/01825/DEN	Unit 3 Larkfield Mill Bellingham Way Larkfield Aylesford Kent ME20 6SQ	Prior Demolition Notification: Proposed demolition of redundant sprinkler tank and plant room		SG	3765	0	-3765		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
20/02083/FL	53-54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station, including the demolition of the existing sales building, canopy car rental building, the erection of a new sales building, forecourt and canopy, reconfiguration of the fuel islands, provision of car parking	SG	SG	435	243	-192		
21/01069/FL	5 Angel Walk Tonbridge Kent TN9 1TJ	Change of use from tattoo studio (Sui Generis) to pizza takeaway (Sui Generis) including installing an extraction flue to the rear of the property	SG	SG	160	0	-160		
20/02912/FL	53-54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station; including the demolition of the existing sales building, canopy and car rental building, and erection of a new sales building, forecourt and canopy; reconfiguration of the fuel islands; provision of car parking	SG	SG	355	243	-112		

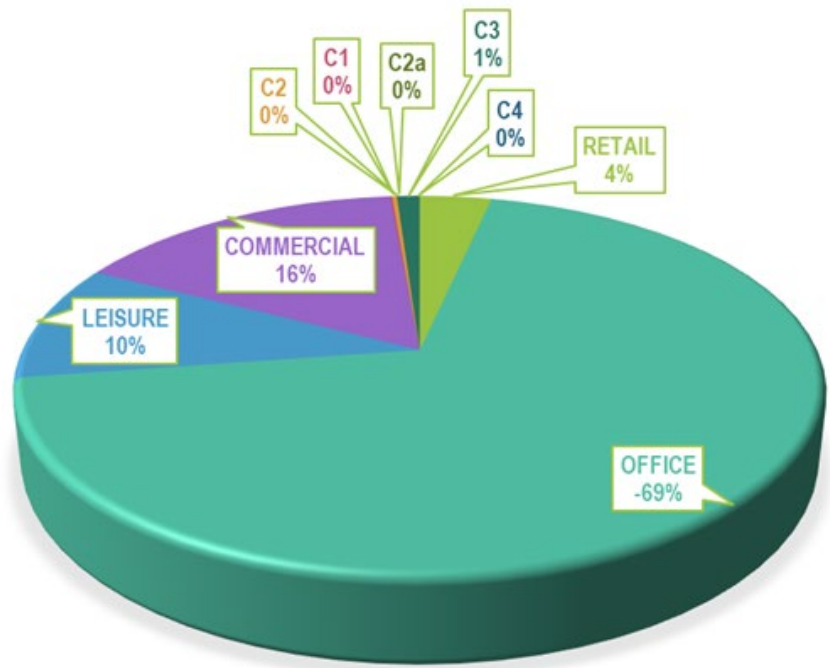
Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
		SG Loss			11607	486	-11121		
21/00475/FL	54 Quarry Hill Road Tonbridge Kent TN9 2SA	Redevelopment of existing petrol filling station; including the demolition of the existing sales building, canopy and car rental building, and erection of a new sales building, forecourt and canopy; reconfiguration of the fuel islands; provision of car pa	SG	SG	80	290	210		
20/01761/FL	11 Sheldon Way Larkfield Aylesford Kent ME20 6SF	Change of use from children's learning, indoor play area to car reception point for Arden BMW Maidstone including PDI and minor repairs	SG	SG	0	1948	1948		
20/02882/FL	Bell Equine Hospital 104 Butchers Lane Mereworth Maidstone Kent ME18 5GS	Extension to existing equine veterinary practice	SG	SG		153	153		
21/00913/FL	Coppice Court 70 Teston Road Watlington Maidstone Kent ME18 5BG	Part retrospective application for the erection of a building for indoor dog training, revision to building approved under TM/19/02966/FL	SG	SG	0	480	480		

Reference	Address	Proposal	Use Class Category	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area Ha.
21/01069/FL	5 Angel Walk Tonbridge Kent TN9 1TJ	Change of use from tattoo studio (Sui Generis) to pizza takeaway (Sui Generis) including installing an extraction flue to the rear of the property	A5	SG	0	160	160		
21/02122/FL	Unit 1, 2 And 3 Wood Close Quarry Wood Industrial Estate Aylesford Kent ME20 7UB	Interior amendments to the existing showrooms and workshops including MOT facilities, elevation amendments to two existing dealership buildings, installation of smart repair facilities in one of the existing workshops, re planning of areas of existing har	SG	SG	3579	3445	134		
		SG Gain			3659	6476	3085		

Indicator 2.3

The employment land was supplied mainly through office space (69%). The rest was commercial (16%), leisure (10%) and retail at 4%. C43 was 1%.

Figure A2: Employment Land Supply Net by Type as at 31/3/2024



Indicator 2.4

The main employment floorspace losses was Sui Generis (30%). There is no secondary dataset which analyses the components of this.

Figure A3: Employment Floorspace Loss – Not Started and CP within 2023/4 period

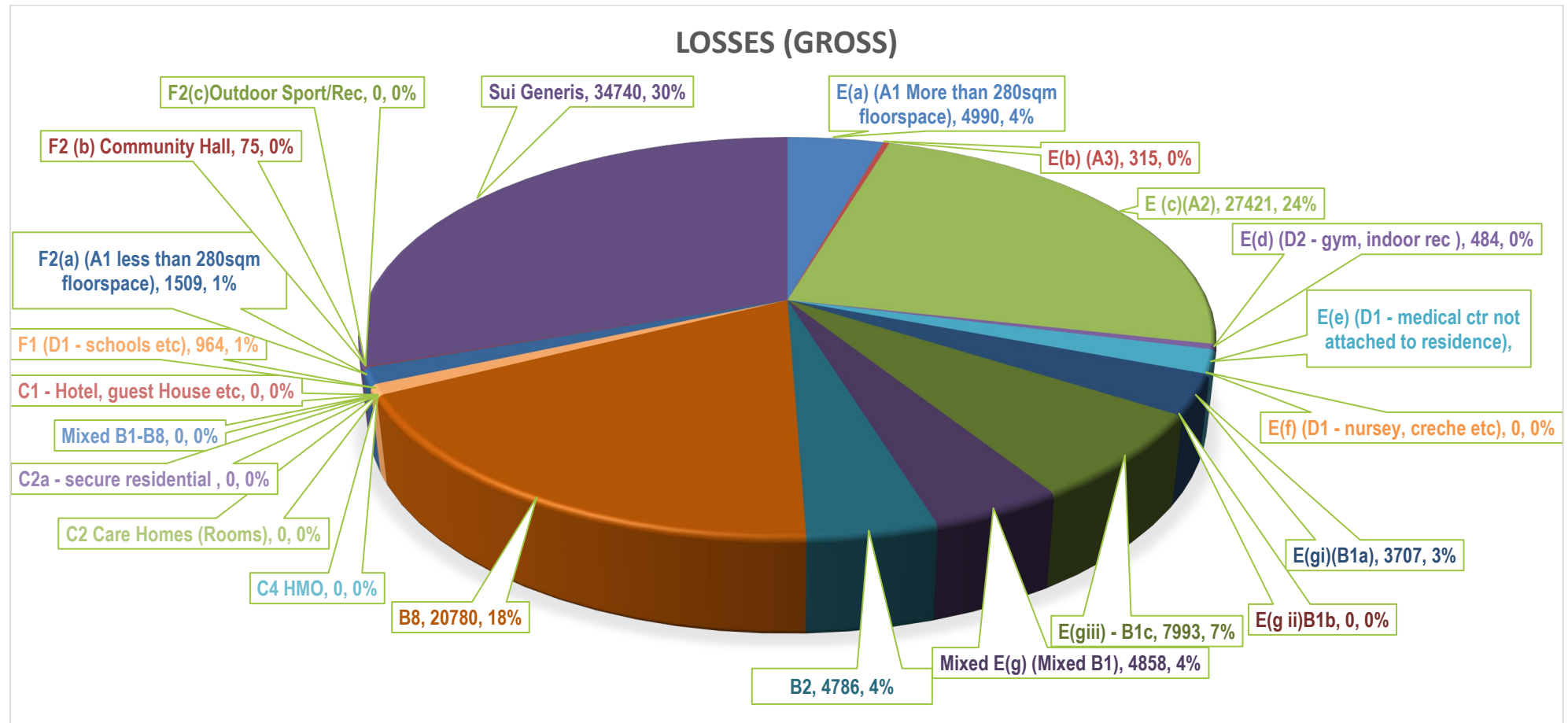


Table A4: Employment extant permissions

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
19/02279/RM	Land West Of Rochester Road Rochester Kent	Reserved Matters application pursuant to planning permission TM/17/02655/FL for details of layout, scale and appearance of the proposed Phase 2 development required by condition 3 of the hybrid permission	B1-B8	0	2021	2021				31/03/24		
20/00007/FL	Unit 5E Cannon Bridge Industrial Estate Cannon Lane Tonbridge Kent TN9 1PP	Demolition of part of existing building and erection of new two storey building for use for B1, B2 or B8 purposes	B1-B8	0	1067	1067				31/03/24		
20/01820/OA EA/OUTLINE	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW PLOT 3 and 4	Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage,	B1-B8		39931	39931				31/03/24		
21/02706/RM	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW UNIT 1	Reserved Matters application pursuant to condition 3 (layout, scale, appearance, landscaping and access), condition 16 (surface water drainage), condition 26 (levels) following the grant of Hybrid planning permission TM/20/01820/OAEA; Erection of a warehouse	B1-B8	0	47507	47507				31/03/24		

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
21/02707/RM	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW UNIT 2	Reserved Matters application pursuant to condition 3 (layout, scale, appearance, landscaping and access), condition 16 (surface water drainage), condition 26 (levels) following the grant of Hybrid planning permission TM/20/01820/OAEA; Erection of a warehouse	B1-B8	0	71797	71797				31/03/24		
21/01393/FL	Unit 9 Hornet Business Estate Quarry Hill Road Borough Green Sevenoaks Kent TN15 8QW	Internal alterations including the construction of a new first floor. Amendments to fenestration including installation of side facing windows and changes to front entrance. Adjusted car parking layout and associated landscaping. Unit to be used for class	B1-B8	0	155.4	155.4			31/03/24			
19/01419/FL	Innovation Park Medway Rochester Airport Maidstone Road Chatham Kent ME1 2XX	Creation of a mixed use business park, featuring c101,000sqm of predominantly high tech and innovation oriented B1/B2 commercial uses	B2	0	19100	19100				31/03/24		
21/03020/FL	Pelican View Business Park Shorts View Road Rochester Kent ME1 3YN	Proposed development of storage cabins, associated infrastructure and landscaping being an alternative to the details of layout, scale and appearance of development for part of the site approved under Condition 3 of permission TM/17/02655/FL	B2	0	108	108				31/03/24		

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/00161/FL	Oakhill House 130 Tonbridge Road Hildenborough Tonbridge Kent TN11 9DZ	Conversion of part of Oakhill House to an apartment (part amendment to planning permissions TM/20/02245/FL and TM/21/02303/FL)	B2	2300		-2300				31/03/24		
22/00460/FL	Beechin Wood Farm Beechinwood Lane Platt Sevenoaks Kent	Conversion of the water tower into residential use. Demolition of the existing commercial buildings and construction of 7no. new residential dwellings and ecology park	B2	264.5	544.1	279.6			31/03/24			
22/02517/FL	17 - 19 Morley Road Tonbridge Kent TN9 1RN	Erection of extension on south east corner of building	B2	339	515	176	1000	0.1	31/03/24			
23/03097	8, Malling Road, Snodland, ME6 5NA	Change of use from motorcycle sales and servicing to sign sales/retail and manufacturing premises	B2	0	25	25	341		31/03/24			
23/00972/FL	56 Mackenders Lane Eccles Aylesford Kent ME20 7JA	Change of use of furniture restoration workshop within integrated garage into domestic accommodation	B2	148	160	12	122	0.01	31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/00974/FL	94C Shipbourne Road Tonbridge Kent TN10 3EG	Demolition of the existing Motorcycle garage and erection of 2 x 3 bed dwellings with associated off-street parking and private amenity space	B2	192	0	-192	375	0.03	31/03/24			
19/01251/FL	Engineering Works Drayton Road Tonbridge Kent	Demolition of existing industrial unit and re-development of the site to provide 9 flats in a three storey building with associated communal garden	B2	284	0	-284	703	0.07				31/03/24
22/02489/FL	Land South West Of Fre Mel Farm Comp Lane Offham West Malling Kent	Extension to existing workshop	B2	158	282	124	4800	0.48			31/03/24	
19/02279/RM	Land West Of Rochester Road Rochester Kent	Reserved Matters application pursuant to planning permission TM/17/02655/FL for details of layout, scale and appearance of the proposed Phase 2 development required by condition 3 of the hybrid permission	B8	0	1470	1470				31/03/24		
23/00073/FL	Barn West Of Ambleside Reeds Lane Shipbourne Tonbridge Kent	Conversion of gamekeepers storage barn used to store pheasant shoot apparatus and equipment into five dwellings with associated external works and parking facilities	B8	409	0	-409	1900	0.19		31/03/24		

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
19/00854/PD VSDR	Land On South West Side Of Seven Mile Lane Mereworth Maidstone Kent	Prior Notification: Change of use of a building and land within its curtilage from a use falling within Class B8 (storage or distribution) to a Class C3 (dwellinghouse) (Part 3, class P)	B8	52.6	0	-52.6			31/03/24			
21/01007/MIN	East Peckham Pit Hale Street East Peckham Tonbridge Kent	Erection of an asphalt plant (KCC Ref: KCC/TM/0057/2021)	B8		2182	2182			31/03/24			
21/01615/FL	First Aylesford Scout Hut Station Road Aylesford Kent	Demolition of Scout Hut and timber storage shed and erection of a detached dwelling with associated parking and landscaping	B8	16	0	-16	400	0.04	31/03/24			
22/00069/FL	Telephone Exchange Harrison Road Borough Green Sevenoaks Kent	Siting of a storage container and fencing to house materials and equipment to support the local telecoms infrastructure	B8	0	15	15	200	0.02	31/03/24			
22/00571/FL	60A, Priory Street, Tonbridge, TN9 2AW	Redevelopment of the site to provide eleven dwellings and associated parking, landscaping and amenity	B8	2600	0	-2600			31/03/24			
22/00836/FL	19 Laker Road Rochester Kent	Construction of a rear extension at 19 Laker Road to expand the storage area of the warehouse	B8	1360	2070	710	4055	0.4	31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/00748/FL	Brook Farm Buildings, Church Lane, East Peckham, Tonbridge, TN12 5JH	Change of Use from Class E (formerly B1c) (light industrial) to B8 (storage & distribution)	B8	0	1421	1421			31/03/24			
23/01542/FL	Lawn Farm Beech Road Mereworth Maidstone Kent ME18 5QT	Change of use and conversion of redundant agricultural store to residential dwelling with new internal mezzanine floor, associated external alterations and landscaping	B8	341	0	-341			31/03/24			
23/01673/FL	Buildings At, Trench Farm, Coldharbour Lane, Hildenborough, Tonbridge	Demolition of existing buildings comprising Atcost barn and cart shed; erection of one 5-bed dwelling and part conversion and extension of existing barn to create one 4-bed dwelling (resubmission of approved application TM/21/00605/FL)	B8	1052	0	-1052			31/03/24			
23/03063	LAND NORTH OF LODGE FARMHOUSE, High Street, Aylesford	Construction of hardstanding to enable B8 open storage, open storage of vehicles and retention of F1 training use (including welfare and storage facilities previously approved under TM/14/00909/FL) and associated landscaping	B8	0	34488	34488		3.4	31/03/24			
23/03160	380, Caravan Storage, SOUTH LODGE FARM, Wateringbury Road, East Malling, West Malling, Kent	Demolition of range of existing commercial storage & workshop buildings and replace with one single storey 3 bed detached dwellinghouse	B8	85	0	-85	1327		31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
21/00864/FL	4 And 4A High Street Snodland Kent ME6 5DF	Demolition of existing warehouse, former shop and 3 bedroom first floor flat and redevelopment of the site with a new building incorporating 14 apartments (4 no. 2 bedroom and 10no. 1 bedroom flats), including the rebuilding of the Art-deco front section of the building, with associated cycle store, bin store, parking and turning	B8	618	0	-618	845	0.08	31/03/24			
21/00937/OA	S Smith And Sons Builders Yard 4 Orchard Drive Tonbridge Kent TN10 4LU	Outline Application: Erection of 2no detached 4 bedroom dwellings with associated access, parking and soft landscaping	B8	45	0	-45			31/03/24			
21/01661/FL	Adjacent Finches Farm Labour In Vain Road Wrotham Sevenoaks Kent TN15 7NY	Redevelopment of former builders storage yard including demolition of existing buildings as well as demolition of buildings within Finches Farm and erection of 1 No. detached chalet bungalow and associated alterations to existing vehicular access and provision of parking, turning and landscaping	B8	80	0	-80	500	0.05	31/03/24			
22/01658/FL	Agricultural Land And Buildings At The Shaws Nizels Lane Hildenborough Tonbridge Kent	Proposed demolition of storage and distribution buildings and replace with a 3 bed single storey detached dwelling	B8	300	0	-300	5682	0.56	31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
22/00785/FL	New Hythe Business Park Papyrus Way Larkfield Aylesford Kent	Provision of a 3m secure storage container in the yard of Aylesford Telephone equipment center. Container to house materials and equipment in support of the local telecoms infrastructure build	B8	0	7.5	7.5	14500	1.45	31/03/24			
22/01205/FL	Wrotham Heath Golf Club Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QZ	Demolition of existing compound buildings and replace with overflow carpark. Erection of a storage barn	B8	235	0	-235	3500	0.35			31/03/24	
22/01942/FL	Caravan Storage South Lodge Farm 380 Wateringbury Road East Malling West Malling Kent	Demolition of range of existing commercial storage & workshop buildings and replace with one 4 bedroom detached Dwellinghouse	B8	85	0	-85	760	0.07			31/03/24	
21/00794/FL	Orchard Farm Well Street East Malling West Malling Kent ME19 6JW	Change of use for the demolition of an existing riding stable and horse menage and the siting of 21 additional holiday lodges in lieu of the existing development at West Well Holiday Park (Resubmission of application TM/20/02388/FL) Change of use for the	C1	0	205	205			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
19/00071/FL	Mereworth Lawn Seven Mile Lane Borough Green Sevenoaks Kent TN15 8QY	Conversion of existing dwelling into a bed and breakfast (Class C1), together with replacement garage to provide managers accommodation, with a rear extension to the main building to form a large kitchen and breakfast/dining room, relocation of access and	C1	0	14390	14390						31/03/24
20/01122/FL	78C High Street Tonbridge Kent TN9 1EE	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	C1	0	2095	2095						31/03/24
20/01107/FL	Arundel House 88 High Street West Malling Kent ME19 6NE	change of use to provide new A3 (cafe and restaurant) use for the building and demolition of existing outbuilding	E	0	275.3	275.3				31/03/24		
20/01107/FL	Arundel House 88 High Street West Malling Kent ME19 6NE	change of use to provide new A3 (cafe and restaurant) use for the building and demolition of existing outbuilding	E	264.1	0	-264.1				31/03/24		
19/00015/FL	The Surgery Commercial House High Street Hadlow Tonbridge Kent TN11 0EE	Change of use to extend the existing Dentists surgery, currently positioned behind the now vacant Estate Agent frontage and accessible up the side road to the main building, into the vacant Estate	E	0	619	619				31/03/24		

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
		Agents to become one larger surgery										
19/00586/FL	Jungle Cafe London Road Addington West Malling Kent ME19 5AL	Demolition of existing cafe, bungalow and garage building; erection of two pairs of semi-detached dwellings and one new detached dwelling with associated access, landscaping and parking facilities	E	126	0	-126				31/03/24		
19/01419/FL	Innovation Park Medway Rochester Airport Maidstone Road Chatham Kent ME1 2XX	Creation of a mixed use business park, featuring c101,000sqm of predominantly high tech and innovation oriented B1/B2 commercial uses	E	0	900	900				31/03/24		
20/00973/PD VLIR	5 Baltic Road Tonbridge Kent TN9 2NB	Application to determine if prior approval is required for a proposed Change of Use from Light Industrial (Class B1(c)) to nine one-bedroom flats (Dwellinghouses Class C3) pursuant to Schedule 2, Part 3, Class PA of the Town and Country Planning (General	E	482	0	-482				31/03/24		
20/01121/PD VSRM	92A High Street Tonbridge Kent TN9 1AP	Prior Approval for the change of use of the first floor from retail (Use Class A1) to residential (Use Class C3) to create two, one bedroom, self-contained flats	E	88	0	-88				31/03/24		

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
20/01543/FL	Village Centre Parcel LC Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent	Detailed planning application for medical centre and associated car parking, with access from Village Road	E	0	661	661				31/03/24		
21/00601/FL	Bordyke End 59 East Street Tonbridge Kent TN9 1HA	Demolition of ancillary outbuilding, conversion of Bordyke End from offices back into residential dwelling with conservatory extension, conversion of Coach House from offices into separate residential dwelling including first floor extension, removal of c	E	4638	0	-4638				31/03/24		
21/01490/FL	Cromar Nursery 39 Livesey Street Wateringbury Maidstone Kent ME18 5BQ	Redevelopment of existing commercial nursery and garden centre with 4 detached residential units with garaging facility and, associated works, including vehicular access (amendment to existing planning permission TM/19/01359/FL, not implemented)	E	627	0	-627				31/03/24		
22/02445/FL	Ground Floor Part And First Floor And Second Floor 64 High Street Tonbridge Kent TN9 1EH	Change of use of ground floor from sui generis to use class E (commercial); change of use of first and second floors to C3 (Residential) with a second floor rear extension and raising of the roof of the building and creation of roof terraces to refurb an existing roof top flat and create 4 additional flats	E	0	399.1	399.1				31/03/24		

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/00088/PD VGR	Moody Mare 501 Seven Mile Lane Mereworth Maidstone Kent ME18 5QY	Prior Notification: Change of use from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and up to 2 flats	E	638		-638				31/03/24		
19/00786/FL	The Oast House Hollow Lane Snodland Kent ME6 5LB	Partial demolition of existing vacant building, change of use of remaining floorspace and erection of new single storey extension for mixed restaurant and hot food takeaway (mixed A3/A5) use, incorporating a 'drive-thru' lane, creation of new vehicular access and egress point from Hollow Lane, provision of car and cycle parking, plant and extraction system, landscaping and both freestanding and elevational internally illuminated and non-illuminated signage	E	618	0	-618	2500	0.25	31/03/24			
19/00786/FL	The Oast House Hollow Lane Snodland Kent ME6 5LB	Partial demolition of existing vacant building, change of use of remaining floorspace and erection of new single storey extension for mixed restaurant and hot food takeaway (mixed A3/A5) use, incorporating a 'drive-thru' lane,	E	0	228	228	2500	0.25	31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
		creation of new vehicular access and egress point from Hollow Lane, provision of car and cycle parking, plant and extraction system, landscaping and both freestanding and elevational internally illuminated and non-illuminated signage										
20/00889/FL	Long Pond Works Wrotham Road Borough Green Sevenoaks Kent	Erection of 16 No. modular units	E	115.5	235.6	120.1			31/03/24			
20/01688/FL	Plough Inn Taylors Lane Trottiscliffe West Malling Kent ME19 5DR	Convert old barn outbuilding and attached car port into a village shop with an outside disabled w.c.	E	0	45.1	45.1			31/03/24			
20/02034/PD VOR	Wharf House Medway Wharf Road Tonbridge Kent	Prior Notification: Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule of the Use Class Order (as amended), to use falling within Class C3 (dwellinghouse)	E	1200	0	-1200			31/03/24			
20/02779/OA	Pinewood Depot Winterfield Lane East Malling West Malling	Outline Application: Change of use of industrial site to part residential and part commercial, comprising 9 dwellings and 180sqm B1 use office	E	0	180	180			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
21/02298/FL	Tonbridge P R S Medway Wharf Road	Demolition of existing gasholders and associated structures. Redevelopment of the site to provide 144 residential units and up to 567 sqm of flexible Class E/ancillary residential floorspace. The proposals include the delivery of landscaping and public realm, play space, access, car parking and other associated and ancillary works	E	0	567	567			31/03/24			
21/02402/FL	Unit B Endeavour Park London Road Addington West Malling Kent ME19 5SH	Addition of one floor and low pitched roof to create a three storey building. Alterations to the car parking to increase the number of spaces from 15 to 17 spaces. Provision of a cycle store and path to this store, provision of four additional electric vehicle charging points to enable 6 charging points in total to be provided. Alterations to the fenestration by lowering the current cill heights and installation of a large glazed window to the front entrance area. Bin storage will remain in the existing location	E	264	396	132	700	0.07	31/03/24			
21/02688/FL	Workshop At Bourne Mill Carpenters Lane Hadlow Tonbridge Kent	Demolition of an existing building currently in a use ancillary to the mixed B1/C3 use of the wider site and its replacement with a building to be used for a Class E use, also within the existing wider site	E	55	0	-55			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
21/03171/FL	Castle View 8 Drayton Road Tonbridge Kent TN9 2BE	Loft conversion with rear dormer and insertion of roof windows	E	120	152	32	565	0.05	31/03/24			
22/00001/FL	149 High Street Tonbridge Kent TN9 1DH	Demolition of the existing 149 High Street Tonbridge and its replacement with a new-build mixed use building, providing accommodation for ground floor commercial use, five apartments (4no. one-bed and 1no. two-bed) on the floors above and off street parking to the rear	E	148	0	-148			31/03/24			
22/00001/FL	149 High Street Tonbridge Kent TN9 1DH	Demolition of the existing 149 High Street Tonbridge and its replacement with a new-build mixed use building, providing accommodation for ground floor commercial use, five apartments (4no. one-bed and 1no. two-bed) on the floors above and off street parking to the rear	E	0	100	100			31/03/24			
22/02366/PD VMA	13 High Street Tonbridge Kent TN9 1SQ	Prior Notification under Schedule 2, Part 3, Class MA : change of use from Commercial (Use Class E) to Residential (Use Class C3) for the first floor areas of 13 High Street, 1, 3, 5 and 6 The Pavilion Shopping Centre	E	1490	0	-1490			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
22/02817/PD VMA	Development Site First Second And Third Floors Bridge House 97-101 High Street Tonbridge Kent	Prior notification: Change of use of a building and land within its curtilage from a use falling within Class E (commercial, business and service) to a use falling within Class C3 (dwellinghouses) comprising 17 homes on the first second and third floors of Bridge House Tonbridge	E	703	0	-703			31/03/24			
22/02818/OA	Development Site At Leafdale London Road Addington West Malling Kent	Outline Application: demolition of existing dwellinghouse and various class B1 workshops and storage buildings and redevelopment of site with three new detached dwellings	E	137	0	-137			31/03/24			
23/00058/FL	Anchor And Hope South Ash Road Ash Sevenoaks Kent TN15 7ER	Demolition of existing public house and erection of mixed use building, comprising of commercial office space at the ground floor and 2no. dwellings at the first floor (Use Class C3) together with associated parking, access, turning and amenity space	E	0	338	338	4000	0.4	31/03/24			
23/00748/FL	Brook Farm Buildings, Church Lane, East Peckham, Tonbridge, TN12 5JH	Change of Use from Class E (formerly B1c) (light industrial) to B8 (storage & distribution)	E	1421	0	-1421			31/03/24			
23/01124/FL	2 - 4 Forstal Road Aylesford Kent ME20 7AU	Change of use of ground floor premises from Commercial Class E to Residential Class C3, to convert tea room to single dwelling with alteration to rear elevation and internally	E	270	0	-270			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/01668/PD VGR	26 - 28 High Street Tonbridge Kent TN9 1EJ	Prior Notification: Change of use from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and up to 2 flats	E	330	0	-330			31/03/24			
23/01904/FL	36, High Street, Tonbridge, TN9 1EJ	Conversion of two premises into one involving a change of use at no. 38 from Class E (Estate Agency) to sui generis for the operation of a tanning salon and nail bar, with associated alterations to shop front and side and front elevations	E	64.4	0	-64.4			31/03/24			
23/01929/FL	1, HIGH STREET, TONBRIDGE, TN9 1SG	Single storey extension and part subdivision of the ground floor to (Class E) unit, installation of new shop front windows, removal of 3 external staircases, construction of 1 new staircase and amendments to the rear yard arrangement	E	744.4	818.1	73.7			31/03/24			
23/01940/FL	Kits Coty Restaurant 15, Old Chatham Road	Removal of existing Marquee and Replacement Single Storey Side Extension. Extension to existing Car Parking Area	E	458	506	48			31/03/24			
23/03052	29, High Street, Borough Green, Sevenoaks, TN15 8BT	Replacement of existing rear lean to extension with larger single storey rear extension and change of use of first and second floors from commercial to residential with the addition of roof extension	E	123.92	167.44	-85.1			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/03097	8, Malling Road, Snodland, ME6 5NA	Change of use from motorcycle sales and servicing to sign sales/retail and manufacturing premises	E	0	100	100	341		31/03/24			
23/03205	4, First Floor, Quarry Hill Road, Tonbridge	Prior Notification: Change of Use of a Commercial Building and Land within its curtilage from a Use falling within Class E (Commercial, Business and Service) to the conversion of 20 residential flats use falling within Class C3 (dwellinghouses)	E	772	0	-772	772		31/03/24			
23/00697/FL	36 - 38 High Street West Malling Kent ME19 6QR	Change of use of rear section of building at basement, ground, and first floors to create 1 bedroom residential unit. Associated minor internal and external alterations	E	72	0	-72	163	0.01	31/03/24			
23/01480/FL	15 Tonbridge Road Hildenborough Tonbridge Kent TN11 9BH	Change of use of 13-15 Tonbridge Road from office use (under Class E) to two dwelling houses (under Class C3) and associated internal alterations (no external alteration)	E	280	280	0	788	0.07	31/03/24			
22/00969/FL	Development Site 1-3 Skinners Terrace And 13-17 Quarry Hill Road Tonbridge Kent	First floor extension and change of use to form 10 residential dwellings	E	641	706	65	446	0.04	31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
22/00322/FL	Park House 110-112 Mill Street East Malling West Malling Kent ME19 6BU	Demolition of existing building and erection of 4 dwellings and single storey outbuildings with associated hard and soft landscaping. Revised proposal to TM/21/02451/FL	E	222	0	-222	1000	0.1	31/03/24			
22/01499/FL	84 Barden Road Tonbridge Kent TN9 1UB	Proposed conversion and extension to the side of the existing front building, including retaining the ground floor as an office, and converting first floor to a 2 bed flat and second floor as a 1 bed flat. Demolition and rebuild of a redundant outbuilding into office space	E	180	58.3	-121.7	213	0.02	31/03/24			
20/02867/FL	Annexe To Minerva House Bordyke Tonbridge Kent TN9 1NR	Change of use from office to dwellinghouse	E	75.9	0	-75.9	79	0				31/03/24
20/00874/FL	Land East Of Great East House East Malling Research Station New Road East Malling West Malling Kent	Erection of a wine innovation centre building for use as an agricultural research winery, two storeys in height with full roof height research space to accommodate internal equipment; associated laboratory, office, storage and cellar space, internal mezzanine level with ancillary office and open innovation work space, external observation platform, associated	E	0	750	750	3850 0	3.85				31/03/24

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
		car parking, hard standing and vehicle unloading area										
20/01086/FL	Anchor And Hope South Ash Road Ash Sevenoaks Kent TN15 7ER	Demolition of existing public house and outbuilding and erection of 3 No. 4-bed detached dwellings with associated material change of use of land from public house to residential plus use of existing vehicular access on to South Ash Road	E	2000	0	-2000					31/03/24	
21/00016/FL	1 High Street Tonbridge Kent TN9 1SG	Sub-division of existing retail unit, demolition of loading bay and stock room area, external amendments to elevations and landscaping amendments	E	1598	349	-1249					31/03/24	
22/02235/FL	35A And 35 Teapot Lane Aylesford Kent ME20 7JX	Demolition of existing shop unit and existing garages. Construction of single detached garage to No.35, plus 2 detached 4 Bed dwellings to the rear with associated garaging parking and gardens	E	48.64	0	-48.64			31/03/24			
23/01592/FL	The Oast 81, Mill Street West Malling ME19 6BU	Change of use from offices (Class E) to 3 residential flats (Class C3) with associated alterations and car parking provision. Ground floor office space is to be retained	E	392	196	-196			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
18/00893/FL	77 - 81 High Street Tonbridge Kent TN9 1RX	Subdivision of retail unit to form 3 retail units at ground floor, including the creation of A1 (retail) or A3 (restaurant/ cafe?) units, conversion of ancillary retail storage space at first floor to form 7 residential units (use class C3) and erection o	E(a)	1594.1	816	-778.1				31/03/24		
21/01719/FL	1 - 3 Orchard Road East Peckham Tonbridge Kent TN12 5AN	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	E(a)	0	30	30			31/03/24			
23/03403	134, HIGH STREET, Wouldham, ROCHESTER, ME1 3UQ	Change of Use from Class E to Class C3 Residential to create 1 x 4 bed dwelling together with 2no of Rooflights & Façade alterations and associate works	E(a)	60	0	-60	522		31/03/24			
18/03048/OA	Garden Centre Rear Of 400 Hermitage Lane Maidstone Kent ME16 9NT	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	E(a)	658	0	-658						31/03/24
21/00081/FL	10A Swan Street And 65 High Street West Malling Kent	Internal changes to 10a Swan Street and some alterations to the existing fenestration; construction of a new single storey refuse store to the rear; removal of the	E(a)	112	147	35					31/03/24	

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
		existing external plant by relocating this on to the second floor internally; breaking thro										
23/03084	10A, Swan Street, West Malling	Renewal of Full Plans and Listed Building approvals for internal changes to 10a Internal changes to 10a Swan Street and some alterations to the existing fenestration; construction of a new single storey refuse store to the rear; removal of the existing external plant by relocating this on to the second floor internally; breaking through from No.10a to join the property with the existing No.65 High Street and minor internal alterations to No.65; change of use of No.10a from Class E(A) and No.65 Class E(b) to a combined Class E(a) and Class E(b)	E(a)	259	147	-112			31/03/24			
23/03342	9, Quarry Hill Road, TONBRIDGE, TN9 2RH	Lawful Development Certificate Proposed: To use shop for Nail bar and beauty treatments under use class E	E(b)	77	0	-77	77		31/03/24			
18/03048/OA	Garden Centre Rear Of 400 Hermitage Lane Maidstone Kent ME16 9NT	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	E(b)	95	0	-95						31/03/24

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
		semidetached three bedroom										
21/00081/FL	10A Swan Street And 65 High Street West Malling Kent	Internal changes to 10a Swan Street and some alterations to the existing fenestration; construction of a new single storey refuse store to the rear; removal of the existing external plant by relocating this on to the second floor internally; breaking thro	E(b)	0	272	272					31/03/24	
23/03084	10A, Swan Street, West Malling	Renewal of Full Plans and Listed Building approvals for internal changes to 10a Internal changes to 10a Swan Street and some alterations to the existing fenestration; construction of a new single storey refuse store to the rear; removal of the existing external plant by relocating this on to the second floor internally; breaking through from No.10a to join the property with the existing No.65 High Street and minor internal alterations to No.65; change of use of No.10a from Class E(A) and No.65 Class E(b) to a combined Class E(a) and Class E(b)	E(b)	157	272	115			31/03/24			
23/01644/FL	8, Hurst Hill Chatham ME5 9BX	Change of use from a garage (use class C3) to a dog grooming parlour (use class E(c)(ii))	E(c)(ii)	0	13	13			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/03342	9, Quarry Hill Road, TONBRIDGE, TN9 2RH	Lawful Development Certificate Proposed: To use shop for Nail bar and beauty treatments under use class E	E(c)(iii)	0	77	77	77		31/03/24			
19/00015/FL	The Surgery Commercial House High Street Hadlow Tonbridge Kent TN11 0EE	Change of use to extend the existing Dentists surgery, currently positioned behind the now vacant Estate Agent frontage and accessible up the side road to the main building, into the vacant Estate Agents to become one larger surgery	E(e)	619	0	-619				31/03/24		
23/03094	Land South Of, HERMITAGE COURT, Hermitage Lane, Aylesford	Construction of Community Diagnostic Hub together with access, parking and associated works.	E(e)	0	813	813			31/03/24			
23/01317	Otford Tool And Gauge Co Maidstone Road Sevenoaks TN15 8JE	Redevelopment of the site to provide 9 x 3 bedroom new residential dwellings with associated hard and soft landscaping	E(g) (iii)	1163	0	-1163			31/03/24			
17/01595/OA EA	Land South Of London Road And East Of Hermitage Lane Aylesford Kent	Outline Application: The erection of up to 840 dwellings (including affordable homes) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction	F1	0	20000	20000				31/03/24		
19/01632/FL	Development Site South Part Of West Kent	Demolition of existing buildings and development of 51 dwellings along with associated vehicular	F1	883	0	-883				31/03/24		

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
	College Brook Street Tonbridge Kent	and pedestrian access, car parking and landscaping										
20/00716/FL	East Peckham Methodist Church Pound Road East Peckham Tonbridge Kent	Demolition of existing building and erection of replacement buildings for East Peckham Church Community Centre with car parking, access, landscaping and a wall for signage.	F1	565	484	-81			31/03/24			
20/02133/FL	Church Of St James Church Walk East Malling West Malling Kent	Erection of a detached single storey building to provide toilet facilities and a church room	F1	0	7173	7173			31/03/24			
21/00955/CR 3	County Transport Workshops Land North Of Forstal Road Aylesford Kent ME20 7HB	Consultation by Kent County Council: Erection of new build facility for provision of digital autopsy services to Kent County Council/Coroner's Service. Facility comprising: Main Building containing cold storage, staff amenities and administrative space; A	F1	0	3587	3587			31/03/24			
21/00960/FL	Oakley College Cage Green Road Tonbridge Kent TN10 4PT	Proposed erection of a two storey modular building within a similar footprint to the current derelict and life expired modular to allow the reinstatement of an educational provision, increasing the overall building footprint by 32m	F1	0	32	32			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/00883/FL	LEYBOURNE PARISH COUNCIL VILLAGE HALL, Little Market Row, Leybourne, West Malling, ME19 5QL	Proposed single storey rear extension and alterations (Alternative scheme to approval TM/20/01974/FL)	F1	290	449	206			31/03/24			
20/01974/FL	Leybourne Parish Council Village Hall Little Market Row Leybourne West Malling Kent ME19 5QL	Alterations and enlarge the Village Hall	F1	0	240	240						31/03/24
21/00307/PD VBHS	1 - 7 Crabapple Road Tonbridge Kent TN9 1FW	Prior notification under Class T Part 3 of the GDPO: the change of use of a building and any land within its curtilage D2 (assembly and leisure) to a state funded school or registered nursery	F1	0	307	307					31/03/24	
21/00919/LD P	138 High Street Tonbridge Kent TN9 1AX	Lawful Development Certificate Proposed: Change of use from A1 to A1+C3. Upper storeys to be converted to create 2no self contained flats. Alterations will comprise of an internal refurbishment to the property	F2	88	88	0				31/03/24		
21/01482/LB	136 High Street Tonbridge Kent TN9 1BB	Listed Building Application: Internal alterations to convert existing first and second floors from retail to a one bedroom first floor flat and two bedroom second floor flat	F2	114	114	0			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/01818/FL	East Peckham Methodist Church Pound Road	Proposed elevational changes and alterations together with demolition of 'hall 1'	F2	535	460	-75			31/03/24			
17/03053/LD P	The Sports Pavilion 200 Beacon Avenue Kings Hill West Malling Kent ME19 4QP	Lawful Development Certificate Proposed: Siting of a small ancillary building to be used as a classroom for the football academy	SG	0	100	100				31/03/24		
19/01813/FL	East Malling Trust East Malling Research Station New Road East Malling West Malling Kent	Development of a facilities building, four glasshouses, energy centre, associated infrastructure and related works	SG	0	7920	7920				31/03/24		
22/02445/FL	Ground Floor Part And First Floor And Second Floor 64 High Street Tonbridge Kent TN9 1EH	Change of use of ground floor from sui generis to use class E (commercial); change of use of first and second floors to C3 (Residential) with a second floor rear extension and raising of the roof of the building and creation of roof terraces to refurb an existing roof top flat and create 4 additional flats	SG	389.6	274.3	9.5				31/03/24		
20/00955/FL	Land West Of New Farmhouse Hermitage Farm Hermitage Lane Maidstone Kent	Change of use of land and the erection of a single bay helicopter hangar to provide secure helicopter storage together with maintenance workshop, landing pad, parking and landscaping	SG		5600	5600			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
21/02298/FL	Tonbridge P R S Medway Wharf Road	Demolition of existing gasholders and associated structures. Redevelopment of the site to provide 144 residential units and up to 567 sqm of flexible Class E/ancillary residential floorspace. The proposals include the delivery of landscaping and public realm, play space, access, car parking and other associated and ancillary works	SG	22000	0	-22000			31/03/24			
22/00001/FL	149 High Street Tonbridge Kent TN9 1DH	Demolition of the existing 149 High Street Tonbridge and its replacement with a new-build mixed use building, providing accommodation for ground floor commercial use, five apartments (4no. one-bed and 1no. two-bed) on the floors above and off street parking to the rear	SG	296	0	-296			31/03/24			
22/00375/FL	THE OLD DAIRY, Maidstone Road, Platt, Sevenoaks, TN15 8JJ	Demolition of existing building and erection of 6 houses, 10 parking spaces, new access drive and associated landscaping	SG	968.39	0	-968.39			31/03/24			
22/00701/FL	Development Site At 84 And 86 Mill Hall Aylesford Kent	Former Coach Depot Construction of 12no dwellings with associated access, parking, and landscaping	SG	1800	0	1800			31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
23/01006/FL	79, The Scared Crow West Malling ME19 6RB	Change of use of existing pub to form 2 x 3 bed dwellings including erection of a first floor South West rear extension, two storey South East rear extension and associated alterations	SG	197	0	-197			31/03/24			
23/01755/FL	4A, Holborough Road, Snodland, ME6 5NJ	Change of use from dog grooming salon Sui generis to a Sui generis tattoo studio	SG	32.83	0	-32.83			31/03/24			
23/01755/FL	4A, Holborough Road, Snodland, ME6 5NJ	Change of use from dog grooming salon Sui generis to a Sui generis tattoo studio	SG	0	32.83	32.83			31/03/24			
23/01904/FL	36, High Street, Tonbridge, TN9 1EJ	Conversion of two premises into one involving a change of use at no. 38 from Class E (Estate Agency) to sui generis for the operation of a tanning salon and nail bar, with associated alterations to shop front and side and front elevations	SG	64.4	113.2	48.8			31/03/24			
23/03097	8, Malling Road, Snodland, ME6 5NA	Change of use from motorcyle sales and servicing to sign sales/retail and manufacturing premises	SG	125	0	-125	341		31/03/24			

Reference	Address	Proposal	Use Class	Totals Existing	Totals Proposed	Balance	Site Area	Site Area Ha.	Not Started	Under Construction	Superseded	Expired
18/03048/OA	Garden Centre Rear Of 400 Hermitage Lane Maidstone Kent ME16 9NT	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	SG	252	0	-252						31/03/24
21/00307/PD VBHS	1 - 7 Crabapple Road Tonbridge Kent TN9 1FW	Prior notification under Class T Part 3 of the GDPO: the change of use of a building and any land within its curtilage D2 (assembly and leisure) to a state funded school or registered nursery	SG	307	0	-307					31/03/24	
19/00946/RD	The Control Tower 29 Liberty Square Kings Hill West Malling Kent ME19 4RG	Details of condition 34 (french market square) pursuant to planning permission TM/10/03425/FL (Hybrid Application relating to: (A) Full Planning Permission for: the erection of a new retail foodstore (847sqm) with associated car parking; Refurbishment of										31/03/24

Indicator 2.5

16-24 year olds in education

Indicates whether a person aged 5 years and over was in full-time education on Census Day, 21 March 2021. This includes schoolchildren and adults in full-time education.

Schoolchildren and students in full-time education studying away from home are treated as usually resident at their term-time address.

Table A5: Schoolchild or full-time student indicator

	Persons	
	Tonbridge and Malling Local Authority	
	count	%
All usual residents aged 5 years and over	124,520	100.0
Student	24,429	19.6
Not a student	100,091	80.4

Source: ONS - 2021 Census (TS068)

16-24 year olds in employment

According to the ONS in 2023, a total of 10,800 16-24yr olds were economically active. This has increased from 2011 when it was 8 500.

Table A6: Economically active population by age

Economically active population by age Source: Annual Population Survey (ONS)			
	2011		2023
Aged 16-24	8,500	Aged 16-24	10,800
Aged 25-34	10,700	Aged 25-34	11,000
Aged 35-44	14,900	Aged 35-49	30,700
Aged 45-59	21,800	Aged 50-64	15,700
Aged 60-64	3,700		
Aged 65-69	1,400		
Aged 70-74	300		
Aged 16-74	61,300		68,200

Indicator 2.6

Permissions within CP12 and CP13 policy's – Rural Areas

Table A7: Business floorspace permitted for change of use/conversion of buildings in the rural areas of the Borough

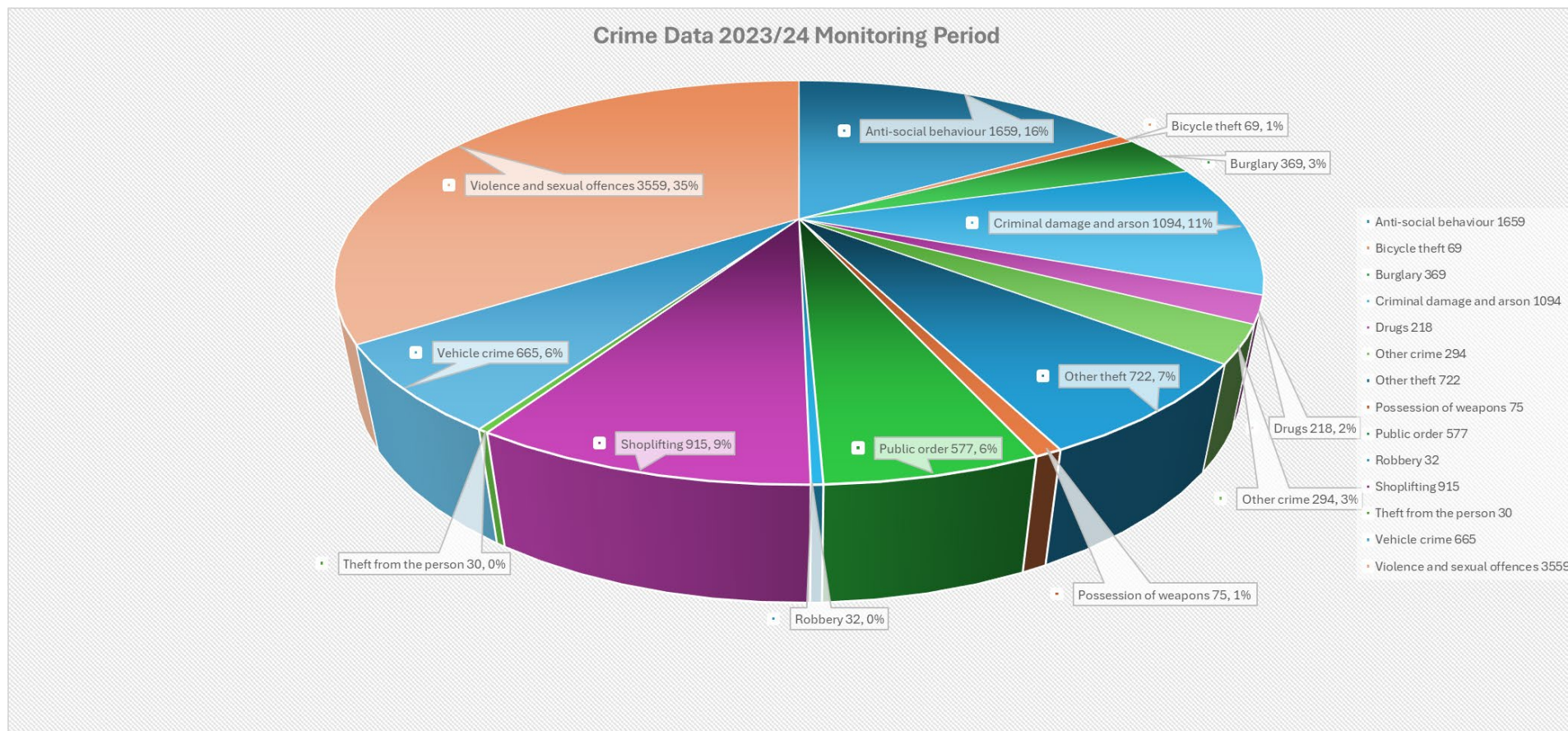
Policy Number CP12	Permission Given Between 01/04/2023 and 31/03/2024	Gain	Loss
(a) Borough Green;	23/03096 - Part Ground Floor Unit 1, BOURNE ENTERPRISE CENTRE, Wrotham Road, Borough Green, Sevenoaks, TN15 8DG	E(d) - 463m2	E(g) - 463m2
	23/01476/FL - 24 The Avenue Borough Green Sevenoaks Kent TN15 8EA	C3 - 1 unit	
(b) East Peckham;	N/A		
(c) Hadlow;	N/A		
(d) Hildenborough;	23/01470/FL - Park View 53 Mount Pleasant Hildenborough Tonbridge Kent TN11 9JJ	1 unit C3	
(e) West Malling.	23/00563/FL- 26 Alma Road West Malling Kent ME19 6RP	1 unit C3	
	23/00697/FL - 36 - 38 High Street West Malling Kent ME19 6QR	1 unit C3	
CP13			
(a) Addington	N/A		
(b) Addington Clearway	N/A		
(c) Aylesford Village	23/00792/FL - 50 - 52 High Street Aylesford Kent ME20 7BA APPROVED 06/06/2023 AND COMPLETED BY 31/03/2024	1 unit C3	E(b) (previously A3) loss 375m2
	23/01124/FL - 2 - 4 Forstal Road Aylesford Kent ME20 7AU	1 unit C3	
(d) Birling	N/A		
(e) Blue Bell Hill	22/02836/FL - 6 Mill Lane Blue Bell Hill Chatham Kent ME5 9RB		1 unit C3
(f) Burham	N/A		
(g) Crouch	23/01408/OA - Land Adjoining Ivers Basted Lane Crouch Sevenoaks Kent	1 unit C3	
(h) Dunks Green	N/A		
(i) East Malling Village	23/00929/FL - 74 The Rocks Road East Malling West Malling Kent ME19 6AU	1 unit C3	
(j) Eccles	23/00972/FL - 56 Mackenders Lane Eccles Aylesford Kent ME20 7JA	1 unit C3	B2 loss 160m2
(c) Fairseat	N/A		
(l) Golden Green	23/01037/FL - 3 Bell Cottages Three Elm Lane Golden Green Tonbridge Kent TN11 0BB APPROVED 03/07/2023 AND COMPLETED BY 31/03/2024	2 units C3	1 unit C3
(m) Hale Street	N/A		

(n) Ightham	N/A		
(o) Mereworth	N/A		
(p) Offham	N/A		
(q) Platt	23/01317/FL - Otford Tool And Gauge Co Maidstone Road Sevenoaks TN15 8JE	9 units C3	
(r) Plaxtol	N/A		
(s) Ryarsh	N/A		
(l) Snoll Hatch	N/A		
(u) Trottiscliffe	N/A		
(v) Wateringbury	N/A		
(w) West Peckham	N/A		
(x) Wouldham	23/00803/FL - 7 High Street Wouldham Rochester Kent ME1 3XD	1 unit C3	
(y) Wrotham Heath	N/A		
(z) Wrotham	N/A		

Indicator 4.6

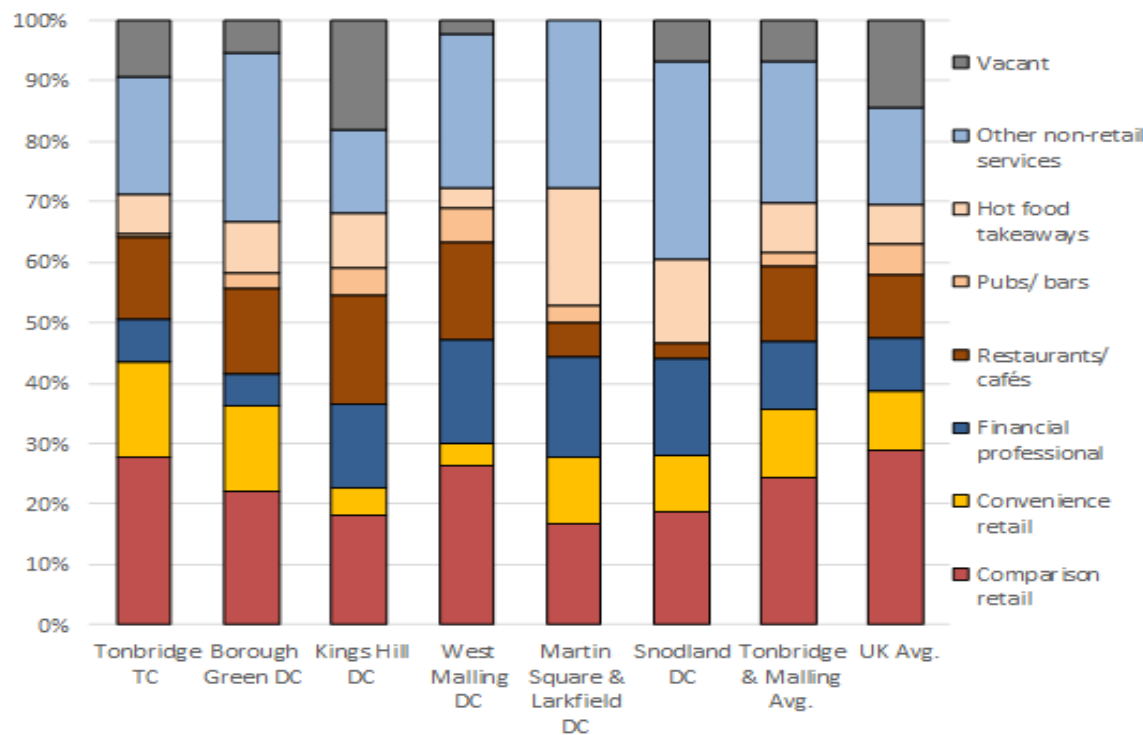
The highest crime profile during 2023/24 was violence and sexual offences at 35% with robbery or theft at 0%.

Figure A4: Number of overall crimes recorded for Tonbridge and Malling Borough



Indicator 4.9

Figure A5: Tonbridge Town Centre - Vacancy Rates



Source: Experian Goad and Lichfields' survey August 2023

TMBC.GOV.UK

Serving our community

Tonbridge and Malling Borough Council
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Gibson Drive
Kings Hill
West Malling
Kent
ME19 4LZ