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Annex 1: Housing and employment allocations and commitments presented on a settlement basis

Table 1: Housing allocations and commitments presented on a settlement basis

Settlement	Settlement Hierarchy	Housing allocations	Housing completions (net) 2024/25	Housing extant Permissions Housing extant Permissions
Addington	Tier 5 - Other Rural Settlements	0	0	0
Addington Clearway	Tier 5 - Other Rural Settlements	0	0	0
Aylesford Village	Tier 4 - Secondary Village	163	0	258
Birling	Tier 4 - Secondary Village	0	1	0
Blue Bell Hill	Tier 5 - Other Rural Settlements	0	1	7
Borough Green	Tier 2 - Service Centre	2,050	3	13
Burham	Tier 4 - Secondary Village	0	0	58
Crouch	Tier 5 - Other Rural Settlements	0	0	3
Dunks Green	Tier 5 - Other Rural Settlements	0	0	0
East Malling & Mill Street	Tier 3 - Primary Village	105	1	9
East Peckham & Branbridges	Tier 3 - Primary Village	446	0	2
Eccles	Tier 4 - Secondary Village	840	0	953
Fairseat	Tier 5 - Other Rural Settlements	0	0	0
Golden Green	Tier 5 - Other Rural Settlements	0	0	0
Hadlow	Tier 3 - Primary Village	371	0	61
Hale Street	Tier 4 - Secondary Village	140	0	0
Hildenborough	Tier 3 - Primary Village	706	5	4
Ightham	Tier 4 - Secondary Village	18	1	2
Kings Hill	Tier 2 - Service Centre	1,220	241	232
Leybourne Chase	Tier 4 - Secondary Village	0	0	0
Medway Gap	Tier 1 - Principal Service Centre	1,961	188	1,747

Settlement	Settlement Hierarchy	Housing allocations	Housing completions (net) 2024/25	Housing extant Permissions Housing extant Permissions
Mereworth & Herne Pound	Tier 4 - Secondary Village	0	0	0
Offham	Tier 5 - Other Rural Settlements	0	0	11
Peters Village	Tier 4 - Secondary Village	0	108	64
Platt	Tier 4 - Secondary Village	15	0	17
Plaxto	Tier 4 - Secondary Village	0	0	1
Ryarsh	Tier 4 - Secondary Village	20	0	1
Shipbourne	Tier 5 - Other Rural Settlements	0	0	0
Snodland & Ham Hill	Tier 2 - Service Centre	1,300	0	35
Snoll Hatch	Tier 4 - Secondary Village	0	0	0
Stansted	Tier 5 - Other Rural Settlements	0	0	0
Tonbridge including Hilden Park	Tier 1 - Principal Service Centre	3,214	77	560
Trottiscliffe	Tier 5 - Other Rural Settlements	0	0	2
Walderslade	Tier 1 - Principal Service Centre	0	0	1
Wateringbury	Tier 3 - Primary Village	30	0	0
West Malling	Tier 2 - Service Centre	0	18	26
West Peckham	Tier 5 - Other Rural Settlements	0	0	0
Wouldham	Tier 3 - Primary Village	40	0	3
Wrotham	Tier 4 - Secondary Village	25	0	39
Wrotham Heath	Tier 5 - Other Rural Settlements	0	0	0
Rural - outside settlements			54	486
Totals		12,664	689	4,553

Table 2: Employment allocations and commitments presented on a settlement basis

Settlement	Settlement Hierarchy	Employment allocations	Employment completions (Former B2/B8 and Office) (2024/25)	Employment extant permissions (Former B2/B8 and Office)
Addington	Tier 5 - Other Rural Settlements	0	0	0
Addington Clearway	Tier 5 - Other Rural Settlements	0	0	0
Aylesford Village	Tier 4 - Secondary Village	0	80	370
Birling	Tier 4 - Secondary Village	0	0	0
Blue Bell Hill	Tier 5 - Other Rural Settlements	0	0	0
Borough Green	Tier 2 - Service Centre	4,000	155.4	133.2
Burham	Tier 4 - Secondary Village	0	0	0
Crouch	Tier 5 - Other Rural Settlements	0	0	0
Dunks Green	Tier 5 - Other Rural Settlements	0	0	0
East Malling & Mill Street	Tier 3 - Primary Village	45,080	0	7,173
East Peckham & Branbridges	Tier 3 - Primary Village	0	0	0
Eccles	Tier 4 - Secondary Village	0	12	37,200
Fairseat	Tier 5 - Other Rural Settlements	0	0	0
Golden Green	Tier 5 - Other Rural Settlements	0	0	0
Hadlow	Tier 3 - Primary Village	0	0	926
Hale Street	Tier 4 - Secondary Village	0		0
Hildenborough	Tier 3 - Primary Village	0	0	251
Ightham	Tier 4 - Secondary Village	0	0	0
Kings Hill	Tier 2 - Service Centre	0	0	27.62
Leybourne Chase	Tier 4 - Secondary Village	0	0	0
Medway Gap	Tier 1 - Principal Service Centre	14,000	147,082	89,439
Mereworth & Herne Pound	Tier 4 - Secondary Village	0	0	0
Offham	Tier 5 - Other Rural Settlements	0	0	0

Settlement	Settlement Hierarchy	Employment allocations	Employment completions (Former B2/B8 and Office) (2024/25)	Employment extant permissions (Former B2/B8 and Office)
Peters Village	Tier 4 - Secondary Village	0	0	661
Platt	Tier 4 - Secondary Village	8,000	0	0
Plaxtoi	Tier 4 - Secondary Village	0	0	0
Ryarsh	Tier 4 - Secondary Village	0	0	0
Shipbourne	Tier 5 - Other Rural Settlements	0	0	0
Snodland & Ham Hill	Tier 2 - Service Centre	3,000	451	228
Snoll Hatch	Tier 4 - Secondary Village	0	0	0
Stansted	Tier 5 - Other Rural Settlements	0	0	0
Tonbridge including Hilden Park	Tier 1 - Principal Service Centre	47,200	1,455.8	2024
Trottiscliffe	Tier 5 - Other Rural Settlements	0	0	45.1
Walderslade	Tier 1 - Principal Service Centre	14,000	13	20,710
Wateringbury	Tier 3 - Primary Village	0	0	0
West Malling	Tier 2 - Service Centre	0	0	601.3
West Peckham	Tier 5 - Other Rural Settlements	0	0	0
Wouldham	Tier 3 - Primary Village	0	0	0
Wrotham	Tier 4 - Secondary Village	0	0	0
Wrotham Heath	Tier 5 - Other Rural Settlements	0	0	0
Rural - outside settlements			28,049	51,566
Sub Total			177,298.2	211,355.22
Minus Use Class not relevant to B2, B8 and Office			4882	78032
Total			172, 416	133,323

Annex 2: Allocations Removed from the Green Belt

Allocation Reference	Allocation Name	Proposed Use(s)	Parish	Settlement	Development Yield (sqm)
BG1	Land north of Borough Green, Sevenoaks	Residential	Borough Green	Borough Green	3,000
BG2	Land south and west of Tillmans Off, Crouch Lane, Sevenoaks	Residential	Borough Green	Borough Green	50
EP1	Land west of Addlestead Road, East Peckham, Tonbridge	Residential	East Peckham	East Peckham	50
EP2	Land south of Church Lane, Hale Street	Residential	East Peckham	East Peckham	396
HS1	Land west of Hale Street, East Peckham, Tonbridge	Residential	East Peckham	Hale Street	140
HA1	Land north of The Paddock and east of Carpenters Lane, Tonbridge	Residential	Hadlow	Hadlow	120
HA2	Land south of Common Road, Hadlow	Residential	Hadlow	Hadlow	101
HA3	Land north of Court Lane, Hadlow	Residential	Hadlow	Hadlow	65
HA4	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Residential	Hadlow	Hadlow	85
HI1	Land east of Riding Lane, Hildenborough	Residential	Hildenborough	Hildenborough	77
HI2	Land off Stocks Green Road, Hildenborough	Residential	Hildenborough	Hildenborough	629
TO3	Hilden Farm Road, Tonbridge	Residential	Hildenborough	Tonbridge and Hilden Park	30
TO4	Land north west of Hilden Park, Tonbridge	Residential	Hildenborough	Tonbridge and Hilden Park	289
E1	Celcon Works, Borough Green	Employment	Ightham	Borough Green	4,000
IG1	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Residential	Ightham	Ightham	8
IG2	Land south of Bramleys, Rectory Lane, Ightham, Sevenoaks	Residential	Ightham	Ightham	10

Allocation Reference	Allocation Name	Proposed Use(s)	Parish	Settlement	Development Yield (sqm)
E5	Land at Spider Hall Farm, Bull Road, Leybourne, West Malling	Employment	Leybourne	Medway Gap	1,000
E6	Land east of Platt Industrial Estate, Platt	Employment	Platt	Platt	8,000
PL1	Land rear of Platt Mill Close, Platt	Residential	Platt	Platt	10
PL2	Land south of Potash Lane and north of Paddock Orchard, Platt	Residential	Platt	Platt	5
RY1	Holmes Paddock, Ryarsh	Residential	Ryarsh	Ryarsh	20
E7	Land west of Hays Road, Snodland	Employment	Snodland	Snodland	3,000
SN1	Land north of Holborough Lakes, Snodland	Residential	Snodland	Snodland	1,300
E8	Land at Sanderson Way and Little Postern, Tonbridge	Employment	Tonbridge	Tonbridge and Hilden Park	44,700/2,500
TO1	Land north east of Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	1,671
TO2	Coblends Nursery and Little Trench Farm, Trench Road, Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	294
TO5	Land at south west Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	423
TO6	Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	75
WA1	Land east of Red Hill, Watringbury, Maidstone	Residential	Watringbury	Watringbury	30
KH2	Land west of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling	Residential	West Malling	Kings Hill	30

Annex 3: Sites that are being considered for Local Green Space designation

Site Name or Address	Parish
Land to the east (front) of Aylesford Secondary School, Teapot Lane, Aylesford, ME20 7JU	Aylesford
Land west of Russett Close, Aylesford, ME20 7PL	Aylesford
Land to the east, south and west of St. Andrews Close, Aylesford, ME20 7FW	Aylesford
Land north of railway line, Station Road, Aylesford	Aylesford
Land off Hall Road, Royal British Legion Industries, Aylesford, ME20 7NX	Aylesford
Land at East Park Road, Royal British Legion Village, Aylesford, ME20 7NJ	Aylesford
Land northwest of, Bell Lane, Rochester, ME1 3SY	Burham
Land north of Abery Drive and West of Ingra Close, New Hythe, Aylesford	East Malling and Larkfield
Land south of Bradbourne Park Road and west of Collinge Close, East Malling, West Malling, ME19 6QS	East Malling and Larkfield
Land east of Carnation Crescent and south of Columbine Road, East Malling, West Malling	East Malling and Larkfield
Land north of Bradbourne Park Road and west of Forsyth Close, East Malling, West Malling	East Malling and Larkfield
Martin Square Car Park, Martin Square, Aylesford	East Malling and Larkfield
Land east of The Lakes and South of Carp Close, Aylesford	East Malling and Larkfield
Land at Heath Farm, Watringbury Road, West Malling	East Malling and Larkfield
Land east of Broadwater Road and south of Clare Lane, West Malling	East Malling and Larkfield
East Malling playing fields, north of Mill Street and west of New Road, East Malling	East Malling and Larkfield
Land known as Cottenham Orchard, south of Cottenham Road, East Malling	East Malling and Larkfield
Land parcels (multiple) east of Lime Crescent and south of Beech Road, East Malling	East Malling and Larkfield
Land at Warren Woods Nature Park, north of (off) Amber Lane and south of The Heath, Kings Hill	East Malling and Larkfield
Larkfield and New Hythe Sports and Social Club, 251 New Hythe Lane, Larkfield, Aylesford	East Malling and Larkfield
Land parcels south of Larkfield Leisure Centre and west of New Hythe Lane, Larkfield	East Malling & Larkfield
Land off (north) Amber Lane, Kings Hill, West Malling	East Malling and Larkfield / Kings Hill

Site Name or Address	Parish
Land north of Westwood Road	East Peckham
Hildenborough Village Green, Hildenborough	Hildenborough
Land south of Tower View, Kings Hill, West Malling	Kings Hill
Land north of Tower View and east of Hazen Road, Kings Hill, West Malling	Kings Hill
Land south of Discovery Drive, West Malling	Kings Hill
Extra grassy space at Maypole Drive and Tower View, Kings Hill	Kings Hill
Land east of Oxley Shaw Lane and south of Willowmead, Leybourne, ME19 5QU	Leybourne
Land east of Castle Way and north of Lillieburn, West Malling, ME19 5HQ	Leybourne
Land east of Castle Way and south of Lillieburn, West Malling, ME19 5HF	Leybourne
Land west of Lillieburn and north of Old Orchard, West Malling, ME19 5LY	Leybourne
Land adjacent to Oxley Shaw Lane and The Old Rectory Public House, West Malling, ME19 5LZ	Leybourne
Land east of Baywell, Leybourne, ME19 5QQ	Leybourne
Land known as Offham Recreation Ground, north of Teston Road and west of Pepinstraw Close, Offham, West Malling	Offham
Land known as The Cosgrave Field, south of North Meadow and west of Church Road, Offham, West Malling	Offham
Land at King George's Field, Maidstone Road, St Mary's Platt	Platt
Land parcel 1, Royal West Kent Avenue, Tonbridge, TN10 4NU	Tonbridge
Land south of Salisbury Road and north of Rochester Road, Tonbridge, TN10 4PB	Tonbridge
Land east of Quincewood Gardens and north of Cedar Crescent, Tonbridge	Tonbridge
Land north of the A21 (Tonbridge by-pass and west of Brindle's Fields, Tonbridge	Tonbridge
Land surrounding (north of) playground west of Brindles Field, Tonbridge	Tonbridge
Land Fronting 2 To 16, Chaucer Gardens, Tonbridge	Tonbridge

Site Name or Address	Parish
Land west of Arundel Close, Tonbridge	Tonbridge
Land between Keyes Gardens and Milton Gardens, Tonbridge	Tonbridge
Land between Milton Gardens and Chaucer Gardens, Tonbridge	Tonbridge
Land west of Darwin Drive, Tonbridge	Tonbridge
Land north of Shakespeare Road and east of Scott Road, Tonbridge	Tonbridge
Frog Bridge Recreation Ground, Tonbridge	Tonbridge
Land north of Higham School Road and east of Hunt Road, Tonbridge	Tonbridge
Land south of Knight Road and west of Hunt Road, Tonbridge	Tonbridge
Land at Milton Gardens, Tonbridge	Tonbridge
Land parcels at Molescroft Way and west of Upper Haysden Lane, Tonbridge	Tonbridge
Land northeast of Town Lock and west of Redbud Road, Tonbridge	Tonbridge
Land north of Brionne Gardens and west of Lodge Oak Lane, Tonbridge	Tonbridge
Land north of Hectorage Road and south of Tonbridge-Ashford railway, Ton-bridge	Tonbridge
Land at Scotchers Field, west of Higham Lane, Tonbridge	Tonbridge
Land at corner of Lavenders Road and Swan Street, West Malling	West Malling
Land (car park) north of Ryarsh Lane and west (rear of) Davison Close, West Malling	West Malling
Land at junction of Ewell Avenue and Stratford Road, West Malling	West Malling
Land parcel north of Woodland Close and east of Alma Road, West Malling	West Malling
Land southwest of West Malling railway station, Station Approach, West Malling, ME19 6JH	West Malling / East Malling And Larkfield
Wouldham Recreation Ground, Knowle Road, Wouldham	Wouldham

Annex 4: Historic Parks and Gardens on the National Register or of Local Significance

Name	List Entry number	Category	Grade	Location
Somerhill	1000381	Park and Garden	Grade: II	Capel, Tunbridge Wells, Kent
Mabledon	1001296	Park and Garden	Grade: II	Non Civil Parish, Tonbridge and Malling, Kent
Oxen Hoath	1001355	Park and Garden	Grade: II*	West Peckham, Tonbridge and Malling, Kent
Ightham Court	1000405	Park and Garden	Grade: II	Ightham, Tonbridge and Malling, Kent
Mereworth Castle	1000938	Park and Garden	Grade: II*	East Peckham, Tonbridge and Malling, Kent

Annex 5: Open Space Standards

1.1 The 2025 Open Space Study (OSS) (2025) assesses the quantity, quality, and accessibility of public open spaces within the borough and categorises open spaces into a number of typologies. Based on these typologies, the strategy provides an assessment of the existing provision of open space across the borough and defines local standards in relation to quality, accessibility and quantity.

Table 3: Summary of Open Space Quantity and Accessibility Standards

Typology	Quantity Standards (ha per 1000 population)	Access Standard
Parks and Gardens	0.80	1200m radial walking distance (20-minute drive time for strategic parks)
Amenity Greenspace	0.80	480m radial walking distance
Natural Greenspace	1.80	960m radial walking distance
Children’s and Young Peoples Play	0.25	480m radial walking distance
Total for new provision	3.65	
MUGAs	1 per 7,500 people	10 minutes’ walking time
Skateparks/BMX Tracks	1 per 20,000 people	15 minutes’ cycling time
Outdoor Fitness Gyms	1 per 10,000 people	15 minutes’ walking time

1.2 The quantity and accessibility standards to the left should be used as a starting point to calculate future open space requirements alongside a consideration of the Council’s open space priorities, evidence and any other relevant and up-to-date information.

1.3 Access standards are a tool to capture whether communities are served by existing facilities, defined as the distance that would be travelled by most users. They are provided as a starting point to help identify deficiencies in a catchment area.

1.4 Developments that deliver a net increase of 6 dwellings or more will be required to contribute to new or enhanced open space provision. When calculating requirements, the following occupancy rates should be used. This is based on 2021 census data.

1.5 New developments of 6 net dwellings will need to provide 3.65 hectares of open space provision per 1,000 population. This equates to 36.5 sqm per person.

Occupancy Rates by dwelling size

1.6 The occupancy levels to be used to determine the additional population from a development proposal is provided below. Where occupancy is unknown, the average household occupancy rate of 2.4 can be used.

Table 4: Household Occupancy Rates Based on Size of Dwelling

Number of Bedrooms	Occupancy Rate (Persons per Household)
1 bedroom	1.80
2 bedrooms	2.30
3 bedrooms	2.70
4 bedrooms	3.10
5+ bedrooms	3.50

On or off-site provision

1.7 The Council will take a sequential approach to the provision of open space. Firstly, on-site provision will be sought in accordance with the adopted standards set out in table 1 above, where the site is in an area of quantitative deficiency, i.e. there is a need for additional open space.

1.8 On-site provision will be dependent on the size of the development, where larger developments will be expected to provide all types of provision on-site to serve the additional population.

1.9 Best practice guidance from organisations like Fields In Trust (FIT), recommends that provision below certain sizes should not be provided as on-site provision and instead provided as off-site contributions. This is to avoid the creation of numerous small sites often of less recreational value (and quality over time). The following minimum area sizes are suggested to help inform when new provision should be provided on-site:

Table 5: On-site provision – minimum area sizes

Play space	Average No. of dwellings	Minimum area (ha)
Local Areas of Playspace (LAP) and informal play space	21-99 homes	0.01
Local Areas of Play (LAPs), Local Equipped Areas of Play (LEAPs) and informal play spaces	100-499 homes	0.04
Equipped Areas of Play (LEAPs) and informal play spaces	500+ homes	0.1
Open space		
Amenity / Natural Greenspace	16 homes	0.05
Park – small / medium / large	41 / 208 / 416 homes	0.3/ 1.5 / 3
Natural Green Space to meet Natural England standard (AGNSt)	500+ homes	2
MUGA	416 homes	0.08
Skateparks / BMX tracks	500+ homes	Min 0.02 for a skatepark Min 0.0375 for a freestyle BMX Park
Outdoor Fitness Gyms	100+ homes	Minimum 0.002
Allotment / Community Garden	500+ homes	0.0125 for allotment or 0.006

1.10 New provision for amenity, parks and natural green greenspace should be considered in relation to multifunctional greenspace in relation to local deficiencies. It may be that there are circumstances where smaller parks are warranted and this will need to be considered on a case-by-case basis.

1.11 Play provision requirements for any development which does not trigger the on-site contribution will generally be sought as off-site contributions. However, if the development is not within reach of an existing play site than on-site provision may be warranted regardless of the small size of the development.

1.12 Consideration for the provision and requirement of allotments or community gardens will need to be on a case-by-case basis.

Annex 6: Local Plan Monitoring Indicators

Chapter 05: Spatial Strategy

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
SP1: Spatial Strategy	SP1	SA2, SA4, SA5, SA6, SA8, SA9, SA10, SA11, SA12, SA13, SA14	Number of dwellings granted planning permission by size, type and tenure.	To reflect need	Developers, local authority	TMBC
			Number of net additional dwellings on previously developed land.	Maximise	Developers, local authority	TMBC
			Number of dwellings approved within or adjacent to Tier 5 settlements.	Minimise	Developers, local authority	TMBC
			Annual monitoring of employment sites and floorspace losses and gains, including office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	No net loss	Developers, local authority	TMBC
			Percentage of Town centre unit vacancies within Town, district or local centres.	Reduce	Developers, local authority	TMBC
			Number of developments determined with an energy and climate change statement.	All major developments	Developers	TMBC
			Number of developments meeting BREEAM standards.	All major developments	Developers	TMBC
			Number of planning decisions including appeals, granting permissions for inappropriate development in the Green Belt.	Zero	Developers, local authority	TMBC
			Number of net dwellings permitted within the Green Belt.	Minimise	Developers, local authority	TMBC
SP2: Delivering Homes for our Communities	SP2	SA14	Total number of dwellings completed annually against the housing need figure.	To reflect need	Developers, local authority	TMBC

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
SP3: Settlement Hierarchy and General Development Principles	SP3	SA6, SA14	Number of dwellings approved within or adjacent to Tier 5 settlements.	Minimise	Developers, local authority	TMBC
			Net additional new affordable dwellings completed on rural exception sites.	Maximise	Local authority	TMBC
SP4: Gypsy, Traveller and Travelling Showpeople - Accommodation Needs	SP4	SA6, SA14	Permissions granted for adequate sites (pitches/plots).	No net loss	Developers, local authority	TMBC
SP5: Future Employment Growth	SP5	SA4, SA6, SA9, SA10, SA11	Annual monitoring of employment sites and floorspace losses and gains, including office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	No net loss	Developers, local authority	TMBC
			Annual monitoring of employment sites and floorspace losses and gains, within strategic employment areas. This will include office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	Increase	Developers, local authority, local businesses	TMBC
			Annual monitoring of employment sites and floorspace losses and gains, within site allocations. This will include office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	Increase	Developers, local authority, local businesses	TMBC
			Annual monitoring of employment sites and floorspace losses and gains, within non-strategic sites. This will include office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	Minimise loss of existing employment sites.	Developers, local authority, local businesses	TMBC
			Net amount of employment floorspace gained, or loss during the monitoring year outside development boundaries and existing strategic employment sites	No net loss	Developers, local authority	TMBC

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
SP6: Town Centre Needs	SP6	SA2, SA4, SA6, SA14	Total retail floorspace completed annually.	Increase	Developers, local businesses, local authority	TMBC
			Percentage of Town centre unit vacancies within Town, district or local centres.	Reduce	Developers, local authority	TMBC
SP7: Green Belt	SP7	SA5, SA9	Area of Green Belt in hectares.	Minimise loss	Local authority	Ministry of Housing, Communities and Local Government
SP8: Managing Development in the Green Belt	SP8	SA2, SA5, SA6, SA9, SA14	Number of planning decisions including appeals, granting permissions for inappropriate development in the Green Belt.	Zero	Developers, local authority	TMBC
			Number of net dwellings permitted on Green Belt and grey belt land.	Minimise	Developers, local authority	TMBC
SP9: Local Green Gap	SP9	SA1, SA2	Number of planning applications refused contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC

Chapter 06: Climate Change

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
CC1: Strategic Climate Change	SP1	SA2, SA8, SA9, SA10, SA11, SA12	Number of developments determined with an energy and climate change statement.	All major developments	Developers	TMBC
			Total greenhouse gas emissions for the borough broken down by industry including commercial, public sector, domestic and transport.	Reduce total emissions	Developers, local authority	Department for Energy Security and Net Zero
CC2: Circular Economy	SP1, SP3	SA10, SA13	Number of new developments on previously developed land.	Increase	Developers, local authority	TMBC
			Percentage of household waste sent for reuse, recycling or composting.	Maximise	Households, local authority	Department for Environment, Food & Rural Affairs
			Conversion and demolition rate of existing buildings: Number of change of use and demolitions approved.	Increase conversions, decrease demolitions.	Developers, local authority	TMBC
CC3: Sustainable Design and Construction	SP1	SA8, SA9, SA10, SA11, SA13	EPC energy performance certificates submitted looking at rating A-C.	Increase	Developers, local authority	Ministry of Housing, Communities & Local Government
CC4: Energy & Heating	SP1	SA10, SA13, SA14	EPC energy performance certificates submitted looking at rating A-C.	Increase	Developers, local authority	Ministry of Housing, Communities & Local Government
CC5: Renewable and low carbon and heat projects	SP1	SA6, SA9, SA10, SA11	Number of developments for renewable and/or low carbon energy projects approved.	Increase	Developers, local authority	TMBC
			Number of renewable energy installations at Local Authority Level.	Increase	Developers, utility providers, local authority	Department for Energy Security and Net Zero

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
CC6: Water Efficiency	SP1	SA8	Water company's per capita consumption of water in litres.	Reduce	Local authority, developers, water company	Southeastern Water, Southern Water
CC7: Managing development within flood risk areas	SP1, SP3	SA11	Planning permissions granted contrary to Environment Agency advice on flooding grounds within the borough during the monitoring period.	Zero	Local authority	Environment Agency, TMBC
			The number of flood management projects approved in the borough.	Increase	Developers, local authority	TMBC
CC8: Sustainable Drainage Systems [SUDS]	SP1	SA11	Planning permissions granted contrary to Kent County Council as Local Lead Flood Authority advice on sustainable drainage in the borough during the monitoring period.	Zero	Local authority	TMBC

Chapter 07: Natural Environment

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
NE1: Conserving and Enhancing the Natural Environment	SP1	SA5, SA6, SA7	Number of applications approved contrary to Natural England advice.	Zero	Local authority	TMBC
NE2: National Landscapes	SP1	SA6	Number of new dwellings (net) permitted within the Kent Downs National Landscape.	Minimise	Local authority, developers	TMBC
			Number of new dwelling (net) permitted within the High Weald National Landscape.	Minimise	Local authority, developers	TMBC
			Quantum of floorspace (net) permitted for employment uses within the Kent Downs National Landscape.	Minimise	Local authority, developers	TMBC
			Quantum of floorspace (net) permitted for employment uses within the High Weald National Landscapes.	Minimise	Local authority, developers	TMBC
			Major development proposals approved within the National Landscapes.	Minimise	Local authority, developers	TMBC
			Number of planning applications approved contrary to advice from Natural England or the Kent Downs and High Weald AONB unit.	Zero	Local authority	TMBC
NE3: Landscape Character	SP1	SA5, SA6, SA7	Number of planning applications refused as contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
NE4: Designated Sites, Irreplaceable Habitat and Priority Habitat and Species	SP1	SA5, SA6	Recorded condition of SACs.	Improve the condition / status of site	Local authority, developers, public agencies, such as Natural England	Natural England
			Percentage of SSSI in favourable condition.	Improve the condition	Local authority, developers, public agencies, such as Natural England	Natural England
			Percentage of Ancient woodland habitat within the borough.	Minimise loss	Local authority, developers	TMBC
			Changes in (a) priority habitat; and (b) species (by type).	Minimise loss	Local authority, developers	TMBC
			The area (Ha) under Woodland Trust Management.	Minimise loss	Woodland Trust	Woodland Trust
NE5: Biodiversity Net Gain	SP1	SA5	The percentage of sites that deliver at least 10% biodiversity net gain through the planning application process.	Achieve a minimum of 10% BNG.	Developers, local authority	TMBC
NE6: Green and Blue Infrastructure	SP1	SA1, SA5	Area (Ha) of green and blue infrastructure delivered through strategic allocations.	Increase over plan period	Local authority, developers	TMBC
NE7: Woodland, Trees and Hedgerows	SP1	SA5, SA11	Additional tree preservation orders made.	Increase over plan period	Local authority, landowners	TMBC
			Percentage of Ancient woodland habitat within the borough.	Minimise loss	Local Authority, developers	TMBC
			Veteran trees.	Minimise loss	Developers, local authority	TMBC

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
NE8: Best and Most Versatile Land	SP1	SA9	The total amount of land used for agriculture within the borough for the monitoring period.	Minimise loss	Developers, local authority	Ministry of Housing, Communities and Local Government
			Approvals of planning permission contrary to advice from Natural England on the loss of BMV agricultural land (ha) per annum.	Zero	Developers, local authority	TMBC
NE9: Noise, Vibration and Odour	SP1	SA12	The rate of complaints about noise and odour.	Reduce	Developers, local authority	TMBC
NE10: Air Quality	SP1	SA5, SA12	Number of Air Quality Management Areas within the borough.	Minimise and ensure development supports improvements to air quality	Developers, local authority	Kent Air
			Pollutant levels at key locations.	Reduction in air pollution levels	Local authority	Kent Air
NE11: Ground Contamination	SP1	SA9	Number of applications approved contrary to Environmental Health/Environment Agency advice on ground contamination grounds.	Zero	Developers, local authority	TMBC
NE12: Light Pollution	SP1	SA12	The average (mean) rank of the district for light pollution.	Maintain current level of lighting	Developers, local authority	Campaign to Protect Rural England (CRPE)
			Deterioration in dark skies mapping in National Landscapes.	No deterioration	Developers, local authority	Campaign to Protect Rural England (CRPE)

Chapter 08: The Historic Environment

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
HE1: The Historic Environment	SP1	SA6, SA7	Number of planning permissions granted contrary to the advice from Historic England within the monitoring period.	Zero	Local Authority	TMBC
HE2: Listed Buildings	SP1	SA6, SA7	Number of Listed Buildings within the borough.	No loss	Local Authority, Historic England	Historic England
			Number of Listed Buildings at risk within the borough within the monitoring period.	Reduce number of buildings at risk	Land owners, Local Authority, Historic England	Historic England
			Number of planning applications refused contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
HE3: Conservation Areas	SP1	SA7	Number of planning applications refused as contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
			Number of Conservation Areas with character appraisals and management plans.	Increase	Local authority	TMBC
HE4: Historic Parks and Gardens (designated and non-designated)	SP1	SA7	Number of Registered Historic Parks and Gardens in the borough at risk.	Reduce	Land owners, local authority, Historic England	Historic England
HE5: Archaeology	SP1	SA7	Number of planning applications approved contrary to the advice received from Kent County Council archaeology team.	Zero	Local authority	TMBC
HE6: Enabling development for heritage assets	SP1	SA7	Number of planning applications refused as contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
			Number of Section 106 agreements signed relating to enabling development for a heritage asset.	Reduce number of buildings at risk	Developers, local authority	TMBC

Chapter 09: Design

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
D1: Achieving High Quality Design	SP1, SP3	SA1, SA2, SA5, SA6, SA11	Number of planning applications refused contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
D2: Design Codes and Masterplans	SP1, SP3	SA6	Number of masterplans and design codes submitted and approved by the local planning authority within the monitoring period.	Masterplans and design codes submitted for all required applications.	Local authority, developers	TMBC

Chapter 10: Housing

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
H1: Housing to address needs	SP1, SP2, SP3	SA14	Number of dwellings granted planning permission by size, type and tenure.	To reflect need	Developers, local authority	TMBC
H2: Affordable Housing	SP1, SP2, SP3	SA14	Net new affordable homes completed by tenure.	Maximise	Developers, local authority	TMBC
			Total number of homeless households in priority need.	Reduce	Local authority	TMBC
H3: Build-to-Rent	SP1, SP2, SP3	SA2, SA14	Net new Build to Rent homes completed.	Maximise	Developers, local authority	TMBC
H4: Gypsy, traveller and travelling showpeople – safe guarding sites	SP4	SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
H5: Gypsy, traveller and travelling showpeople – site criteria	SP4	SA6, SA14	Permissions granted for adequate sites (pitches/plots).	No net loss	Developers, local authority	TMBC
			Losses: change of use/redevelopment of existing permanent authorised sites.	No net loss	Developers, local authority	TMBC
H6: Specialist housing to meet the needs of older and vulnerable people	SP1, SP2, SP3	SA1, SA14	Number of units completed by type and tenure.	Increase	Developers, local authority	TMBC
H7: Accessible and adaptable homes	SP1, SP2, SP3	SA14	No. of new dwellings that are accessible and adaptable	Maximise	Developers, local authority	TMBC
H8: Self and custom build housing	SP1, SP2, SP3	SA14	Number of self and custom build units.	Meet policy requirements	Developers, local authority	TMBC
H9: Houses in Multiple Occupation	SP1, SP2, SP3	SA6, SA14	Net number of new HMOs and number of net new dwellings created.	None	Developers, local authority	TMBC
H10: Residential extensions, alterations, annexes and ancillary accommodation	SP1, SP2, SP3	SA6, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC

Chapter 11: Economy

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
E1: Supporting a Prosperous, Inclusive and Sustainable Economic Future	SP1, SP3, SP5	SA4, SA9, SA10, SA11	Annual monitoring of employment sites and floorspace losses and gains, including office (use class E _g), general industry (use class B2) and storage and distribution (use class B8).	No net loss	Developers, local authority	TMBC
E2: Strategic Employment Areas	SP1, SP3, SP5	SA4	Annual monitoring of employment sites and floorspace losses and gains, within strategic employment areas. This will include office (use class E _g), general industry (use class B2) and storage and distribution (use class B8).	Increase	Developers, local authority, local businesses	TMBC
			Number of planning permissions for reuse/ redevelopment of business sites in these areas for residential use.	Minimise	Developers, local authority	TMBC
E3: Other Employment Sites, Premises and Floorspace	SP1, SP3, SP5	SA4	Annual monitoring of employment sites and floorspace losses and gains, within non-strategic sites. This will include office (use class E _g), general industry (use class B2) and storage and distribution (use class B8).	Minimise loss of existing employment sites.	Developers, local authority, local businesses	TMBC
E4: Employment and Skills	SP1, SP3, SP5	SA3, SA4	Annual review of Employment and Skills Training Plans secured through the planning process.	Employment and Skills Training Plan submitted for all proposals requiring one.	Developers, local authority, training providers	TMBC
			Further education and skills participation - people aged 19 and above participating in further education and skills learning per 100,000 people.	Increase	Local authority, training providers	ONS

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
E5: Supporting the Vitality of Town, Service and Local Centres	SP1, SP3, SP5, SP6	SA2, SA4, SA6, SA14	Amount of floorspace gained or lost in the Town, District and Local Centres.	Increase	Developers, local businesses, local authority	TMBC
			Percentage of Town centre unit vacancies within Town, district or local centres.	Reduce	Developers, local authority	TMBC
E6: Primary Shopping Areas	SP1, SP3, SP5, SP6	SA4, SA6	Amount of retail floorspace (sqm) gained or lost within the Primary Shopping Area.	Maximise retail floorspace gained	Developers, local authority	TMBC
			Percentage of primary frontage in non-retail use.	Minimise	Developers, local authority	TMBC
E7: Above Ground Floorspace	SP1, SP3, SP5, SP6	SA2, SA4, SA7, SA14	Amount of floorspace (sqm) gained or lost of upper floor uses within the defined town centre boundaries.	No net loss	Developers, local authority, local businesses	TMBC
E8: Sequential and Local Impact Tests	SP1, SP3, SP5, SP6	SA4	Amount of retail floorspace (sqm) gained or lost within the monitoring period outside designated centres.	No net loss	Developers, local authority	TMBC

Chapter 12: Rural Policies

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
R1: Rural Exception Sites	SP1, SP3	SA6, SA14	Net additional new affordable dwellings completed on rural exception sites.	Maximise	Local authority	TMBC
R2: Housing for Rural Workers	SP1, SP3	SA4, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC
R3: Replacement Dwellings Outside Settlement Confines	SP1, SP3	SA6, SA7, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC
R4: Conversion Of An Existing Building To Residential Use Outside Settlement Confines	SP1, SP3	SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC
R5: Residential Parks	SP1, SP3	SA6, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC
R6: Employment development outside existing settlement confines	SP1, SP3	SA4, SA6, SA9	Net amount of employment floorspace gained, or loss during the monitoring year outside development boundaries and existing strategic employment sites	No net loss	Developers, local authority	TMBC
R7: Agriculture, forestry and horticulture	SP1, SP3	SA4, SA9	New floorspace gained or loss to alternative uses.	Increase	Developers, local authority	TMBC

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
R8: Farm diversification	SP1, SP3	SA1, SA4, SA6, SA9	Growth by unit and sector and Use Class E(a) retail with ancillary Use Class E(b) food and drink.	Increase where appropriate	Developers, local authority	TMBC
			Net increase in business floorspace in converted rural buildings	Increase	Developers, local authority	TMBC
R9: Sustainable tourism and visitor accommodation	SP1, SP3	SA1, SA2, SA4, SA6	Net number of new tourist facilities and attractions and net number of new bedspaces for visitor accommodation	Increase	Developers, local authority	TMBC
R10: Equestrian facilities in the Countryside	SP1, SP3	SA6, SA9, SA12	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC

Chapter 13: Infrastructure

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
INF1: Provision of Infrastructure and Services	SP1, SP3	SA2, SA4, SA8, SA10, SA12	The value of section 106 contributions held and secured by the council in the monitoring period.	Maximise	Developers, local authority	TMBC
INF2: Sustainable Transport and Active Travel	SP1, SP3	SA2, SA10, SA12	Station entry and exit data captured from gate lines for all stations in the borough.	Maximise	Developers, local authority	Office for Rail and Road
			Bus patronage data captured from onboard electronic ticket machines and provided by Kent County Council.	Maximise	Bus companies, local authority, KCC	KCC data
			Gains and losses to the PROW network	Increase	TMBC, KCC	KCC data
			Percentage of relevant applications where a Transport Assessment and Travel Plan is secured	All relevant applications	Developers	TMBC
			Mode of travel used to commute to work (%)	Reduce travel to work by private motor vehicle over the plan period	Developers, local authority	ONS (census)
			Travel to Work distances	Reduce travel to work	Developers, local authority, KCC	ONS (Census)

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
INF3: Parking	SP1, SP3	SA2, SA10	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Developers, local authority	TMBC
INF4: Community Facilities	SP1, SP3	SA1, SA2, SA6	Net community facility floorspace completed within the monitoring period (sqm).	Increase in floorspace	Developers, local authority	TMBC
			Developer contributions received for new or enhancement of community facilities	Maximise	Developers, local authority	TMBC
INF5: Outdoor and Indoor sports, recreation and open space provision	SP1, SP3	SA1, SA2	Net amount (ha) of open space, sports or recreation provision	Increase	Developers, local authority	TMBC
			Developer contributions received for open space, indoor sports facilities and outdoor playing pitch and sports facilities	Increase	Developers, local authority	TMBC

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