



Authority Monitoring Report

1 April 2024 – 31 March 2025

December 2025

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1. Introduction

What is an Authority Monitoring Report?

- 1.1 The Authority Monitoring Report (2024/25) (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.

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 2024 to 31st March 2025 (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 \(KMWLP\) - Kent County Council](#).
 - 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. Tonbridge and Malling Borough Council is currently working on a new Local Plan, with a Regulation 18 public consultation taking place between 10 November 2025 to 2 January 2026. The plan will be progressed further in 2026 and is due to be submitted to the Planning Inspectorate by December 2026, to meet the Government's submission deadline.
- 2.3 The Kent Minerals and Waste Local Plan (2024-2039) 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 October 2025 outside the monitoring period covered in this AMR (1 April 2024 – 31 March 2025). 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
Regulation 18 B: Second stage of consultation	Q3 2025/26(Starting November 2025)
Regulation 19: Publication of the draft Local Plan	Q2 2026/27
Regulation 20: Consultation on the draft Local Plan	Q2 2026/27
Regulation 22: Submission to the Secretary of State	Q3 2026/27
Regulation 24: Independent Examination (potentially including main modifications)	Q4 2026/27 (Subject to PINS)
Regulation 25: Publication of Inspector's Report (Final)	Q4 2027/28 (Subject to PINS)
Adoption of the Local Plan	Q3 2027/28 (Subject to PINS)

- 2.12 Following the publication of the new National Planning Policy Framework in December 2024, the council is progressing work on its Local Plan. The council adopted a new LDS with Member approval in March 2025 and a slightly amended LDS in October 2025. The LDS reflects 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.
- 2.15 Following the general election in July 2024, the Government proposed significant reforms to the National Planning Policy Framework. The government subsequently published an updated NPPF in December 2024. As part of the government's drive to increase housing delivery, the NPPF requires local authorities to meet their housing needs and has updated the standard method, which is the tool used to understand an areas housing need. The Standard Method (as updated in May 2025) sets a housing need figure of 1097 dwellings per annum for Tonbridge and Malling. This is a significant uplift in the level of housing that needs to be planned for.
- 2.16 At the time of writing, the council is currently consulting on its second Regulation 18 Local Plan. The Regulation 18 Local Plan sets out draft policies on a range of planning matters as well as draft site allocations to deliver both housing and economic growth, as well as deliver infrastructure to support community needs. The consultation runs from 10 November 2025 to 2 January 2026.

3. Duty to Cooperate

- 3.1 The National Planning Policy Framework (NPPF) 2024 states that "*Local planning authorities and county councils (in two-tier areas) continue to be 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 as part of the Regulation 18 stage 2 Local Plan consultation we have published an Interim Duty to Cooperate Statement. This provides a comprehensive overview of contact between TMBC, neighbouring authorities and other prescribed bodies up to October 2025, primarily in relation to plan making. This can be downloaded from the Council's website - <https://www.tmbc.gov.uk/downloads/download/636/local-plan---background-papers>

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: Overview of groups and partnerships

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.

Local Authority Engagement

- 3.6 This section of the document provides an overview of the actions which have been undertaken by the council as part of the duty to cooperate process during the reporting year (1 April 2024 to 31 March 2025) and up to October 2025 to align this with the Interim Duty to Cooperate Statement.
- 3.7 During the reporting year the Council has continued to work with duty to cooperate partners to identify and address strategic and cross boundary matters. The following duty to cooperate activities have taken place during the 2024/25 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 examination matters concerning Tunbridge Wells Borough Council's and Maidstone Borough Council's examinations. This included preparing written statements and consultation representations.
- Officers continued to progress-aligned Green Belt and transport evidence with Sevenoaks District Council's 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 continued 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. The current position regarding infrastructure matters is set out in the Interim Infrastructure Delivery Plan and accompanying delivery schedules which can also be downloaded from the Council's website - <https://www.tmbc.gov.uk/downloads/download/636/local-plan---background-papers>

3.8 The following table sets out the current known plan status for adjoining local authorities and provides a summary of engagement and any known cross-boundary matters. All neighbouring authorities, prescribed bodies and other partners have been invited to respond to the Tonbridge and Malling Regulation 18 Stage 2 consultation. Further DtC meetings will be arranged by officers as required.

Table 3: Neighbouring authority Local Plan status and engagement

Planning Authority	Current Local Plan Status	Summary of Engagement and Cross-boundary Matters
Kent County Council	The Kent Minerals and Waste Local Plan 2024 to 2039 was adopted on 13 March 2025	<p>TMBC engaged in the preparation of the Kent Minerals and Waste Local Plan, providing comments in response to published consultations. The Council also engaged in discussions and provided a response to consultation on the Kent Local Transport Plan 5, which was adopted by KCC in December 2024.</p> <p>Regular DtC meetings have been held with KCC throughout the preparation of the Tonbridge and Malling Local Plan. These have included half yearly district liaison meetings to which service leads across KCC attend, as well as additional meetings scheduled to support Local Plan progress and to consider related infrastructure and service delivery implications.</p> <p>In addition,</p> <ul style="list-style-type: none"> • Fortnightly meetings are scheduled with lead highways officers to support the preparation of transport modelling and other transport evidence. • Monthly meetings of the Kent Planning Policy Forum as chaired by KCC and are attended by planning policy managers and other team leaders/principal officers

		<p>representing Kent districts and boroughs, to discuss planning policy, plan making and other related issues.</p> <ul style="list-style-type: none"> Quarterly meetings are scheduled with highways major projects, active travel and other officer leads to discuss progress regarding the funding and delivery of highways and active travel schemes. A TMBC officer engages in the quarterly Kent Bus Services Improvement Plan Enhanced Partnership meetings for West Kent, which are led by KCC. <p>Meetings were held with KCC during August and September 2025 specifically to discuss the emerging Local Plan spatial strategy, site allocations, draft Local Plan policies and infrastructure requirements with KCC service leads. Feedback received was taken into consideration in the drafting of the Interim IDP.</p>
Gravesham Borough Council	<p>Preparing a Local Plan review. The Regulation 18 stage 2 consultation closed in December 2020.</p> <p>The Regulation 19 consultation is awaited before the end of 2025.</p>	<p>TMBC responded to the Gravesham Regulation 18 stage 2 consultation in December 2020. Based on the development needs as well as the location and distribution of potential development set out in the consultation, it was not considered that there would be significant cross-boundary impacts upon Tonbridge and Malling.</p> <p>Concern was however expressed regarding the potential expansion and infilling of villages including Meopham, which could contribute towards growth in traffic on local roads, particularly the A227. In addition to potential impacts upon the Kent Downs National Landscape and North Downs Woodland SAC.</p> <p>Tonbridge and Malling do not share a housing market area with Gravesham, as such it is less likely to be asked to assist Gravesham should it be unable to fully meet its housing need.</p> <p>Detail of Gravesham Borough Council's Local Plan spatial strategy and site allocations was awaited at the time of drafting this statement. The most recent DtC meeting with Gravesham BC was held on 19th September, to discuss the Tonbridge and Malling Local Plan spatial strategy and site allocations.</p>

		<p>TMBC wrote to Gravesham Borough Council in October 2025 seeking assistance with unmet needs, a response is due in November 2025.</p>
<p>Maidstone Borough Council</p>	<p>The appointed Inspector's Final Report on the new Maidstone Local Plan was delivered to the Council on 8 March 2024; this signified the formal closure of their Examination.</p> <p>The Maidstone Borough Local Plan Review 2021-2038 was adopted on 20 March 2024.</p>	<p>TMBC responded to the Inspector's consultation in February 2024 on some additional technical documents, including an M2 Junction 3 Transport Assessment. In doing so the Council expressed concern regarding the scheme of mitigation proposed by MBC for the junction, requesting that officers be included in further discussions by MBC regarding this matter.</p> <p>There are known junction capacity issues at these linked junctions which have cross-boundary significance. TMBC is supporting a more substantial scheme for Blue Bell Hill, including M2 junction upgrades that is being pursued by KCC. This is identified in the Interim IDP and is subject to a 'Large Local Major Schemes' funding bid to the DfT.</p> <p>Both Councils continue to liaise on cross-boundary matters relating to the progression of respective Local Plans, these matters include.</p> <ul style="list-style-type: none"> • Delivery of strategic and other cross-boundary sites. • Infrastructure delivery matters which include junction improvement schemes and primary care facilities that have cross-boundary relevance as identified in the Interim IDP. • Gypsy and traveller need relating to the ongoing preparation of the Maidstone Gypsy and traveller Supplementary Planning Document. <p>The most recent DtC meeting with Maidstone BC was held on 8th September to discuss the Tonbridge and Malling Local Plan spatial strategy and site allocations. Known issues were discussed including the improvement of junctions including Fountain Lane/A26 and Mills Road/Hall Road/A20, further details are included in the Interim Infrastructure Delivery Plan regarding these.</p> <p>TMBC wrote to Maidstone Borough Council in October 2025 seeking assistance with unmet needs, a response is due in November 2025.</p>

Medway Council	<p>Preparing a new Local Plan, the Regulation 19 consultation for which closed on 11 August 2025.</p> <p>Submission of the Medway Local Plan to S of S is expected before the end of 2025.</p>	<p>Kent VISUM transport model to undertake scenario and sensitivity testing.</p> <p>TMBC responded to Medway Council's Regulation 19 Local Plan consultation making representations which are summarised as follows.</p> <ul style="list-style-type: none"> • Spatial Strategy – Support was expressed for the strategy proposed which is considered sound and legally compliant. • Employment Sites – Support was expressed for Policy SA14 Employment Sites including the allocation of Innovation Park Medway, which is considered sound and legally compliant. • Transport mitigation – Support was expressed for the monitor and manage approach towards transport mitigation identified at policy DM15. However, concern was expressed regarding the integration of active travel schemes in the Council's published Local Cycling and Walking Infrastructure Plan which were not identified in the Local Plan and IDP. This should be addressed to make to policy sound and to support delivery for related infrastructure. • M2 Jn3 and Blue Bell Hill – Concern was expressed that the Local Plan does not make Medway Council's position clear regarding support for the improvement of this junction, and related Local Plan impacts. This should be addressed to make to Plan sound and to support delivery of this critical infrastructure. <p>The most recent DtC meeting was held with Medway Council on 18th September to discuss the Council's response to the Medway Local Plan consultation, and the Tonbridge and Malling Local Plan spatial strategy and site allocations. Medway officers expressed concern regarding draft allocation SN1 - Land North of Holborough Lakes, Snodland for 1300 dwellings, in terms of the scale and location of development. The position regarding this is to be established in a Statement of Common Ground.</p> <p>TMBC wrote to Medway Council in October 2025 seeking assistance with unmet needs, a response is due in November 2025.</p>
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Tunbridge Wells Borough Council	<p>Public consultation on Tunbridge Wells Borough Council's response to the Inspector's initial findings letter on the Examination of their new Local Plan was extended to 12 April 2024.</p> <p>Examination ongoing, Inspector's final report and adoption anticipated before end of 2025..</p>	<p>TMBC responded to the most recent Local Plan consultation in February 2024, supporting the reduction in the scale of proposed growth east of Paddock Wood by 1000 dwellings, and the deletion of the Tudeley Village allocation from the submitted Plan.</p> <p>Notwithstanding TMBC's support for the proposed policy changes, the Council remains concerned about the cross-boundary traffic impacts of growth upon the A228 north of Paddock Wood and the B2017 west of Paddock Wood, which links with the A26 at Woodgate Way, Tonbridge. Additional growth places further pressure upon the local road network which has been taken into consideration by officers and consultants, in preparing transport evidence to support the new Tonbridge and Malling Local Plan.</p> <p>The most recent DtC meeting with Tunbridge Wells BC was held on 11th September to discuss the Tonbridge and Malling Local Plan spatial strategy and site allocations, no specific concerns were raised by Tunbridge Wells officers. It is understood that once adopted an early review of the Tunbridge Wells Local Plan will be undertaken. Additional sites are likely to be required to meet updated housing and employment needs.</p> <p>TMBC wrote to Tunbridge Wells Borough Council in October 2025 seeking assistance with unmet needs. TWBC responded on 7th November confirming that the Tunbridge Wells Local Plan is due to be adopted in December 2025. It now has a reduced housing supply of approximately 10 years, due to the deletion of the Tudeley Garden Village allocation, and reduced growth at Paddock Wood and East Capel. TWBC has not therefore been able to meet its own housing need in full, and by implication is not able to assist TMBC is meeting any potential unmet needs.</p>
Sevenoaks District Council	<p>Preparing a new Local Plan. The Regulation 18 consultation closed in January 2024. The Regulation 18 Stage 2 consultation commenced on 23 October 2025.</p>	<p>Sevenoaks District Council (SDC) wrote to TMBC in May 2024 requesting assistance with unmet housing need of 3792 homes over their plan period to 2040. TMBC responded confirming that it was unlikely that the Council would be able to assist in accommodating some of this shortfall, due to</p>

		<p>constraints including Green Belt and National Landscapes. TMBC wrote to SDC in October 2025 seeking assistance with unmet needs a response is due in November 2025.</p> <p>TMBC responded to the Sevenoaks Local Plan Regulation 18 (part 2) consultation in December 2023. Support was expressed for development strategy options 2 and 3 as these either meet or exceed the projected need over the Local Plan period. Further clarity was requested regarding the spatial distribution of growth so that consideration could be given to any cross-boundary implications.</p> <p>Given the landscape constraints within Tonbridge and Malling especially within the west of the borough that is within the West Kent HMA (shared with Sevenoaks and Tunbridge Wells), it was expressed that TMBC was unlikely to be able to assist with any unmet need should this arise.</p> <p>TMBC and SDC have commissioned aligned Green Belt and transport evidence to support plan making. Officers most recently met on 29th September to discuss respective draft spatial strategies and site allocations. Both are currently seeking to fully meet objectively assessed housing and employment needs. Cross boundary issues discussed primarily related to traffic impacts upon the A25 and A20. Both authorities are using the Kent VISUM model which takes account of proposed growth in neighbouring authority areas. Further testing will be undertaken at Regulation 19 stage to confirm assumptions in published transport evidence.</p>
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- 3.9 Paragraph 32 of the NPPF 2024 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 take into account relevant market signals”*. The full list of supporting evidence-base documents published to support the new Local Plan can be found on our website - <https://www.tmbc.gov.uk/local-plan>

4. Housing Land Supply

- 4.1 The NPPF (December 2024) 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 62 outlines that *“strategic policies should be*

informed by a local housing need assessment, conducted using the standard method in national planning guidance”. The standard method is the Government’s method for calculating housing need¹.

- 4.2 Paragraph 62 is clear that ‘To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for’.
- 4.3 The outcome of the standard method for TMBC is an established housing need of 1097 dwellings per annum (dpa) which the Local Plan must meet over the plan period. When multiplying this figure by the Local Plan Period of 2024-2042 (18 years), this gives a minimum housing requirement of **19 746** dwellings which will need to be met over the plan period.
- 4.4 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 2022/23 to 2024/25 are also taken into consideration when establishing the residual need over the remaining plan period.

Table 4: Housing Completions

Plan Period	Housing completions
2022/23	524
2023/24	458
2024/25	689

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 2024 - 2042	18
Years into plan period	1
Years remaining in plan period	17
Base Need	Dwellings
Housing Need per annum (average)	1097
Total Housing Need	19, 746

Five Year Housing Land Supply (5 YHLS)

- 4.5 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:
- The Government’s standard method for calculating housing need is based on the ONS 2014

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

Population Projections. The method 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).

- 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.

- 4.6 The council’s five-year housing land supply position and housing trajectory position will be addressed in the Council’s Five-Year Housing Land Supply Position document when published and should be read in conjunction with the AMR.

Action Plan

- 4.7 The outcome for Tonbridge & Malling was a HDT 2022 measurement of **62%** 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.
- 4.8 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.
- 4.9 The Action Plan July 2021 was subject to public consultation and was 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 6: Housing delivery test

Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2022 measurement	Housing Delivery Test: 2023 consequence
2020-21	2021-22	2022-23			
441	467	492	1400	62%	Presumption

Windfalls

- 4.10 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. 75 in the NPPF (December 2024) provides national planning policy on windfall allowances:

75. 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.

4.11 The methodology has been informed by current requirements in the NPPF and the 4 steps used to calculate the allowance are:

1. Record historic windfall completion rates;
 2. Examine the results over the study period;
 3. Analyse historic trends;
- Estimate future housing delivery from windfall sites.

Windfall data (2008/09 – 2024/25)

4.12 The evidence demonstrates a consistent history of small and large windfall sites becoming available and a reasonable expectation of future delivery. **Table 7** analysis shows an annual average of 95 dwellings for small windfall sites and **Table 8** analysis shows an annual average of 437 dwellings for large windfall sites. Due to the uncertainty associated with future housing provision on large windfall sites allowance in the anticipated supply, 5% of the annual average of the large windfall sites has been used in the assumption. There is more certainty that the small windfalls can consistently become available, so the annual average of 95 dwellings per annum allowance is included. For the purposes of the windfall allowance (as part of both the five-year housing land supply calculation and Local Plan trajectory), the windfall allowance for the first two years of the sites have been excluded in the supply projections to avoid distortion and ensure a realistic projection. This should be read in conjunction with the Windfall Topic Paper.

Table 7: Small site windfalls

Year	Completions (gross)	Garden developments	Completions (gross, excluding garden development)	Demolitions	Totals (net)
2008-09	101	-6	95	-10	85
2009-10	49	-8	41	-8	33
2010-11	105	-6	99	-13	86
2011-12	88	-5	83	-22	61
2012-13	137	-30	107	-35	72
2013-14	199	-14	185	-28	157
2014-15	124	-27	97	-34	63
2015-16	191	-38	153	-27	126
2016-17	182	-24	158	-22	136
2017-18	203	-24	179	-23	156
2018-19	110	-10	100	-22	78
2019-20	117	-19	98	-18	80

2020-21	127	-18	109	-9	100
2021-22	148	-20	128	-31	97
2022-23	120	-13	107	-16	91
2023-24	117	-5	112	-14	98
2024-25	111	-6	105	-9	96
Annual Average	131.1176471	-16.05882353	115.0588235	-20.05882353	95

Table 8: Large site windfalls

Year	Completions (gross)	Garden developments/H1 /H2/H3 sites	Completions (gross, excluding garden development)	Demolitions	Totals (net)
2008-09	823	-6	817	0	817
2009-10	331	0	331	0	331
2010-11	261	0	261	-2	259
2011-12	378	-14	364	0	364
2012-13	292	0	292	0	292
2013-14	511	0	511	-74	437
2014-15	402	-43	359	-5	354
2015-16	748	-94	654	0	654
2016-17	670	-144	526	0	526
2017-18	853	-74	779	-1	778
2018-19	334	-28	306	0	306
2019-20	386	0	386	-14	372
2020-21	326	0	326	0	326
2021-22	382	0	382	0	382
2022-23	388	0	388	0	388
2023-24	332	0	332	-58	274
2024-25	569	0	569	0	569
Annual Average	469.7647059	-23.70588235	446.0588235	-9.058823529	437

- 4.13 In terms of monitoring, the level of windfall delivery will be monitored over the course of the Local Plan period alongside overall housing delivery using the above methodology. This will inform the Council if the windfall allowance of 95 dwellings per annum on small sites and the percentage of large windfalls is considered accurate.

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. It was then published in 2024 and 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 superseded 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.

1.2	% of new and converted dwellings on previously developed land	Core Output 2b	88% (2004/05)	95% by 2006/07	Annually	BVPI Number 106	TMBC - HLS	Government policy requires new development (including conversions and change of use) to be focused on previously developed land ('brownfield' sites), rather than undeveloped 'greenfield' land. For 2024/2025, of the 698 gross completions 97% of housing development was on PDL. (19 units on GFL and 679 on Brownfield).
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	374 units – 54% of total completions in 2024/25
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	104 units – 15% of total completions in 2024/25
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	220 units – 31% of total completions in 2024/25

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 2024/25 a total of 258 affordable homes were provided through the planning system and by direct provision by the Council's housing association partners. 147 are homes built for rent and 111 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><u>Help to save energy – Tonbridge and Malling Borough Council</u></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. The council worked on an exploratory project to improve the energy efficiency and carbon output of social housing homes in their community. It is difficult to monitor this indicator as many improvements do not require permission, therefore we do not hold data on this. 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:</p> <p>Case study: energy efficient homes in Tonbridge and Malling - Kent County Council</p>
1.8	Dwelling completions	Local	See AMR 2006	Development of housing allocations at the notional	Annually through the AMR	Local - TMBC	HIA	There were 689 net C3 completions in 2024/2025. There were 0 units completed from C2 to C3 conversion.

				density figures & in accordance with the criteria set out in Policies H1, H2 and H3 by 2021				None of these completions were within Policy H1, H2, or H3, however there were C3 completions in E3(b) and E3(c) both for 70 dwellings, and within Policy E3(e) for 90 dwellings within the monitoring period.
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 was 1 appeal allowed within policy CP14 in the 2024/25 monitoring period.
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 increase in B1 -B8 mix is from the continued completions at the Former Aylesford Newsprint which is near completion & Land East of Little Preston Yard and North of M20 for B2/B8 use. The increase in B8 extant is for a total of 23 permissions for B8 use not started, & Aylesford Newsprint which is under construction. A total of 177,298m2 was completed & 29,298m2 was lost for employment in the monitoring period. This resulted in a net gain of 148,000m2 in all uses except C1-4 & SG which is positive for supporting our local economy. As at 31/03/2025 there was an extant permission gain of 246,560m2 & a potential of 59,111m2 loss, totalling a net gain of 187,449m2 of employment land.
2.2	% of floorspace by employment type, which is on previously developed	Core Output 1c	See AMR 2005	60% by 2008	Annually	ODPM	TMBC - ELS	100% of employment floorspace was delivered on PDL.

	land							
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 2024/2025 there was an increase in retail (1.11%), office (0.03%) and commercial (98.86%) floorspace. There were no leisure completions in the monitoring period.</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 to E3 are listed within Appendix 3. This shows a loss of -1200m2 of E(g)(i) to C3 use.</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>Population by Age (source: ONS mid-year estimates 2023) show there is a total of 13,800 15–24-year-olds, as of January 2025 there were 2,365 full time students aged 16+ and 4,600 16–24-year-olds economically active.</p>
2.6	Business floorspace permitted for change of use/conversion of buildings in the rural areas of the	Local	Not yet collected	59 (08/09) 57 (09/10) 55 (10/11)	Annually	TMBC CP12 and CP13	TMBC-	<p>During the monitoring period:</p>

	Borough							<table><tr><td>Use Class</td><td>Net Gain/Loss</td></tr><tr><td>B8</td><td>13.10</td></tr><tr><td>C1</td><td>-211.00</td></tr><tr><td>E(a)</td><td>-112.00</td></tr><tr><td>E(b)</td><td>521.30</td></tr><tr><td>E(c)</td><td>-264.10</td></tr><tr><td>E(c)(i)</td><td>-144.00</td></tr><tr><td>E(c)(ii)</td><td>-681.00</td></tr><tr><td>E(c)(iii)</td><td>-12.90</td></tr><tr><td>E(e)</td><td>45.88</td></tr><tr><td>E(g)(i)</td><td>-1878.00</td></tr><tr><td>F1(f)</td><td>-269.00</td></tr><tr><td>F2(a)</td><td>45.10</td></tr><tr><td>SG</td><td>-370.10</td></tr></table>	Use Class	Net Gain/Loss	B8	13.10	C1	-211.00	E(a)	-112.00	E(b)	521.30	E(c)	-264.10	E(c)(i)	-144.00	E(c)(ii)	-681.00	E(c)(iii)	-12.90	E(e)	45.88	E(g)(i)	-1878.00	F1(f)	-269.00	F2(a)	45.10	SG	-370.10
Use Class	Net Gain/Loss																																			
B8	13.10																																			
C1	-211.00																																			
E(a)	-112.00																																			
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E(g)(i)	-1878.00																																			
F1(f)	-269.00																																			
F2(a)	45.10																																			
SG	-370.10																																			
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	Core	Not yet	Not established	Annually	ODPM	TMBC -	See Appendix 3 for site-by-site completions.																												

	completed retail, office and leisure development respectively	Output 4a	collected	- compliance with recommendations of ELR and Retail Studies			ELS RLS TMBC - internal consultation with Leisure Services	In 2024/2025 there was a total of `6,658m2 of gross floorspace completions for retail, leisure and office. A further 200,659m2 of Commercial was also completed during the monitoring 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 2024/2025 4,033m2 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 2024/2025 2,625m2 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 -2751.4m2 was recorded for this monitoring period. The loss can be accounted for due to 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 2024/2025 0m2 of gross leisure floorspace was completed.
4.6	Number of	Contextual	7,000	As specified in	As per	Action	Kent Police	Please see Figure 22. Within the monitoring

	overall crimes recorded for Tonbridge and Malling Borough		(2007/08)	TMBC's Community Safety Partnership Strategy and Action Plan 2008/11	TMBC's Community Safety Partnership Strategy and Action Plan 2008/11	Plan in TMBC's Community Safety Partnership Strategy 2008/11	Authority and TMBC	period a total of 8,979 crimes were recorded (down from 10,278 in the previous monitoring period), of which a large proportion were under the heading of 'violence and sexual offences' (34%), followed by criminal damage/arson and anti-social behaviour making a combined total of 2,338 reports made which has reduced from 2,753 recorded in the last monitoring period.
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	<p>The Economy Study Update 2025 shows the latest vacancy rates for Tonbridge Town Centre. Figure 4.10 presents historic vacancy rates within the Tonbridge & Malling office stock to Q1 2025. Between 2015 and early 2023, the office vacancy rate fluctuated between 3% and 6%. However, the rate increased dramatically in the last quarter of 2023, reaching 9.4% before peaking at 12.5% in Q3 2024.</p> <p>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.</p>
FLOOD PROTECTION, WATER QUALITY AND WATER CONSERVATION								
5.1	Number of planning permissions granted contrary to the advice of	Core Output 7	Not yet collected	Not established	Annually	ODPM	TMBC - internal consultation with Development Control	<p>In 2024 / 2025 there were 5 applications which had advice given from the Environment Agency. These applications were refused:</p> <p>24/00648 Recreational Schemes - Major 24/01199/PA Agriculture - Non-Major</p>

	the Environment Agency on either flood defence grounds or water quality							<p>These applications were permitted:</p> <p>24/00909/PA Residential - Non-Major – approved 15/11/2024 subject to conditions (EA changed to No Objection)</p> <p>These applications were withdrawn:</p> <p>24/01096/PA Residential - Non-Major – Withdrawn Application</p> <p>24/01738/PA Residential - Non-Major - Withdrawn Application</p>
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	<p>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:</p> <p><u>Classifications data for England Catchment Data Explorer</u></p>
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	<p><u>https://kentnature.org.uk/strategy/kent-biodiversity-strategy/</u></p> <p>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</p>

								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-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	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/ <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)

								<ul style="list-style-type: none"> • Peters Pit, Wouldham - Not Recorded (units are favourable) • Trottiscliffe Meadows - Unfavourable • Aylesford Pit - Favourable • Watlingtonbury - 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.
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 2024/25, 142 units of the 689 net completions of C3 were within the Green Belt. Of the 498 extant permissions, 92 are within Greenbelt (18.5%), totalling 323 units not started or under construction.</p>
6.6	Improved local biodiversity – proportion of Local Sites where positive conservation management has been or is being implemented	Contextual	55% 2007/08	An increase in the percentage of sites (from the base level) under positive management during the lifetime of the DPD. An additional 36 Local Wildlife Sites in Kent bought into positive	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.

				conservation management by 2010/11				
RENEWABLE ENERGY INDICATORS								
7.1	Installed capacity for energy production from renewable source.	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 2024/2025 monitoring period there were 18 planning permissions involving Solar Panels, Of the 18 that were permitted, none 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	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.

	Conservation Areas							
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	<p>There are 17 Conservation Area Appraisals including:</p> <p>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) 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)</p>
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	<p>788.76HA of Historic Parks & Gardens</p> <p>23 Historic Parks and Gardens (5 of which are recognised as being of national interest).</p>

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 2024/2025 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 who are satisfied with our principal public open spaces	Local	92% (2005/06)	To be established	Annually	DCLG	TMBC LP 817	Up-to-date information is not available at this 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	Local	100% (2004/05)	100% (2006/07)	Annually	ODPM	TMBC - LPI 46	The monitoring period of 2024/25 showed 100% of the indicators were kept on schedule and monitored.

	pollution							
10.2	Days when air pollution is moderate or high	Local	Not yet collected	Not established	Annually	IRF	National Air Quality Information Archive	<p>At present TMBC has 5 Air Quality Management Areas (AQMA's) around the borough:</p> <p>1) Tonbridge High Street, Vale Road to The Botany</p> <p>2) Larkfield A20 – Junction with New Hythe Lane</p> <p>3) Aylesford A20 – Junction with Hall Road/Quarry wood</p> <p>4) Borough Green – Junction of Sevenoaks Rd/Western Road</p> <p>5) Watlingtonbury – Crossroads</p> <p>Results of this indicator for this monitoring period was:</p> <p>16 days for pm10 of which:</p> <p>13 moderate & 3 High</p>
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 for composting (excludes home composting) or treatment by anaerobic digestion	Contextual	1.9% (2004/05)	17.5% (2006/07)	Annually	ODPM	TMBC - BVPI 82b(i) TMBC - KPI024 <u>Percentage of household waste sent for reuse, recycling and composting (annual) in Tonbridge and Malling LG Inform</u>	KPI024: % of household waste sent for recycling and composting - A food waste initiative is being prepared that aims to divert more food waste out of the residual waste stream (which comprises around 30% food waste) into recycling. This is planned to be implemented from Q3 of 2025/26.
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 <u>Percentage of household waste sent for reuse, recycling and composting (annual) in Tonbridge and Malling LG</u>	The total amount of household waste sent for reuse, recycling and composting 2023/24 was 24,765 tonnes. 48.20%

							<u>Inform</u>	
11.4	Planning to adapt to climate change	Contextual	Level 1	Level 3 by 2010/11	Annually	NI188	TMBC	<p>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</p> <p><u>Climate change strategy 2020 to 2030 – Tonbridge and Malling Borough Council can be found here: https://www.tmbc.gov.uk/climate-change/climate-change-strategy-2020-2030</u></p>
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	Contextual	2.4% (2005/06)	0.8% (2008/09)	Annually	ODPM	TMBC - BVPI 84b	<p>National data exists for 2023/24.</p> <p><u>Local authority collected waste management - annual results 2022/23 - GOV.UK</u></p>

	population							
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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.

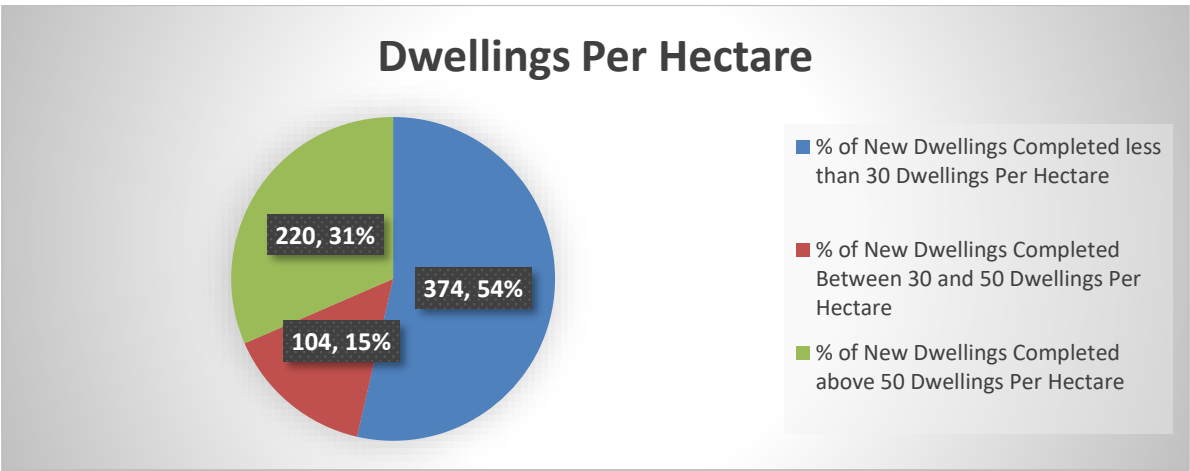
APPENDIX 2: Housing indicators

Indicator 1.5

Dwellings Per Hectare

NPPF 2024 provides guidance on making effective use of land, including planning for higher density development and dwellings per hectare. Para.124 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 as at 31/03/2025



Indicator 1.8

Dwelling Completions

As at 31/03/2025 a total of 698 C3 units were completed (gross figure). There were no C2 to C3 conversion units. Of the 698 units 97% 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 as at 31/3/2025(within the countryside)

Reference no.	Summary of development
21/02156/FL	Change of use of land for the stationing of caravan for residential purposes (CP14)
22/00543/FL	4 dwellings (CP14)
22/01237/FL	12 C3 Units (Within CP14)
22/01474/FL	57 C3 units (Within CP14)
23/00364/FL	1 dwelling (Within CP14)
24/00204	5 pitches Gypsy/Traveller (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 2024/5

CIA 2024/25 Summary	E(a) (A1 More than 280sqm floorspace)	E(b) (A3)	E (c)(A2)	E (c)(i)	E (c)(ii)	E (c)(iii)	E(d) (D2 - gym, indoor rec)	E(e) (D1 - medical ctr not attached to residence)	E(f) (D1 - nurse, creche etc)	E(g)(i)(B1a)	E(g)(ii)B1b	E(g)(iii) - B1c	Mixed E(g) (Mixed B1)	B2	B8	Mixed B1-B8	B2/B8	B2, B8, E(g)(ii) and E(g)(iii).	C1 - Hotel, guest House etc	C2 Care Homes (Rooms)	C2a - secure residential	C4 HMO	F1 (D1 - schools etc)	F1(a)	F1€	F1(f)	F2(a) (A1 less than 280sqm floorspace)	F2 (b) Community Hall	F2(c) Outdoor Sport/Rec	Sui Generis	Sui Generis (HMO BED NUMBERS)	Total all use classes (excluding C1- C4 & SG)	
C/P	473	3,460				384	125		813		1,549	567			3,115	3,771	137,503	20,023	5,415									100			30,019		177,298
U/C						139					3,375				19,100	56,033	1,067	7,159		35,205				7,173							232		129,251
N/S	8,877	2,203				52		136	3,280	307	1,284	1,081	4,000		6,678	21,438	2,021	1,210							53,232	206		238	131	10,936	16,877		117,310
Gains (gross)	9,350	5,663	0	0	575	125	136	4,093	307	6,208	1,648	4,000	0	28,893	81,241	140,591	28,392	5,415	35,205	0	0	0	7,173	53,232	206	0	338	131	10,936	47,128	0	423,858	
Loss C/P	2,366	292		542	843	13		1,007		1,200		1,903		17,751	3,186													196			22,434		29,298
Loss N/S	739	2,864	264	1,365	5,460	1,210		185		11,902		1,300		430	9172			2,317	19,911		2,188	268		1,250		350	318	75		37,494		59,111	
Losses (gross)	3,105	3,156	264	1,907	6,303	1,223	0	1,192	0	13,102	0	3,203	0	18,181	12,358	0	0	2,317	19,911	0	2,188	268	0	1,250	0	350	513	75	0	59,928	0	88,409	
Net change	6,245	2,507	-264	-1,907	-5,729	-1,098	136	2,901	307	-6,894	1,648	797	0	10,712	68,884	140,591	28,392	3,098	15,294	0	-2,188	-268	7,173	51,983	206	-350	-175	56	10,936	-12,800	0	335,449	
Exp (net)		-618			-257					33						-80							-964						616			-1,270	
S/S (net)															224																	224	

Table A3: Employment Floorspace Completed – site by site list of Completed Permissions as at 31/03/2025

Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
20/01820/OAEA /FULL PERM	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW: PLOTS 3 and 4 (Units 6 & 7)	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, remediation and earthworks; and Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class,	B1-B8	0	18044	18044		
20/01820/OAEA /OUTLINE B1-B8 MIX	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW WHOLE SITE	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, remediation and earthworks; and full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class,	B1-B8	0		0		
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	700	0.07
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		

Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
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		
			B1-B8	Gains	137503.4			
				Loss	0			
20/01820/OAEA /OUTLINE B2	Aylesford Newsprint Bellingham Way Larkfield Aylesford Kent ME20 7PW PLOT 3 and 4 (Units 6 & 7)	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, remediation and earthworks; and Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class	B2	10036	0	-10036		
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		
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		

Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
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
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	
24/00925/PA	UNITS 3B 3C 3D AND PART 3F, Mills Road, Quarry Wood Industrial Estate, Aylesford, ME20 7NA	Change of use of floorspace to flexible use including provision for uses including Classes B2, B8, E(g)(ii) and / or E(g)(iii)	B2	5415	0	-5415		
24/01136/PA	DEVELOPMENT SITE AT UNITS 12B AND 12C AND 12D, Mills Road, Quarry Wood Industrial Estate, Aylesford	Change of use from B8 (Storage and distribution) to Class B2 (Car repair centre) with the associated installation of no. 5 flues, car parking and non- illuminated signage (Retrospective)	B2		2724	2724		
24/01649/PA	TERMHOP LTD, Brook Street, Snodland, ME6 5UD	Lawful Development Certificate Proposed: To confirm the lawful implementation of Planning Permission for the development of a Use Class B2 unit, as approved under application references 15/03727/RM and 12/00985/OA	B2		246	246		
			B2	Gains	3115			
				Losses	-17751			
24/00925/PA	UNITS 3B 3C 3D AND PART 3F, Mills Road, Quarry Wood Industrial Estate, Aylesford, ME20 7NA	Change of use of floorspace to flexible use including provision for uses including Classes B2, B8, E(g)(ii) and / or E(g)(iii)	B2, B8, E(g)(ii) and E(g)(iii).	0	5415	5415		

Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
			B2, B8, E(g)(ii) & E(g)(iii)	Gains	5415			
21/02866/FL	Land East of Little Preston Yard and North of M20 Coldharbour Lane Aylesford UNIT 2 CLICK AYLESFORD, Frank Sando Way,	Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements	B2/B8	0	10023	10023	7300 0	
21/02866/FL	Land East of Little Preston Yard and North of M20 Coldharbour Lane Aylesford UNIT 3 CLICK AYLESFORD, Frank Sando Way,	Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements	B2/B8	0	5794	5794	7300 0	
21/02866/FL	Land East of Little Preston Yard and North of M20 Coldharbour Lane Aylesford UNIT 1 CLICK AYLESFORD, Frank Sando Way,	Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements	B2/B8	0	4206	4206	7300 0	

Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
			B2/B8	Gains	20023			
				Losses	0			
19/00854/PDVS DR	Land On Southwest 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		
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 centre. Container to house materials and equipment in support of the local telecom's infrastructure build	B8	0	7.5	7.5		

23/00073/FL	Barn West Of Ambleside Reeds Lane Shipbourne Tonbridge Kent	Conversion of gamekeeper's 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
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		
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
24/00999/PA	PINEWOOD DEPOT, WINTERFIELD LANE	Retrospective Planning permission: For the continued use of the site, for external storage of fencing materials	B8		1522	1522		
24/01136/PA	DEVELOPMENT SITE AT UNITS 12B AND 12C AND 12D, Mills Road, Quarry Wood Industrial Estate, Aylesford	Change of use from B8 (Storage and distribution) to Class B2 (Car repair centre) with the associated installation of no. 5 flues, car parking and non-illuminated signage (Retrospective)	B8	2724		-2724		
24/01839/PA	HOME FARM FAIRLAWNE, SCHOOL LANE, SHIPBOURNE, TONBRIDGE, TN11 9RT	Prior notification under Schedule 2, Part 3, Class R. Change of Use of Two Buildings Under Class R of Schedule 2, Part 3 of the General Permitted Development Order 2015 (as amended) From Agricultural Use to A Flexible Commercial Use (Class B8 Storage and distribution)	B8		820	820		

			B8	Gains	3770.5			
				Losses	-3185.6			
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)	E(a)	1594.1	816	-778.1		
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
22/02445/FL	Ground Floor Part, First Floor & 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(a)	0	399.1	399.1		
23/01668/PDVG R	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(a)	978.63	326	-652.42		

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(a)	744.4	818.1	73.7		
24/00142/PA	7, Castle Street, Tonbridge, TN9 1BH	Conversion of ground floor commercial (Class E) to residential (Class C3) to form 3 residential units with additional windows (8-10 Bank Street and 7 Castle Street)	E(a)	308		-308		
24/00669/PA	39, Former Cromar Nursery, Livesey Street, Wateringbury, Maidstone, ME18 5BQ	Lawful development Certificate Existing: Demolition of former nursery in connection with lawful implementation of planning permission TM/21/01490/FL	E(a)	627		-627		
			E(a)	Gains	472.8			
				Losses	2365.52			
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
23/02037/FL	West Malling Railway Station Station Approach West Malling ME19 6HJ	Change of use from taxi office (Sui Generis) to coffee shop (Use Class E)	E(b)	63		-63		
23/03195	11, Quarry Hill Road Tonbridge TN9 2RH	Installation of an extract louvre and change of use from class E to Sui Generis (Hot Food Takeaway).	E(b)	72		-72		
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	
24/00880/PA	2 - 4, FORSTAL ROAD, AYLESFORD,	Retention of existing cafe and part change of use to a dog grooming salon to the rear.	E(b)	255	175	-80		

	ME20 7AU							
24/00967/PA	Brookers Oast, Maidstone Road, Paddock Wood, Tonbridge, TN12 6PY	Lawful Development Certificate Existing: existing and ongoing use of the site as a Class E (b) Restaurant and has been such for in excess of 10 No. years.	E(b)		3460	3460		
			E(b)	Gains	3460			
				Losses	-292			
24/01003/PA	7, Castle Street, Tonbridge, TN9 1BH	Change of use and conversion of first floor from Class E (Office) to Class C3 (Residential) with internal alterations to form 3 residential units. Resubmission of TM/23/03474	E(c)(i)	542		-542		
			E(c)(i)	Gains	0			
				Losses	-542			
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
23/00088/PDVG R	Moody Mare 501 Seven Mile Lane Mereworth 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(c)(ii)	638		-638	1450 0	1.45
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		
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	E(c)(ii)	64.4	0	-64.4		

		alterations to shop front and side and front elevations						
24/00097/PA	36 38, First Floor, High Street, West Malling, ME19 6QR	Conversion of first floor and second floor to 2x dwellings	E(c)(ii)	141		-141		
24/00726/PA	39, ELMSHURST GARDENS, TONBRIDGE, TN10 3QT	Proposed change of use from residential garage to Canine Hydrotherapy centre, to include replacement of the garage door, with a door and window complemented with brick render	E(c)(ii)		291	291		
24/00880/PA	2 - 4, FORSTAL ROAD, AYLESFORD, ME20 7AU	Retention of existing cafe and part change of use to a dog grooming salon to the rear.	E(c)(ii)	0	80	80		
			E(c)(ii)	Gains	384			
				Losses	-843.4			
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	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
23/03412	172, Tonbridge Road, Hildenborough, TONBRIDGE, TN11 9HP	Change of use to part of ground floor shop premises (approx. 1/3) to be used as a dog grooming salon while keeping the remaining approximately two thirds as a existing hairdressing salon	E(c)(iii)	40.5	27.6	-12.9		
24/00420/PA	7 RAILWAY APPROACH, TONBRIDGE, TN9 2RQ	Change of use from A5 Hot food takeaway to Class E Tanning Salon business	E(c)(iii)	0	48	48		
			E(c)(iii)	Gains	125			

				Losses	-12.9			
19/00015/FL	The Surgery Commercial House High Street Hadlow Tonbridge TN11 0EE	Change of use to extend the existing Dentists surgery, into the vacant Estate Agents to become one larger surgery	E(e)	619	0	-619		
23/00508/FL	Milverton 116, High Street West Malling ME19 6LX	Partial demolition of the listed building, change of use of the barn from E-class to two (2) C3 residential units and the erection of six (6) two bed dwellings with associated parking	E(e)	388		-388		
23/03094	South Of HERMITAGE COURT, Hermitage Lane, Aylesford	Construction of Community Diagnostic Hub together with access, parking and associated works.	E(e)	0	813	813		
			E(e)	Gains	813			
				Losses	-1007			
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
20/02034/PDVO R	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(g)(i)	1200	0	-1200		
22/00969/FL	Development Site 1- 3 Skinners Terrace & 13-17 Quarry Hill Road Tonbridge Kent	First floor extension and change of use to form 10 residential dwellings	E(g)(i)	641	706	65		

24/01649/PA	TERMHOPE LTD, Brook Street, Snodland, ME6 5UD	Lawful Development Certificate Proposed: To confirm the lawful implementation of Planning Permission for the development of a Use Class B2 unit, as approved under application references 15/03727/RM and 12/00985/OA	E(g)(i)		80	80		
24/01053/PA	BURHAM COURT, BURHAM COURT ROAD, BURHAM, ROCHESTER, ME1 3XX	Lawful Development Certificate Existing for use of building as E (g)(i) office	E(g)(i)		1404	1404		
			E(g)(i)	Gains	1549			
				Losses	-1200			
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.	E(g)(ii)	0	567	567		
			E(g)(ii)	Gains	567			
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
20/00973/PDVLI R	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)	E(g)(iii)	482	0	-482		
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(g)(iii)	1421	0	-1421		
			E(g)(iii)	Losses	-1903			

20/01121/PDVS RM	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	F2(a)	88	0	-88		
21/00919/LDP	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(a)	88	88	0		
22/02235/FL	35A & 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	F2(a)	48.64	0	-48.64		
23/03097	8, Malling Road, Snodland, ME6 5NA	Change of use from motorcycle sales and servicing to sign sales/retail and manufacturing premises	F2(a)	0	100	100	341	
24/00191/PA	3, RAILWAY APPROACH, TONBRIDGE, TN9 2RQ	Change of use from a retail use (Use Class E(a)) to a tattoo shop use (sui generis)	F2(a)	29		-29		
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
24/01724/PA	LITTLE ALLENS, ALLENS LANE, PLAXTOL, SEVENOAKS, TN15 0QZ	Retrospective change of use from Use Class E (studio/showroom) to ancillary use (games room) in connection to the main residential use of the dwelling. Proposed external alterations to garage	F2(a)	30		-30		
			F2(a)	Gains	100			
				Losses	-195.64			

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.	SG	22000	0	-22000		
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		
22/01935/FL	Public Conveniences Court Lane Hadlow Tonbridge TN11 0DU	Proposed demolition of former public convenience and redevelopment of site to provide 2-bed detached dwelling	SG	119		-119		
22/02445/FL	Ground Floor Part, First Floor & Second Floor 64 High Street Tonbridge 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		
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		
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
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		
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		

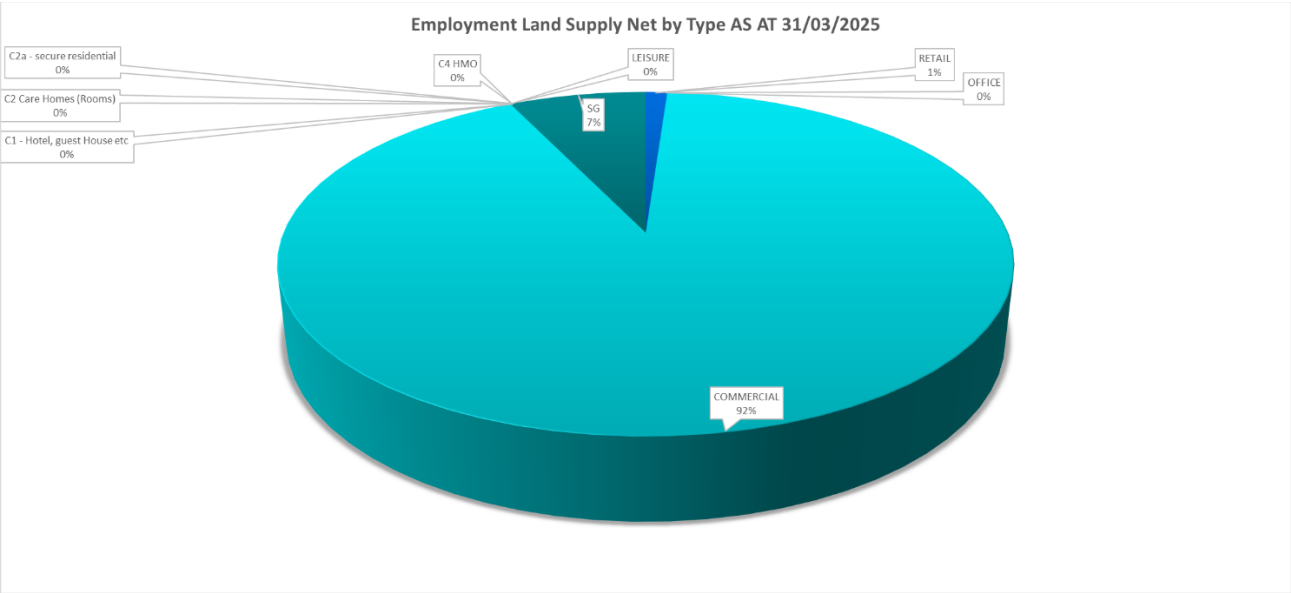
23/02037/FL	West Malling Railway Station Station Approach West Malling ME19 6HJ	Change of use from taxi office (Sui Generis) to coffee shop (Use Class E)	SG		63	60		
23/03097	8, Malling Road, Snodland, ME6 5NA	Change of use from motorcycle sales and servicing to sign sales/retail and manufacturing premises	SG	125	0	-125	341	
23/03195	11, Quarry Hill Road Tonbridge TN9 2RH	Installation of an extract louvre and change of use from class E to Sui Generis (Hot Food Takeaway).	SG		72	72		
23/03412	172, Tonbridge Road, Hildenborough, TONBRIDGE, TN11 9HP	Change of use to part of ground floor shop premises (approx. 1/3) to be used as a dog grooming salon while keeping the remaining approximately two thirds as a existing hairdressing salon	SG	0	12.9	12.9		
24/00191/PA	3, RAILWAY APPROACH, TONBRIDGE, TN9 2RQ	Change of use from a retail use (Use Class E(a)) to a tattoo shop use (sui generis)	SG		29	29		
24/00420/PA	7, RAILWAY APPROACH, TONBRIDGE, TN9 2RQ	Change of use from A5 Hot food takeaway to Class E Tanning Salon business	SG	48	0	-48		
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Site Area	Site Area (Ha).
24/01115/PA	LAND EAST OF WROTHAM TRANSMITTING STATION, London Rd, Wrotham, Sevenoaks	Temporary change of use of land from agriculture to a mixed use of agriculture, dog play paddock and walking field (sui generis).	SG		27,845.00	27,845.00		
24/01129/PA	PUBLIC CONVENIENCES, ROCFORT RD, ME6 5AA	Proposed change of use and internal alterations of a former public convenience to enable site to be used as a community food hub	SG	0	109	109	11800	1.18

24/01129/PA	PUBLIC CONVENIENCES, ROCFORT RD, ME6 5AA	Proposed change of use and internal alterations of a former public convenience to enable site to be used as a community food hub	SG	109		-109	1180 0	1.18
			SG	Gains	30019.03			
				Losses	22433.83			

Indicator 2.3

The employment land was supplied mainly through office space (69%). The rest was commercial (16%), leisure (10%) and retail at 4%. C3 was 1%.

Figure A2: Employment Land Supply Net by Type as at 31/3/2025



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 2024/5 period

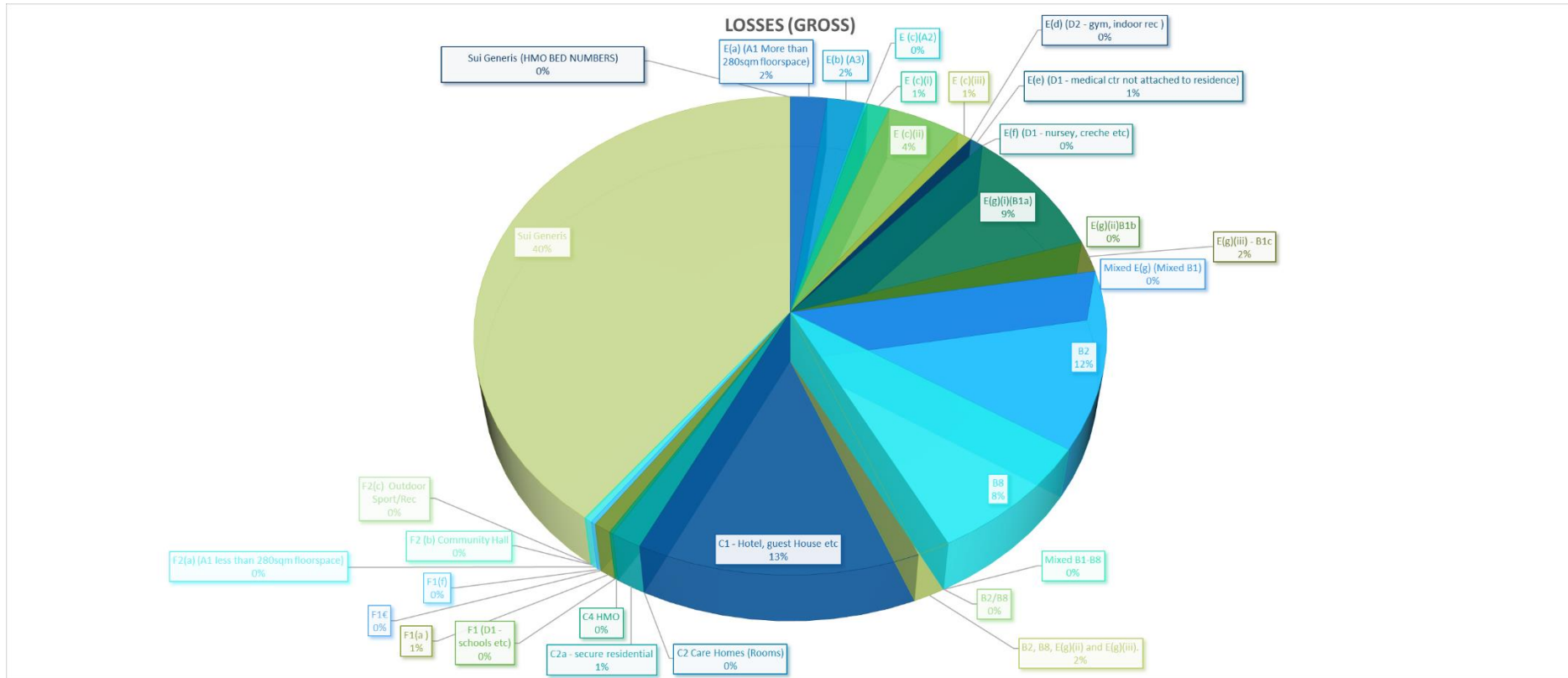


Table A4: Employment extant permissions as at 31/03/2025

Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
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	24/12/2024		24/12/2027	31/03/2025	
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	19/08/2021		19/08/2024		31/03/2025
				B1-B8	Gains	3,088					
					Losses	0					
21/03066/OA	Land South East of Tottington Farm Rochester Road	Outline Application: demolition of existing structures/buildings; and construction of up to 20,000 sqm of employment floor space, split between Class B8 storage & distribution, Class B2 general industry, and Class E (g) (iii) light industrial uses, with associated road/footway provision, landscaping, surface water attenuation and ancillary works	B2		4000	4000	12/06/2024		12/06/2027	31/03/2025	
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	27/01/2023		27/01/2026	31/03/2025	
22/01909/OA	Development Site Southern Part of Former Aylesford Quarry Rochester Road Aylesford	Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80-bed care home (Class C2), up to 70 Key Worker apartments (Class C3)	B2	238		-238	29/11/2023		28/11/2026	31/03/2025	
22/02517/FL	17 - 19 Morley Road Tonbridge, TN9 1RN	Erection of extension on southeast corner of building	B2	339	515	176	14/02/2023		14/02/2026	31/03/2025	
23/00071/FL	Burham Water Supply Works, Old Church Rd, Burham, Rochester, ME1 3XZ	Erection of a Rapid Gravity Filter (RGF) Building and two Motor Control Centre (MCC) kiosks	B2		2188.7	2188.7	28/04/2023		27/04/2027	31/03/2025	
23/00974/FL	94C Shipbourne Road Tonbridge 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	30/06/2023		30/06/2026	31/03/2025	
24/01608/PA	COACH YARD WEST OF BEGONIA VIEW, The Street, Ryarsh, West Malling	Proposed demolition of existing coach shed and replacement with new enlarged coach shed on existing hard standing	B2	114	148	34	06/02/2025		06/02/2028	31/03/2025	
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	14/06/2019		14/06/2022		31/03/2025

				B2	Gains	25,778.30					
					Losses	-430					
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
24/01114/PA	SITE AT VANGUARD HOUSE 3 & PART OF UNITS 3A & 3B, Mills Road, Quarry Wood Industrial Estate, Aylesford	Demolition of existing buildings and erection of a new building and alterations to Site layout including new service area, car parking and associated physical works	B2, B8, E(g)(ii) and / or E(g)(iii)	6076	3759	-2317	17/01/2025		17/01/2028	31/03/2025	
			B2, B8, E(g)(ii) and / or E(g)(iii)		Gains	0					
					Loss	-2,317					
24/00886/PA	UNITS 4 TO 7 WEST POINT BUSINESS PARK, WESTMEAD, NEW HYTHE LANE, LARKFIELD, ME20 6XJ	Proposed change of use from Funeral Directors Facility (24 Hours Access) to either light industrial (Class E (iii)), general industrial (Class B2) and/or storage and distribution (Class B8) with no external alterations	B2/B8	0	1210	1210	12/12/2024		12/12/2027	31/03/2025	
21/02866/FL	Land East of Little Preston Yard & North of M20 Coldharbour Lane, Aylesford, UNIT 4 CLICK AYLESFORD, Frank Sando Way,	Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements	B2/B8	0	4588	4588	18/07/2022		18/07/2025		31/03/2025
21/02866/FL	Land East of Little Preston Yard & North of M20 Coldharbour Lane, Aylesford, UNIT 5 & 6 CLICK AYLESFORD, Frank Sando Way,	Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8)) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements	B2/B8	0	2571	2571	27/12/2024		27/12/2027		31/03/2025
				B2/B8	Gains	8,369					
					Loss	0					
21/00937/OA	S Smith and Sons Builders Yard 4 Orchard Drive Tonbridge TN10 4LU	Outline Application: Erection of 2no detached 4-bedroom dwellings with associated access, parking and soft landscaping	B8	45	0	-45	19/07/2024		19/07/2027	31/03/2025	
21/01007/MIN	East Peckham Pit Hale Street East Peckham Tonbridge	Erection of an asphalt plant (KCC Ref: KCC/TM/0057/2021)	B8		2182	2182	10/10/2024		10/10/2027	31/03/2025	
21/01615/FL	First Aylesford Scout Hut Station Road, Aylesford	Demolition of Scout Hut and timber storage shed and erection of a detached dwelling with associated parking and landscaping	B8	16	0	-16	13/11/2024		13/11/2027	31/03/2025	

21/01661/FL	Adjacent Finches Farm Labour in Vain Rd Wrotham 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	B8	80	0	-80	04/08/2021		04/08/2024	31/03/2025	
21/03066/OA	Land South East Of Tottington Farm Rochester Road	Outline Application: demolition of existing structures/buildings; and construction of up to 20,000 sqm of employment floor space, split between Class B8 storage & distribution, Class B2 general industry, and Class E (g) (iii) light industrial uses,	B8		12000	12000	12/06/2024		12/06/2027	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
22/00069/FL	Telephone Exchange Harrison Road Borough Green	Siting of a storage container and fencing to house materials and equipment to support the local telecoms infrastructure	B8	0	15	15	04/12/2024		04/12/2027	31/03/2025	
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	17/01/2024		17/01/2027	31/03/2025	
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	03/10/2022		03/10/2025	31/03/2025	
22/01658/FL	Agricultural Land & Buildings at The Shaws Nizels Lane Hildenborough, Tonbridge	Proposed demolition of storage and distribution buildings and replace with a 3-bed single storey detached dwelling	B8	300	0	-300	25/11/2022		25/11/2025	31/03/2025	
22/02226/FL	Mereworth Castle Tonbridge Road Maidstone ME18 5JB	Demolition and replacement of storage barn within listed park and gardens	B8		407.5	407.5	28/10/2024		28/10/2027	31/03/2025	
23/01542/FL	Lawn Farm Beech Road, Mereworth 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	21/06/2023		16/06/2026	31/03/2025	
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	20/10/2023		20/10/2026	31/03/2025	
23/03160	380, Caravan Storage, SOUTH LODGE FARM, Watringbury Road, East Malling,	Demolition of range of existing commercial storage & workshop buildings and replace with one single storey 3 bed detached dwellinghouse	B8	85	0	-85	02/02/2024		02/02/2027	31/03/2025	
24/00266/PA	CHURCH OF THE GOOD SHEPHERD, QUARRY HILL ROAD, BOROUGH GREEN, SEVENOAKS, TN15 8SH	Replacement of existing storage shed with a new structure with increased head height and access from the church for use as general storage for the church and specialized storage for the community Food Bank	B8		13.1	13.1	07/05/2024		07/05/2027	31/03/2025	
24/00745/PA	DEVELOPMENT SITE SOUTH OF HILLBERRY FARM, Watringbury Road, East Malling, West Malling	Change of use of land and the creation of an access road and erection of a storage shed for machinery and equipment used in association with the operation of Hillberry Holiday Park	B8	0	120	120	12/12/2024		12/12/2027	31/03/2025	

24/01071/PA	COBDOWN SPORTS GROUND, STATION ROAD, DITTON, ,	The installation of 2no. raised kiosks (one wet kiosk to house the borehole headwork and one dry kiosk to house the telemetry, instrument and control equipment) at the proposed Borehole 9 site,	B8		993	993	13/09/2024		13/09/2025	31/03/2025	
24/01220/PA	COBDOWN SPORTS GROUND, STATION ROAD, DITTON	Installation of 2no. raised kiosks (one wet kiosk and one dry kiosk) at the proposed Borehole 10 site, The kiosks are required to house Borehole as well as to house and protect the Motor Control Centre (MCC) equipment associated with the operations of the borehole.	B8		1609	1609	14/01/2025		14/01/2028	31/03/2025	
24/01648/PA	UNITS 2 AND 3 BLOCK F AND BLOCK C, LARKFIELD TRADING ESTATE, NEW HYTHE LANE, LARKFIELD, AYLESFORD, ME20 6SW	Installation of frame and conveyor belt in forecourt. Resubmission of planning approval 23/03244	B8		224	224	11/12/2024		11/12/2027	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
25/00125/PA	LAND NORTH OF GROVE FARM, Maidstone Road, Hadlow, Tonbridge	Prior Notification under Schedule 2, Part 6 Class A: For the Erection of a New General-purpose Agricultural Building with Associated Works	B8		2700	2700	18/02/2025			31/03/2025	
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)	B8	618	0	-618	14/07/2021	17/08/2022	17/08/2025	23/03/2025	
24/00203/PA	Ruffits Farm House, Fen Pond Road, Ightham, Sevenoaks, TN15 9JF	Prior Agricultural Notification: Erection of Agricultural Hay/Store and Machinery Building	B8		464.51	464.51				23/03/2025	
24/01352/PA	RUSKINS, TUMBLEFIELD ROAD, STANSTED, SEVENOAKS, TN15 7PS	Proposed Demolition of existing steel framed barn, 2 x stables and a log and feed store. Change of use from F2 (Sui- Generis) to C3 (Private residential) to create 1 x 2 bed, 1.5 storey dwelling, and 1 x 1 bed single storey dwelling. To include landscaping and associated works	B8	235	0	-235				31/03/2025	
23/01578/RM	Unit 2 Aylesford Newsprint site Newsprint Avenue ME20 7XH	Reserved Matters application: For the approval of Access, Appearance Landscaping, Layout and Scale - Pursuant to Outline Application: 20/01820/OAEA Hybrid planning application	B8	0	53180.8	53180.8	19/10/2023		19/10/2026		31/03/2025
24/00522/PA	UNIT 1A, Bellingham Way, Panattoni Park, Aylesford, ME20 7WT	Full planning application for Class B8 storage and distribution use, including the erection of a warehouse building and ancillary office accommodation, external storage areas, access, parking, drainage, landscaping and associated works	B8		1382	1382	24/02/2025		24/02/2028		31/03/2025
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	04/03/2020		04/03/2022		31/03/2025
22/00543/FL	Dux Farm Buildings Dux Lane, Plaxtol, Sevenoaks Kent. TN15 ORB	Demolition of existing commercial buildings and open-sided agricultural building and residential redevelopment of the site, comprising 1 no. single storey detached dwelling & 3 no. detached 2-storey dwellings with associated curtilages, parking and access	B8	3,800.00		-3800		24/06/2024	23/06/2027		31/03/2025
				B8	Gains	77,490.91					
					Losses	-9,172					

22/01237/FL	Hadlow Manor Hotel Maidstone Road Tonbridge TN11 0JH	Redevelopment of Hadlow Manor Hotel to residential use, conversion of listed building into 6no. flats, demolition of modern extensions and construction of 6no. houses on previously developed land	C1	19,700.00	0	-19,700.00				31/03/2025	
24/00463/PA	47, Accommodation At, SWAN STREET, West Malling, ME19 6JU	Change of use of C1 (Hotel rooms) on the first floor to Class E (Restaurant) with internal layout alterations and new roof light	C1	211	0	-211	19/07/2024		19/07/2027	31/03/2025	
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)	C1	0	205	205	12/02/2024		12/02/2027		31/03/2025
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
23/01686/LDE	Land Former Stocks Nightclub And 1 And 2 Spring Villas London Road	Lawful Development Certificate Existing: for the implementation of Planning Permission TM/99/01054/FL for 112-bedroom hotel with leisure, conference and ancillary facilities with vehicular parking and access off Nepicar Lane	C1		35000	35000	03/10/2024		03/10/2027		31/03/2025
				C1	Gains	35,205					
					Loss	-19,911					
24/01371/PA	Oxen Hoath, Oxenhoath Road, Hadlow, Tonbridge, TN11 9SS	Change of use of non-private residential parts of the building (currently used for residential education) to private residential use.	C2	2188	0	-2188	13/02/2025		13/02/2028	31/03/2025	
				C2	Gains	0					
					Loss	-2,188					
23/03114	16, Royal Avenue, Tonbridge, TN9 2DB	Change of use from House of Multiple Occupation (HMO) (C4 use - 6 persons and less) to HMO (Sui Generis - More than 6 persons)	C4	268		-268		02/12/2024	02/12/2027	31/03/2025	
				C4	Gains	0					
					Loss	-268					
22/01909/OA	Development Site Southern Part of Former Aylesford Quarry Rochester Road Aylesford	Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80-bed care home (Class C2), up to 70 Key Worker apartments (Class C3)	D2	0	260	260	29/11/2023		28/11/2026	31/03/2025	
				D2	Gains	260					
					Loss	0					

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(a)	627	0	-627	15/11/2024		15/11/2027	31/03/2025	
22/00113/OA EA	Development Site Bushey Wood, Phase 1, Bull Lane, Eccles	Residential development of up to 950 dwellings, provision of a mixed-use local centre (including Class E, F and C3 with potential for retirement homes) provision of land to accommodate a new primary school,	E(a)		4000	4000				31/03/2025	
23/03084	10A, Swan Street, West Malling	Renewal of Full Plans and Listed Building approvals for internal changes to 10a Swan Street; breaking through from No.10a to join 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	20/05/2024		19/05/2027	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
23/00202/LD E	South Aylesford Retail Park Quarry Wood Industrial Estate Aylesford Kent	Lawful Development Certificate Existing: Request pursuant to Section 191 of the Town and Country Planning Act 1990 (as amended), to certify that the development approved by Planning Permission Ref: 19/00979/FL at South Aylesford Retail Park has commenced	E(a)	0	4877	4877					
				E(a)	Gains	8,877					
					Losses	-739					
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(b)	126	0	-126	13/11/2024		13/11/2027	31/03/2025	
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(b)	0	228	228	11/06/2024		11/06/2027	31/03/2025	
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(b)	148	0	-148	21/06/2022		21/06/2025	31/03/2025	

22/01909/OA	Development Site Southern Part of Former Aylesford Quarry Rochester Road Aylesford	Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80-bed care home (Class C2), up to 70 Key Worker apartments (Class C3)	E(b)		110	110	29/11/2023		28/11/2026	31/03/2025	
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 tearoom to single dwelling with alteration to rear elevation and internally	E(b)	270	0	-270				31/03/2025	
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(b)	458	506	48	22/10/2024		22/10/2027	31/03/2025	
23/03081	88, Arundel House, High Street, West Malling, ME19 6NE	Renewal of previous application numbers TM/20/01107/FL and TM/20/01108/LB to include a change of use to provide new A3 (cafe and restaurant) use for the building and demolition of existing outbuilding. Construction of a new single storey rear extension and replacement of existing flat roof; internal alterations;	E(b)		275.3	275.3	26/07/2024		26/07/2027	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
23/03084	10A, Swan Street, West Malling	Renewal of Full Plans and Listed Building approvals for Internal changes to 10a Swan Street & 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	20/05/2024		19/05/2027	31/03/2025	
24/00215/PA	1, THE SPITFIRE, LIBERTY SQUARE, WEST MALLING, ME19 4AU	Installation of a new single storey Pizza shack	E(b)		27.62	27.62	10/04/2024		10/04/2027	31/03/2025	
24/00378/PA	130, HIGH STREET, TONBRIDGE, TN9 1DE	Lawful Development Certificate Proposed use of part ground floor and basement as a cafe restaurant.	E(b)		589	589	21/05/2024		21/05/2027	31/03/2025	
24/00463/PA	47, Accommodation At, SWAN STREET, West Malling, ME19 6JU	Change of use of C1 (Hotel rooms) on the first floor to Class E (Restaurant) with internal layout alterations and new roof light	E(b)	0	211	211	19/07/2024		19/07/2027	31/03/2025	
24/01139/PA	OLD FLORENCE PLACE, 152 – 154 TONBRIDGE RD, HILDENBOROUGH,	Proposed Change of use to Class E for office use	E(b)	190		-190	09/06/2021		09/06/2024	31/03/2025	
24/01393/PA	Tea Room At, HILL TOP FARM, The Heath, East Malling, West Malling	Prior notification under Schedule 2, Part 3, Class MA: Change of use of a Commercial building and land within its curtilage from a use falling within Class E (commercial, business and service) with conversion to a 3-bedroom bungalow falling within Class C3 (dwellinghouses).	E(b)	130		-130	05/04/2022		05/04/2025	31/03/2025	
23/01321/FL	Vaudreys Rings Hill TN11 8LX	Change of use from restaurant to residential accommodation to create 9 flats including alterations of single storey roof to form first floor accommodation	E(b)	2,000.00		-2000	19/10/2020		19/10/2023		31/03/2025
23/00202/LD E	South Aylesford Retail Park Quarry Wood Industrial Estate Aylesford Kent	Lawful Development Certificate Existing: Request pursuant to Section 191 of the Town and Country Planning Act 1990 (as amended), to certify that the development approved by Planning Permission Ref:	E(b)	0	419	419				23/00202/LD E	

		19/00979/FL at South Aylesford Retail Park has commenced									
					E(b)	Gains	2,202.92				
						Losses	-2,864				
23/03082	88, Arundel House, High Street, West Malling, ME19 6NE	Renewal of previous application numbers TM/20/01107/FL and TM/20/01108/LB to include a change of use to provide new A3 (cafe and restaurant) use for the building and demolition of existing outbuilding. Construction of a new single storey rear extension and replacement of existing flat roof; internal alterations	E(c)(i)	264.1		-264.1	26/07/2024		26/07/2027	31/03/2025	
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(c)(i)	280	0	-280	28/09/2023		28/09/2026	31/03/2025	
24/00378/PA	130, HIGH STREET, TONBRIDGE, TN9 1DE	Lawful Development Certificate Proposed use of part ground floor and basement as a cafe© restaurant.	E(c)(i)	589	0	-589	21/05/2024		21/05/2027	31/03/2025	
24/00911/PA	718, LONDON ROAD, Larkfield, AYLESFORD, ME20 6AN	Proposed change of use from office use E to C3 use dwelling house to include conversion of the existing office space on first floor into 2 x two-bedroom flats and creating a self-enclosed ground floor retail unit	E(c)(i)	142.2		-142.2	16/08/2024		16/08/2027	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
24/01856/PA	100, HIGH STREET, TONBRIDGE, TN9 1AN	Prior Notification under Schedule 2, Part 3, Class MA: Change of use from Commercial to Dwellings with retention of ground floor commercial use	E(c)(i)	315	105	-210	17/02/2025		17/02/2028	31/03/2025	
24/00524/PA	156, TONBRIDGE ROAD, HILDENBOROUGH, TN11 9HW	Change of use of existing building (Class E) to two dwellings (Class C3); Demolition of existing rear extension and erection of a new two storey attached dwelling (Class C3)	E(c)(i)	144	0	-144	12/06/2024		12/06/2027		31/03/2025
					E(c)(i)	Gains	0				
						Losses	-1,629.30				
22/02817/PD VMA	Development Site First Second & 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(c)(ii)	703	0	-703	13/05/2024		13/05/2027	31/03/2025	
23/01118/PD VMA	Tonbridge Chambers Pembury Road Tonbridge Kent TN9 2HZ	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) to form 11 x 1 bed (studio) flats, 2 x 1 bed flats and 2 x 2 bed flats	E(c)(ii)	2904.71		-2904.71				31/03/2025	
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(c)(ii)	392	196	-196	05/06/2020	15/01/2021	15/01/2025	31/03/2025	
24/00451/PA	11, PRIORY ROAD, TONBRIDGE, TN9 2AQ	Change of Use from Office with 2 on-site parking spaces to 1 x 3-bedroom residential house with amenity space	E(c)(ii)	114		-114	15/07/2024		15/07/2027	31/03/2025	

		and 1 on-site parking space									
24/01139/PA	OLD FLORENCE PLACE, 152 - 154 TONBRIDGE ROAD, HILDENBOROUGH, TN11 9HW	Proposed Change of use to Class E for office use	E(c)(ii)	61		-61	09/06/2021		09/06/2024	31/03/2025	
24/01156/PA	ROSEWOOD, HIGH STREET, HADLOW,	Prior Notification: Change of use from Office (Class E) to a single dwelling (Class C3)	E(c)(ii)	620		-620	21/08/2024		21/08/2027	31/03/2025	
24/01734/PA	15, TONBRIDGE ROAD, HILDENBOROUGH, TONBRIDGE, TN11 9BH	Change of use of 13-15 Tonbridge Road from office use (under Class E) to two dwelling houses (under Class C3) including internal alterations, a rear mansard roof extension across both properties and a single storey side extension to number 13 (Revision to TM/23/01480/FL)	E(c)(ii)	787		-787	27/01/2025		27/01/2028	31/03/2025	
24/01765/PA	FIRST AND SECOND FLOORS, 1 - 2, BOTANY, TONBRIDGE, TN9 1SA	Prior notification: Schedule 2, Part 3, Class G: 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 conversion of the upper floors of existing commercial building into two, one bed residential units	E(c)(ii)	74		-74	21/06/2022	27/05/2022	21/06/2025	31/03/2025	
24/01784/PA	COBDOWN HOUSE, 548, LONDON ROAD, DITTON, AYLESFORD,	Refurbishment and extension of existing commercial office space and car park	E(c)(ii)	687	738.5	51.5	14/01/2025		14/01/2028	31/03/2025	
24/00522/PA	UNIT 1A, Bellingham Way, Panattoni Park, Aylesford, ME20 7WT	Full planning application for Class B8 storage and distribution use, including the erection of a warehouse building and ancillary office accommodation, external storage areas, access, parking, drainage, landscaping and associated works	E(c)(ii)		139	139	03/07/2024		03/07/2027		31/03/2025
				E(c)(ii)	Gains	190.5					
					Losses	-5,459.71					
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
24/00886/PA	UNITS 4 TO 7 WEST POINT BUSINESS PARK, WESTMEAD, NEW HYTHE LANE, LARKFIELD, ME20 6XJ	Proposed change of use from Funeral Directors Facility (24 Hours Access) to either light industrial (Class E (iii)), general industrial (Class B2) and/or storage and distribution (Class B8) with no external alterations	E(c)(iii)	1210		-1210	12/12/2024		12/12/2027	31/03/2025	
				E(c)(iii)	Gains	0					
					Losses	-1,210.00					
23/00202/LD E	South Aylesford Retail Park Quarry Wood Industrial Estate Aylesford Kent	Lawful Development Certificate Existing: Request pursuant to Section 191 of the Town and Country Planning Act 1990 (as amended), to certify that the development approved by Planning Permission Ref: 19/00979/FL at South Aylesford Retail Park has commenced	E(d)	0	136	136					
				E(d)	Gains	136					
					Losses	0					
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	E(e)	0	2000	2000	09/07/2024		09/07/2027	31/03/2025	

19/00015/FL	The Surgery Commercial House High Street Hadlow Tonbridge Kent TN11 0EE	Change of use to extend the existing Dentists surgery, into the vacant Estate Agents to become one larger surgery	E(e)	0	619	619	24/05/2024		24/05/2027	31/03/2025	
20/01543/FL	Village Centre Parcel LC Peters Pit /Peters Works Site Hall Road Wouldham	Detailed planning application for medical centre and associated car parking, with access from Village Road	E(e)	0	661	661	20/06/2024		20/06/2027	31/03/2025	
24/01987/PA	42, HIGH STREET, BOROUGH GREEN, TN15 8BJ	Prior Notification under Schedule 2, Part 3, Class MA: Change of use from commercial, Business and Service to Dwellinghouse	E(e)	244.52	59.4	-185.12	05/02/2025		05/02/2028	31/03/2025	
				E(e)	Gains	3,280					
					Losses	-185.12					
22/01474/FL	Land Formerly West Part of Court Lane Nurseries, Court Lane, Hadlow	Full planning application for the erection of 57 residential dwellings (Use Class C3) including affordable housing provision, a new children's day nursery and pre-school (Use Class E)	E(f)		307	307				31/03/2025	
				E(f)	Gains	307					
					Losses	0					
22/01146/PD VGR	146 -148 High Street Tonbridge Kent TN9 1BB	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. self-contained residential units	E(g)(i)	601.68		-601.68				31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
18/03052/FL	Quarry House 81 Quarry Hill Road Borough Green Sevenoaks KentTN15 8RW	Demolition of existing office building and the erection of 8 residential dwellings. Access from existing Quarry Hill roundabout,	E(g)(i)	546	0	-546	03/06/2024		03/06/2027	31/03/2025	
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(g)(i)	618	0	-618	05/06/2020	15/01/2021	15/01/2025	31/03/2025	
20/00889/FL	Long Pond Works Wrotham Road Borough Green	Erection of 16 No. modular units	E(g)(i)	115.5	235.6	120.1	06/08/2024		06/08/2027	31/03/2025	
20/02779/OA	Pinewood Depot Winterfield Lane East Malling West Malling Kent	Outline Application: Change of use of industrial site to part residential and part commercial, comprising 9 dwellings and 180sqm B1 use office	E(g)(i)	0	180	180	21/08/2024		21/08/2027	31/03/2025	
21/02402/FL	Unit B Endeavour Park London Road Addington ME19 5SH	Addition of one floor and low-pitched roof to create a three-storey building.	E(g)(i)	264	396	132	19/07/2024		19/07/2027	31/03/2025	

21/03171/FL	Castle View 8 Drayton Road Tonbridge Kent TN9 2BE	Loft conversion with rear dormer and insertion of roof windows	E(g)(i)	120	152	32	24/01/2022		24/01/2025	31/03/2025	
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(g)(i)	222	0	-222	20/02/2025		20/02/2028	31/03/2025	
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(g)(i)	180	58.3	-121.7	11/11/2022		11/11/2025	31/03/2025	
22/01909/OA	Development Site Southern Part of Former Aylesford Quarry Rochester Road Aylesford	Outline Application: A later living community comprising up to 180 age-restricted dwellings (Class C3), up to 191 extra care houses and apartments (Class C2) with associated community facilities within a central hub building, an 80-bed care home (Class C2), up to 70 Key Worker apartments (Class C3)	E(g)(i)	420		-420	29/11/2023		28/11/2026	31/03/2025	
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(g)(i)	1490	0	-1490			25/01/2028	31/03/2025	
22/02547/FL	DEVELOPMENT SITE AT 154 AND 156, New Hythe Lane, Larkfield, Aylesford	Demolition of the existing buildings and the erection of 32 Retirement Living apartments for older people (comprising 21 no. 1-bed and 11. no 2-beds) including communal facilities, access, car parking and landscaping	E(g)(i)	60	0	-60	25/03/2022		25/03/2025	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
23/00058/FL	Anchor And Hope South Ash Road Ash 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)	E(g)(i)	0	338	338	04/05/2023		04/05/2026	31/03/2025	
23/00697/FL	36 - 38 High StreetWest MallingKentME19 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(g)(i)	72	0	-72	22/09/2023		22/09/2026	31/03/2025	
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(g)(i)	772	0	-772	17/01/2024			31/03/2025	
24/00228/PA	LAND EASTERN PART OF FORMER AYLESFORD NEWSPRNT SOUTH OF INVICTA PARK, New Hythe Lane, Larkfield,	Change of use of former B2/B8 Aylesford Newsprint Site to flexible B2, B8 and Class E(g)(i) &(ii) uses, or for flexible commercial yards and haulage yards within plot 3 with a workshop and modular office, and the creation of a new access road, OFFICE PLOT 3	E(g)(i)		231	231	01/05/2024		01/05/2027	31/03/2025	
24/01091/PA	51, MALLING HOUSE, TOWN HILL, West Malling	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 15 residential dwelling units falling within Class C3 (dwellinghouses).	E(g)(i)	1878		-1878	13/09/2024		13/09/2027	31/03/2025	

24/01139/PA	OLD FLORENCE PLACE, 152 – 154 TONBRIDGE ROAD, HILDENBOROUGH, TN11 9HW	Proposed Change of use to Class E for office use	E(g)(i)		251	251	09/06/2021		09/06/2024	31/03/2025	
24/01082/PA	39, SHIPBOURNE ROAD, TONBRIDGE, TN10 3DS	Proposed Change of use of existing offices class E to residential C3 to create 3 x 3-bedroom dwellings with associated works to include extensions and roof alterations	E(g)(i)	408	0	-408	18/09/2024		18/09/2027	31/03/2025	
23/01578/RM	Unit 2 Aylesford Newsprint site Newsprint Avenue ME20 7XH	Reserved Matters application: For the approval of Access, Appearance Landscaping, Layout and Scale - Pursuant to Outline Application: 20/01820/OAEA Hybrid planning application	E(g)(i)		2475	2475	19/10/2023		19/10/2026		31/03/2025
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(g)(i)	0	900	900	23/02/2021		22/06/2024		31/03/2025
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(g)(i)	4638	0	-4638					31/03/2025
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(g)(i)	55	0	-55	18/09/2024		18/09/2027		31/03/2025
				E(g)(i)	Gains	4,659.10					
					Losses	-11,902.38					
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
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 workspace, external observation platform	E(g)(ii)	0	750	750	11/09/2024		11/09/2027	31/03/2025	
24/00228/PA	LAND EASTERN PART OF FORMER AYLESFORD NEWSPRNT SOUTH OF INVICTA PARK, New Hythe Lane, Larkfield, Aylesford	Change of use of former B2/B8 Aylesford Newsprint Site to flexible B2, B8 and Class E(g)(i) &(ii) uses, or for flexible commercial yards and haulage yard within plot 3 with a workshop and modular office, and the creation of a new access road, erection of plot fencing, re-surfacing and drainage and other associated works WORKSHOP PLOT 3	E(g)(ii)		331	331	01/05/2024		01/05/2027	31/03/2025	
				E(g)(ii)	Gains	1,081					
					Losses	0					

21/03066/OA	Land Southeast of Tottington Farm Rochester Road	Outline Application: demolition of existing structures/buildings; and construction of up to 20,000 sqm of employment floor space, split between Class B8 storage & distribution, Class B2 general industry, and Class E (g) (iii) light industrial uses,	E(g)(iii)		4000	4000	12/06/2024		12/06/2027	31/03/2025	
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(g)(iii)	137	0	-137	13/12/2024		13/12/2027	31/03/2025	
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	12/12/2024		12/12/2027	31/03/2025	
				E(g)(iii)	Gains	4,000					
					Losses	-1,300					
19/01632/FL	Development Site South Part of West Kent College Brook Street Tonbridge Kent	Demolition of existing buildings and development of 51 dwellings along with associated vehicular and pedestrian access, car parking and landscaping	F1(a)	883	0	-883	29/10/2019		29/10/2022	31/03/2025	
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(a)	274	306	32	16/09/2024		16/09/2027	31/03/2025	
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	F1(a)	0	20000	20000	09/07/2024		09/07/2027	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
22/00113/OA EA	Development Site Bushey Wood, Phase 1, Bull Lane, Eccles	Residential development of up to 950 dwellings, provision of a mixed-use local centre (including Class E, F and C3 with potential for retirement homes) provision of land to accommodate a new primary school,	F1(a)		29200	29200				31/03/2025	
22/00113/OA EA	Development Site Bushey Wood, Phase 1, Bull Lane, Eccles	Residential development of up to 950 dwellings, provision of a mixed-use local centre (including Class E, F and C3 with potential for retirement homes) provision of land to accommodate a new primary school,	F1(a)		4000	4000				31/03/2025	
23/03198	Wrotham Secondary School, Borough Green Road, Wrotham, Sevenoaks, TN15 7RD	Part-demolition of existing school buildings and erection of replacement school buildings with associated parking and landscaping including the siting of two temporary classroom buildings during construction	F1(a)	7825.5	7459	-366.5	02/09/2024		02/09/2027	31/03/2025	
				F1(a)	Gains	53,232					

					Losses	-1,249.50					
23/00883/FL	LEYBOURNE PARISH COUNCIL VILLAGE HALL, Little Market Row, Leybourne, ME19 5QL	Proposed single storey rear extension and alterations (Alternative scheme to approval TM/20/01974/FL)	F1(e)	290	449	206	29/01/2025		29/01/2028	31/03/2025	
				F1(e)	Gains	206					
					Losses	0.00					
23/03515	BAPTIST CHAPEL, Chapel Street, Ryarsh, West Malling	Change of use and conversion from Chapel to C3 (Dwelling) with side dormer and associated alterations	F1(f)	269		-269	26/04/2024		26/04/2027	31/03/2025	
20/00716/FL	East Peckham Methodist Church Pound Road East Peckham	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(f)	565	484	-81	24/11/2021		24/11/2024	31/03/2025	
20/02133/FL	Church Of St James Church Walk East Malling	Erection of a detached single storey building to provide toilet facilities and a church room	F1(f)	0	7173	7173	16/11/2021		16/11/2024		31/03/2025
				F1(f)	Gains	7,173					
					Losses	-350					
20/01688/FL	Plough Inn Taylors Lane Trottiscliffe ME19 5DR	Convert old barn outbuilding and attached car port into a village shop with an outside disabled w.c.	F2(a)	0	45.1	45.1	27/09/2024		27/09/2027	31/03/2025	
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(a)	114	114	0	12/11/2021		12/11/2024	31/03/2025	
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	F2(a)	0	100	100	21/06/2022		21/06/2025	31/03/2025	
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	F2(a)	123.92	167.44	-85.1	02/02/2024		02/02/2027	31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
23/03264	22, Barden Road, Tonbridge, TN9 1TX	Change of use and rebuild of fire damaged building to 2 residential units to provide 1 one bed flat and 1 two bed flat (affects 22 and 22A Barden Road)	F2(a)	133		-133	12/03/2024		11/03/2027	31/03/2025	
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	F2(a)	60	0	-60	15/02/2024		15/02/2027	31/03/2025	
24/00953/PA	SAINSBURYS AND BEALES, Angel Lane, Tonbridge, TN9 1SF	Minor extension to existing retail store to provide new lobby space, new ramps, infill extensions, elevation changes, new glazing, sprinkler tank, and changes to the car park	F2(a)		93	93	26/07/2024		26/07/2027	31/03/2025	
24/01720/PA	120, MALLING ROAD, SNODLAND, ME6 5ND	Prior Notification under Schedule 2, Part 3, Class MA: Change of use from Class E (commercial, business and service) to Class C3 (dwellinghouses) - Conversion of ground floor to a residential studio apartment	F2(a)	39.4		-39.4	16/12/2024		16/12/2027	31/03/2025	
				F2(a)	Gains	238.1					
					Losses	-317.5					

23/01818/FL	East Peckham Methodist Church Pound Road	Proposed elevational changes and alterations together with demolition of 'hall 1'	F2(b)	535	460	-75	05/03/2024		04/03/2027	31/03/2025	
24/00868/PA	SCOUT CAMP SITE COMP WOOD, SEVEN MILE LANE, BOROUGH GREEN, ,	Erection of a detached scout building	F2(b)		130.6	130.6	29/08/2024		29/08/2027	31/03/2025	
				F2(b)	Gains	130.6					
					Losses	-75					
23/03517	HADLOW RURAL COMMUNITY SCHOOL, TONBRIDGE RD, Hadlow, TN11 0AU	Construction of 3G pitch for school and community use, additional car park for staff and pitch users, pitch floodlighting and ancillary facilities	F2(c)		10320	10320	31/10/2024		31/10/2027	31/03/2025	
19/00443/FL	Cobtree Manor Golf Club Blue Bell Hill Aylesford Kent	Demolition of existing clubhouse; construction of new replacement clubhouse incorporating spike bar, meeting rooms, gym and exercise studio, linked 12 bay driving range, separate golf buggy store, bin store and covered bike rack	F2(c)	580	1196	616	24/06/2021		24/06/2024	31/03/2025	
				F2(c)	Gains	10,936					
					Losses	0					
19/01813/FL	East Malling Trust East Malling Research Station New Road East Malling	Development of a facilities building, four glasshouses, energy centre, associated infrastructure and related works	SG	0	7920	7920	05/03/2024		05/03/2026	31/03/2025	
22/00001/FL	149 High St 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.	SG	296	0	-296	21/06/2022		21/06/2025	31/03/2025	
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	13/05/2024		13/05/2027	31/03/2025	
22/02789/FL	Public Convenience The Ridgeway Tonbridge Kent TN10 4NL	Proposed residential development of site with 1no. single storey detached 2-bedroom dwelling, incorporating redundant building formerly housing WC's	SG	544		-544				31/03/2025	
Reference	Address	Proposal	Use Class	Totals (Existing)	Totals (Proposed)	Balance	Decision Date	Date Appeal Determined	Expiry Date	Not Started	Under Construction
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 Southwest rear extension, two storey South East rear extension and associated alterations	SG	197	0	-197	20/12/2023		20/12/2026	31/03/2025	
23/03114	16, Royal Avenue, Tonbridge, TN9 2DB	Change of use from House of Multiple Occupation (HMO) (C4 use - 6 persons and less) to HMO (Sui Generis - More than 6 persons)	SG		268	268				31/03/2025	
24/00412/PA	SEW SITE, Mill Hall Road, Ditton, Aylesford	Installation of a new building to house UK Power Networks UKPN infrastructure to power equipment at South East Waters water treatment works site at Aylesford	SG	0	99.97	99.97	15/10/2024		15/10/2027	31/03/2025	
24/00530/PA	40 SHIPBOURNE ROAD, TONBRIDGE, TN10 3DS	Refurbish the existing vacant Chinese takeaway shop and change of use to residential dwelling.	SG	106	0	-106	31/05/2024		31/05/2027	31/03/2025	
24/00806/PA	4, S SMITH AND SONS BUILDERS YARD, Orchard Drive, Tonbridge, TN10 4LU	Redevelopment of the builder's yard and residential garden land associated with no.4 Orchard Drive to provide 3no. residential dwellings, including associated amenity, parking, landscaping, and other associated	SG	2033	0	2033	03/10/2024		03/10/2027	31/03/2025	

		works.									
24/00926/PA	10, Maidstone Road, Borough Green, Sevenoaks, TN15 8BD	Conversion and external alterations to former commercial garage to create 4 residential units, incorporating 7 parking spaces and associated private amenity areas for each residential unit	SG	383	0	-383	13/11/2024		13/11/2027	31/03/2025	
24/01087/PA	UNIT 1, WOOD CLOSE, QUARRY WOOD INDUSTRIAL ESTATE, AYLESFORD, ME20 7UB	Proposed Installation of a new vehicle inspection canopy/tunnel	SG	0	23	23	03/07/2024		03/07/2027	31/03/2025	
24/01089/PA	CLEMENTS OAST, Forge Lane, West Peckham, Maidstone, ME18 5JP	Proposed change of use of Clements Oast, from holiday let to residential single detached dwelling house. To include a new 1.5m high x 28m Long Post and Rail fence	SG	0	933	933	27/09/2024		27/09/2027	31/03/2025	
20/00955/FL	West of New Farmhouse Hermitage Farm Hermitage La, 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	04/03/2020		04/03/2022	31/03/2025	
17/03053/LDP	The Sports Pavilion 200 Beacon Ave, 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	11/02/2019		11/02/2022		31/03/2025
23/01686/LDE	Land Former Stocks Nightclub And 1 And 2 Spring Villas London Road	Lawful Development Certificate Existing: for the implementation of Planning Permission TM/99/01054/FL for 112-bedroom hotel with leisure, conference and ancillary facilities with vehicular parking and access off Nepicar Lane	SG	35000		-35000	03/10/2024		03/10/2027		31/03/2025
24/00491/PA	HUMPHRIES AND PARKS, LONDON RD, ADDINGTON, ME19 5AN	Proposed erection of a steel framed car showroom building at Humphries and Parks	SG		132	132	23/02/2021		22/06/2024		31/03/2025
				SG	Gains	17,108.97					
					Losses	-37,494.39					

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 2023/4

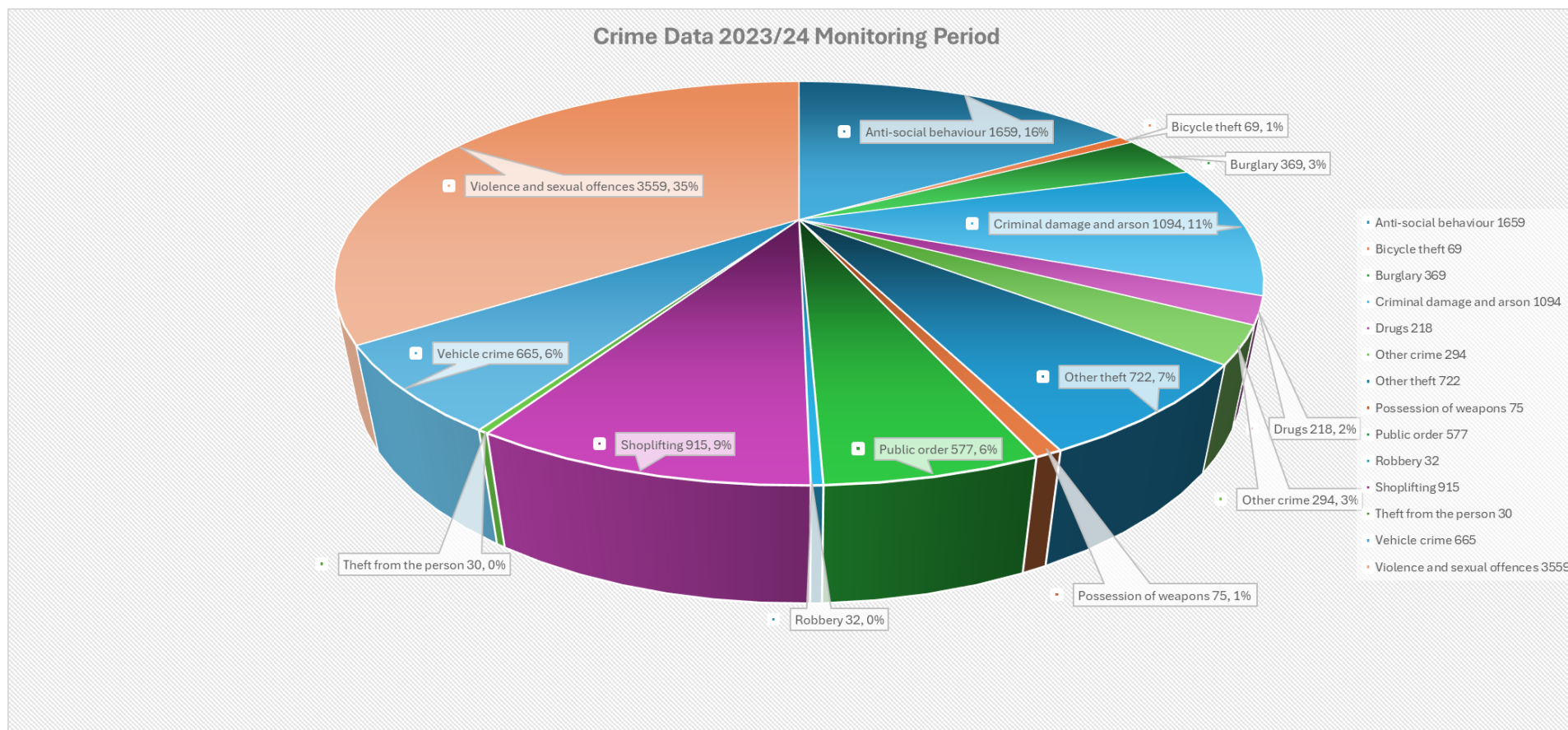
Policy Number CP12	Permission Given Between 01/04/2024 and 31/03/2025	Gain	Loss
(a) Borough Green;	24/00266 – Church of the Good Shepherd Quarry Hill Road 24/00926 – 10 Maidstone Rd 24/01987 – 42 High Street	B8 – 13.1m2	SG - 383m2 E(e) -185.12m2
(b) East Peckham;	N/A		
(c) Hadlow;	19/00015 – The Surgery, Commercial House High Street 24/01156 – Rosewood High Street	E(e) -619m2	E(c)(ii) -620m2
(d) Hildenborough;	23/03412 – 172 Tonbridge Road 24/00524 – 156 Tonbridge Road	SG - 12.9m2	E(c)(ii) -12.9m2 E(c)(i) -144m2
(e) West Malling.	23/00508 – Milverton, High Street 23/03081 – 88 Arundel House, High Street 23/03082 – 88 Arundel House, High Street 23/03084 10a Swan Street 24/00097 36/38 First Floor High Street 24/00463 47 Swan Street 24/01091 – 51 Malling House, Town Hill	E(b) -275.3m2 E(b) - 115m2 E(b) - 211m2	E(a) - 388m2 E(c) -264.1m2 E(a) – 112m2 E(c)(ii) -141m2 C1 – 211m2 E(g)(i) – 1,878m2

CP13			
(a) Addington	N/A		
(b) Addington Clearway	N/A		
(c) Aylesford Village	24/00880 – 2-4 Forstal Road, Aylesford	E(c)(ii) – 80m2	E(b) – 80m2
(d) Birling	N/A		
(e) Blue Bell Hill	N/A		
(f) Burham	N/A		
(g) Crouch	N/A		
(h) Dunks Green	N/A		
(i) East Malling Village	N/A		
(j) Eccles	N/A		
(k) Fairseat	N/A		
(l) Golden Green	N/A		
(m) Hale Street	N/A		
(n) Ightham	N/A		
(o) Mereworth	N/A		
(p) Offham	N/A		
(q) Platt	N/A		
(r) Plaxtol	N/A		
(s) Ryarsh	23/03515 – Baptist Chapel, Chapel St Ryarsh		F1(f) – 269m2
(t) Snoll Hatch	N/A		
(u) Trottiscliffe	20/01688 – Plough Inn, Taylors Lane	F2(a) – 45.1m2	
(v) Wateringbury	N/A		
(w) West Peckham	N/A		
(x) Wouldham	N/A		
(y) Wrotham Heath	N/A		
(z) Wrotham	N/A		

Indicator 4.6

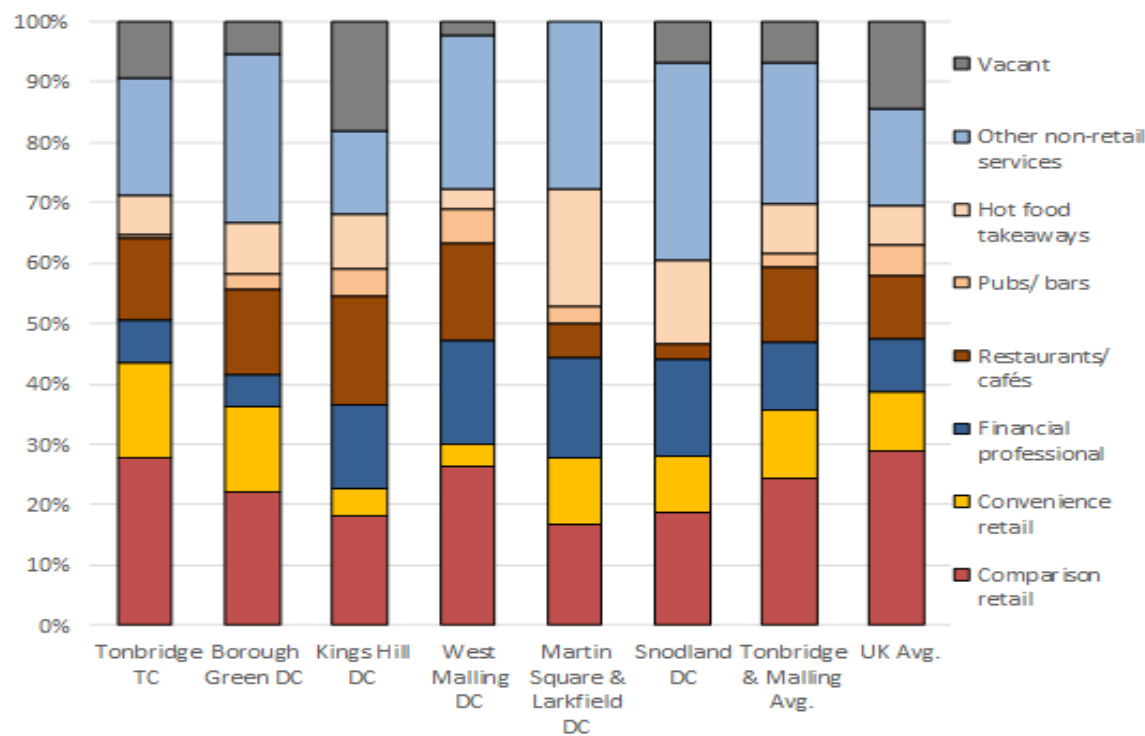
The highest crime profile during 2023/24 was violence and sexual offences at 35% with robbery or theft at 0%.

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

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Serving our community

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