

11

ECONOMY



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ECONOMY

Introduction

11.1 This chapter sets out the strategy for supporting economic development and employment growth in Tonbridge and Malling over the Local Plan period to 2042.

11.2 The policies within this chapter are informed by the [Tonbridge and Malling Economy Study \(May 2025\)](#), which provides a comprehensive assessment of employment land supply and demand, commercial property market signals, and sector growth opportunities. The Study updates the 2022 Economic Development Needs Study and forms part of the Local Plan evidence base.

11.3 The December 2024 update to the [National Planning Policy Framework](#) (NPPF) places renewed emphasis on enabling economic growth through the planning system. Paragraphs 86 and 87 require local planning authorities to identify suitable locations for modern economy sectors and to recognise the specific locational requirements of different industries.

11.4 Tonbridge and Malling is located within the West Kent Functional Economic Market Area (FEMA), with strong economic ties to Tunbridge Wells and Sevenoaks, while the north-east of the borough in particular has strong linkages with Maidstone. Tonbridge and Malling's economy is underpinned by a strong and diverse employment base, with particular strengths in professional services, administrative and support services, and logistics. The borough has a notably higher concentration of financial services relative to the national average, and its strategic location along the M20 corridor supports a thriving logistics and



distribution sector, including major warehousing hubs at Aylesford and New Hythe. The borough also benefits from a strong education sector and a growing presence in specialised construction and life sciences, particularly at East Malling Research Station. These strengths mean that Tonbridge and Malling is well-placed to support the Government's modern economy agenda and to attract further investment in high-value, knowledge-based and infrastructure-linked industries.

11.5 Tonbridge and Malling's commercial property market is currently characterised by a strong industrial base and a more subdued office sector. The borough has one of the largest stocks of employment space in West Kent, with industrial uses accounting for over 80% of total floorspace. Key industrial locations such as Aylesford, New Hythe, and Tonbridge continue to attract strong demand, particularly for warehousing and logistics, supported by easy access to the M20 corridor. Despite a long-term decline in overall employment floorspace, driven largely by industrial losses, net absorption in the industrial sector has remained

positive, and rents have steadily increased, indicating a resilient and competitive market. There is potential for this to be enhanced in the future with the completion of the Lower Thames crossing.

11.6 In contrast, the office market has been more affected by structural changes post-Covid, with limited new development, rising vacancy rates, and a shift in demand toward smaller, high-quality, flexible spaces. Kings Hill remains the borough's primary office location, though speculative development is currently unviable. Overall, while the office sector faces challenges, the industrial market remains buoyant and is expected to underpin future employment growth.

Supporting a Prosperous, Inclusive and Sustainable Economic Future



11.7 The Local Plan supports sustainable economic growth that meets the needs of local businesses, residents and future generations. This includes ensuring a sufficient supply of employment land, supporting town centre vitality, enabling rural enterprise, and responding to the challenges and opportunities presented by technological change, climate adaptation, and the transition to a low-carbon economy.

11.8 The council's policy approach is guided by the [Tonbridge and Malling Economic Development Strategy](#) (2023-2027) which sets out the council's vision for the economy to:

"Maximise the unique strengths of the local area to help create a resilient, dynamic and inclusive economy that fosters sustainable growth."

11.9 Figure 11.1 sets out the strategic objectives from the Strategy. These objectives underpin the policies and proposals set out in this Chapter, which aim to deliver a strong, adaptable, and inclusive economy.



Figure 11.1: Strategic Objectives



Theme 1: Promoting the borough.

Raising the profile of Tonbridge and Malling as a desirable place to live, work, invest, and visit.



Theme 2: Supporting local business.

Enabling business growth through targeted support, advice, and access to funding.



Theme 3: Land and premises (and supporting infrastructure).

Ensuring the availability of suitable employment land and flexible workspaces to meet evolving business needs.



Theme 4: A greener more productive economy.

Encouraging sustainable practices and green innovation to support the borough's climate goals.



Theme 5: A thriving rural economy.

Supporting rural diversification and infrastructure to maintain vibrant countryside communities.



Theme 6: An inclusive economy.

Promoting access to employment, skills development, and digital inclusion for all residents.



Theme 7: Vibrant town centres.

Enhancing the vitality and resilience of town and local centres through regeneration and placemaking.



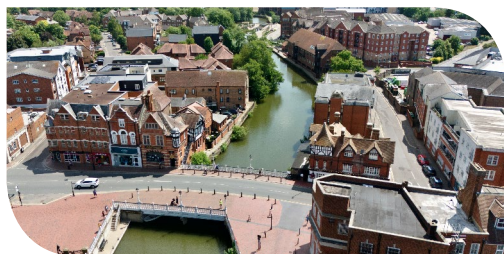
11.10 Tonbridge and Malling's strengths identified within the Strategy include its proximity to London and international gateways, high quality of life, a strong business community, low unemployment and high levels of household income relative to other areas of Kent. Meanwhile, existing challenges include identifying new employment sites to meet future needs, decarbonising the economy, past losses of commercial premises through changes of use including through Permitted Development Rights (PDR) and recruitment difficulties in some sectors including land based and care roles.

11.11 Policy E1 supports the delivery of the council's economic development aspirations and compliments other initiatives and work undertaken by the council and its partners to support the local economy. This includes providing business support and advice, assisting businesses to access funding and finance, attracting and promoting inward investment, effective partnership working to secure key infrastructure including the completion of full fibre and 5G networks, ensuring our town centres and visitor offer remain competitive, and to support existing businesses to become Net Zero.

Policy E1: Supporting a Prosperous, Inclusive and Sustainable Economic Future

- 1 Economic development proposals will be supported where they contribute towards the delivery of a prosperous, inclusive and sustainable economic future in the borough. This will be achieved through the following:
 - a Protecting and retaining existing employment floorspace and supporting proposals for new employment floorspace that is well-designed, of good quality and is flexible in terms of operation and use;
 - b Supporting proposals for different employment premises at a range of scales that meet business needs within the industrial, logistics and offices sectors, that clearly evidence relevant market demand;
 - c Supporting proposals that seek to improve or upgrade the quality of employment premises / floorspace including through redevelopment, conversion, refurbishment, intensification or reconfiguration, which will lead to an improvement of employment provision, an increase in job growth and / or will assist to meet the needs of modern-day businesses and market demands;
 - d Locating employment floorspace near to labour supply and in appropriate locations as relevant to the nature of the business including transport requirements and proximity to strategic routes;
 - e Support proposals that will deliver the necessary infrastructure in a timely manner or where there is currently or will be sufficient capacity to support the proposal;
 - f Supporting business startups and small and medium sized enterprises (SME's) by creating conditions in which businesses can innovate and grow;
 - g Ensuring that proposals deliver environmental and climate change policy requirements to assist in decarbonising the economy including adaptation of existing businesses. This includes delivering sustainably constructed business premises and delivering energy efficient buildings, sustainable business operations and processes, sustainable travel infrastructure opportunities and improvements, innovation and technology development, digital infrastructure improvements to facilitate home working as appropriate, EV charging points and cycle storage; and
 - h Supporting proposals that will contribute to addressing local skill shortages, support local employment, re-skilling and retraining and those that enable green economy outcomes.

Reasoned Justification



11.12 The borough's economic landscape is evolving and Policy E1 is designed to ensure that economic development within the borough is future-proofed, inclusive, and environmentally sustainable.



11.13 The Policy supports the retention and enhancement of employment floorspace to safeguard existing jobs and accommodate future growth. It recognises the need for flexibility in employment premises to meet the operational requirements of modern businesses, including SMEs and startups, which are vital to innovation and economic resilience.

11.14 Evidence from employment land reviews and market assessments highlights a need for better quality and more adaptable industrial, logistics, and office space. The Policy responds to this by encouraging redevelopment, refurbishment, and intensification of older or underutilised sites, particularly those that are vacant or of poor quality.

11.15 Locational criteria are embedded in the policy to ensure employment uses are situated where they can thrive, close to labour supply, transport infrastructure, and strategic routes. This supports sustainable commuting patterns and enhances business connectivity.

11.16 Infrastructure provision is a critical enabler of economic growth. The Policy ensures that development proposals are supported by adequate infrastructure capacity or deliver necessary improvements, aligning with wider spatial and transport strategies.

11.17 In line with national and local climate objectives, the Policy promotes low-carbon economic development. This includes energy-efficient buildings, sustainable travel options, and digital infrastructure to support remote working and reduce carbon emissions.

11.18 In addition, the Policy supports initiatives that address local skills shortages and promote inclusive employment opportunities. By encouraging re-skilling, retraining, and green economy outcomes, the Policy contributes to a more equitable and sustainable future for all residents.

Policy Implementation

11.19 This Policy will be applied to all relevant development proposals, alongside the application of other development management policies. Proposals should demonstrate how they contribute to the borough's economic objectives, including job creation, modernisation of employment space, and environmental sustainability. Applications should be accompanied by evidence of market demand, employment impact, and infrastructure capacity.

11.20 Where there is a requirement to secure site-specific infrastructure to mitigate proposals, the council will consider the use of either planning obligations or planning conditions to secure this.



Strategic Employment Areas



Introduction

11.21 Strategic Employment Areas (SEAs) are essential to the borough's economic vitality, providing a range of industrial, logistics, and office-based employment opportunities. These areas support a significant proportion of local jobs and are critical to maintaining a diverse and resilient economy.

11.22 The NPPF emphasises the importance of building a strong and competitive economy and requires planning policies to set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. Policy E2 responds to this by identifying and safeguarding a network of key employment locations across the borough.

11.23 These areas are protected for uses within Use Classes E(g), B2, and B8, which reflect the operational needs of modern businesses. The policy supports the expansion, intensification, and adaptation of employment space in these locations, provided proposals enhance employment provision, are compatible with surrounding uses, and do not result in unacceptable impacts on infrastructure or amenity.

11.24 The Policy also allows for limited ancillary services, such as trade counters, where they support the primary employment function. Proposals for non-employment uses will only be permitted in exceptional circumstances, where robust evidence demonstrates that the proposed use will not undermine the employment role of the site and meets specific criteria.



Policy E2: Strategic Employment Areas

- 1 The following strategic employment sites, premises and floorspace will be retained and safeguarded for employment purposes.
- 2 New employment space or the expansion or adaptation of employment space in these locations will generally be supported where uses are for E(g), B2 and B8, as identified in the table and where the proposal:
 - a Will lead to an improvement in the quantity and quality of employment floorspace and related jobs;
 - b Will not result in unacceptable impacts on the road network, providing sufficient parking for the use proposed;
 - c Will not affect the amenity of neighbouring properties;
 - d Complements the employment area and maximises the employment potential of the area. Ancillary services such as trade counters will be supported but only where they are a subsidiary and de-minimis feature of the employment unit, support the primary business function of the unit and where they do not adversely affect the business function of the employment area or surrounding area, including unacceptable parking or highways impacts that cannot be appropriately mitigated.
- 3 Development for non-B2, B8 and E(g) uses in these locations including sui generis uses will only be permitted where there is a clear and evidenced justification for a departure from this policy and where the following criteria can be demonstrated:
 - a There will be no adverse impact on the employment land supply (amount, type, quality and use) and jobs;
 - b It can be demonstrated that there is a need for the type of employment use proposed to be located within the strategic employment site and that the use cannot be suitably provided elsewhere;
 - c That the current employment use is no longer viable for its current or last lawful use;
 - d That the proposed use will not inhibit the ability to provide equivalent employment on the site in the future; and
 - e That the alternative employment use supports the integrity and function of the employment site and is suitable when considering its relationship to other employment uses.
- 4 Ancillary services such as trade counters will be supported but only where they are a subsidiary feature of the employment unit, support the primary business function of the unit and where they do not adversely affect the business function of the employment area or surrounding area, including by giving rise to unacceptable parking or highways impacts that cannot be appropriately mitigated.
- 5 Where the proposal relates to a non-employment use, due to there being no longer a demand for the site or premises or feature(s) associated with the employment use, then this should be demonstrated through:
 - a A minimum prior 12-month marketing exercise, where the site or premises have been genuinely offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused.
 - b Written evidence from a suitable commercial agent(s) will be required to support this.

Employment Area**Acceptable Uses**

Tonbridge Industrial Area including premises at Cannon Lane, Vale Road, Vale Rise, Morley Road, Sovereign Way and Tannery Road (47.2 ha)

New Hythe Industrial Area including Panattoni Park Aylesford (126 ha)

Quarry Wood Industrial Area including Britania Business Park and Priory Park, Aylesford (37.6 ha)

North Snodland Industrial Area including Vantage Point and Arc Logistics Park (8.5 ha)

East Snodland Industrial Area including Mid Kent Business Park and Smurfit Kappa (26 ha)

South Snodland Industrial Area, including premises at Hays Road (17.5 ha)

Forstal Road Industrial Area, Aylesford (part within Tonbridge and Malling), including premises at the Deacon Trading Estate, Cottage Industrial Estate and Beddow Way (19.1 ha)

Industrial Area North of M20 Jn6, including premises at Coldharbour Lane and Frank Sando Way (11.7 ha)

Innovation Park Medway, Rochester (part within Tonbridge and Malling), including premises at Laker Road (8.6 ha)

Wrotham Heath Industrial Area including Invicta Business Park and Panattoni Park Sevenoaks (4.3 ha)

East Peckham Industrial Area including premises at Branbridges Industrial Estate, Archers Park, Adams Wharf and Arnold Business Park (10.4 ha)

Borough Green Industrial Area, including premises at Cricketts Farm Business Park and H+H Celcon (13 ha)

Platt Industrial Estate, St Mary's Platt (6.6 ha)

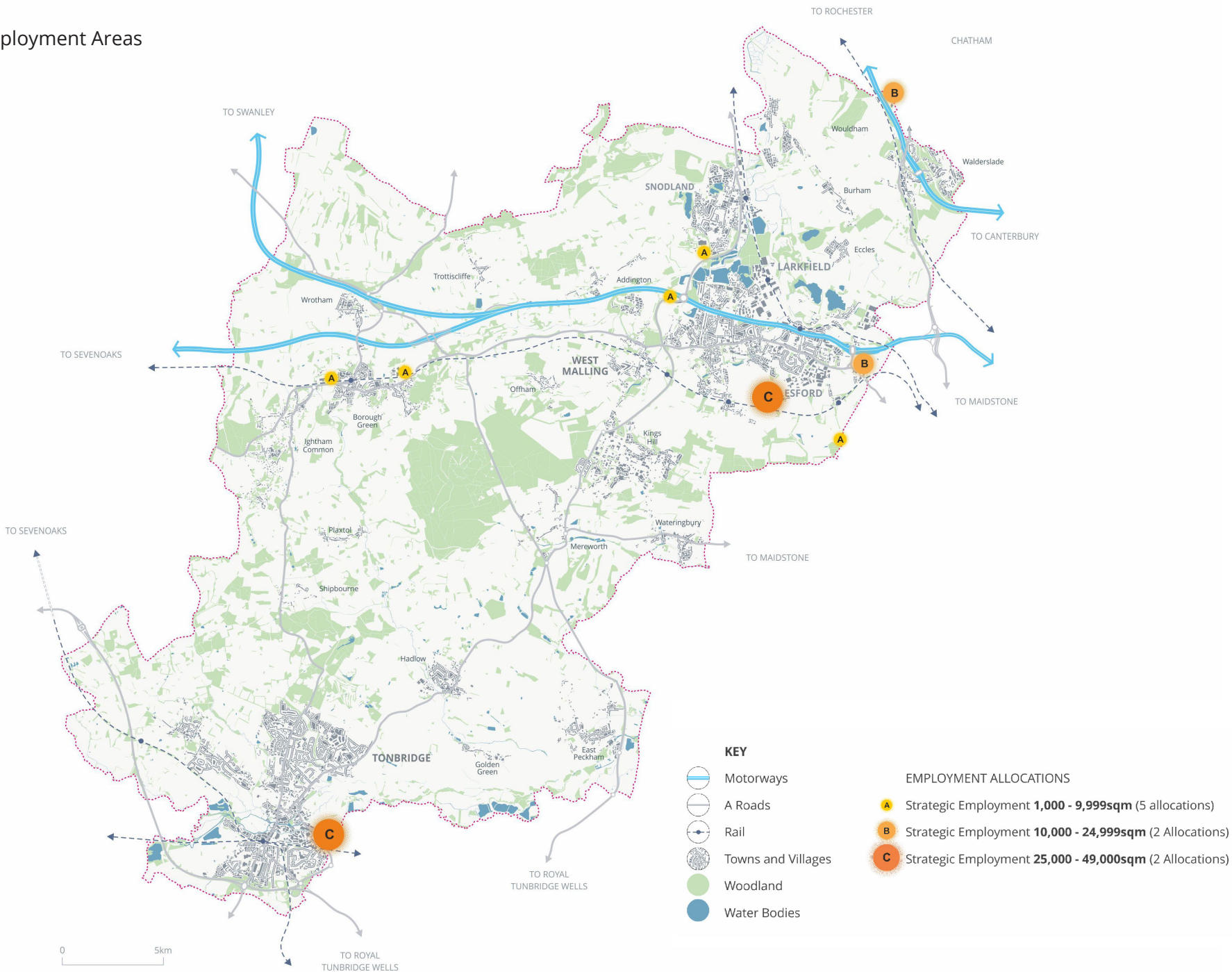
Tonbridge Town Centre (24.7 ha)

Kings Hill Business Park including premises at Kings Hill Avenue, Gibson Drive, Alexander Grove and Jubilee Way (51 ha)

Hermitage Court, Hermitage Lane, Maidstone (5.5 ha)

General Industry - B2**Storage and
Distribution - B8****Ancillary Office - E(g)****General Industry - B2****Ancillary Office - E(g)****Office, Research
and Development -
E1(g) i) and ii)**

Figure 11.2: Strategic Employment Areas



Reasoned Justification

11.25 National planning policy requires local planning authorities to plan proactively to meet the development needs of business and support an economy fit for the 21st century. Policy E2 aligns with this by safeguarding a portfolio of well-located, accessible, and high-quality employment sites that are capable of supporting a range of business activities.

11.26 The Tonbridge and Malling Economy Study (2025) provides the evidence base for identifying these Strategic Employment Areas and highlights the importance of protecting employment land from competing uses, particularly in areas of high demand or where there is limited supply.

11.27 By clearly defining acceptable uses and setting out criteria for assessing alternative proposals, Policy E2 provides clarity and certainty for developers, businesses, and communities. It ensures that employment land is used efficiently and remains available to meet current and future economic needs.

11.28 The policy also supports the modernisation of employment space to meet changing business needs, contributing to productivity growth and economic resilience. It ensures that any departure from employment use is justified, does not harm the overall employment function of the area, and supports the long-term economic strategy of the borough.

Policy Implementation

11.29 Planning applications within Strategic Employment Areas will be assessed against the policy's criteria. Proposals must demonstrate compliance with the use classes B2, B8 and E(g) as stated and provide robust evidence where alternative uses are proposed, in line with paragraph 86 e) of the NPPF, which supports flexible approaches to planning for employment land.

11.30 Any planning application that proposes the loss of employment uses within designated Strategic Employment Areas must be sufficiently justified and must meet criteria 3a-e.

11.31 Proposals for 'main town centre uses', including offices, must also comply with Policy E8 (Sequential and Local Impact Tests), ensuring consistency across the Local Plan.

11.32 The council will work with landowners, developers, and business support organisations to promote investment in Strategic Employment Areas and to facilitate the delivery of high-quality employment space.

11.33 If the council require the review of any submitted marketing and viability information by an independent consultant, it is expected that the applicant will cover the cost of this.

Other Employment Sites, Premises and Floorspace



Introduction

11.34 Other existing employment sites are located throughout the borough and offer a wide variety of employment stock, uses and opportunities. These premises are of varying age, quality and price, which helps to support a wide variety of businesses, especially small and medium-sized enterprises (SMEs). These premises play a vital role in supporting the local economy, providing jobs, and sustaining business activity. These sites include uses within the B2, B8 and E(g) use classes, which encompass offices, research and development, light industry, general industrial, and storage and distribution.

11.35 It is important to protect these employment sites from loss to non-employment uses and to encourage investment in their reconfiguration and intensification. This will also help the borough to support the growth of local businesses, inward investment, and related jobs. Retaining and strengthening the local business base will help to provide balanced growth, through providing more local job opportunities for residents that will help minimise out-commuting from the borough.

11.36 The demand for offices and other uses under Use Class E(g) is likely to fluctuate over the plan period in response to changing economic and market conditions. The Covid-19 pandemic and the related growth

in home and hybrid working have resulted in reduced demand for office stock. Changes to the [General Permitted Development Rights Order](#) (GPDO) have enabled the change of use of Use Class E(g) stock, including offices, to residential use. This, in addition to other permitted losses of office stock, particularly at Kings Hill, has reduced the availability of premises for growing and new businesses.

11.37 Policy E3 seeks to safeguard these existing employment locations from being lost to non-employment uses unless specific criteria are met. The Policy recognises that while some sites may no longer be suitable for continued employment use, any proposed change must be carefully

assessed to ensure it does not undermine the wider employment function of the area or negatively impact neighbouring uses and residential amenity.

11.38 The Policy supports proposals that demonstrate clear economic benefits, such as job creation or retention, and improvements to the local environment or amenity. It also encourages the intensification, redevelopment, or upgrading of existing employment premises where this aligns with modern business needs and contributes positively to the borough's employment offer.

Policy E3: Other Employment Sites, Premises and Floorspace

- 1 Existing B2, B8 and E(g) employment sites premises and floorspace which are not situated within sites identified in policy E2 will be protected against loss to non-employment uses.
- 2 Proposals that will result in the loss of employment use will only be permitted where:
 - a The current employment use is no longer viable for its current or last lawful use;
 - b The proposed use will not have an unacceptable adverse impact on the function or operation of the employment site, neighbouring businesses/uses or unduly affect neighbouring residential amenity due to transport movements, car parking, noise, or hours of operation;
 - c The proposal would result in economic benefits including job provision; and
 - d The current use of the site is not appropriate to be continued, and development of the site would result in an improvement to the built environment or the amenity of the area.
- 3 Proposals for intensification, redevelopment or upgrading of existing facilities will be supported where they respond to modern day business needs, support job retention and creation, as well as maintain or exceed the extent of employment floorspace.
- 4 Where the partial loss of employment use is proposed then applications will only be supported where the partial loss will contribute to the continuation of the existing employment use (should the existing use require less floorspace) and it can be demonstrated that the existing use would otherwise be unviable but can be retained by cross-subsidy.
- 5 Proposals that would result in the loss of features associated with an employment use, that are likely to undermine a site's viability, such as but not limited to car parking, will be refused planning permission unless the impact can be sufficiently mitigated and there are clearly justified circumstances for such a proposal to proceed.
- 6 Where the proposal relates to a non-employment use, due to there being no longer a demand for the site or premises or feature(s) associated with the employment use, then this should be demonstrated through:
 - a A minimum prior 12-month marketing exercise, where the site or premises have been genuinely offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused.
 - b Written evidence from a suitable commercial agent(s) will be required to support this.



Reasoned Justification

11.39 The protection of employment land is essential to maintaining a balanced and resilient local economy. Employment sites provide a range of job opportunities and support business growth, innovation, and inward investment. The loss of such sites to non-employment uses can undermine economic sustainability and reduce the availability of land for future business needs.

11.40 Evidence from the Tonbridge and Malling Economy Study (2025) indicates that there is ongoing demand for employment space across the borough, particularly for flexible and modern premises. Retaining and enhancing existing employment sites is therefore critical to meeting current and future economic needs.

11.41 This Policy ensures that employment land is not lost unnecessarily and that any changes are justified by clear economic or environmental benefits. It also supports the borough's strategic objectives for economic development and aligns with national planning policy on supporting business growth and productivity.

Policy Implementation

11.42 The aim of this Policy is to ensure that existing employment sites across the borough are retained and enhanced in line with the Local Plan's economic objectives and the criteria set out within the Policy. Applicants seeking to redevelop or change the use of employment land must provide clear and robust evidence that the site is no longer viable or suitable for continued economic use.

11.43 To support decision-making, proposals should be accompanied by a marketing assessment demonstrating sustained efforts to let or sell the site for employment use for a prior 18-month period. Other evidence will also be required to be submitted in an economic impact assessment proportionate to the application outlining the implications of the proposed change and how the application meets the Policy criteria.

11.44 The council will encourage investment in the reconfiguration, intensification, and modernisation of employment premises to meet evolving business needs, particularly for small and medium-sized enterprises (SMEs). Proposals that support the delivery of flexible, affordable, and sustainable employment space will be supported.

11.45 If the council require the review of any submitted marketing and viability information by an independent consultant, it is expected that the applicant will cover the cost of this.



Employment and Skills



Introduction

11.46 Tonbridge and Malling is changing and growing as more people choose to live and work in the borough. As part of West Kent, the borough plays a strong role in contributing towards the West Kent economy. The council's Economic Development Strategy identifies that "gross value added (GVA) per head is £36,690 compared to £27,907 across Kent as a whole. However, when compared to other locations equidistant to London, such as Guildford, it is clear that there is room for improvement" (ED Strategy, page 3).

11.47 Supporting the prosperity of local residents through the availability of training opportunities to equip them with high-level skills, as well as employment opportunities is vital to supporting the economic vitality of the borough and inward investment. The relationship between GVA and skills is an important one given that improved skills contribute to productivity, which in turn increases GVA.

11.48 It is important that the borough offers the right skills profile to cater for the needs of current and future employers, and to overcome any skills gaps. The council's Economic Development Strategy seeks to "ensure that everyone sees the benefit of improvements in our economy, and that no-one is left behind" (ED Strategy, page 5). By supporting an inclusive approach, we can help to increase skills levels and reduce unemployment through creating training and job opportunities for local people. This could include focusing on groups overrepresented in unemployment including young people, ethnic minority groups, and women in ethnic minority groups. This could enhance equal access to employment and income equality to all local residents.

11.49 To help achieve this aspiration, planning applications for 1,000 sqm of commercial or community floorspace (net) or applications for residential development of 20 units or more should be accompanied by an Employment and Skills Training Plan (ESTP).

Policy E4: Employment and Skills

- Page 21
- 1 Proposals for 1,000 sqm of commercial or community use floorspace or for residential developments of 20 units or more will be required to submit an Employment and Skills Training Plan to demonstrate how the proposal will contribute to employing, educating and training local people. The Employment and Skills Training Plan will need to consider both the construction and operation phase of the development (as appropriate).
 - 2 The Employment and Skills Training Plan will need to at a minimum:
 - a Set out training to be provided to local people;
 - b Set out how jobs will be promoted to the community;
 - c Set out how local people will be prioritised for new opportunities, including those relating to sub-contractors;
 - d Set out how local education will be invested in; and
 - e Set out how the above will be monitored.



Reasoned Justification

11.50 Tonbridge and Malling has a diverse economy, however, there are pockets of skill shortages and economic inactivity, particularly among young people and those seeking to re-enter the workforce. Requiring ESTPs for certain developments ensures that the benefits of growth are shared more equitably. These plans will help address local skills gaps, support apprenticeships and training schemes, and foster stronger links between developers, employers, and education providers. This approach aligns with national planning guidance and supports the council's objectives for inclusive growth and social mobility.

Policy Implementation

11.51 The Government defines major development as 10 or more residential units or more than 1,000sqm of commercial floorspace. It is considered that the development of 10 residential units is relatively small with regards to this issue and therefore requiring employment and skills plans from these developments could prove over burdensome. The council therefore require a more appropriate threshold for residential development in implementing this policy of 20 or more units.

11.52 The council will provide guidance on the preparation of ESTPs, including model clauses and best practice examples. Developers will be expected to engage with local job centres, training providers, and schools/ colleges to deliver the commitments set out in an agreed ESTP.

11.53 The council will also explore opportunities to align ESTPs with other local initiatives and through liaising with relevant partners, to maximise impact and avoid duplication.

11.54 ESTPs will be secured via a S106 legal agreement.



Town Centres



Introduction

11.55 This section sets out the strategy for how our town, district and local centres can develop, as well as where new town centre uses should be brought forward. Recent events and trends have changed the role of town centres nationally, including the rise of internet shopping, driven by the Covid-19 pandemic and the forced temporary closure of non-essential stores.

11.56 There has also been the relaxation of planning regulations for town centre uses, which has allowed for certain town centre uses to interchange without planning permission, including the introduction of residential uses.

11.57 High streets are the beating hearts of our towns and villages, and maintaining and enhancing the vibrancy and vitality of our centres will be important to ensure that they continue to play a positive and important role in our local economy as well as ensuring that our centres meet the needs of local residents.

11.58 Tonbridge is the largest and dominant centre in the borough, it benefits from a collection of unique assets including close proximity to the River Medway and Tonbridge Castle, as well as Tonbridge Racecourse Sportsground and Park. As the only town in the borough, it provides the most varied range of facilities and is the only centre with a truly borough-wide catchment area. There are ongoing shifts in demand and expectations for town centres, with a shift towards the town centre being a location for non-retail uses which in Tonbridge increased from 42% in 2003 to 47% in 2025 ([Retail and Town Centres Needs Study 2025, paragraph 5.50](#)).

11.59 There are a number of other centres in the borough of varying sizes that have a more limited and proportionate comparison goods offer, to that provided by Tonbridge. These centres play an important role in the provision of convenience goods and access to services, especially so for more rural settlements.

11.60 The borough does not have any significant urban or edge of centre sites with a substantial sub-regional catchment, in contrast to neighbouring Tunbridge Wells, Maidstone and Bluewater which draw consumers and spending away from the borough.

Town Centre Hierarchy

11.61 The NPPF confirms that local planning policies should define a network and hierarchy of town centres to promote their long-term vitality and viability. Designated centres remain the expected focus for retail, leisure and other main town centre uses. This is defined in the NPPF as 'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).'

11.62 Figure 11.3 overleaf sets out the retail hierarchy for Tonbridge and Malling borough, this identifies town, district and local centres, which is informed by analysis provided in the Retail and Town Centres Needs Study (2025), in terms of the number and mix of outlets available, as well as turnover and market share.

- Town centre: The retail study identified Tonbridge to be at the top of the hierarchy given its number of outlets (172) and mix of facilities.
- District centres: These centres are smaller (with between 22 to 86 outlets). District centres have a more limited range and choice of comparison goods shopping.
- Local centres: Local centres include a range of small shops of a local nature, serving a small catchment (with between 6-15 outlets).

11.63 Policy E5 sets out the approach to supporting the borough's hierarchy of centres and includes criteria against which town centre proposals will be assessed.

11.64 Town Centre is defined in the NPPF at Annex 2: *"Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres."*

Figure 11.3: Retail Hierarchy for Tonbridge and Malling Borough

Centre Name	Type
Tonbridge	Town Centre
Borough Green	
Kings Hill	District Centre
Martin Square and London Road, Larkfield	
Snodland	
West Malling	
Martin Hardie Way, Tonbridge	Local Centre
York Parade, Tonbridge	
Twisden Road, East Malling	
Woodlands Parade, Ditton	
Little Market Row, Leybourne	
Hadlow	
Hildenborough	

Policy E5: Supporting the Vitality of Town, Service and Local Centres

- 1 The hierarchy of centres will be expected to be the focus for main town centre uses and the role and function of the centres will be protected and enhanced.
- 2 Within the defined centres, proposals will be supported where they are located within the town centre boundary and contribute to the vitality and viability of the town centre including for retail, food and drink, financial and professional services, leisure, entertainment, indoor sport and recreation, offices, arts, culture and tourism, residential and employment development as well as markets.
- 3 Proposals within town centre boundaries will be supported where:
 - a They are located within the defined town centre boundaries;
 - b They provide an active frontage, ensuring that there is no break in active frontages;
 - c The proposal maintains and enhances the centres vitality and viability by contributing to the overall balance, mix and diverse offer of town centre uses to support the local communities;
 - d The proposal is of an appropriate scale commensurate to the size, function and character of the centre and does not result in amenity issues, such as noise and odour; and
 - e The proposal positively contributes to wellbeing and placemaking including the identity of the centre as opportunities allow. Providing an improved service and experience, improved accessibility and sustainable travel facilities, enhanced public realm, urban greening including linking to blue and green infrastructure, as well as enhancing heritage assets and their setting.
- 4 Within defined local centres proposals will be supported where they provide a direct service to the general public and the use would not result in the loss of local accessible (by walking or wheeling) shopping facilities. For town centre regeneration proposals, these should be supported by relevant impact assessments to ensure that the development will be inclusive.
- 5 Meanwhile uses will be supported in town centres where they enhance the character and vitality of the area, maintain active ground floor frontages and retain any existing shopfronts. Meanwhile uses should be precursors to permanent uses or development, that secure the reoccupation of a vacant site or premises, and which contribute economic, social and/or environmental benefits to the centre.
- 6 Proposals relating to the night-time economy in Tonbridge town centre and district centres will be supported where they do not affect day-time footfall, have an active frontage and will not result in any negative environmental or amenity effects with appropriate mitigation in place.
- 7 Within the defined centres a change of use at ground floor level to a non-main town centre use will not be permitted, unless the site is allocated to deliver residential development. This includes the change of use of existing ground floor premises to residential.

Reasoned Justification

11.65 Policy E6 supports the vitality and viability of Tonbridge's town, district, and local centres by directing appropriate development to these locations in line with the town centre hierarchy. This reflects national policy (NPPF), which highlights the need for diversification and a positive strategy to help centres adapt to rapid changes in the retail and leisure sectors.

11.66 The borough benefits from a well-established network of centres that serve their communities. Maintaining this hierarchy in the Local Plan is essential to ensure sustainable shopping patterns, direct main town centre uses to accessible locations and define a clear role and strategy for our centres.

11.67 The Policy promotes a balanced mix of uses, active frontages, and development that is appropriate in scale and character. It supports placemaking, improved accessibility, and enhancements to the public realm and green infrastructure. Meanwhile uses are encouraged where they activate vacant spaces and contribute positively to the area.

11.68 Night-time economy proposals will be supported where they complement daytime activity and avoid negative impacts. To protect the function of centres, changes of use at ground floor level to non-town centre or residential uses are restricted unless allocated for housing.

Policy Implementation

11.69 Policy E6 ensures that proposals for main town centre uses align with the defined hierarchy of centres. Development must be of a scale appropriate to the role and function of the centre in which it is located. For example, major retail proposals will not normally be supported in local centres, while most new retail floorspace is expected to be accommodated within existing town and district centres and strategic sites. The hierarchy is intended to guide appropriate development, not to prioritise investment in one centre over another.

11.70 To retain and enhance the vibrancy and vitality of centres, proposals must support a balanced mix of retail, leisure, cultural, and service uses. These should reflect the scale and character of the centre and avoid undermining the function of surrounding areas. Proposals should also avoid over-concentration of any single use. For instance, while sui generis uses such as bars and live music venues can enhance the evening and night-time economy, applicants must demonstrate that such uses will not harm daytime footfall or residential amenity.

11.71 Meanwhile uses are those that reoccupy vacant and underutilised. These units will be supported in principle to maintain the vitality and viability of centres. Where planning permission is required, the council may apply conditions, such as restrictions on opening hours to safeguard the amenity of neighbouring occupiers.

Primary Shopping Areas

Introduction

11.72 The NPPF continues to indicate that the first preference for retail and other town centre uses should be Primary Shopping Areas (PSA) for retail uses and the town centre boundary for other town centre uses.

11.73 Primary Shopping Areas (PSAs) represent the vibrant heart of a town centre, where retail activity is most concentrated and footfall is highest. These areas typically include the core frontages where a high proportion of shops, services, and food and drink uses are located, forming the commercial backbone of a town. The ability to focus new retail uses within the PSA, rather than the wider town centre area, has however become more difficult with the introduction of the new Class E, which allows free movement to and from retail use and other town centre uses.

11.74 The need for separate town centre and primary shopping area boundaries has been considered in preparing the Local Plan. It is considered that a PSA is only appropriate for Tonbridge town centre which has significant leisure assets but not for the district and local centres. This is considered sufficient for sequential test purposes.

11.75 As Tonbridge continues to evolve, the PSA will remain central to efforts to enhance the town centre experience, attract investment, and ensure that the town remains a thriving and inclusive place for all. Where planning permission is required, it will help to resist inappropriate changes of use that could undermine the retail function of the town centre.

Policy E6: Primary Shopping Areas

- 1** To ensure that Tonbridge continues to meet the shopping needs of the community, proposals for development within the primary shopping area, as defined on the Policies Map, will be supported and encouraged where:
 - a** They improve the quality and mix of uses within Class E to enhance the role of the town centre and their vitality, viability and street-level vibrancy;
 - b** They provide a complimentary town centre function (for non-E class uses);
 - c** They seek to retain and enhance the active frontage at ground floor level contributing to the character and function of the town centre and public realm; and
 - d** They provide a high-quality shop front design and ensure accessibility for all users.
- 2** Uses within the Primary Shopping Area that are considered to detract from the overall shopping function, including those with closed or inactive frontages will not be supported.

Reasoned Justification

11.76 Tonbridge town centre is a key focus for retail, commercial, and community activity within the borough. The designation of a Primary Shopping Area (PSA) provides a clear spatial framework for managing development and investment in the town centre, ensuring that the most active and accessible frontages are protected and enhanced.

11.77 The PSA encompasses the core retail streets, including the High Street and key adjoining frontages, where footfall is highest and where the concentration of shops and services is most significant. This area plays a vital role in supporting the town's economic health, providing essential services, and contributing to the town's identity and sense of place.

11.78 Designating the PSA helps guide planning decisions, manage change, and focus investment in the most active parts of the town centre. It supports the delivery of a vibrant, accessible, and sustainable place that meets the needs of residents, businesses, and visitors alike.

11.79 Town centre boundaries have also been defined for Tonbridge and other identified centres in the hierarchy. These reflect the extent of commercial, leisure and community uses that are currently available. It is acknowledged that the Tonbridge town centre boundary may change in the Regulation 19 Local Plan, to reflect the outcome of ongoing masterplanning work for the regeneration of sites [East of High Street](#).

11.80 This approach aligns with national planning policy, which emphasises the importance of promoting competitive and vibrant town centres and supports the council's wider regeneration and place-making objectives for Tonbridge.

Policy Implementation

11.81 The introduction of Use Class E has increased flexibility for town centre uses, allowing a range of commercial, business, and service activities to operate without the need for planning permission. While this flexibility is welcomed, it also presents challenges in maintaining a strong retail presence and ensuring that ground floor uses contribute positively to the vibrancy and attractiveness of the town centre.

11.82 This Policy seeks to strike a balance between enabling adaptability and protecting the core retail function of the PSA. It supports a mix of Class E uses that generate footfall and maintain active frontages, while allowing for appropriate diversification where it enhances the overall vitality of the area.

11.83 The Policy also recognises the importance of high-quality design, accessibility, and the need to manage change sensitively.

Above Ground Floorspace

Introduction

11.84 Upper floors in town centres represent a valuable and often underused resource. In Tonbridge and Malling, many buildings within the borough's centres, particularly in Tonbridge and West Malling, feature upper storeys that have the potential to contribute more actively to the vitality, viability, and sustainability of these areas.

11.85 Historically, upper floors have been used for a mix of purposes, including residential accommodation, offices, and storage. However, changing retail patterns and the need to make more efficient use of urban land have highlighted the importance of bringing these spaces back into active use.

11.86 Encouraging the reuse and sensitive adaptation of upper floors can support a more diverse and resilient town centre economy. It can also contribute to housing delivery, provide opportunities for small businesses and co-working spaces, and enhance the overall character and safety of town centres by increasing activity and natural surveillance.

11.87 This Policy sets out the council's approach to managing development proposals involving upper floors, ensuring that they are well-integrated, accessible, and contribute positively to the function and appearance of defined centres.

Policy E7: Above Ground Floorspace

- 1** Proposals for upper floor uses within the defined town centre boundaries that contribute to the centre's vitality, viability and sustainability, including residential uses, commercial uses, co-working spaces, cultural uses or community facilities will be supported where:
 - a** The redevelopment of upper floors does not result in the loss of ancillary storage space or other beneficial uses to the extent that it would make a ground floor unit unviable;
 - b** The redevelopment would not result in the loss of residential or employment floorspace, unless the use is located in the primary shopping area and is for a Class E use;
 - c** The proposal makes efficient use of space and contributes to the overall mix of uses;
 - d** The proposal provides a separate and adequate access to the upper floor(s) ensuring that any new entrance or use does not affect the character and appearance of the building, the public realm, or the functionality or character of the town centre;
 - e** The use does not affect or adversely exacerbate the properties existing servicing arrangements, parking or result in adverse traffic impacts;
 - f** The upper floors have sufficient refuse storage and collection space and cycle storage space, where this is possible.
- 2** Where upper floors are located within conservation areas or involve heritage assets, proposals must preserve or enhance the significance of those assets and comply with relevant heritage policies.

Reasoned Justification

11.88 Town centres are diverse, combining both commercial and residential functions and upper floors within town centres represent a significant opportunity to support sustainable development, enhance town centre vitality, and make more efficient use of existing buildings.

11.89 Where vacant units exist above ground floor commercial premises, these present an ideal opportunity to contribute positively to the local economy and community. Encouraging the reuse of above-ground floorspace aligns with national planning policy objectives to promote mixed-use development, increase housing supply in accessible locations, and support the diversification of town centres.

11.90 Residential uses on upper floors can help increase footfall, improve natural surveillance, and support evening and weekend activity, while office, co-working, and community uses can contribute to daytime vibrancy and employment opportunities.

11.91 This policy supports the sensitive conversion and reuse of upper floors for appropriate uses, including those within Use Class E and residential accommodation, provided they do not compromise the function of ground floor commercial premises. It also promotes good design, accessibility, and integration with the surrounding built environment, particularly in conservation areas and heritage settings.

11.92 By enabling a broader mix of uses above ground level, the policy contributes to the council's wider objectives for regeneration, housing delivery, and town centre resilience, while helping to reduce vacancy rates and support the long-term sustainability of town centres across the borough.

Policy Implementation

11.93 Planning applications involving the change of use, conversion, or redevelopment of upper floors within town centres will be assessed against this policy. Proposals should demonstrate how they contribute to the vitality of the centre, maintain or enhance the function of ground floor uses, and provide safe, accessible, and high-quality accommodation or workspace.



Sequential and Local Impact Tests

Introduction

11.94 Town centres play a vital role in the economic, social, and cultural life of the borough. To maintain their vitality and viability, it is essential that new development is directed to the most sustainable and appropriate locations. National planning policy promotes a 'town centre first' approach, requiring that proposals for main town centre uses are located within defined centres wherever possible.

11.95 This Policy sets out the local application of the sequential and impact tests for proposals involving retail, leisure, and other town centre uses. It ensures that development outside of defined centres is only permitted where no suitable sites are available within or on the edge of centres, and where it can be demonstrated that there will be no significant adverse impact on existing centres. The Policy also introduces a locally defined impact threshold to reflect the scale and character of the borough's centres and to provide a proportionate level of scrutiny for developments likely to affect them.

Policy E8: Sequential and Local Impact Tests

- 1** In accordance with the NPPF, main town centre uses should be located in the defined town centres. Where main town centre uses are proposed elsewhere then the sequential approach will be applied where applicants must be able to demonstrate, with a robust justification, that sites firstly within town centres and then secondly on the edge of town centres are not available.
- 2** Where the sequential approach is met, then main town centre uses will need to be located in accessible and sustainable locations which are well connected to the nearest town centre.
- 3** Opportunities to utilise town centre or edge of centre sites should be fully explored, including a satisfactory area of search, before considering sites elsewhere. This will need to be demonstrated including considering flexibility on issues such as format and scale.
- 4** Outside designated Tonbridge primary shopping area and other town centre boundaries, applications for retail and leisure uses, or retail and leisure uses combined, will be required to submit an impact assessment where the development is for 400sqm or more (gross external area) of retail or leisure floorspace. This includes combined floorspace across different phases of development and mixed-use developments.
- 5** The impact assessment should be proportionate to the size of the development being proposed and must sufficiently demonstrate that the proposal will not have an adverse effect on any town centre within the borough or in surrounding areas, either on its own or cumulatively.

Reasoned Justification

11.96 The purpose of Policy E9 is to support the long-term health and sustainability of the borough's town, district, and local centres by ensuring that new development is appropriately located and does not undermine the role of existing centres. The Policy reflects national planning policy, which promotes a 'town centre first' approach to the location of retail, leisure, and other main town centre uses.

11.97 The sequential test is a key tool in directing development to the most sustainable locations. It ensures that proposals for main town centre uses are only permitted in edge-of-centre or out-of-centre locations where no suitable sites are available within defined centres. This approach helps to consolidate investment in existing centres, supports their regeneration, and reduces the need to travel by car.

11.98 The Policy also introduces a locally defined impact threshold of 400 sqm gross for retail and leisure development outside or on the edge of defined centres. This lower threshold, recommended by the Retail and Town Centres Needs Study, reflects the scale and character of the borough's centres and the potential for even modest developments to divert trade and impact centre vitality. The threshold applies to individual proposals as well as cumulative floorspace across phases or within mixed-use schemes.

11.99 By requiring proportionate impact assessments and applying planning conditions where necessary, the policy provides a robust framework for assessing the potential effects of development on town centres. This ensures that growth is managed in a way that supports the borough's spatial strategy and protects the role of its centres as accessible, vibrant, and inclusive places.

Policy Implementation

11.100 This Policy will be applied to all applications for town centre uses which are proposed on sites situated outside of defined centre boundaries.

11.101 Policy E9 will ensure that proposals for main town centre uses are directed to the most appropriate locations in line with the sequential and impact tests. Applicants will be required to demonstrate compliance with the sequential test by providing evidence that no suitable sites are available within or on the edge of defined centres, including consideration of site flexibility in terms of format and scale.

11.102 In rural areas, the sequential test will be applied proportionately. While the NPPF excludes small-scale rural offices and other small-scale rural development from

the sequential test, it does not define “small-scale” in terms of floorspace. Therefore, the council will consider such applications on a case-by-case basis. In line with the locally defined impact threshold, proposals below 400 sqm gross floorspace will generally be considered small-scale for the purposes of the sequential test.

11.103 For proposals outside defined centres, the council will require impact assessments for retail and leisure developments exceeding 400 sqm gross floorspace, including cumulative floorspace across phases or within mixed-use schemes. For other town centre uses, the threshold for impact assessments will be 2,500 sqm gross. These assessments must be proportionate to the scale of development and should be agreed with planning officers during the pre-application process. As a minimum, assessments must address:

- The impact on existing, committed, and planned public and private investment in centres within the proposal’s catchment area.
- The impact on the vitality and viability of defined centres, including consumer choice and trade in the town centre and wider retail catchment.

11.104 Planning conditions and legal agreements may be used to manage the mix of uses and prevent future changes that could undermine town centres. This is particularly relevant in light of the introduction of Use Class E, which allows retail uses to occupy non-retail premises without requiring planning permission. Where planning consent is required and there is potential for retail use to impact the health of Tonbridge or other centres, the council may apply conditions to restrict the use accordingly.

11.105 Planning conditions and legal agreements may be used to manage the mix of uses and prevent future changes that could undermine town centres. The council will also monitor the effectiveness of the policy through planning application data, retail health checks, and town centre performance indicators, and will review thresholds and criteria as necessary in response to changing market conditions and national policy updates.



12

RURAL DEVELOPMENT



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12

RURAL DEVELOPMENT

Introduction



12.1 Tonbridge and Malling Borough is defined by its diverse and valued countryside, which includes the nationally protected landscapes of the Kent Downs and High Weald National Landscapes, extensive areas of high-quality agricultural land, and a significant portion of the Metropolitan Green Belt.

12.2 These rural areas are central to the borough's identity, supporting biodiversity, heritage, and the wellbeing of its communities.

12.3 The countryside is home to a network of villages and hamlets, each with its own distinct character and history. It provides a setting for recreation, tourism, and a resilient rural economy, while also contributing to the borough's environmental sustainability. The Local Plan recognises the need to protect the intrinsic value of the countryside, while enabling appropriate development that supports the vitality of rural communities and responds to local needs. The planning policies provided are aligned with the strategic objectives of the Local Plan and reflect national planning guidance, including the National Planning Policy Framework (NPPF).





Rural Exception Sites



Introduction



12.4 Tonbridge and Malling Borough contains a diverse range of rural communities, many of which face increasing pressure from high housing costs and limited development opportunities. In these areas, particularly where services and facilities are scarce, enabling local people to remain in their communities is essential to maintaining their vitality and long-term sustainability.



12.5 Rural Exception Sites offer a targeted solution by allowing small-scale affordable housing development on land that would not normally be used for housing. These sites are specifically intended to meet the needs of local households who are unable to access market housing, and who have a strong connection to the area.

12.6 The council supports the use of Rural Exception Sites to help meet evidenced local housing needs in smaller communities. This policy provides a framework for bringing forward such sites in appropriate locations, ensuring that development is locally supported, well-designed, and secured for long-term community benefit.

Policy R1: Rural Exception Sites

- 1 Small scale residential development in rural areas outside the settlement confines may be permitted where they are consistent with all other Local Plan policies, accord with national Green Belt policy and meet all the following criteria:
 - a The site is identified to meet unmet local housing need either within the Parish or an adjacent Parish that cannot be located elsewhere and as evidenced by an up-to-date and robust housing needs survey;
 - b The exception site is adjacent to an existing settlement or an existing sustainable location near a settlement confine;
 - c The proposed development reflects the required housing need in terms of appropriate size, type, tenure, mix and price, is of high-quality design and in keeping with the character of any adjoining development and the locality;
 - d The affordable homes are of the same or similar design to any of the market homes that may be allowed in terms of scale and number of bedrooms;
 - e The development provides suitable and safe access and parking;
 - f The homes are secured as affordable homes in perpetuity, through a Legal Agreement to ensure that the housing remains available to meet the affordable housing needs of local people; and
 - g The proposal does not include mixed uses.
- 2 Proposals that require a small element of market housing to enable the delivery of affordable homes will only be permitted where a viability assessment confirms that the need for market housing is necessary. The scheme will be subject to an independent viability assessment, the costs of which will be paid for by the applicant. The minimum amount of market housing will be supported to ensure that the primary purpose of the development is to deliver affordable homes.



Reasoned Justification

12.7 House prices in rural areas often exceed local incomes, making it difficult for younger people, families, and key workers to remain in or return to their communities. This has implications for the long-term sustainability of rural settlements, including the viability of local services, schools, and businesses.

12.8 Paragraph 82 of the NPPF requires planning policies and decisions to be responsive to local circumstances and to support housing developments that reflect local needs. The NPPF also enables the provision of affordable housing through rural exception site policies. This Policy therefore aligns with national policy.

Policy Implementation

12.9 The council will assess proposals for Rural Exception Sites based on clear evidence of local housing need. This should be demonstrated through an up-to-date housing needs survey, ideally undertaken within the last five years, and supported by data from the council's Housing Register or other up-to-date assessments. Proposals must show that the identified need cannot be met within existing settlement boundaries.

12.10 Given the exception-based nature of this policy, it is essential that any affordable housing delivered is secured in perpetuity. This will be achieved through Section 106 legal agreements, and only tenures that guarantee long-term affordability will be supported. The homes must be allocated to households with a strong local connection as per the council's latest adopted Housing Allocations Policy.

12.11 Design quality is a key consideration. Developments must be well-integrated with the surrounding built and natural environment, particularly in areas such as the Kent Downs National Landscape, where national policy gives great weight to conserving landscape and scenic beauty. Affordable homes should be indistinguishable from any market homes in terms of appearance and layout.

12.12 Where a small proportion of market housing is proposed to support scheme viability, this must be justified through a viability assessment. The council will commission an independent review of the assessment, with costs met by the applicant. Only the minimum number of market homes necessary to deliver the affordable element will be permitted.

12.13 Rural exception sites are normally brought forward by a Registered Provider or can be brought forward by a Community Land Trust. It will be important for any provider to liaise with the parish council to ensure that a scheme is supported and early and meaningful engagement is encouraged.

Housing For Rural Workers



Introduction

12.14 With much of the borough being rural there are many farmholdings, horticultural enterprises, equestrian facilities, and other land-based rural businesses. These enterprises are vital to the local economy and the stewardship of the countryside. In undertaking business activities, there may sometimes be special circumstances where it is essential for a rural worker to live permanently at or near their place of work.

12.15 The Policy below seeks to address the specific housing needs of rural workers by enabling the provision of accommodation outside settlement confines, where a genuine and essential need is demonstrated.

Policy R2: Housing For Rural Workers

- 1 Housing for rural workers will be permitted outside settlement confines where the following criteria is met:
 - a The proposal is in accordance with national Green Belt policy where relevant;
 - b That there is an essential occupational or functional need for a full-time worker to live permanently at the site or due to the nature of the business requires to be at the site most times;
 - c That suitable accommodation, either for sale or rent, cannot be found via existing housing in a nearby settlement or location or at the existing site through existing buildings or conversion of existing buildings;
 - d The business has been operating for a minimum of three years and the business is likely to remain financially viable for the foreseeable future;
 - e All permanent housing should be of a size that is commensurate with the established functional requirement and sited as close as possible to existing buildings;
 - f All housing will comply with minimum health standards; and
 - g All proposals will provide the necessary services to serve the dwellings including access, hardstanding, drainage and ventilation.
- 2 Evidence submitted on financial viability will be subject to an independent assessment by the council's appointed consultant, of which, the costs for the independent assessment will be paid for by the applicant.
- 3 If a new dwelling is essential to support new or existing farming activity, in the first three years of business or criteria 1a-c is not sufficiently demonstrated, then temporary accommodation may be permitted in locations where rural worker's accommodation is considered suitable. Planning conditions shall be used to limit the duration of the proposed use up to three years. After three years, 1a-c will need to be demonstrated should permanent rural workers accommodation be required.
- 4 Both permanent and temporary accommodation will be subject to an occupancy condition, limiting its use for occupation to people employed as a rural worker. Removal of such a condition will only be permitted where there is clear evidence that there is no need for the condition to remain in place. In addition, where there is a clear planning justification, permission may be subject to a legal agreement preventing the future separation of farmhouses from any adjoining farm buildings/land.
- 5 Permitted development rights will be removed for rural workers dwellings to ensure that the dwelling remains of a size commensurate to the needs of the business. Extensions to or replacement of agricultural or forestry or rural business-related dwellings will require a reassessment of need, excluding minor works. Temporary or seasonal accommodation requirements to serve rural enterprises will be considered on a case-by-case basis.



Reasoned Justification

12.16 This Policy supports the sustainability of rural businesses and communities, while ensuring that development in the countryside remains sensitive to its character and complies with national planning policy, including Green Belt protections where applicable. The policy aligns with paragraph 84 of the NPPF, which recognises that isolated homes in the countryside may be justified by an essential need for a rural worker to live permanently at or near their place of work.

12.17 Housing development in the countryside must be carefully controlled to protect the openness of rural areas and prevent unnecessary encroachment beyond settlement confine boundaries. This policy therefore provides a framework that supports genuine rural occupational housing where this cannot be met through existing accommodation, while ensuring that proposals are essential, justified, proportionate, and sustainable.

Policy Implementation

12.18 Planning applications will be assessed against the criteria set out in the policy. Applicants will be required to submit detailed evidence demonstrating the essential need for on-site accommodation, the absence of suitable alternatives, and the financial viability of the enterprise. This evidence will be subject to independent assessment commissioned by the council, with costs borne by the applicant. To assess whether the existing business is viable, financial information from the three years prior to the planning application will be required to show that the business was profitable for at least one of those years.

12.19 Where permanent accommodation is not justified, temporary structures may be permitted for up to three years, subject to occupancy conditions and a reassessment of need thereafter. All rural workers' dwellings, whether permanent or temporary, will be subject to occupancy restrictions to prevent misuse and ensure continued alignment with the policy's objectives.

12.20 To avoid new isolated market housing in the countryside, proposals to remove occupancy restriction conditions will rarely be approved. Any application to remove an occupancy condition will need to demonstrate, that the need for which the dwelling was approved, no longer exists. This includes demonstrating that there is no longer a need for the accommodation to support the business; that the dwelling is not needed to provide for affordable housing; or, to meet rural accommodation needs in the locality. Permitted development rights will be removed to maintain the scale and function of the dwelling in line with the business need. Any proposals for extensions or replacement dwellings will require a reassessment of the original justification, excluding minor works.



Replacement Dwellings Outside Settlement Confines



Introduction

12.21 While the focus remains on directing development to the borough's most sustainable settlements, there is also recognition of the needs of those already living in rural areas. In particular, some residents may wish to replace existing dwellings that are no longer fit for purpose, whether due to age, condition, or design, so they can continue to live in the countryside in homes that meet their needs.

12.22 Although the construction of new buildings in the countryside is generally restricted, the replacement of lawful dwellings can offer a sustainable alternative to new development on greenfield land. Such proposals can help retain the existing rural housing stock, make better use of previously developed land, and support the long-term sustainability of rural communities. The policy below provides a clear framework for assessing these proposals, ensuring that replacement dwellings are appropriately scaled, sensitively designed, and located in a way that respects the rural setting.

Policy R3: Replacement Dwellings Outside Settlement Confines

- 1 Replacement dwellings outside settlement confines will be supported where the following criteria are met:
 - a Replacement dwellings will be on a 'one for one' basis and will only be supported where it can be demonstrated that the property benefits from a lawful residential use and the use has not been 'abandoned';
 - b The replacement dwelling is of a comparable size and scale to the existing dwelling and can be accommodated appropriately within the footprint of the existing dwelling, unless there are clear benefits from locating the replacement dwelling in an alternative position e.g. landscape, heritage, local amenity. Where the latter is applicable, then the dwelling must be located within the curtilage of the existing dwelling;
 - c The dwelling which is to be replaced is demolished within three months of first occupation of the new dwelling;
 - d The design of the replacement dwelling is in keeping with the character of the area and is sympathetic to its setting in terms of form and massing and is no more visually intrusive than the existing dwelling;
 - e The replacement dwelling provides suitable access, parking and amenity space without harming the living conditions of nearby residents or adversely impact other nearby uses; and
 - f Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.



Reasoned Justification

12.23 The Policy supports a balanced approach to rural development by recognising the legitimate needs of existing rural residents while safeguarding the countryside from inappropriate or unsustainable change. The NPPF encourages housing in locations that enhance or maintain the vitality of rural communities, and this Policy reflects that principle by enabling the replacement of dwellings where it contributes to the continued occupation and stewardship of rural homes.

12.24 Replacement dwellings can help address issues such as outdated design, poor energy performance, or inadequate internal space, allowing households to remain in their communities without the need to develop new greenfield sites. However, to ensure that such development does not undermine the character or openness of the countryside, the Policy sets clear parameters around scale, siting, and design. It also ensures that only lawful and active residential uses are eligible for replacement, preventing the reintroduction of residential use where it has ceased. In Green Belt locations, additional scrutiny is required to ensure proposals are consistent with national policy and do not result in harm to openness or conflict with the purposes of Green Belt designation.

Policy Implementation

12.25 Applicants should provide clear and proportionate evidence that the dwelling to be replaced is lawful and has not been abandoned. This may include planning permissions, lawful development certificates, or other relevant documentation. Proposals should be accompanied by plans and supporting statements that demonstrate how the replacement dwelling aligns with the policy criteria, particularly in relation to scale, siting, and visual impact.

12.26 Where a new dwelling is proposed in a different location within the curtilage, applicants must justify the relocation with reference to specific benefits such as improved landscape integration, heritage conservation, or reduced impact on neighbouring uses. The demolition of the original dwelling will be secured through planning conditions, with a requirement for this to occur within three months of first occupation of the replacement dwelling to prevent the creation of additional units.

12.27 In Green Belt areas, proposals must be assessed against both local and national Green Belt policy. Applicants should demonstrate that the replacement dwelling does not result in a materially larger building and does not harm the openness or purposes of the Green Belt. Pre-application discussions are encouraged to ensure that proposals are well-informed and policy-compliant from the outset.



Conversion of an Existing Building to Residential Use Outside Settlement Confines



Introduction

12.28 Outside settlement confines, the countryside is protected from unsustainable or inappropriate forms of development. However, there are limited circumstances where the conversion of existing buildings to residential use may be acceptable, particularly where it supports the re-use of redundant or underused buildings and contributes to the vitality of rural areas. National planning policy supports the principle of making effective use of previously developed land and existing buildings, provided that development is sensitive to its surroundings and does not undermine the character of the countryside.

12.29 Policy R4 sets out a clear and robust framework for assessing proposals for the conversion or subdivision of buildings to residential use in rural areas. It ensures that such proposals are only supported where there is a genuine need, where the building is suitable for conversion without significant alteration, and where the location allows for reasonable access to services and facilities. The policy also safeguards against the loss of viable rural businesses and protects the architectural and historic value of rural buildings.

Policy R4: Conversion of an Existing Building to Residential Use Outside Settlement Confines

1 The conversion or sub-division of an existing building to residential use outside settlement confines will only be supported where the proposal is sufficiently justified and where the following criteria are met:

- a** It has been demonstrated through the submission of information alongside the application that the existing use / operation of the building or business use of the building has been continually, actively and effectively marketed at an appropriate rate for a minimum of 12 months with a specialist agent;
- b** The building is proven, by the submission of a structural survey, that it is structurally sound, permanent and of substantial construction to facilitate conversion or sub-division to residential use;
- c** That the building can achieve conversion or sub-division without requiring extension or alteration including new buildings.
- d** Residents of the dwelling would be able to

safely access sustainable transport options to access services and facilities in a nearby settlement;

- e** Any curtilage of the dwelling shall be restricted to that which is necessary to facilitate parking or provide a reasonable level of amenity garden space;
- f** The proposal does not have an adverse effect on the character, appearance or features that are of architectural or of historic interest including its setting; and
- g** Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.



Reasoned Justification

12.30 The conversion of existing buildings outside settlement confines can offer a sustainable way to meet housing needs, particularly where it avoids the need for new-build development on greenfield land. However, such proposals must be carefully managed to ensure they do not result in the unjustified loss of employment or community uses, or lead to sporadic and unsustainable patterns of development in the countryside.

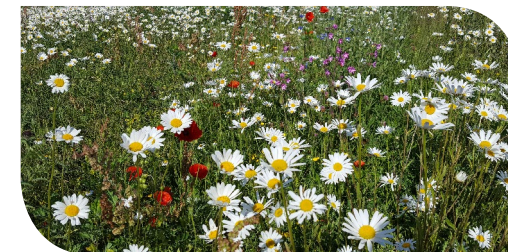
12.31 This Policy ensures that residential conversions are only permitted where the building is no longer viable for its current or previous use, as demonstrated through a meaningful period of marketing. It also requires that the building is structurally capable of conversion without substantial rebuilding or extension, in line with national policy. This approach helps to retain the character and integrity of rural buildings, many of which contribute positively to the landscape and local distinctiveness. The policy also ensures that any new residential use is appropriately located, with access to sustainable transport options and without adverse impacts on the surrounding environment or heritage assets.

Policy Implementation

12.32 Applicants will be expected to provide a comprehensive marketing report, prepared by a qualified agent, demonstrating that the building has been actively and appropriately marketed for at least 12 months for its existing or other suitable uses. The marketing must be realistic in terms of price, terms, and visibility, and should include evidence of enquiries received and reasons for lack of take-up.

12.33 A structural survey must also be submitted to confirm that the building is of permanent and sound construction and capable of conversion without the need for significant rebuilding or extension. Proposals that involve new buildings or substantial alterations will not be supported under this policy. The extent of any residential curtilage should be clearly defined and limited to what is necessary for parking and amenity space, avoiding the domestication of the wider rural setting.

12.34 In all cases, proposals must demonstrate that the new residential use would not harm the character or setting of the building, particularly where it is of architectural or historic interest. Where proposals fall within the Green Belt, they must also comply with national Green Belt policy and any relevant local policies. Early engagement with the local planning authority is encouraged to ensure that proposals are well-evidenced and policy compliant.





Residential Parks

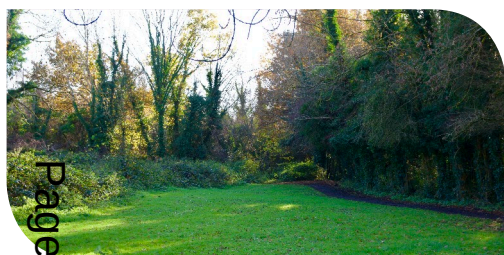


Introduction

12.35 Residential parks, including caravan sites, form an important part of the housing mix, offering flexible and often more affordable accommodation options. While their contribution to meeting housing needs is recognised, it is essential that new proposals are appropriately located and designed to respect their surroundings. This policy sets out the criteria under which new residential park development or small-scale extensions to existing sites will be considered acceptable.

Policy R5: Residential Parks

- 1 Proposals for new caravans will be permitted within settlement confines or where small-scale extensions to existing sites can contribute to meeting the council's housing need, providing the following criteria are met:
 - a The proposal is sympathetic to the existing surroundings in scale, siting, design characteristics and in relation to the amenity of neighbouring properties;
 - b The proposal would not have an adverse impact on local character or the amenities of adjoining sites or settlements;
 - c The proposal includes safe vehicular and pedestrian access, storage areas for waste and recycling and sufficient parking arrangements;
 - d Adequate services and utilities are provided and the site has good accessibility by sustainable modes of transport to a sustainable settlement;
 - e It can be demonstrated that there will be no unacceptable adverse effect on the character or appearance of the countryside, residential amenities, traffic conditions or public safety; and
 - f Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.



Reasoned Justification

12.36 This Policy supports new caravans within settlement confines or small-scale extensions where applicable. The NPPF encourages planning policies and decisions to 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.

12.37 The council acknowledges the role that residential parks can play in broadening housing choice, particularly for older people and those seeking lower-cost home ownership. However, such developments must be carefully managed to ensure they integrate well with existing communities and do not detract from the character or amenity of the area.

12.38 The criteria within the Policy are designed to ensure that proposals are of a scale and are designed appropriately to their context, provide adequate infrastructure and services, and do not result in harm to the countryside, Green Belt, or neighbouring uses. The policy also supports the delivery of housing in sustainable locations, aligning with national planning objectives and the council's strategic housing aims.

Policy Implementation

12.39 Proposals for new residential park developments or extensions to existing sites will be assessed against the criteria set out in the policy. Applicants should provide supporting evidence that demonstrates how the proposal responds to its context, including details on scale, design, and relationship to surrounding uses. Applications must include information on access arrangements, parking provision, waste and recycling storage, and the availability of essential services and utilities. Where relevant, assessments of landscape impact, transport accessibility, and effects on residential amenity should

be submitted. In locations within or adjacent to the Green Belt, proposals must clearly demonstrate compliance with national policy, particularly in relation to preserving openness and avoiding inappropriate development. The council will also consider cumulative impacts where multiple proposals are brought forward in close proximity, to ensure that the overall character and infrastructure capacity of the area are not compromised.





Employment Development Outside Existing Settlement Confines



Introduction

12.40 The NPPF encourages planning policies that support a prosperous rural economy, including the sustainable growth and expansion of all types of business in rural areas (Paragraph 85). This includes enabling the development and diversification of agricultural and other land-based rural businesses, and the re-use of redundant or disused buildings. While development is generally directed toward existing settlements, the NPPF does not define settlement boundaries, nor does it prohibit development outside them where proposals are not isolated and can be justified in terms of sustainability.

12.41 The Policy to the right responds to this national direction by providing a locally tailored framework to support employment development in rural areas, ensuring that proposals contribute positively to the economy while respecting the character and openness of the countryside and Green Belt.

Policy R6: Employment Development Outside Existing Settlement Confiness

Intensification or extension of existing employment development.

- 1 Proposals for the intensification or extension of employment development within the existing operational site boundaries of an employment site will be supported outside settlement confines where:
 - a A need is demonstrated to facilitate new or expanding operational functions; or
 - b It can be demonstrated that the business premises is operating at full occupancy or near to it.
- 2 Where a need is demonstrated, a proposal will only be supported where:
 - a It is of a scale that is consistent with the proposed use and the existing size and scale of the site and also is acceptable taking into account the character of the area;
 - b It would not prejudice existing uses at the site by way of any increase in proposed operations;

- c It can be demonstrated that all options to re-use or adapt existing buildings within the site have been considered and prioritised, with extensions or new buildings only being proposed where re-use or adaption of existing buildings is not viable or practical;
- d The proposal would not generate an inappropriate amount or type of additional traffic movements and the site's existing vehicular access and parking provision is suitable or can be made suitable; and
- e Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.

Re-use of existing rural buildings for business use.

- 3 Development proposals that seek to re-use, convert or adapt existing redundant rural buildings for business use that are currently or were last used for employment use will only be supported where:

- a A rural location for the type of business can be justified and sustained, without the requirement of further rural buildings to facilitate its use;
- b The business will positively contribute to the rural economy through the provision of local employment opportunities;
- c The building is permanent and structurally sound and capable of re-use, conversion or adaptation without major re-building, alterations or extensions;
- d The building is not required for agricultural purposes both now or in the future;
- e The development makes an efficient and viable use of a building that would otherwise remain redundant; and
- f Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.



Reasoned Justification

12.42 This Policy supports employment growth on existing rural sites while protecting the countryside's character. It balances economic development with environmental sensitivity, ensuring new uses are appropriate in a countryside location, are proportionate and prioritise the reuse of existing structures.

12.43 NPPF para. 88 enables *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings.*

12.44 The Policy supports intensification and extension of existing employment sites where operational need is demonstrated, aligning with national guidance that encourages the reuse of previously developed land and existing buildings. It also reflects the NPPF's requirement to protect the Green Belt from inappropriate development, ensuring that proposals do not compromise its openness or permanence. By requiring evidence of occupancy levels, operational need, and consideration of existing buildings, the policy ensures that development is both necessary and proportionate, contributing to sustainable economic growth without undermining environmental objective.

Policy Implementation

12.45 Planning applications should be supported by proportionate evidence that explains why the proposed development is necessary and how it responds to the specific characteristics of the site. Proportionate evidence will be required setting out operational need, site context, and the principles of sustainable rural development. This includes demonstrating that the proposal is a logical evolution of existing activity, and that it makes efficient use of land and buildings already in employment use. Where new buildings or physical expansion are proposed, applicants should show that alternatives, such as internal reconfiguration or reuse of existing structures have been fully explored.

12.46 The Policy's emphasis on scale, character, and transport impacts means that proposals must be carefully designed to integrate with their surroundings and avoid adverse effects on local infrastructure. In rural and Green Belt locations, particular attention should be paid to visual containment, site layout, and the use of materials that reflect local vernacular. Proposals should also be informed by early engagement with relevant consultees, including highways and landscape officers, to ensure that technical matters are addressed from the outset.



Agriculture, Forestry and Horticulture

Introduction

12.47 The attractiveness of Tonbridge and Malling includes a rich historic heritage, a working countryside that includes small villages and hamlets supported by agriculture, horticulture and forestry. This includes some of the very best productive land in the country and other notable features such as the upper reaches of the River Medway and rich and diverse wildlife habitats.

12.48 Agriculture, forestry and horticulture are all important elements of the rural economy and supports many ancillary businesses. They offer good opportunities for economic development and job creation.

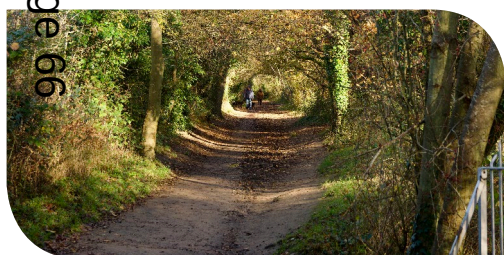
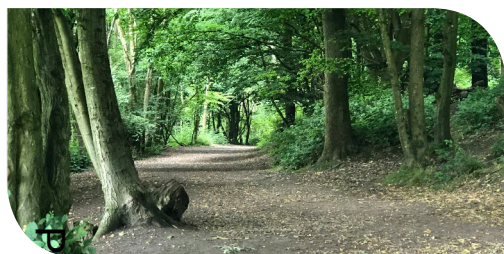
12.49 The council supports proposals for new buildings or structures for the purpose of agriculture, forestry, horticulture and other rural land-based uses in the countryside, focusing on reusing, adapting or converting existing buildings within the site first.

12.50 Agriculture, forestry, and horticulture are integral to the rural identity, economy, and landscape of the borough. These land-based industries not only provide food, timber, and other essential resources, but also contribute to the stewardship of the countryside, biodiversity, and the character of rural settlements. As these sectors evolve in response to climate change, market demands, and technological innovation, there is a need to ensure that planning policy supports their continued viability while safeguarding the intrinsic qualities of the rural environment.

12.51 Policy R7 recognises the importance of enabling appropriate development that supports rural land-based enterprises. It provides a framework for assessing proposals for new buildings and structures associated with these uses, ensuring that development is justified, sensitively designed, and appropriately located. The Policy also reflects the need to balance operational requirements with the protection of landscape character, heritage assets, and the amenity of nearby communities.

Policy R7: Agriculture, Forestry and Horticulture

- 1 Development proposals for new buildings or structures for the purpose of agriculture, forestry, horticulture and other rural land-based uses including agricultural diversification will be supported where the following criteria are met:
 - a A robust business case is provided that demonstrates the operational need for the development at the scale and location proposed;
 - b It can be demonstrated that all options to re-use or adapt/convert existing buildings within the site have been considered and prioritised first, with new buildings or structures only being proposed where re-use or adaption / conversion of existing buildings is not viable or practical; Where this is not viable or practical, the new building or structure should be sited in or adjacent to an existing group of buildings, retain the agricultural character of the site and be of an appropriate scale and design;
 - c The design and / or location of the building respects rural distinctiveness and farmstead groupings, where applicable with location also reflecting the buildings proposed rural use;
 - d Any outdoor storage is provided as an ancillary element of other uses; and
 - e Where temporary coverings or polytunnels are needed, they should be capable of being predominately removed from site when not required and when out of season. This may be a condition of any planning permission granted.



Reasoned Justification

12.52 The Policy responds to the need for a clear and consistent approach to managing development in the countryside that supports rural productivity while maintaining environmental quality. Evidence from local and national sources, including agricultural land use data and rural economic strategies, highlights the importance of enabling modern, fit-for-purpose infrastructure for farming, forestry, and horticulture. However, this must be achieved without undermining the visual, ecological, or cultural value of the rural landscape.

12.53 The requirement for a robust business case ensures that proposals are genuinely necessary for the operation of the enterprise and not speculative or unrelated to land-based activities. Prioritising the reuse of existing buildings aligns with sustainability principles and helps preserve the traditional character of farmsteads. Where new development is necessary, siting and design considerations are essential to ensure that buildings integrate well with their surroundings and do not result in visual or functional harm.

12.54 Temporary structures such as polytunnels, while often essential for horticultural production, can have cumulative landscape and drainage impacts if not carefully managed. The policy therefore includes provisions to ensure their seasonal use is controlled and reversible.

Policy Implementation

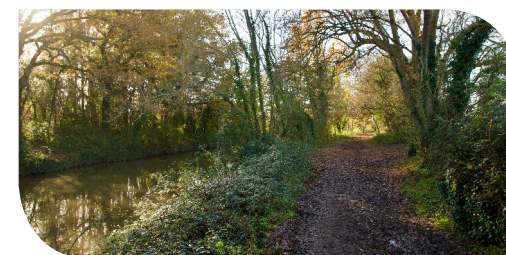
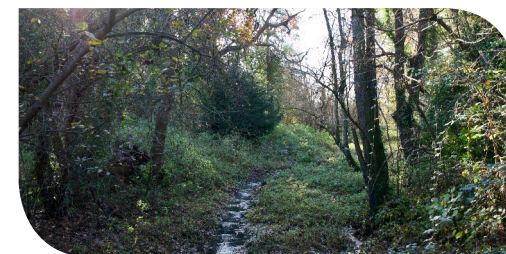
12.55 The Policy addresses the requirement for agriculture, forestry and horticulture development within the countryside, should there be an operational need for the development at the scale and location.

12.56 New agricultural buildings and the conversion of certain agricultural buildings to residential, or for business use may be covered by permitted development. However, within the Green Belt, National Landscapes, heritage assets or conservation areas planning permission may still be required. Therefore, this Policy relates to proposals where planning permission is required.

12.57 Planning applications will be assessed against the criteria set out in the Policy and relevant national and local guidance. Applicants will be expected to provide clear and proportionate information and evidence.

12.58 Where development is proposed within or near the Kent Downs or High Weald AONBs, additional landscape and visual impact assessments may be required. Proposals affecting high-quality agricultural land will be considered to ensure that land use is justified and does not result in unnecessary loss of productive capacity.

12.59 Planning conditions may be used to control the scale, appearance, and duration of development, particularly for temporary structures. The council will also encourage early engagement through pre-application advice, especially for proposals in sensitive landscape areas.



Farm Diversification



Introduction

12.60 Farm diversification plays a vital role in sustaining the viability of agricultural businesses and enhancing the resilience of the rural economy. As farming faces increasing pressures from the market, climate change, and policy reform, diversification offers opportunities for farms to supplement income, retain employment, and contribute to the broader economic and social fabric of rural communities. This policy supports development proposals that enable farms to diversify in a way that complements their primary agricultural function, respects the rural character of the area, and contributes positively to the local economy.

12.61 The Policy recognises the importance of maintaining the integrity of agricultural holdings while allowing for appropriate ancillary uses such as farm shops, tourism, education, and small-scale renewable energy. It encourages the reuse of existing buildings and infrastructure and ensures that new development is sensitively designed and located to preserve the distinctiveness of the countryside and the openness of the Green Belt.

Policy R8: Farm Diversification

- 1** Development proposals relating to farm diversification will be supported where the following criteria are met:
 - a** A diversification plan is submitted, which demonstrates that the proposed development is necessary to support the continued viability of the existing agricultural business and will provide long-term benefit to the agricultural business;
 - b** Diversification activities will remain ancillary to the primary agricultural business;
 - c** The development will contribute to the rural economy through the provision of local employment opportunities;
 - d** The proposal prioritises the use of existing buildings, infrastructure, utilities, parking and vehicular access, with new buildings and associated facilities and access only being proposed where the use of existing is not viable or practical; Where this is not viable or practical, development should be sited in or adjacent to an existing group of buildings, retain the agricultural character of the site and be of an appropriate scale and design;
 - e** The design and / or location of the building respects rural distinctiveness and farmstead groupings, where applicable, with location also reflecting the buildings proposed rural use;

- f** Development is restricted to the minimum level reasonably required for the operation of the diversified business;
- g** The proposal will avoid the loss of the best and most versatile agricultural land, where possible;
- h** The diversified activities are sensitive to the character of their rural setting and the nature of the business will not adversely affect local amenity;
- i** The proposal would not generate an inappropriate amount or type of additional traffic movements and the site's existing vehicular access and parking provision is suitable or can be made suitable; and
- j** Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.

Farm shops

- 2** Where farm diversification relates to farm shops or extensions to farm shops, developments will generally be supported provided that it meets the above requirements and:
 - a** The shop relates to and will be ancillary to the existing rural business;
 - b** The scale and scope of the business will not harm the accessible convenience retail offer available to the community in the surrounding area;
 - c** The produce sold in the farm shop aims to sell:
 - i** A minimum of 40% of products or produce from that produced on the premises or holding;
 - ii** 30% or more from the Kent region; and
 - iii** The remainder being sourced from the Southeast region.
- 3** Where appropriate, the council may impose conditions to control the future expansion or nature of the farm diversification business including farm shops when granting planning permission. New farm shops will likely be restricted to Use Class E(a) retail with ancillary Use Class E(b) food and drink.



Reasoned Justification

12.62 The NPPF in para 88 supports the development and diversification of agricultural and other land-based rural businesses. Supporting farm diversification will help to secure the long-term sustainability of agricultural enterprises and the wider rural economy. Evidence from national surveys indicates that over half of UK farms engage in diversified activities, with income from these ventures often exceeding that from traditional farming operations. Diversification can reduce reliance on agricultural subsidies, provide more predictable revenue streams, and help farms adapt to changing consumer demands and environmental challenges.

12.63 In Kent, the character and heritage of farmsteads are particularly valued, and the Policy ensures that diversification proposals respect traditional farmstead groupings and rural design principles. The inclusion of criteria for farm shops reflects the growing consumer interest in local produce and the role such enterprises play in strengthening local food networks.

Policy Implementation

12.64 Planning applications will be assessed against the criteria set out in the Policy. Applicants will be expected to submit a diversification plan demonstrating the necessity and benefits of the proposal for the agricultural business. Proposals should prioritise the reuse of existing buildings and infrastructure, and any new development must be appropriately scaled, designed, and located to minimise landscape and amenity impacts.

12.65 Where proposals involve farm shops, additional criteria will apply to ensure that the retail offer remains ancillary to the farm business and supports local and regional food produce. Conditions may be imposed to control the nature and scale of the enterprise, including restrictions on use classes and future expansion.



Sustainable Tourism and Visitor Accommodation



Introduction

12.66 Tonbridge and Malling is home to a rich blend of historic towns, picturesque villages, and diverse landscapes including the Kent Downs and High Weald National Landscape and the River Medway corridor. These assets underpin a growing visitor economy that contributes significantly to local employment and business vitality. The borough's tourism offer includes heritage attractions, walking and cycling routes, nature reserves, and seasonal events that draw both domestic and international visitors.

12.67 The Policy below supports the development of sustainable tourism and visitor accommodation that enhances the borough's appeal while safeguarding its environmental and community assets. It aligns with the council's strategic priorities to promote economic resilience, protect the Green Belt, and improve access to nature and cultural heritage. The policy encourages well-located, high-quality proposals that contribute to the visitor experience and support the borough's identity as a destination for sustainable leisure and recreation.

Policy R9: Sustainable Tourism and Visitor Accommodation

- 1 New tourism facilities, including visitor accommodation¹ or improvements and extensions to existing tourism or visitor accommodation facilities will be supported where the following can be demonstrated:
 - a The proposal is located within settlement confines or where the proposal relates to tourism facilities can justify why the proposal would not be suitable to be located within settlement confines;
 - b The proposal meets an identified and evidenced demand for the facilities or accommodation, positively contributing to tourism in the borough and does not detract from the vitality and viability of town or village centres and other local facilities;
 - c The proposal closely relates to or is closely associated to an existing visitor attraction or tourism use that is seeking to expand, contributing to the retention or enhancement of existing facilities and the tourism offer;
 - d The location of the proposal is accessible using sustainable modes of transport including walking, cycling and wheeling;
 - e The proposal would not generate an inappropriate amount or type of additional traffic movements and the site's existing vehicular access and parking provision is suitable or can be made suitable;
 - f The proposal, either alone or cumulatively with other tourism or visitor uses in the area, will not detract from the experience of visitors or adversely affect the character, historical significance, landscape, natural environment, appearance or amenity of the area;
 - g The proposal makes best use of existing buildings and structures. Where new structures or buildings are demonstrated to be necessary, these must relate physically and functionally to existing buildings or structures associated with the enterprise and be of an appropriate design and scale;
 - h Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.
- 2 Development proposals that would result in a loss of tourist facilities and / or visitor accommodation to alternative uses will need to be considered in line with Policy R9.
- 3 Where proposals for temporary structures such as yurts, glamping pods, towing caravans are acceptable in relation to this and other relevant policies in the plan, then a condition or legal agreement may require removal from site when not required and when out of season.
- 4 The occupation of any new tourist accommodation will be restricted via condition or legal agreement to ensure it is a tourist use solely and not for permanent residential occupation.

¹ Visitor accommodation includes hotels, guesthouses, bed and breakfast establishments, self-catering accommodation and outdoor accommodation such as caravan, camping sites and glamping sites (including yurts, log cabins and pods).



Reasoned Justification

12.68 Tourism in Tonbridge and Malling supports over 4,500 staying trips annually and contributes to Kent's wider visitor economy, which generated over £4 billion in 2023. The borough's proximity to London, combined with its rural character and heritage assets, makes it an attractive location for short breaks, day visits, and nature-based tourism. However, the sector faces challenges including seasonal fluctuations, pressure on infrastructure, and the need to balance growth with environmental protection.

12.69 The Policy responds to these challenges by setting clear criteria for new and expanded tourism development. It ensures that proposals are evidence-led, meet identified demand, and are accessible via sustainable transport. The policy also reflects the borough's Green and Blue Infrastructure Strategy, which highlights the importance of protecting natural assets and enhancing biodiversity through sensitive development.

12.70 The Policy supports the reuse of existing buildings and encourages proposals that complement existing attractions. It also introduces safeguards to prevent the loss of tourism facilities and to ensure that visitor accommodation remains in seasonal or short-term use, avoiding conversion to permanent residential dwellings.

Policy Implementation

12.71 The Policy seeks a balanced approach that supports tourism growth while safeguarding the borough's environmental and community assets. Planning applications will be assessed on their ability to contribute positively to the visitor economy, with particular attention given to their location, accessibility, and relationship to existing attractions or infrastructure. Proposals situated outside settlement confines will need to demonstrate a clear rationale, such as proximity to a geographically fixed natural or heritage feature, or alignment with rural tourism objectives.

12.72 Applicants will be expected to provide evidence of demand for new or expanded facilities, which may include market research, business plans, or alignment with borough-wide tourism strategies. Accessibility will be a key consideration, with developments required to demonstrate how they can be reached via sustainable modes of transport, including walking, cycling, and public transport. Where vehicular access is necessary, the impact on local roads and parking provision will be carefully considered.

12.73 Design quality and integration with the surrounding landscape will be essential, particularly in areas of high sensitivity such as the Green Belt or the Kent Downs or High Weald National Landscape. The reuse of existing buildings will be encouraged, and where new structures are proposed, they must be of a scale and form that complements the existing built and natural environment. Temporary and seasonal accommodation, such as glamping pods or yurts, may be supported where they are appropriately managed, including conditions or legal agreements requiring removal during off-season periods.

12.74 To prevent the erosion of the borough's tourism offer, proposals involving the loss of visitor accommodation or facilities will be subject to scrutiny under Policy R9, requiring evidence of marketing and viability. Furthermore, all new tourist accommodation will be subject to occupancy restrictions to ensure it remains in short-term use and does not transition into permanent residential occupation.

12.75 Justification on why the proposal would not be suitable to be located within settlement confines may include a requirement to rely on a geographically fixed resource or where there is an overriding benefit for locating the tourism facility not within settlement confines.

Equestrian Facilities in the Countryside



Introduction

12.76 The Borough contains two National Landscapes, the Kent Downs and the High Weald. 40% of Kent's bridleways are in the Kent Downs National Landscape, making the Kent Downs a significant area for horse riding in Kent. This network of bridleways continues beyond the National Landscapes into the wider countryside. Horses are also an increasingly common grazing animal in the borough and equestrian activities can play an important role in the land-based economy and can make a positive contribution to landscape character. However, the subdivision of paddocks, new structures, overgrazing, lighting and ménages can detract from the landscape character if poorly designed and managed.

12.77 The keeping of horses and horse riding is an increasingly popular recreational pursuit and can be one form of farm diversification. The Landscape Character Assessment identifies locations across the borough where horse paddocks and grazing land are part of the intrinsic character of an area.

12.78 Horses kept for recreation, sport and business are not classed as an agricultural activity. Equine facilities therefore do not have any agricultural permitted development rights, meaning that most development requires planning consent. To ensure that equestrian facilities are located sustainably, proposals for new stables will be expected to demonstrate how they will be managed without the need for new supporting residential accommodation being provided on the site.

12.79 Equestrian-related development is important to the rural economy and the Council supports proposals for appropriate equestrian facilities in the countryside.

12.80 This Policy supports proposals for appropriate equestrian facilities in the countryside, focusing on reusing or adapting or converting existing buildings to minimise new development.

Policy R10: Equestrian Facilities in the Countryside

- 1 Proposals for appropriate equestrian facilities in the countryside should have regard to the Tonbridge and Malling Landscape Character Assessment, the National Landscape Management Plans and national Green Belt policy where relevant, and should ensure that:
 - a It can be demonstrated that all options to re-use or adapt/convert existing buildings within the site have been considered and prioritised first, with new buildings or structures only being proposed where re-use or adaption / conversion of existing buildings is not viable or practical;
 - b the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated;
 - c the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas;
 - d the proposal should be accompanied by a lighting strategy and should not lead to significant increases in light pollution in accordance with Policy NE12;
 - e in the case of all-weather riding arenas or other facilities for the exercising of horses, the degree of engineering operation required and the resultant re-grading of land, including any earth mounding and retaining structures, does not result in incongruous or discordant landform out of character with its setting that cannot be mitigated through the use of appropriate hard and soft landscape techniques. Structures, engineering works and buildings serving equine uses should be removed from the site when they are no longer in use and are no longer required to serve the equine use of the land. Sufficient grazing land for horses will also be required to be available;
 - f the proposal does not generate traffic of a type or amount inappropriate for rural roads or would impact the character of the rural roads: and
 - g the proposal would not result in ground contamination or pollution risk associated with waste and will be accompanied by a waste management plan; and
 - h Where the proposal is located in the Green Belt, it accords with Policy SP8 and national Green Belt policy.

Reasoned Justification

12.81 This Policy supports proposals for appropriate equestrian facilities in the countryside. It will be used to guide decisions on the provision of equestrian facilities to ensure any proposals should retain and utilise existing buildings where possible, with new buildings requiring justification and sensitivity to the site.

12.82 In order to minimise any impact of any such development on the landscape character of the area, priority should be given to the conversion of existing buildings where they exist, and, where this is not possible, careful consideration should be given to the design, scale, siting, external appearance, access, lighting, and landscaping of any new development.

Policy Implementation

12.83 This Policy applies to proposals for appropriate equestrian facilities in the countryside. For the protection of the countryside, proposals for stables, liverys and other horse related activities should consider the effect the proposed development will have on the countryside and the local area. In addition, the effect the proposed development on areas of nature conservation importance, archaeological sites and the local landscape should be considered.

12.84 A proposed development for equine development must not result in an irreversible loss of the best and most versatile agricultural land and as such, should the equestrian use cease, the land must be capable of being restored to a productive green environment.

12.85 Development proposals should have regard to national Green Belt policy where relevant, the Landscape Character Assessment, and if located within one of the National Landscapes or their settings, should have regard to the relevant Management Plan and associated guidance. In addition, proposals for development in the Kent Downs National Landscape should have regard to Managing Land for Horses – a guide to good practice in the Kent Downs National Landscape.

12.86 Any proposed external lighting would need to be demonstrated to be necessary and designed to have minimal impact on both residential amenity and the visual amenity of the surrounding area.

12.87 The proposed development should consider its relationship to the existing bridleway network and proximity to the main network, as well as the safety and comfort of horses in terms of space for grazing, exercising and waste management.

13

INFRASTRUCTURE



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Introduction



13.1 It is important that growth and development is accompanied by required transport and other infrastructure, to ensure that new communities become thriving places that are well integrated with existing settlements.

13.2 The provision of infrastructure in the right location, at the right scale and at the right time, is therefore essential to support future growth.

13.3 Through our partnership work with infrastructure and service providers we have identified that improvements to existing infrastructure and in some cases the provision of new infrastructure will be required to support development. An Interim Infrastructure Delivery Plan (IDP) has been published alongside this Regulation 18 Local Plan. This sets out our early understanding of the quality and capacity of our existing infrastructure, our infrastructure deficiencies as well as the infrastructure that will likely

be required to support the delivery of development during the plan period. It is recognised that this is a live and iterative document that will be progressed further alongside the stages of the Local Plan. The council will therefore continue to work with its partners to identify requirements to ensure that development is supported by the appropriate level of infrastructure.

13.4 There are numerous partners involved in preparing our IDP, some are private sector such as utility providers, some are public sector such as Kent County Council, the NHS and emergency services. Not all planned infrastructure and service investments require funding through

the planning process. There are a range of infrastructure requirements that may be necessary to ensure that development is acceptable in planning terms, Figure 13.1 on the right sets out potential infrastructure types that should be considered (although this should not be considered as an exhaustive list). Further detail regarding identified infrastructure projects and investments is set out in the accompanying interim IDP and delivery schedules.

Figure 13.1: Infrastructure Types

ADEQUATE HIGHWAYS ACCESS AND CAPACITY	CHILDREN'S PLAY AREAS AND EQUIPMENT	FIRE, POLICE AND RESCUE SERVICES	MOBILE PHONE SIGNAL COVERAGE	REPLACEMENT / NEW HABITAT
ADULT SOCIAL CARE	CLEAN WATER SUPPLY	FLOOD DEFENCES AND DRAINAGE INFRASTRUCTURE	NATURAL AND SEMI-NATURAL GREEN SPACES	SOCIAL AND COMMUNITY FACILITIES
AMBULANCE SERVICES	CYCLING AND WALKING FACILITIES	HIGH SPEED INTERNET ACCESS	NURSERY SCHOOLS	SPORTS FACILITIES
ALLOTMENTS	EDUCATION PROVISION - PRIMARY AND SECONDARY	HOSPITAL CAPACITY	PARKS AND OPEN SPACES	SUPPORTED ACCOMMODATION
CAR PARKING	ENERGY SUPPLIES - GAS AND ELECTRICITY	LANDSCAPING	PRIMARY AND COMMUNITY CARE SERVICES	SUSTAINABLE DRAINAGE SYSTEMS
CEMETERIES AND CHURCHYARDS	ELECTRIC VEHICLE CHARGING POINTS	LIBRARIES	PUBLIC TRANSPORT	WASTE MANAGEMENT AND DISPOSAL

13.5 Once the Local Plan has been adopted the IDP will be reviewed regularly and will provide a key reference in identifying area and site-specific requirements. Not all infrastructure requirements planned in the borough are required to mitigate new development and may be required due to asset renewal or other reasons. New development is only required to provide for new or improved infrastructure that is necessary to make the development acceptable in planning terms.

Infrastructure Contributions

13.4 The funding and delivery of infrastructure is complex, often requiring funding from different sources to enable delivery. This may be undertaken directly by a developer or via a financial contribution depending on the needs of the development and site-specific circumstances. The following are the main funding mechanisms available to the council.

S106 Planning Obligations

13.1 Planning obligations also known as Section 106 development contributions, are legal agreements made between interested parties, usually the developer / landowner and the Council. They are used to secure funding for the provision of infrastructure and facilities to support the community. The council does not currently have a Community Infrastructure Levy (CIL) regime.

13.2 Related planning obligations must meet the statutory tests in regulation 122 of [The Community Infrastructure Levy Regulations \(2010\)](#). These being that the planning obligation(s) must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

13.3 S106 obligations can either be in the form of on-site delivery of infrastructure such as a community hall or as a financial contribution that will be utilised by a service provider including the council for purposes outside the control of the developer. An example might be a financial contribution for education which is passed to Kent County Council for the delivery of new or improved education facilities that will serve the new community.

S278 Agreements

13.5 A Section 278 agreement (or S278) is a section of the [Highways Act 1980](#) that allows developers to enter into a legal agreement with the Highway Authority (Kent County Council or National Highways) to make alterations or improvements to a public highway, as part of a planning application. The details of the S278 are set out in the S106 agreement but are monitored by the relevant Highways Authority.

Infrastructure Funding Statement

13.6 In December each year, the council publishes an [Infrastructure Funding Statement \(IFS\)](#) which provides information on the developer contributions collected each year. This document also provides information on the types of infrastructure secured and the projects to which the funding received and secured will be allocated.

13.7 In liaison with and taking account of advice from infrastructure providers, the council will continue to seek funding for infrastructure projects from new development. The Local Plan plays a key role in enabling the council to secure investment, allowing providers to plan for the delivery of identified projects that will support growth across the borough.

13.8 The council will also continue to seek funding through a range of other sources including central government, funding bids to partner organisations and other grant funding as this becomes available.



Policy INF1: Provision of Infrastructure and Services

- 1 Adequate infrastructure and services are important for creating and sustaining communities. New developments will be required to consider their impact upon the capacity of existing infrastructure and services. Early engagement with infrastructure providers is expected, to identify whether new or improved infrastructure and services including utilities will be required to support the growth proposed.
- 2 Planning permission will only be granted where it can be demonstrated that there is or will be, sufficient infrastructure and services to meet the requirements arising from the proposed development.
- 3 New healthcare, education facilities and other services (where required) should be provided in locations that relate well to both existing and new development. These facilities should be accessible by existing or new/improved public transport services and walking, wheeling and cycling routes.
- 4 Development that supports or provides carbon neutral utilities schemes that contribute to helping the council meet its carbon neutral target will be supported.
- 5 Applicants must work with commercial providers at an early stage to deliver broadband and mobile connectivity within their housing and employment developments, ensuring high speed connections and sufficient mobile telecommunications coverage are available.
- 6 New or improved infrastructure and services will be delivered either on-site by developers or off-site through S106 or S278 agreements. Planning obligations will be linked to development phasing or trigger points to ensure delivery occurs when required.
- 7 Long-term maintenance and management of infrastructure assets must also be considered, and , if required, contributions towards maintenance and management secured.

Phased delivery of infrastructure and services

- 8 The delivery of new or improved infrastructure and services will need to be agreed in terms of its delivery phasing and timing. This should be informed by liaison with infrastructure and service providers to ensure that infrastructure becomes become available when required to support the needs arising from the development in parallel. Some infrastructure requirements or contributions may need to be delivered prior to the commencement of development or first occupation.
- 9 Developments that are brought forward in phases or by multiple developers must ensure that infrastructure and services including utilities are delivered to the boundary of each phase or parcel, to ensure that future parcels or services can be achieved without retrofitting. The delivery of infrastructure and services will be in

accordance with any masterplan and / or phasing plan for the overall development and will be secured by S106 agreements. Proposals that would compromise existing utilities infrastructure or encroach on future connections will be refused.

- 10 All infrastructure and services must be built to the required regulatory standards as agreed with infrastructure providers with appropriate arrangements for in perpetuity management and maintenance so that adoption by the regulatory body, subject to the agreement of the local planning authority and regulatory body.

Viability

- 11 Viability reasons for non-delivery will only be considered in exceptional circumstances. To demonstrate this, applicants must provide a satisfactory viability assessment (open book) prior to the validation of the planning application. All costs associated with the development should be clearly set out including any abnormal or unforeseen costs. The assessment will be required to demonstrate how the value of planning obligations has been maximised. The council will use an independent consultant to verify the assessment, the cost of this will be funded by the applicant. All viability assessments will be published as part of the application documents.
- 12 If the full requirement of infrastructure and services mitigation requirements is not able to be delivered due to viability, including affordable housing requirements, then developments will only be permitted where their benefits outweigh the harm as a result of the lack of full mitigation and other relevant requirements, having regard to all material considerations.
- 13 Where viability is an issue in the delivery of infrastructure and services, a clawback mechanism will be included in the legal agreement(s) to ensure that the full infrastructure and service requirements can be provided, should viability, as informed by relevant viability assessments, improve following the grant of planning permission.



Reasoned Justification

13.9 The provision of adequate infrastructure and services is fundamental to the creation of sustainable, inclusive, and resilient communities. As development places increased pressure on existing infrastructure networks, it is essential that new proposals are supported by timely and proportionate infrastructure delivery. This Policy ensures that development does not outpace the capacity of essential services such as transport, education, healthcare, utilities, and digital connectivity.

13.10 Early engagement with infrastructure and service providers is critical to identifying requirements and securing delivery mechanisms. The policy supports a proactive approach to infrastructure planning, ensuring that new development contributes to the provision of necessary facilities and services either directly or through planning obligations. It also aligns with the council's carbon neutrality objectives by encouraging low-carbon utility schemes and sustainable transport access.

13.11 The Policy reflects national planning guidance and local strategic priorities, ensuring that infrastructure delivery is phased appropriately and coordinated across development parcels. It also introduces mechanisms to address viability concerns, ensuring transparency and accountability in the assessment of development contributions.

Policy Implementation

13.12 This Policy will be applied to all forms of development and seeks to ensure that infrastructure and services are planned and delivered in a timely, coordinated, and sustainable manner. Developers must demonstrate that sufficient infrastructure capacity exists or will be provided to support the development proposal.

13.13 Developers should review existing infrastructure provision at the outset of the planning process, and consideration should be given to the most recent IDP and other evidence available on the council's website. These will provide guidance on any deficiencies that may exist by infrastructure and service type and indicate what provision may be necessary to mitigate development impacts. Developers will be expected to discuss infrastructure provision at the pre-application stage and engage with providers. The area and/or site-specific infrastructure identified will determine the type and level of contribution(s) that are likely to be required including ongoing maintenance funding as relevant.

13.14 Infrastructure delivery may be secured through on-site provision or off-site contributions via S106 or S278 agreements. These will be linked to development phasing or trigger points as relevant to ensure infrastructure is available when needed. Long-term maintenance and management arrangements must be agreed to ensure infrastructure remains fit for purpose.

13.15 Where development is phased or involves multiple developers, infrastructure must be delivered to the boundary of each phase to enable future connections. Proposals that compromise existing infrastructure or future delivery will not be supported.

13.16 In cases where viability is a concern, applicants must submit an open-book viability assessment prior to validation. The council will independently review these assessments, and clawback mechanisms will be used to secure full infrastructure delivery if viability improves post-permission. Viability will only be considered in exceptional circumstances and must be robustly justified.

Sustainable Transport



13.17 New development across the borough will add pressure onto existing transport networks, this will require suitable mitigation to ensure that development does not have unacceptable highways impacts. The Policy approach for transport is now vision led, not the traditional approach of 'predict and provide' where highways capacity and related mitigation is the primary focus.

13.18 This approach is being pursued due to a recognition that new highways capacity is not the only solution, and a need to respond to the climate crisis by aiming for carbon neutrality and better transport mode choices. Decarbonising transport can be achieved by reducing the need to travel and prioritising sustainable transport, including better integrated and accessible active travel options.

13.19 The [Kent Local Transport Plan 5](#) (2024) sets out the following development management principles:

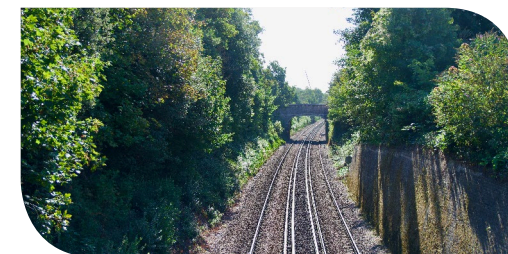
- To ensure Local Planning Authorities and developers work effectively with KCC to effectively design development and local transport so as to reduce its pressure on the existing road network and embed sustainable travel from the start.
- To implement an infrastructure-first approach to secure initial improvements to the whole transport system to reduce pressure on the road network.
- To recognise the uncertainty in how occupants of new developments will travel by assessing a range of outcomes and ensuring the right mitigations are implemented in response to observed impacts.

13.20 This will be achieved with a 'decide and provide' approach, which supports achieving a greater choice of transport modes to help reduce traffic generation onto the existing highway network whilst also addressing impacts that do require mitigation. This will be delivered by ensuring planning agreements make provisions for uncertainty in transport impacts and by applying a monitor and manage approach.

13.21 The current high level of car ownership and vehicular trips, and gaps in sustainable transport infrastructure with poor connectivity particularly within Tonbridge and other district centres, are key challenges. The Local Plan therefore seeks to address this by allocating development in sustainable locations therefore reducing the need to travel long distances for key services and ensuring that the connections between places can be achieved through the improvement of sustainable modes.

13.22 The council has been working with Kent County Council and National Highways to undertake transport modelling to inform this Regulation 18 stage 2 Local Plan. The council has also commissioned local junction modelling covering the hotspot areas to assess junction performance in detail. The council is continuing to work with Kent County Council and National Highways to define mitigation for the identified roads and junctions that require this. Details of currently known mitigation schemes are provided in the IDP.

13.23 The council will continue to work with partners as the Plan progresses to Regulation 19 stage to develop its understanding of transport matters, to ensure that development can be supported by sustainable transport solutions and mitigated appropriately.



Policy INF2: Sustainable Transport and Active Travel

- 1 The council recognises the importance of delivering and enhancing sustainable and active travel infrastructure which is essential to support the vitality of new and existing communities. Adopting a 'decide and provide' approach, the council will work in partnership with Kent County Council, Highways England and transport providers to ensure that developments mitigate their travel demand and traffic impacts.
- 2 Proposals as relevant will be required to design schemes that will contribute to healthy places and streets and enable an integrated and improved transport network for all users, reducing car journeys and providing greater sustainable travel choices.

Public transport and active travel

- 3 It is acknowledged that mitigation options will vary from site to site. Site promoters should however prioritise:
 - a Supporting and enhancing existing bus services especially those connecting rural service centres and larger villages, to make these more attractive and commercially sustainable through enhanced service frequency, hours of operation and through the provision of high-quality vehicles and kerb-side facilities (as required). There will also be support for measures that are identified in the [Kent Bus Services Improvement Plan](#) (BSIP);
 - b Supporting rail services through the provision of access and station facilities improvements, that make it more desirable, convenient and safer for passengers to undertake linked non-car journeys;
 - c Including measures for on-site public rights of way improvements for walking, wheeling and cycling as appropriate; and
 - d Having regard to the [Kent Public Rights of Way Improvement Plan](#) and borough Active Travel Strategy, in protecting and enhancing off-site public rights of way to achieve a high-quality network of routes for walking, wheeling, cycling and equestrian use which where possible are compliant with (Local Transport Note 1/20 or any subsequent guidance);
 - e Providing a contribution towards the borough council's car club scheme (subject to operational coverage), in-particular where on-site parking provision is restricted.
- 4 Active travel infrastructure should be accessible and inclusive. Cycleways should provide enough space for adapted cycles such as tricycles, tandems, wheelchair cycles.

Traffic and highways

- 5 In terms of traffic and highway design, developments will be supported where:
 - a The nature and level of traffic can be accommodated without adversely impacting upon the safety, amenity or character of the surrounding area;
 - b Roads and junctions within the development, including those to be altered or added as a result of the development, are designed and delivered in accordance with appropriate highway design standards;
 - c Suitable and safe vehicle access and turning and access provision for service vehicles e.g. refuse and emergency service vehicles can be made in a forward direction;
 - d The development provides a design and layout that will encourage slower driving speeds prioritising non-motorised travel (walking, wheeling and cycling) where segregated provision for these modes can't be achieved.
- 6 A Transport Assessment or Transport Statement and Sustainable Travel Plan, as relevant to the scale and nature of the development should be submitted with all applications (in line with Kent County Council guidance). Where assessments are required, they must cover the full extent of transport implications arising from the development.
- 7 Any transport improvements required will be secured by legal agreement.



Reasoned Justification

13.24 It is vital that growth is supported by necessary transport mitigation so that negative impacts are avoided and the ambition and outcomes of the Kent Local Transport Plan 5 are achieved. In particular delivering a safe, reliable, efficient and affordable transport network which prioritises emission free travel, increasing the use of public transport and making walking, wheeling and cycling more attractive.

13.25 Not delivering necessary transport mitigation will have unwanted development impacts which are likely to include the following. Worsening congestion, queueing and related journey time delays, sustained poor air quality, worsening public health indicators due to inactivity as people avoid active travel options due to perceptions of safety and a lack of dedicated infrastructure for walking, wheeling and cycling. These impacts must be proactively avoided by all parties involved in the development process, to ensure that Tonbridge and Malling becomes a more successful and attractive place to live and work.

Policy Implementation

13.26 Where on-site transport improvements are required; these should be clearly set out within the detail of proposed site layout, access and other plans that are submitted as part of the planning application. Where off-site transport improvements are required, these should also be clearly set out within the detail of the planning application, including the supporting Transport Assessment or Transport Statement and Travel Plan where these are required. Kent County Council has published [Transport Assessment and Travel Plan Guidance \(2025\)](#), this sets out related requirements in further detail.

13.27 A Transport Assessment is a comprehensive technical document that assesses in detail, the transport proposals, issues and implications arising from a development proposal, for all transport modes. It also sets out measures to improve accessibility to and from the site to an appropriate level for the intended use and reduce the impacts of the development on the local highway network. It is an impartial report, typically undertaken by a competent professional employed by the developer and usually includes evidence to support the application including safe and suitable access for all modes, and strategic / detailed junction capacity modelling.

13.28 Whether or not a Transport Assessment will be required will depend on the size, nature and location of the development. Applicants should liaise with KCC at an early stage in the planning application process to determine whether a Transport Assessment is likely to be needed to support an application. It is recommended that applicants engage in separate pre-application discussions with KCC, to agree what level of assessment is required (Transport Assessment, Transport Statement, Travel Plan) and the key contents.

13.29 A Travel Plan is a long-term strategy for managing multi-modal access to a site, promoting sustainable modes and reducing the proportion of car-based trips. Travel Plans help to enhance the accessibility and transport efficiency of the site, while minimising any adverse impact on either the local highway network or on other elements of the local transport system.

13.30 The KCC guidance sets out the general thresholds for when a Travel Plan will be required. However, the size of a site should not be the only determining factor when considering the requirement for a Travel Plan. In some cases, the location of the site, such as those located in congested areas or within an Air Quality Management Area, may warrant a Travel Plan to be prepared and subsequently implemented.

Parking

13.31 The NPPF is clear that parking along with other transport considerations is integral to the design of developments and contributes to making high quality places. The council requires the appropriate provision of parking in new developments and will ensure that this is both provided and adequately maintained to meet the needs of occupants. This includes parking for private vehicles, visitors and bicycles as well as other uses.

13.32 Currently for all development the council applies the parking standards set out in the [KCC guidance](#), this sets out the requirements for new developments in Kent. It considers parking for all types of vehicles and seeks to balance the need to provide an appropriate parking provision, ensure the safe operation of the public highway and encourage travel by sustainable modes. It provides advice on parking design and layout, disabled parking and mobility aids, parking for residential and non-residential uses, electric vehicles, as well as motorcycles, cycles and adaptive cycles.

13.33 The guidance provides provision standards for town centre, edge of centre, suburban and rural developments, which are intended to be a starting point in considering the provision required. This no longer sets maximum levels of parking provision, which have proven problematic previously in increasing pressure for on-street parking in edge of centre and suburban developments. A pragmatic approach is therefore encouraged that is also informed by site-specific considerations.

13.34 The Local Plan has sought to respond to the challenges of climate change, as well as the need to optimise the density of development in locations that are well served by public transport provision. This may result in some residential and employment developments requiring less parking provision, where this is centrally located with easy access to frequent rail and bus services, for example in Tonbridge town centre.

Policy INF3: Parking

- 1 All new developments will be required to consider and provide adequate and well-integrated parking for all types of vehicles, taking account of KCC's Parking Standards (2025) for these or any subsequent replacement guidance. This guidance is the starting point for engagement with the Local Planning and Highway Authority on parking and layout matters relating to new developments and early engagement on the quantity and design of parking is encouraged.
- 2 In considering new parking provision for all types of vehicles, the applicant shall consider local circumstances including:
 - a Reasonable demand that will derive from the development including visitor use / parking requirements;
 - b The proximity, accessibility and availability of public transport;
 - c How to encourage travel by sustainable modes of transport;
 - d Levels of car ownership;
 - e Existing parking controls;
 - f Local travel patterns;
 - g The safe operation of the public highway; and
 - h access to and from the residential development.
- 3 For residential developments, the consideration of the amount, location, layout and design of parking will be required to be considered at an early stage and as an integral part in the design of the development. It will be important to ensure that parking provision is appropriate to the development including:
 - a How the parking spaces / infrastructure will be used in practice,
 - b Ensuring that parking provision does not detract from the public realm; and
 - c Ensuring that parking is as secure as possible to encourage use.
- 4 For non-residential uses, parking should be considered on a 'first principles' approach taking into account predicted parking requirements and local circumstances. Applicants will be required to demonstrate that demand for parking (including staff) is either met on-site or mitigated and managed as appropriate.
- 5 New developments should also provide an appropriate level of disabled parking, parking for mobility aids, parking for adaptive bicycles and provision of electric vehicle and bike charging, with appropriate signage, which takes into consideration Kent County Council guidance. Parking and storage for bicycles, e-bicycles and motorcycles should also be provided in accordance with the guidance.
- 6 Transport assessments and Travel Plans will be required to support and justify proposed parking arrangements including their effective operation. Where the proposed supply of parking deviates significantly from the Kent County Council recommended standard, a detailed justification will be required to be submitted with the planning application.



Reasoned Justification

13.35 There are few issues that can anger residents and others more than the inadequacies of parking provision. The implications of having badly designed or too little provision can have serious effects on highway safety because of unintended levels of on street parking, while over provision can result in poor design, wasted space and apparent encouragement to use cars in preference to walking, cycling and public transport.

13.36 Parking problems can also manifest themselves in pavement parking, obstruction of driveways and accesses, hindrance to larger vehicles, damage to soft landscaping and footways, and cluttered, unsightly streets. Such outcomes can lead to tension between neighbours, affect people's perceptions about highway safety and reduce the likelihood of children using streets for play. Otherwise, well-designed neighbourhoods can be compromised in terms of their appearance and enjoyment by ill-considered approaches to the provision of parking for residents and visitors.

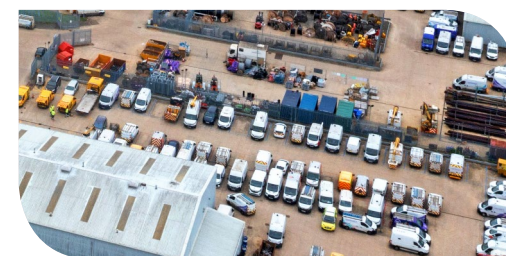
13.37 Parking is therefore a key issue for all new developments, getting it right is not just about minimising conflict it is also about ensuring the quality of life for occupants, and good management of the public realm. It is important that adequate parking provision for all is provided which takes account of the KCC guidance. Access to alternative sustainable modes of transport should inform the level of car parking provision that is provided for both residential and non-residential development.

Policy Implementation

13.38 The KCC standards are intended to be flexible and a starting point for dialogue with the Local Planning and Highway Authorities. KCC recognise that travel patterns, car ownership and transport technologies are evolving. As such, parking design will need to be flexible in the face of technology-driven changes to the way we use vehicles, and therefore it is expected that their guidance will be updated in the future as innovation that impacts the way we travel requires.

13.39 Parking must be provided at a level that is appropriate for the size, type and location of development it is to support, and should consider future demand for plug-in hybrid and electric vehicle charging as well as other assisted modes such as e-bicycles.

13.40 Developers must have a realistic expectation of the impact that modal shift will have on the level of parking, as informed by relevant Local Plan transport and other evidence. Insufficient vehicular parking or reliance on unallocated or visitor spaces, can lead to unforeseen parking stress. Where this impacts local roads due to increased on-street parking, this can hinder the flow of traffic and access for service and emergency vehicles, subsequently requiring retrofitted restrictions, and must be avoided.



Community Facilities

13.41 The NPPF requires planning policies and decisions to ensure that new development can be integrated effectively with existing businesses and community facilities, these may be privately or publicly owned. The council recognises that community facilities play an essential role in sustaining the long-term health and well-being of local communities. The ability to access local services that are in close proximity to where people live, has a significant relationship with well-being and a positive quality of life.

13.42 There are a range of community facilities across the borough including community centres and village halls, local shops, places of worship, education facilities, healthcare facilities, libraries, public houses and cultural venues. These facilities are used for a wide range of social,

educational, spiritual, recreational, leisure and cultural purposes, and are valued by those who use them. The use of local facilities for a broad range of activities is key to strengthening community cohesion and social interaction.

13.43 The council wishes to ensure that existing facilities are sustained, that new facilities are provided where these are required, and that all are protected against future loss. The council will support the diversification of local business to fulfil a wider range of local services for the community they serve, particularly where this will improve the long-term sustainability and viability of these premises. For example, the role of long-term vacant public house could be adapted by introducing a range of other valued services, such as a post office/banking hub, convenience store or dentist.

13.44 The council will also support proposals that seek to enhance the range of local services, particularly in rural settlements and within strategic residential site allocations, subject to them satisfactorily meeting all other relevant policies within the Local Plan. Development proposals for new community facilities should create flexible and adaptable premises, that, if required, can be used for a range of different purposes, such as meeting places, drop-in services and private hire. This will ensure that buildings can maximise their usage and role in serving the local community, securing their long-term future.

13.45 The council will protect buildings and premises that provide services that benefit the local community both socially and economically, resisting the loss of these where it is demonstrated that they are valued by the community they serve, and the relevant criteria of Policy INF4 are not met.

Policy INF4: Community Facilities

- 1 The council will encourage the retention, extension and provision of new community facilities, particularly in areas where there are poor levels of provision and where community facilities are required to meet identified needs arising from new development. Improvements to existing facilities should ensure that quality standards and service provision remain or are enhanced to ensure that all residents have access to facilities to meet their needs.

- 2 New or enhanced community facilities will be delivered via on-site measures and / or through off-site financial contributions, secured through planning obligations.

New and additional facilities

- 3 Proposals for new or improved community facilities will be supported, where the below criteria are met:
 - a Provision is within, adjoining or physically near to a built-up settlement boundary, unless it can be demonstrated that the proposed location is the only suitable option, is well-related to the community it will serve and will ensure that the character of the area is not harmed;

- b Accessible to the majority of the community it serves by walking or wheeling;
- c Designed, where possible, for flexible use and facility sharing to encourage a range of uses and activities and to ensure adaptability if demand for the facility changes;
- d Designed to ensure all potential users can access the facility and include accessible public toilet facilities for childcare and for those with a disability; and
- e Be designed in a way that will reduce the potential for crime and anti-social behaviour.

Loss of existing facilities

- 4 Development proposals that will result in the loss or partial loss of a community facility will not be permitted unless it is demonstrated that:
 - a The activities provided by the facility are adequately served by an existing or new accessible facility within the community at an alternative location. Where a new facility is proposed this should be of equal or higher value than the lost facility;
 - b The facility is no longer required by the

community or is no longer feasible, financially viable or operational reasons for closing or moving the facility can be demonstrated;

- c The facility has been vacant for 12 months and it can be demonstrated via an active market campaign that there is no current or alternative use demand for the facility; and
- d The partial loss will contribute to the continuation of the existing community use (should the existing use require less floorspace) and it can be demonstrated that the existing use would otherwise be unviable but can be retained by cross-subsidy.

- 5 Proposals that would result in the loss of features associated with a community facility, that are likely to undermine a sites viability, such as but not limited to car parking or function rooms, will be refused planning permission unless the impact can be sufficiently mitigated and there are clearly justified circumstances for such a proposal to proceed.



Reasoned Justification

13.46 Community facilities play a vital role in supporting the health, wellbeing, and cohesion of local communities. They provide essential services and spaces for social interaction, education, recreation, and support. The retention and enhancement of such facilities is particularly important in areas with poor provision or where new development generates additional demand.

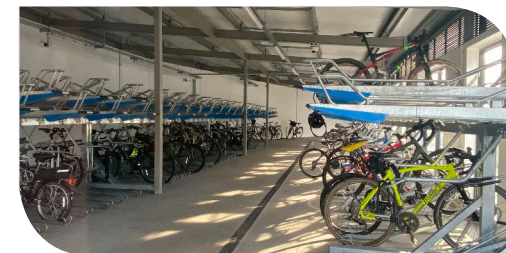
13.47 This Policy seeks to ensure that community facilities are protected and enhanced, and that new facilities are delivered in accessible and appropriate locations. It supports flexible, inclusive, and safe design to meet the diverse needs of users and to adapt to changing community requirements over time. The policy also sets out clear criteria for the loss of existing facilities, ensuring that any such proposals are robustly justified and do not undermine community infrastructure.

Policy Implementation

13.48 Planning applications will be assessed against the criteria set out in the Policy to ensure proposals for new or improved facilities meet location, accessibility, and design requirements. Proposals should promote flexible use, inclusivity, and safety, including features such as accessible toilets and crime prevention measures

13.49 At an early stage in the planning application process applicants should consider local needs assessments for community facilities, infrastructure delivery plans, and community engagement (as relevant) to identify gaps in provision and to help inform the design and type of community facility.

13.50 Applicants proposing the loss of a facility must demonstrate that it is no longer viable or needed, including evidence of active marketing over a minimum period of 12 months. Independent reviews may be commissioned at the applicant's expense.



Open Space and Sports and Recreation

13.51 The provision of accessible, high-quality and well-maintained open spaces, sports and recreational facilities is important to support people in living active and healthy lifestyles and in providing opportunities for people of all abilities and ages to participate in sport and recreation. They also contribute to positive social, economic and environmental benefits, improving public health, well-being and quality of life. In addition, outdoor recreational space can also contribute to the public realm as well as providing other functions associated with green infrastructure also.

13.52 To understand both the current and likely future position in relation to the need for open space, sports and recreation provision a number of studies have been progressed. This includes:

- [Open Space Study \(2025\)](#) identifies those areas in the borough that have an open space deficiency in relation to the differing types of open space. These deficiencies are identified in terms of quantity, quality and accessibility.
- [The Playing Pitch and Outdoor Sports Strategy \(2025\)](#) presents a supply and demand assessment of all formal playing pitch and outdoor sport facilities across the borough.
- [The Indoor Sports Facilities Strategy \(2025\)](#) presents a supply and demand assessment for indoor sports facilities across the borough.

13.53 On a general basis, the evidence identifies a need to protect provision, improve the quality of existing provision, improve the maintenance of provision, and provide additional provision to support future development.

13.54 The facilities covered by this Policy include:

- Parks and Gardens - including country parks, parks and formal gardens;
- Natural and Semi-Natural Greenspaces - including heathland and nature reserves, woodland, wetlands, water courses, ponds and unimproved grassland;

- Amenity Greenspaces – including informal recreational open space, green space in residential development, village greens, other incidental landscaped areas and private greenspace that has visual or other value, even if no physical public access is possible;
- Play Areas for Children and Young People - including equipped play facilities, wheeled sports facilities (e.g. Skatepark), ball courts, meeting places and shelters;
- Outdoor Sports Facilities – including sports pitches & Tennis courts, bowling greens and athletics tracks, school playing fields (where there are local agreements for community use or where the field is crossed by a public right of way);

- Indoor Sports Facilities – including multi-use sports halls, competition and leisure swimming pools, health and fitness facilities, squash courts, indoor tennis facilities and indoor bowls facilities;
- Allotments – including allotments, community gardens and city farms;
- Cemeteries and churchyards – including public cemeteries, burial grounds, churchyards and crematoria grounds.



Policy INF5: Outdoor and Indoor Sports, Recreation and Open Space Provision

- 1 The council will protect existing and support the provision of new and enhanced high quality open space, sports, and recreation provision to ensure that residents and visitors can enjoy the benefits that such facilities bring including contributing to health and wellbeing.

The provision of new or enhanced open space provision

- 2 Residential developments of 6 or more dwellings (use classes C3 and C4) will be required to provide or contribute towards the provision or improvement of open space, sports and recreation facilities in accordance with Annexe 4.
- 3 High quality on-site provision should be sought as per Annexe 4 unless exceptional circumstances exist where off-site provision would better provide for the community, there is already excess provision or where site constraints cannot be overcome to deliver on-site provision.

- 4 The type(s) of open space, sports and recreation provision to be provided will be discussed with the applicant at the pre-application stage taking into account the most up-to-date published Open Space Study, Annexe 4 and other information as relevant, that provides a qualitative and quantitative assessment of open space requirements. An early consideration of open space requirements and designing high quality provision into the scheme from the outset will be required.
- 5 Where provision is negotiated off-site, contributions will be sought to provide or improve open space within the ward or nearby ward to which the development is located, to ensure provision is locally specific, with contributions secured through a S106 legal agreement.

Sports provision (including indoor facilities, playing pitches and ancillary facilities)

- 6 Proposals for sports provision will be supported where they meet the needs of the local community and/or unmet need within the borough. The requirement for new or enhanced sports provision will be informed by the Playing Pitch and Outdoor Sports Facility Strategy (2025) and the Indoor Sports facilities Study (2025) (or any subsequent updates to these) and any further information in relation to the distance and capacity of existing facilities. The Sport England Sports Facility Calculator and Playing Pitch Calculator will also be used by the council to help determine whether a development will be required to provide new provision or contribute to existing provision.

- 7 Residential development of 6 or more dwellings (use classes C3 and C4) will be required to contribute to the provision or enhancement of sports provision (in addition to open space and recreation provision) to meet the needs and demand of its future occupants. Where shortfalls are identified but do not require the provision of new facilities or provision on site, the council will seek developer contributions for the enhancement and maintenance of existing sports provision secured through a S106 legal agreement.
- 8 The scale of development and the site-specific context will inform whether provision should be made on site or through contributions towards existing sites. New provision will need to include appropriate ancillary facilities and parking.
- 9 Sports provision will be supported where it will facilitate community access including sports provision within schools, secured with a community use agreement.
- 10 In accordance with other policies in this plan, the provision and design of new open space, sports and recreation provision will be expected to provide safe and accessible facilities, be sustainably located, include opportunities for habitat creation and sustainable urban drainage, and consider use of lighting including LED heads and switching gear.
- 11 Publicly accessible open space, sport and recreation facilities once provided, need to be maintained to a good standard. As such a clear management plan and operational arrangements that will sustain the provision in perpetuity, need to be identified and agreed with the council. Contributions towards maintenance will be secured by S106 legal agreement.

Reasoned Justification



13.55 As the borough continues to grow, it is essential that new development contributes to the creation and enhancement of accessible and inclusive recreational spaces. Residential developments, particularly those comprising six or more dwellings, generate additional demand for such facilities. Without appropriate planning and investment, this can lead to increased pressure on existing infrastructure and a decline in service quality.



13.56 5.5 This policy ensures that new development responds to both the quantitative and qualitative needs identified in the council's evidence base, including the Open Space Study, the Playing Pitch and Outdoor Sports Facility Strategy (2025), and the Indoor Sports Facilities Study (2025). These documents provide a robust framework for assessing local provision and identifying gaps in accessibility, capacity, and quality.

13.57 The Policy also recognises the importance of flexibility in delivery. While on-site provision is generally preferred to ensure direct access for new residents, off-site contributions may be appropriate where they offer greater community benefit, where existing provision is sufficient, or where site constraints limit feasibility. In all cases, contributions will be secured through legal agreements to ensure transparency and long-term stewardship.

13.58 Furthermore, the Policy promotes inclusive access to sports facilities, including those located within educational settings, through community use agreements. It also supports sustainable design principles, encouraging biodiversity, sustainable drainage, and energy-efficient infrastructure.

13.59 By securing appropriate provision and long-term management arrangements, this Policy aims to ensure that open space, sports, and recreation facilities remain fit for purpose, resilient, and beneficial to the community in perpetuity.

Policy Implementation

13.62 This Policy will be applied to all residential developments of 6 or more dwellings (use classes C3 and C4). This includes both market and affordable housing, older persons housing (where occupants are active) and permanent mobile homes). This threshold reflects the scale at which new development begins to generate meaningful demand for such infrastructure.

13.63 The type and scale of provision required will be determined through reference to the most up-to-date evidence base including those studies mentioned above as well as Sport England's Sports Facility Calculator and Playing Pitch Calculator. Details relating to thresholds and standards taken from the council's open space, sports and recreation evidence base are provided in Annex 4. Annex 4 sets out the standards for on-site provision for open space including amenity green space, natural green space and parks. It also sets out calculations for the provision of equipped children's play provision and allotments / community gardens.

13.64 Applicants will be expected to engage with the council at the pre-application stage to discuss open space, sports and recreation provision requirements. Early consideration will ensure that provision is integrated into the design of the development and reflects local needs.

On-site vs off-site provision

13.60 High-quality on-site provision will be sought in accordance with Appendix X. Off-site contributions may be considered where:

- On-site provision is not feasible due to site constraints;
- Off-site provision would better serve the community;
- There is demonstrable surplus provision in the locality.

13.61 Off-site contributions must be locally specific and will be secured via Section 106 legal agreements.

Securing Open Space, Sports and Recreation Facilities

13.65 Both on and off-site contributions will be secured through either planning conditions and / or S106 planning obligations at a level that is proportionate to the proposed development. Where a development is for 100% affordable housing and qualifies for a regulation 49 exemption ([Community Infrastructure Levy Regulations 2010 \(as amended\)](#)), financial contributions where required for off-site provision and / or maintenance contributions, will be secured via S106 agreement.

13.66 In relation to indoor and outdoor sports provision, the council will use the Sport England Indoor Sports Facility Calculator and/or the Playing Pitch Calculator to help determine requirements for financial contributions. This will be used alongside other relevant information as relevant to determine financial contributions for both the provision and long-term maintenance of sports facilities.

13.67 Where sports facilities are required to be delivered on site, [Sport England provide comprehensive guidance on the design, cost and delivery](#) of recreational and sports facilities, which applicants should refer to in relation to designing on-site facilities. The guidance sets out the minimum standards developers should aim for to deliver best practice solutions.

Maintenance Contributions

13.68 There will be a requirement for developers to demonstrate that where on-site provision is to be provided, it will be well managed in the future. Options for the ongoing maintenance of new on-site facilities may include:

- The developer being responsible for maintenance of the asset(s) or facility for an initial agreed defined period or as part of an estate management structure.
- Sums to cover the maintenance costs of the asset(s) or facility once transferred to an agreed body, intended to cover an agreed defined period.

14

DEVELOPMENT ALLOCATIONS



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14

DEVELOPMENT ALLOCATIONS



Introduction

14.1 This Chapter sets out the proposed site allocations for housing and employment development across Tonbridge and Malling Borough to meet identified needs over the plan period to 2042.

14.2 These allocations are a key component of the spatial strategy and have been selected following a robust assessment of their suitability, availability, and deliverability, in line with national planning policy and guidance.

14.3 The identification of a site within this Regulation 18 Local Plan does not confer automatic planning consent. All proposals will be subject to the usual planning application process and must demonstrate compliance with the policies of the development plan when read as a whole, alongside other relevant guidance. Early engagement with the council and stakeholders is strongly encouraged

to ensure that proposals are well-informed and policy-compliant.

14.4 Proposed site allocations have been informed by a range of evidence including the [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#), infrastructure capacity studies, sustainability appraisal, and public consultation responses. The council has sought to allocate land to meet the Government's housing need in a way that supports sustainable patterns of growth, protects the borough's environmental assets, and contributes positively to local character and community wellbeing.

14.5 Should the council receive evidence during the Regulation 18 consultation on the Draft Local Plan which identifies that a site should be amended or not included in the emerging Local Plan, then these changes can be made ahead of Regulation 19. However, in order to meet the Government housing target, the proposed number of units would have to be identified elsewhere.

14.6 The council will work with site promoters to ensure that development meets the strategic aims and objectives of the emerging Local Plan. Between Regulation 18 and Regulation 19 stages, the council will also progress detailed allocation policies to ensure that

such development is managed and coordinated within each location. This will involve working with infrastructure providers and other stakeholders.

14.7 The below general requirements are covered by policies within this plan and the detail of these policies should be referred to, with the Plan considered as a whole. The below is provided as a summary of matters covering areas such as climate change mitigation, design quality, infrastructure provision, and biodiversity enhancement. The summary is intended to ensure that development contributes to the creation of high-quality places.

Climate Change



- Development proposals, as relevant to their nature and scale, will need to demonstrate that a proactive and best practice approach has been taken to mitigate climate change, contribute towards reducing greenhouse gas emissions and the transition to net zero and also maximise the use of measures to adapt to climate change.
- Development should look to deliver low carbon development maximising opportunities such as renewable energy, low carbon energy generation and storage, active travel and green infrastructure, ensuring that development supports a circular economy including the re-use of building materials, working towards a goal of net zero waste to landfill.
- Development should look to reduce the amount of energy used in the construction and use of buildings and improve energy efficiency in accordance with the energy hierarchy contained within this Plan.

- Developments will be required to adopt a fabric first approach. Developments must, as a minimum, be designed and constructed to be carbon ready by design, including new residential dwellings to be built to a minimum 3-star standard or above of the Home Quality Mark, and new non-residential/commercial buildings to meet the BREEAM Very Good rating or higher.
- All new residential development must be designed and built to achieve a maximum water use of 110 litres per person per day or the highest water efficiency standard that applies at the time of the planning application. All proposals for non-residential development should maximise water efficiencies under the mandatory water credits category in the BREEAM Water Consumption assessment methodology.

- Major development proposals will be required to be accompanied at the planning application stage with an energy and climate change statement which demonstrates how climate change principles have been considered and included in the development, where applicable. For all major developments, a circular economy statement shall be submitted and / or included as part of the energy and climate change statement, as well as a Whole Lifecycle Carbon assessment.

See also
Chapter 6 Climate Change and Policies:
CC1 Strategic Climate Change
CC3 Sustainable Design and Construction
CC4 Energy and Heating
CC6 Water Efficiency

Design (including Masterplans)



- Development proposals must provide evidence, through their Design and Access Statements, to demonstrate how they have responded positively to the design policies in the local plan and local guidance, including The Kent Design Guide, Character Appraisals and where relevant, conservation Area Appraisals and Statements.
- Major applications will be expected to demonstrate early, proactive and effective engagement with the community on design issues, where appropriate and as advised via any pre-application discussions.
- The council will require the submission of a masterplan for all sites of 100 or more dwellings, or sites for significant non-residential development (such as large-scale employment or mixed uses), submitted in either full or outline. For proposals of less than 100 dwellings, the submission of a masterplan is recommended.
- Design Codes will be developed for large key sites as identified in the spatial strategy and on the Proposals Map. On large scale strategic sites of 500 or more dwellings the council will require Design Codes (in addition to masterplans). Design Codes are encouraged for developments of 100 or more dwellings or in relation to specific development types.

See also

Chapter 9 Design and Policies:

D1 Achieving High Quality Design

D2 Design Codes and Masterplans

Historic Environment and Heritage Assets



- All development proposals should consider the impact on the historic environment including designated heritage assets such as listed buildings, conservation areas, scheduled monuments and registered historic parks and gardens, as well as non-designated heritage assets and their setting. This should be considered early on as part of the scheme's design and new development should avoid harm to designated/non-designated heritage assets.
- Development proposals on sites where there is, or is the potential for, an archaeological asset, shall include an appropriate desk-based assessment of the asset.
- Any development affecting a heritage asset (both designated and non-designated) should include a Heritage Statement as part of the planning application that should establish the significance of those heritage assets and their settings, explain how this understanding of significance has informed the principles of the proposal, the impact of development on this significance and, if appropriate, mitigation measures.

See also

Chapter 8 Historic Environment and Policies:

HE1 The Historic Environment

HE3 Conservation Areas

HE5 Archaeology

Landscape, Biodiversity and Green/Blue Infrastructure



- Development is expected to contribute to the conservation and enhancement of the natural environment by protecting and enhancing valued landscapes, sites of biodiversity or geodiversity value and soils, recognising the intrinsic character and beauty of the countryside, minimising impacts on and delivering net gains in biodiversity, and preventing new and existing development from contributing to, or being adversely affected by unacceptable levels of pollution.
- Proposals should adopt a landscape led approach and must protect and enhance the intrinsic character and quality of the landscape character area, within which development will be situated.
- Within the National Landscape, proposals will be required to submit appropriate information as part of an application to enable any impacts to be considered, taking into account the relevant Management Plan, landscape character or sensitivity assessments and any associated supporting documents and/or guidance.
- All relevant new developments are required to provide a minimum of 10% biodiversity net gain and submit a Biodiversity Gain Plan. Biodiversity net gain must be calculated using the relevant Statutory biodiversity metric and be secured for a minimum of 30 years after the development is completed.
- New development proposals must ensure that the loss of existing new green and blue infrastructure is avoided, and that new green and blue infrastructure is considered and integrated into the scheme design from the outset. The loss of existing wildlife rich corridors and stepping stones, should be avoided. Planning applications will be expected to be supported by relevant environmental information, which is informed by appropriate and up-to-date ecological data/ surveys.
- In the case of Land North of Holborough Lakes, Snodland (SN1), the Habitats Regulations Assessment (HRA) recommends that this site should take the opportunity to deliver a large area of semi-natural publicly accessible open space as part of the development, in order to mitigate for any potential adverse effects from potential recreational pressure on site integrity on the North Downs Woodland Special Area of Conservation (SAC), which lies approximately 600m to the west. Land has been identified within this allocation to deliver this.

See also
Chapter 7 Natural Environment and Policies:

- NE1 Conserving and Enhancing the Natural Environment
- NE2 National Landscapes
- NE3 Landscape Character
- NE5 Biodiversity Net Gain
- NE6 Green and Blue Infrastructure

Flood Risk, Drainage and Water Management



- New development proposed in an area identified as being at current or future risk of any source of flooding must meet the sequential tests and where required, the exceptions test (as set out in the NPPF). Development proposals must be accompanied by a site-specific Flood Risk Assessment.
- All development proposals which could affect drainage on or around the site will be required to manage surface water resulting from the development using sustainable drainage systems (SuDS). All sustainable drainage systems shall be designed to operate without any flooding occurring during any rainfall event up to (and including) the critical 1 in 30 year storm (3.33% Annual Exceedance Probability (AEP)).
- The system must also be able to accommodate the rainfall generated by events of varying durations and intensities up to (and including) the critical, climate change adjusted 1 in 100 year storm (1% AEP).

See also

Chapter 6 Climate Change and Policies:

CC7 Managing Development within Flood Risk Areas

CC8 Sustainable Drainage Systems

Open Space, Sports and Recreation



- Residential developments of 6 or more dwellings (use classes C3 and C4) will be required to provide or contribute towards the provision or improvement of open space, sports and recreation facilities. High quality on-site provision should be sought unless exceptional circumstances exist where off-site provision would better provide for the community, there is already excess provision or where site constraints cannot be overcome to deliver on-site provision.
- Residential development of 6 or more dwellings (use classes C3 and C4) will be required to contribute to the provision or enhancement of sports provision (in addition to open space and recreation provision) to meet the needs and demand of its future occupants. Where shortfalls are identified but do not require the provision of new facilities or provision on site, the council will seek developer contributions for the enhancement and maintenance of existing sports provision secured through a S106 legal agreement.
- The requirement for new or enhanced sports provision will be informed by the Playing Pitch and Outdoor Sports Facility Strategy (2025) and the Indoor Sports facilities Study (2025) (or any subsequent updates to these) and any further information in relation to the distance and capacity of existing facilities.

See also

Chapter 13 Infrastructure and Policy:

INF5 Outdoor and Indoor sports, recreation and open space provision

Access and Highways



- A Transport Assessment or Transport Statement and Sustainable Travel Plan, as relevant to the scale and nature of the development should be submitted with all applications (in line with Kent County Council guidance). Where assessments are required, they must cover the full extent of transport implications arising from the development.
- All new developments will be required to consider and provide adequate and well-integrated parking for all types of vehicles, taking account of KCC's Parking Standards (2025) for these or any subsequent replacement guidance.

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See also

Chapter 13 Infrastructure and Policies:

INF2 Sustainable Transport and Active Travel

INF3 Parking

Utilities



- For all proposed site allocations, it is expected that the applicant will liaise with water, wastewater, gas and electricity providers to ensure that appropriate works are undertaken in line with the construction phasing of the proposed development.
- Applicants must work with commercial providers at an early stage to deliver broadband and mobile connectivity within their housing and employment developments, ensuring high speed connections and sufficient mobile telecommunications coverage are available.
- New or improved infrastructure and services will be delivered either on-site by developers or off-site through S106 or S278 agreements. Planning obligations will be linked to development phasing or trigger points to ensure delivery occurs when required.

See also

Chapter 13 Infrastructure and Policy:

INF1 Provision of Infrastructure and Services

Contaminated Land



- Development proposals located on or near sites which have previously been used for activities which pose a risk of land contamination shall be informed by a contaminated land desktop study identifying all previous site uses, potential contaminations associated with those uses

See also

Chapter 7 Natural Environment and Policy:

NE11 Ground Contamination

Housing Site Requirements



- Proposals for all housing schemes will be expected to provide for a mix of dwelling types, tenures, and sizes as well as provide a range and mix of housing formats to meet both national and local policy requirements and to meet local housing needs, as evidenced in the latest Strategic Housing Market Assessment and / or other relevant evidence that is provided to justify the mix of homes required during the plan period.
- On sites of 10 units or more, development will be expected to meet the housing tenure mix set out in Policy H1.
- Development proposals which include a residential element (including C2 and permanent residential caravan sites) will be required to deliver 40% affordable housing on site where proposals are for 10 or more (net) units, or proposals for 6 or more units within a National Landscape and / or where sites provide 0.5 hectares or more of developable area. Relevant proposals must include an Affordable Housing Statement that sets out how it meets policy requirements.
- Developments will be required to deliver a mix of affordable housing tenures. This should include a tenure mix of 50% social rent, 30% affordable rent and 20% intermediate accommodation.
- Large sites will, subject to viability, be required to deliver at least 5% specialist accommodation as C3 and schemes for 20 dwellings or more will be required to deliver 5% specialist dwellings as either C3 or C2.
- All new dwellings (in all tenures) will be required to meet the accessibility standards set out in part M4(2) of the Building Regulations, subject to site suitability. On schemes of 20 or more, developments will be required to meet M4(3) standards for 5% of the dwellings proposed in the market sector and 10% of all affordable housing provision.
- All new residential development, including dwellings created through the subdivision of existing dwellings or conversion, shall comply with Nationally Described Space Standards, or any subsequent government standard.

See also

Chapter 10 Housing and Policies:

H1

Housing to Address Needs

H2

Affordable Housing

H6

Specialist Housing to Meet the Needs of Older and Vulnerable People

H7

Accessible and Adaptable Homes

Employment Site Requirements



- Economic development proposals will be supported where they contribute towards the delivery of a prosperous, inclusive and sustainable economic future in the borough.
- Existing B2, B8 and E(g) employment sites, premises and floorspace will be protected against loss to non-employment uses, which are not situated within sites identified in policy E2.
- Proposals for 1,000 sqm of commercial or community use floorspace or for residential developments of 20 units or more will be required to submit an Employment and Skills Training Plan to demonstrate how the proposal will contribute to employing, educating and training local people. The Employment and Skills Training Plan will need to consider both the construction and operation phase of the development (as appropriate).

Delivery



Paragraph 72 of the [NPPE](#) states that local planning authorities should have planning policies that identify a supply of:

- specific, deliverable sites for five years following the intended date of adoption; and
- specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

The council will progress work on its housing trajectory and will publish this at the Regulation 19 stage once further work has been undertaken.

See also

Chapter 11 Economy and Town Centres and Policies:

- E1 Supporting a Prosperous, Inclusive and Sustainable Economic Future
- E3 Other Employment Sites, Premises and Floorspace
- E4 Employment and Skills

Policy A1: Housing and Employment Allocations

To meet the identified need for new housing and employment land to 2042, the following sites, as defined on the Policies Map, are proposed for allocation. All housing and employment site allocations must be delivered in accordance with the development plan when read as a whole.

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
EC1	Land Opposite Hale House, Pilgrims Way, Aylesford	Aylesford	Eccles	40	59702
AY1	Land at Aylesford Lakes, Aylesford	Aylesford	Eccles, Aylesford Village	800	59676, 59675, 59763, 59678
AY2	Land south of High Street, Aylesford	Aylesford	Aylesford Village	33	58499, 59674
AY3	North of Pratling Street, Aylesford	Aylesford	Aylesford Village	90	68428
AY4	Land east of 4 Pratling Street and south of Pratling Street, Aylesford	Aylesford	Aylesford Village	40	68406
MG1	Land off Hall Road, Royal British Legion Industries, Aylesford	Aylesford	Medway Gap	75	59781
MG2	Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford	Aylesford	Medway Gap	10	68351
MG3	Land at Bunyards, Beaver Road, Allington, Maidstone	Aylesford	Medway Gap	435	59852
MG4	Land east of Kiln Barn Road and west of Hermitage Lane, Aylesford	Aylesford	Medway Gap	1,300	59861
BG1	Land north of Borough Green, Sevenoaks	Borough Green	Borough Green	3,000	59830, 59732

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
BG2	Land south and west of Tillmans Off, Crouch Lane, Sevenoaks	Borough Green	Borough Green	50	59843
MG8	Winterfield Farm, East Malling	East Malling & Larkfield	Medway Gap	25	58538
EM1	Paris Farm, Rocks Road, East Malling	East Malling & Larkfield	East Malling & Mill Street	105	58576
KH1	Land at Broadwater Farm, Kings Hill, West Malling	East Malling & Larkfield, Kings Hill	Kings Hill	900	59740, 59634
MG5	Existing premises at 56 to 62 Martins Square, Larkfield	East Malling & Larkfield	Medway Gap	16	59953
MG6	Land adjacent to Larkfield Library	East Malling & Larkfield	Medway Gap	30	58550
HS1	Land west of Hale Street, East Peckham, Tonbridge	East Peckham	Hale Street	140	59782
EP1	Land west of Addlestead Road, East Peckham, Tonbridge	East Peckham	East Peckham	50	59613
EP2	Land south of Church Lane, Hale Street	East Peckham	East Peckham, Hale Street	396	58751, 59789, 68376
HA1	Land north of The Paddock and East of Carpenters Lane, Tonbridge	Hadlow	Hadlow	120	59776

Policy A1: Housing and Employment Allocations continued

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
HA2	Land south of Common Road, Hadlow	Hadlow	Hadlow	101	59842
HA3	Land north of Court Lane, Hadlow	Hadlow	Hadlow	65	59647, 68365
HA4	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Hadlow	Hadlow	85	68449
TO3	Hilden Farm Road, Tonbridge	Hildenborough	Tonbridge and Hilden Park	30	59745
TO4	Land north west of Hilden Park, Tonbridge	Hildenborough	Tonbridge and Hilden Park	289	68401, 59893
HI1	East of Riding Lane, Hildenborough	Hildenborough	Hildenborough	77	59896
HI2	Land off Stocks Green Road, Hildenborough	Hildenborough	Tonbridge and Hilden Park	629	59653, 59615, 59692, 68432
IG1	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Ightham	Ightham	8	59871
IG2	Land south of Bramleys, Rectory Lane, Ightham, Sevenoaks	Ightham	Ightham	10	59770
KH3	Existing premises at 1 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60	68437
KH4	Existing premises at 42 Kings Hill Avenue, Kings Hill	Kings Hill	Kings Hill	55	68448

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
KH5	Existing premises at 11 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	70	68450
KH6	Existing premises at 32 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60	68443
KH7	Existing premises at 34 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	45	68447
MG7	Land between Ashton Way and London Road, Leybourne, West Malling	Leybourne	Medway Gap	70	59844, 59756
PL1	Rear of Platt Mill Close, Platt	Platt	Platt	10	58613
PL2	Land south of Potash Lane and north of Paddock Orchard, Platt	Platt	Platt	5	59617
RY1	Holmes Paddock, Ryarsh	Ryarsh	Ryarsh	20	58665
SN1	Land north of Holborough Lakes, Snodland	Snodland	Snodland	1,300	68423
TO1	Land north east of Tonbridge	Tonbridge	Tonbridge and Hilden Park	1,671	59721, 59693, 59685, 68388, 59690
TO2	Coblans Nursery and Little Trench Farm, Trench Road, Tonbridge	Tonbridge	Tonbridge and Hilden Park	294	59746, 59625

Policy A1: Housing and Employment Allocations

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
TO5	Land at south west Tonbridge	Tonbridge	Tonbridge and Hilden Park	423	68456, 59893
TO6	Land adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	Tonbridge	Tonbridge and Hilden Park	75	68419
TO7	Land north of Priory Road, south of the Railway, Tonbridge	Tonbridge	Tonbridge and Hilden Park	136	59878
TO8	Angel Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	56	68472
TO9	Sovereign Way North, Tonbridge	Tonbridge	Tonbridge and Hilden Park	122	68471
TO10	The River Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	118	58846
WA1	Land east of Red Hill, Watlingbury, Maidstone	Watlingbury	Watlingbury	30	59654
KH2	Land west of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling	West Malling	Kings Hill	30	59603
WO1	Land at Wouldham Allotments and rear of Oldfield Drive, Wouldham, Rochester	Wouldham	Wouldham	40	68436
WR1	Land south of London Road and rear of Howlands Court, Wrotham, Sevenoaks	Wrotham	Wrotham	25	68372

Employment

Reference	Site	Parish	Settlement	Estimated Floorspace (sm)	Use Class	Component LAA Sites
E1	Celcon Works, Borough Green	Ightham	Borough Green	4,000	E(g(ii))	58631
E2	East Malling Research Station, New Road, East Malling	Ditton	East Malling & Mill Street	45,080	E(g(ii))	59856
E3	Land south of Hermitage Court, Hermitage Lane, Maidstone	Aylesford	Medway Gap	1,000	E(g(ii))	59738
E4	Land east of Coldharbour Lane (Junction 5 of M20) and south of M20, Aylesford	Aylesford	Medway Gap	12,000	B2/B8	68444
E5	Land at Spider Hall, Bull Road, Leybourne, West Malling	Leybourne	Medway Gap	1,000	E(g(ii))	59863
E6	Land East of Platt Industrial Estate, Platt	Platt	Platt	8,000	B2	59822
E7	Land west of Hays Road, Snodland	Snodland	Snodland	3,000	E(g(ii))	59874
E8	Land at Sanderson Way and Little Postern, Tonbridge	Tonbridge	Tonbridge and Hilden Park	44,700/2,500	B2/B8	68358
E9	Land west of Rochester Airport, Rochester	Wouldham	Walderslade	14,000	B2	68412

Next steps



14.8 To ensure the successful delivery of the proposed development allocations, further work will be undertaken to help inform the next stage in the Local Plan process. This will include progressing further evidence and testing, further liaison with site promoters including developing masterplans and design codes (as relevant), infrastructure providers and key stakeholders. We will also need to consider any new sites should these be submitted as part of the Land Availability Assessment call for sites process. This further work will help to inform the spatial strategy and site allocations for the Regulation 19 Local Plan including detailed site allocation policies to ensure that such development is managed and coordinated within each location. This will involve working with infrastructure providers and other stakeholders.



A	394	P	399
B	395	R	400
C	395	S	401
D	396	T	402
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A

Active frontage:

Business or retail uses with windows and doors onto the street which create interest and activity.

Active Travel:

a mode of transportation achieved by human physical activity, such as walking and cycling.

Affordable housing:

housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a Social Rent: meets all of the following conditions:

- i the rent is set in accordance with the Government's rent policy for Social Rent;
- ii the landlord is a registered provider; and

- iii it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b Other affordable housing for rent: meets all of the following conditions:

- i the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- ii the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- iii it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Air Quality Management Area (AQMA):

An area where air pollutant concentrations exceed / are likely to exceed the relevant air quality objectives. AQMAs are declared for specific pollutants and objectives.

Ancient or veteran tree:

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

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).

Ancillary use:

Describes a secondary building or building use associated with the main use of a building or defined area of land

Annual Average Daily Traffic (AADT):

A measure of traffic levels that could be expected on a given day for transport assessment, monitoring and reporting

Areas of Outstanding Natural Beauty (AONB):

Now known as 'National Landscape'. See National Landscape definition.

Article 4 direction:

A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.

Authority Monitoring Report (AMR):

an annual report prepared by a Local Planning Authority (LPA) to assess the implementation of its local planning policies and the progress of its Local Development Scheme (LDS).

B**Best and Most Versatile (BMV)****Agricultural Land:**

Land in grades 1, 2 and 3a of the Agricultural Land Classification

Biodiversity:

The number, abundance, variety and variability of different species (including organisms, animals and plants) living within a particular habitat and/or area.

Biodiversity Net Gain (BNG):

An approach to development that leaves biodiversity in a better state than before

Brownfield Land:

See Previously developed land

Build to Rent (BtR):

Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or

houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

C**Carbon Storage:**

The process of capturing and storing atmospheric carbon.

Circular economy:

A model of production and consumption, with the aim to minimise waste and extend the life cycle of resources through reuse, repair and recycling.

Climate change adaptation:

Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation:

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation Area:

A designated area given an increased level of protection due to its historic significance and/or character, as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990

D

Degree of Saturation:

Degree of Saturation (DoS) modelling is a method used in traffic modelling to evaluate junction performance by comparing traffic demand to the junction's capacity. A higher DoS percentage indicates more congestion and a greater likelihood of queue formation, with values over 90-100% generally signalling an over-capacity situation. Traffic modelling software uses DoS to predict if a junction can handle the expected traffic volume, assess the impact of changes, and optimize signal timings to prevent or mitigate congestion.

Density:

Density refers to a measurement of the number of dwellings per hectare.

Design Code:

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design Guide:

A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development:

Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". Most forms of development require planning permission (see also "permitted development")

Dwelling (or dwellinghouse):

A self-contained building, or part of a building, in residential use and usually housing a single household

E

Ecological Networks:

Connected areas of natural habitat. The protection and creation of these is a key strategy for biodiversity conservation in response to climate change.

Ecosystem services:

Services provided by the natural environment which benefit human wellbeing and quality of life. For example: food, water, building materials, plants used for medicine, natural flood defences, pollination of plants.

English Housing Survey (EHS):

is a government survey that collects detailed data on the housing circumstances and conditions of homes in England, including the energy efficiency of housing stock.

F

Functional Economic Market Area (FEMA):

When planning for economic growth, the Government's Planning Practice Guidance (PPG) states that economic needs should be assessed in relation to relevant Functional Economic Market Areas (FEMAs), these are the spatial levels at which local economies and markets operate. In most cases, these will extend beyond administrative boundaries and are defined in economy evidence prepared to inform the Local Plan.

G

Greenfield:

Refers to land which has not been previously developed.

Green Infrastructure (GI):

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Green Belt:

A planning constraint that aims to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Grey belt:

For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

Green infrastructure (GI):

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Gypsy and traveller:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an

organised group of travelling showpeople or circus people travelling together as such.

Gypsy and Traveller Accommodation Assessment (GTAA):

is a study to identify and provide a robust assessment of the current and future accommodation needs of Gypsy, Traveller, and Travelling Showpeople communities within their area. These assessments use various evidence and data, sometimes including local outreach, to estimate the number of pitches or plots required, which then informs the local planning policy to meet these housing need.

H**Habitats Regulation Assessment (HRA):**

an assessment under the Habitats Regulations to test if a plan or project proposal could significantly harm the designated features of a European site. A European site is protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations).

Heritage asset:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment:

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

House in Multiple Occupation (HMO):

a property rented out to three or more people from more than one household, sharing basic amenities like a kitchen or bathroom, or a building converted into non-self-contained flats. HMOs often require a licence from the local authority, particularly if they are "large HMOs" rented to five or more people.

Housing Market Areas (HMA):

is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work

Infrastructure:

Facilities or services needed to which are needed to support developments including transport, flood defences, schools, hospitals and medical facilities, sporting and recreational facilities and open spaces.

Infrastructure Delivery Plan (IDP):

A formal document identifying the infrastructure needed to support the development proposed in the Local Plan.

Irreplaceable habitat:

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

J

Junction level of service (LOS):

In transport modelling this assesses how well a junction performs by calculating factors like vehicle delay, queues, and potential conflicts to quantify the quality of service provided to road users, including drivers, cyclists, and pedestrians.

L

Land Availability Assessment (LAA):

This identifies a potential future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

Levelling Up and Regeneration Act 2023 (LURA):

a law passed in October 2023 that aims to reduce geographic disparities and speed up the planning system by reforming local government, town and country planning, and compulsory purchase legislation. Key measures include

creating a new system for local plans, changing rules for the Community Infrastructure Levy (CIL) to an Infrastructure Levy, enabling councils to charge more council tax on empty second homes, and establishing Environmental Outcome Reports (EORs) for specific projects and plans. The Act provides the legal framework for these changes, with many measures requiring further secondary legislation to take full effect.

Listed building:

A buildings or structures which have been identified as being of special architectural or historic interest and are designated as either Grade I, Grade II* or Grade II by Historic England. This relates to the quality and relative interest of the building.

Local Green Space (LGS):

A designation determined by a Local Planning Authority to a defined area for its amenity value on a local level. This is not to be confused with Open Space, which has a broader definition and concerns less localised matters.

Local housing need:

The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local Nature Recovery Strategy (LNRS):

Spatial strategy which sets out priorities for nature recovery and proposes actions to achieve these priorities.

Local Nature Reserves (LNR):

Statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.

for areas with wildlife of geological features that are of local interest.

Local Plan:

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Wildlife Sites (LWS):

Areas of land selected for their local nature conservation value, which can contain important, and threatened habitats and species.

M

Major development:

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

N

National Landscapes:

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty, legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

National Planning Policy Framework (NPPF):

This sets out the Government's planning policies for England and how these are expected to be applied. It provides the wider context for the Local Plan.

Nationally Described Space Standards:

Standards that sets out requirements for the gross internal floor area at a defined level of occupancy as well as floor areas and dimensions for key areas in new dwellings.

Natural Flood Management:

managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Natural resources:

Naturally occurring materials or substances that are found in the environment and are developed without human intervention.

Neighbourhood 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.

Net Zero:

The state in which the volume of greenhouse gases emitted to the atmosphere is balanced by their removal out of the atmosphere, through natural carbon sinks like forests, and new technologies like carbon capture.

Night-time economy:

range of business, social, and cultural activities taking place in town and city centres between approximately 6pm and 6am.

O

Open space:

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Older people:

People over or approaching retirement age, including the active, newly- retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

P

People with disabilities:

People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permitted Development (or Permitted Development Rights):

The ability (within planning) to carry out certain limited forms of development without the need to make an application to a Local Planning Authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Planning condition:

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation:

A legal agreement entered into between a local authority and a developer under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG):

Sets out how the Government expects the planning policies in the National Planning Policy Framework to be interpreted and implemented.

Planning Policy for Traveller Sites (PPTS) 2024:

is the government's policy document that provides guidance to local planning authorities on how to assess the accommodation needs of Gypsy and Traveller and Travelling Showpeople households and plan for sufficient, suitable, and deliverable sites.

Previously developed land:

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land 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.

Primary Shopping Area (PSA):

Defined area where retail development is concentrated within a town centre. Characterised by a high density of shops and other retail uses, the PSA is intended to support the vitality and economic health of a town centre.

Priority habitats and species:

Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. Regionally Important Geological Sites (RIGS).

Private Registered Providers (PRPs):

are organisations, such as housing associations, charities, and some for-profit companies, that provide social housing and are not local authorities. As registered, independent entities, PRPs are regulated and are a key sector for building and managing affordable homes in the UK. Private registered providers were previously termed Registered Social Landlords or housing associations.

R**Regulator of Social Housing (RSH):**

is a non-departmental public body responsible for regulating social housing providers in England to ensure they are financially viable, well-governed, and deliver decent, safe, and energy-efficient homes for tenants. The RSH sets economic and consumer standards, conducts inspections, and can take action, including issuing unlimited fines, if providers fail to meet them.

Renewable and low carbon energy:

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural diversification:

The expansion, enlargement or variation of the range of products or fields of operation of a rural business.

Rural exception sites:

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

S

Settlement Hierarchy:

A settlement hierarchy is an important tool that categorises settlements and groups them together based on their sustainability. It helps decide on the most sustainable locations for future growth. Further details can be found in the Council's Sustainable Settlement Study.

Self-build and custom-build housing:

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act. Self-build and Custom Housebuilding Act 2015: requires local authorities in England to keep a register of individuals and associations

interested in self-build or custom housebuilding projects and to consider this demand when carrying out their planning functions. The Act defines self-build as where a person builds their own home on a plot of land, and custom build as a similar process, often with a developer facilitating, but with the individual having primary input into the design and construction. Sites of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial Strategy:

is how a local plan's vision and objectives aim to be delivered by guiding development to the most sustainable locations and by delivering growth that takes account of people, places and the environment. It sets out how and where growth should be distributed across a local area.

Special Areas of Conservation (SAC):

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Strategic Flood Risk Assessment (SFRA):

Document prepared by the local planning authority to evaluate flood risk across the area, prepared as part of the evidence base for the Local Plan.

Strategic Housing Market Assessment (SHMA):

An evidenced base document that provides an understanding of housing market dynamics, an assessment of future housing needs for both market and affordable housing and the housing requirements of different groups within the population.

Sustainability Appraisal (SA):

is a systematic process that must be carried out during the preparation of local plans and spatial development strategies. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

Sustainable development:

This is growth that meets the social and economic needs of the community within the environmental limits without compromising the ability of future generations to meet their own needs

Sustainable Drainage System (SuDs):

A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes:

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Town centre:

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.

Transport assessment:

A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Travel plan:

A long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.

Travelling showpeople:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Tree Preservation Order (TPO):

is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

U**Use class:**

The use of a building, structure or land as categorised in The Town and Country Planning (Use Classes) Order 1987.

V**Volume to capacity ratio (V/C):**

In transport modelling, this measures how much traffic is using a road link or junction compared to its maximum theoretical flow. A V/C ratio close to 1.0 indicates saturation and potential congestion, while a ratio below 0.5 suggests free-flow conditions. This ratio is a fundamental indicator of performance, influencing speed-flow relationships, queuing, and the overall level of service. It is used in traffic modelling to explain existing conditions and the impact of proposed changes.

W**Water stress:**

This occurs when the demand for water in an area exceeds the available supply, or when poor water quality restricts its use.

Wildlife corridor:

Areas of habitat connecting wildlife populations.

Windfall sites:

Sites not specifically identified in the development plan.

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Annex 1: Allocations Removed from the Green Belt

Allocation Reference	Allocation Name	Proposed Use(s)	Parish	Settlement	Development Yield (sqm)
BG1	Land north of Borough Green, Sevenoaks	Residential	Borough Green	Borough Green	2,000
BG2	Land south and west of Tillmans Off, Crouch Lane, Sevenoaks	Residential	Borough Green	Borough Green	50
EP1	Land west of Addlestead Road, East Peckham, Tonbridge	Residential	East Peckham	East Peckham	50
EP2	Land south of Church Lane, Hale Street	Residential	East Peckham	East Peckham	396
EP1	Land west of Hale Street, East Peckham, Tonbridge	Residential	East Peckham	Hale Street	140
HA1	Land north of The Paddock and east of Carpenters Lane, Tonbridge	Residential	Hadlow	Hadlow	120
HA2	Land south of Common Road, Hadlow	Residential	Hadlow	Hadlow	101
HA3	Land north of Court Lane, Hadlow	Residential	Hadlow	Hadlow	65
HA4	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Residential	Hadlow	Hadlow	85
HI1	Land east of Riding Lane, Hildenborough	Residential	Hildenborough	Hildenborough	77
HI2	Land off Stocks Green Road, Hildenborough	Residential	Hildenborough	Hildenborough	629
TO3	Hilden Farm Road, Tonbridge	Residential	Hildenborough	Tonbridge and Hilden Park	30
TO4	Land north west of Hilden Park, Tonbridge	Residential	Hildenborough	Tonbridge and Hilden Park	289
E1	Celcon Works, Borough Green	Employment	Ightham	Borough Green	4,000
IG1	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Residential	Ightham	Ightham	8

Allocation Reference	Allocation Name	Proposed Use(s)	Parish	Settlement	Development Yield (sqm)
IG2	Land south of Bramleys, Rectory Lane, Ightham, Sevenoaks	Residential	Ightham	Ightham	10
E5	Land at Spider Hall Farm, Bull Road, Leybourne, West Malling	Employment	Leybourne	Medway Gap	1,000
E6	Land east of Platt Industrial Estate, Platt	Employment	Platt	Platt	8,000
PL1	Land rear of Platt Mill Close, Platt	Residential	Platt	Platt	10
PL2	Land South of Potash Lane and North of Paddock Orchard, Platt	Residential	Platt	Platt	5
E7	Holmes Paddock, Ryarsh	Residential	Ryarsh	Ryarsh	20
E9	Land west of Hays Road, Snodland	Employment	Snodland	Snodland	3,000
E10	Land north of Holborough Lakes, Snodland	Residential	Snodland	Snodland	1,300
E8	Land at Sanderson Way and Little Postern, Tonbridge	Employment	Tonbridge	Tonbridge and Hilden Park	44,700/2,500
TO1	Land north east of Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	1,671
TO2	Coblends Nursery and Little Trench Farm, Trench Road, Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	294
TO5	Land at south west Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	423
TO6	Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	Residential	Tonbridge	Tonbridge and Hilden Park	75
WA1	Land east of Red Hill, Wateringbury, Maidstone	Residential	Wateringbury	Wateringbury	30
KH2	Land west of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling	Residential	West Malling	Kings Hill	30

Annex 2: Sites that are being considered for Local Green Space designation

Site Name or Address	Parish
Land to the east (front) of Aylesford Secondary School, Teapot Lane, Aylesford, ME20 7JU	Aylesford
Land west of Russett Close, Aylesford, ME20 7PL	Aylesford
Land to the east, south and west of St. Andrews Close, Aylesford, ME20 7FW	Aylesford
Land north of Abery Drive and West of Ingra Close, New Hythe, Aylesford	East Malling and Larkfield
Land south of Bradbourne Park Road and West of Collinge Close, East Malling, West Malling, ME19 6QS	East Malling and Larkfield
Land east of Carnation Crescent and South of Columbine Road, East Malling, West Malling	East Malling and Larkfield
Land north of Bradbourne Park Road and West of Forsyth Close, East Malling, West Malling	East Malling and Larkfield
Martin Square Car Park, Martin Square, Aylesford	East Malling and Larkfield
Land east of The Lakes and South of Carp Close, Aylesford	East Malling and Larkfield
Land at Heath Farm, Wateringbury Road, West Malling	East Malling and Larkfield
Land east of Broadwater Road and South of Clare Lane, West Malling	East Malling and Larkfield
East Malling playing fields, north of Mill Street and west of New Road, East Malling	East Malling and Larkfield
Land off (north) Amber Lane, Kings Hill, West Malling	East Malling and Larkfield / Kings Hill
Land north of Westwood Road	East Peckham
Land south of Tower View, Kings Hill, West Malling	Kings Hill
Land north of Tower View and East of Hazen Road, Kings Hill, West Malling	Kings Hill
Land south of Discovery Drive, West Malling	Kings Hill
Land east of Oxley Shaw Lane and South of Willowmead, Leybourne, ME19 5QU	Leybourne
Land east of Castle Way and North of Lillieburn, West Malling, ME19 5HQ	Leybourne
Land east of Castle Way and South of Lillieburn, West Malling, ME19 5HF	Leybourne
Land west of Lillieburn and North of Old Orchard, West Malling, ME19 5LY	Leybourne

Site Name or Address	Parish
Land adjacent to Oxley Shaw Lane and The Old Rectory Public House, West Malling, ME19 5LZ	Leybourne
Land east Of Baywell, Leybourne, ME19 5QQ	Leybourne
Land known as Offham Recreation Ground, North of Teston Road and West of Pepinstraw Close, Offham, West Malling	Offham
Land knowns as The Cosgrave Field, South of North Meadow and West of Church Road, Offham, West Malling	Offham
Land Parcel 1, Royal West Kent Avenue, Tonbridge, TN10 4NU	Tonbridge
Land south of Salisbury Road and North of Rochester Road, Tonbridge, TN10 4PB	Tonbridge
Land east of Quincewood Gardens and North of Cedar Crescent, Tonbridge	Tonbridge
Land north of the A21 (Tonbridge by-pass and West of Brindle's Fields, Ton-bridge	Tonbridge
Land surrounding (north of) playground West of Brindles Field, Tonbridge	Tonbridge
Land (car park) north of Ryarsh Lane and west (rear of) Davison Close, West Malling	West Malling
Land at junction of Ewell Avenue and Stratford Road, West Malling	West Malling
Land parcel north of Woodland Close and east of Alma Road, West Malling	West Malling
Wouldham Recreation Ground, Knowle Road, Wouldham	Wouldham
Land known as Cottenham Orchard, south of Cottenham Road, East Malling	East Malling and Larkfield
Land parcels (multiple) East of Lime Crescent and south of Beech Road, East Malling	East Malling and Larkfield
Land at Warren Woods Nature Park, north of (off) Amber Lane and South of The Heath, Kings Hill	East Malling and Larkfield
Land north of railway line, Station Road, Aylesford	Aylesford
Land off Hall Road, Royal British Legion Industries, Aylesford, ME20 7NX	Aylesford
Land northwest of, Bell Lane, Rochester, ME1 3SY	Burham
Larkfield and New Hythe Sports and Social Club, 251 New Hythe Lane, Larkfield, Aylesford	East Malling and Larkfield
Hildenborough Village Green, Hildenborough	Hildenborough

Site Name or Address	Parish
Extra grassy space at Maypole Drive and Tower View, Kings Hill	Kings Hill
Land Fronting 2 To 16, Chaucer Gardens, Tonbridge	Tonbridge
Land west of Arundel Close, Tonbridge	Tonbridge
Land between Keyes Gardens and Milton Gardens, Tonbridge	Tonbridge
Land between Milton Gardens and Chaucer Gardens, Tonbridge	Tonbridge
Land west of Darwin Drive, Tonbridge	Tonbridge
Land north of Shakespeare Road and east of Scott Road, Tonbridge	Tonbridge
Log Bridge Recreation Ground, Tonbridge	Tonbridge
Land north of Higham School Road and east of Hunt Road, Tonbridge	Tonbridge
Land south of Knight Road and west of Hunt Road, Tonbridge	Tonbridge
Land at Milton Gardens, Tonbridge	Tonbridge
Land parcels at Molescroft Way and west of Upper Haysden Lane, Tonbridge	Tonbridge
Land northeast of Town Lock and west of Redbud Road, Tonbridge	Tonbridge
Land north of Brionne Gardens and west of Lodge Oak Lane, Tonbridge	Tonbridge
Land north of Hectorage Road and south of Tonbridge-Ashford railway, Ton-bridge	Tonbridge
Land at Scotchers Field, west of Higham Lane, Tonbridge	Tonbridge
Land at corner of Lavenders Road and Swan Street, West Malling	West Malling
Land southwest of West Malling railway station, Station Approach, West Malling, ME19 6JH	West Malling / East Malling And Larkfield
Land parcels south of Larkfield Leisure Centre and west of New Hythe Lane, Larkfield	East Malling & Larkfield
Land at King George's Field, Maidstone Road, St Mary's Platt	Platt

Annex 3: Historic Parks and Gardens on the National Register or of Local Significance

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

Annex 4: Open Space Standards

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

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Table 1: Summary of Open Space Quantity and Accessibility Standards

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

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

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

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

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

Occupancy Rates by dwelling size

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

Table 2: Household Occupancy Rates Based on Size of Dwelling

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

On or off-site provision

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

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

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

Table 3: On-site provision – minimum area sizes

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

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

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

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

Annex 5: Local Plan Monitoring Indicators

Chapter 5 Spatial Strategy

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
SP1: Spatial Strategy	SP1	SA2, SA4, SA5, SA6, SA8, SA9, SA10, SA11, SA12, SA13, SA14	Number of dwellings granted planning permission by size, type and tenure	To reflect need	Developers, local authority	TMBC
			Number of net additional dwellings on previously developed land	Maximise	Developers, local authority	TMBC
			Number of dwellings approved within or adjacent to Tier 5 settlements	Minimise	Developers, local authority	TMBC
			Annual monitoring of employment sites and floorspace losses and gains, including office (use class E _g), general industry (use class B2) and storage and distribution (use class B8).	No net loss	Developers, local authority	TMBC
			Percentage of Town centre unit vacancies within Town, district or local centres	Reduce	Developers, local authority	TMBC
			Number of developments determined with an energy and climate change statement.	All major developments	Developers	TMBC

			Number of developments meeting BREEAM standards	All major developments	Developers	TMBC
			Number of planning decisions including appeals, granting permissions for inappropriate development in the Green Belt.	Zero	Developers, local authority	TMBC
			Number of net dwellings permitted within the Green Belt.	Minimise	Developers, local authority	TMBC
Policy SP2: Delivering Homes for our Communities	SP2	SA14	Total number of dwellings completed annually against the hosing need figure.	To reflect need	Developers, local authority	TMBC
Policy SP3: Settlement Hierarchy and General Development Principles	SP3	SA6, SA14	Number of dwellings approved within or adjacent to Tier 5 settlements	Minimise	Developers, local authority	TMBC
			Net additional new affordable dwellings completed on rural exception sites.	Maximise	Local authority	TMBC
Policy SP4: Gypsy, Traveller and Travelling Showpeople - Accommodation Needs	SP4	SA6, SA14	Permissions granted for adequate sites (pitches/plots)	No net loss	Developers, local authority	TMBC
Policy SP5: Future	SP5	SA4, SA6, SA9, SA10, SA11	Annual monitoring of employment sites and floorspace losses and gains,	No net loss	Developers, local authority	TMBC

Employment Growth			including office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).			
			Annual monitoring of employment sites and floorspace losses and gains, within strategic employment areas. This will include office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	Increase	Developers, local authority, local businesses	TMBC
			Annual monitoring of employment sites and floorspace losses and gains, within site allocations. This will include office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	Increase	Developers, local authority, local businesses	TMBC
			Annual monitoring of employment sites and floorspace losses and gains, within non-strategic sites. This will include office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	Minimise loss of existing employment sites.	Developers, local authority, local businesses	TMBC
			Net amount of employment floorspace gained, or loss during the monitoring year	No net loss	Developers, local authority	TMBC

Chapter 6: Climate Change

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

Chapter 6 Climate Change

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

CC5: Renewable and low carbon and heat projects	SP1	SA6, SA9, SA10, SA11	Number of developments for renewable and/or low carbon energy projects approved.	Increase	Developers, local authority	TMBC
			Number of renewable energy installations at Local Authority Level.	Increase	Developers, utility providers, local authority	Department for Energy Security and Net Zero
CC6: Water Efficiency	SP1	SA8	Water company's per capita consumption of water in litres.	Reduce	Local authority, developers, water company	Southeastern Water, Southern Water
CC7: Managing development within flood risk areas	SP1, SP3	SA11	Planning permissions granted contrary to Environment Agency advice on flooding grounds within the borough during the monitoring period.	Zero	Local authority	Environment Agency, TMBC
			The number of flood management projects approved in the borough.	Increase	Developers, local authority	TMBC
CC8: Sustainable Drainage Systems [SUDS]	SP1	SA11	Planning permissions granted contrary to Kent County Council as Local Lead Flood Authority advice on sustainable drainage in the borough during the monitoring period.	Zero	Local authority	TMBC

Chapter 7: Natural Environment

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

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
			Kent Downs and High Weald AONB unit.			
NE3: Landscape Character	SP1	SA5, SA6, SA7	Number of planning applications refused as contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
NE4: Designated Sites, Irreplaceable Habitat and Priority Habitat and Species	SP1	SA5, SA6	Recorded condition of SACs	Improve the condition / status of site	Local Authority, developers, public agencies, such as Natural England	Natural England
			Percentage of SSSI in favourable condition.	Improve the condition	Local Authority, developers, public agencies, such as Natural England	Natural England
			Percentage of Ancient woodland habitat within the borough.	Minimise loss	Local Authority, developers	TMBC
			Changes in (a) priority habitat and (b) species (by type)	Minimise loss	Local Authority, developers	TMBC
			The area (Ha) under Woodland Trust Management.	Minimise loss	Woodland Trust	Woodland Trust
NE5: Biodiversity Net Gain	SP1	SA5	The percentage of sites that deliver at least 10% biodiversity net gain through the planning application process	Achieve a minimum of 10% BNG.	Developers, local authority	TMBC
NE6: Green and Blue Infrastructure	SP1	SA1, SA5	Area (Ha) of green and blue infrastructure delivered through strategic allocations.	Increase over plan period	Local Authority, developers	TMBC

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
NE7: Woodland, Trees and Hedgerows	SP1	SA5, SA11	Additional tree preservation orders made.	Increase over plan period	Local authority, landowners	TMBC
			Percentage of Ancient woodland habitat within the borough.	Minimise loss	Local Authority, developers	TMBC
			Veteran trees	Minimise loss	Developers, local authority	TMBC
NE8: Best and Most Versatile Land	SP1	SA9	The total amount of land used for agriculture within the borough for the monitoring period.	Minimise loss	Developers, local authority	Ministry of Housing, Communities and Local Government
			Approvals of planning permission contrary to advice from Natural England on the loss of BMV agricultural land (ha) per annum.	Zero	Developers, local authority	TMBC
NE9: Noise, Vibration and Odour	SP1	SA12	The rate of complaints about noise and odour.	Reduce	Developers, local authority	TMBC
NE10: Air Quality	SP1	SA5, SA12	Number of Air Quality Management Areas within the borough.	Minimise and ensure development supports improvements to air quality	Developers, local authority	Kent Air
			Pollutant levels at key locations	Reduction in air pollution levels	Local authority	Kent Air

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
NE11: Ground Contamination	SP1	SA9	Number of applications approved contrary to Environmental Health/Environment Agency advice on ground contamination grounds	Zero	Developers, local authority	TMBC
NE12: Light Pollution	SP1	SA12	The average (mean) rank of the district for light pollution.	Maintain current level of lighting	Developers, local authority	Campaign to Protect Rural England (CRPE)
			Deterioration in dark skies mapping in National Landscapes	No deterioration	Developers, local authority	Campaign to Protect Rural England (CRPE)

Chapter 8: The Historic Environment

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
HE1: The Historic Environment	SP1	SA6, SA7	Number of planning permissions granted contrary to the advice from Historic England within the monitoring period.	Zero	Local Authority	TMBC
HE2: Listed Buildings	SP1	SA6, SA7	Number of Listed Buildings within the borough.	No loss	Local Authority, Historic England	Historic England
			Number of Listed Buildings at risk within the borough within the monitoring period.	Reduce number of buildings at risk	Land owners, Local Authority, Historic England	Historic England
			Number of planning applications refused contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
HE3: Conservation Areas	SP1	SA7	Number of planning applications refused as contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
			Number of Conservation Areas with character appraisals and management plans.	Increase	Local authority	TMBC
HE4: Historic Parks and Gardens (designated and	SP1	SA7	Number of Registered Historic Parks and Gardens in the borough at risk.	Reduce	Land owners, local authority, Historic England	Historic England

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
non-designated)						
HE5: Archaeology	SP1	SA7	Number of planning applications approved contrary to the advice received from Kent County Council archaeology team.	Zero	Local authority	TMBC
HE6: Enabling development for heritage assets	SP1	SA7	Number of planning applications refused as contrary to this policy but allowed at planning appeal.	Zero	Local authority	TMBC
			Number of Section 106 agreements signed relating to enabling development for a heritage asset.	Reduce number of buildings at risk	Developers, local authority	TMBC

Chapter 9: Design

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

Chapter 10: Housing

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
H1: Housing to address needs	SP1, SP2, SP3	SA14	Number of dwellings granted planning permission by size, type and tenure	To reflect need	Developers, local authority	TMBC
H2: Affordable Housing	SP1, SP2, SP3	SA14	Net new affordable homes completed by tenure	Maximise	Developers, local authority	TMBC
			Total number of homeless households in priority need	Reduce	Local authority	TMBC
H3: Build-to-Rent	SP1, SP2, SP3	SA2, SA14	Net new Build to Rent homes completed	Maximise	Developers, local authority	TMBC
H4: Gypsy, traveller and travelling showpeople – safe guarding sites	SP4	SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC

H5: Gypsy, traveller and travelling showpeople – site criteria	SP4	SA6, SA14	Permissions granted for adequate sites (pitches/plots)	No net loss	Developers, local authority	TMBC
			Losses: change of use/redevelopment of existing permanent authorised sites			
H6: Specialist housing to meet the needs of older and vulnerable people	SP1, SP2, SP3	SA1, SA14	Number of units completed by type and tenure	Increase	Developers, local authority	TMBC
H7: Accessible and adaptable homes	SP1, SP2, SP3	SA14	No. of new dwellings that are accessible and adaptable	Maximise	Developers, local authority	TMBC
H8: Self and custom build housing	SP1, SP2, SP3	SA14	Number of self and custom build units	Meet policy requirements	Developers, local authority	TMBC

H9: Houses in Multiple Occupation	SP1, SP2, SP3	SA6, SA14	Net number of new HMOs and number of net new dwellings created	None	Developers, local authority	TMBC
H10: Residential extensions, alterations, annexes and ancillary accommodation	SP1, SP2, SP3	SA6, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC

Chapter 11: Economy

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
E1: Supporting a Prosperous, Inclusive and Sustainable Economic Future	SP1, SP3, SP5	SA4, SA9, SA10, SA11	Annual monitoring of employment sites and floorspace losses and gains, including office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	No net loss	Developers, local authority	TMBC
E2: Strategic Employment Areas	SP1, SP3, SP5	SA4	Annual monitoring of employment sites and floorspace losses and gains, within strategic employment areas. This will include office (use class Eg), general industry (use class B2) and storage and distribution (use class B8).	Increase	Developers, local authority, local businesses	TMBC
			Number of planning permissions for reuse/redevelopment of business sites in these areas for residential use	Minimise	Developers, local authority	TMBC
E3: Other Employment Sites, Premises and Floorspace	SP1, SP3, SP5	SA4	Annual monitoring of employment sites and floorspace losses and gains, within non-strategic sites. This will include office (use class Eg), general industry (use class B2)	Minimise loss of existing employment sites.	Developers, local authority, local businesses	TMBC

			and storage and distribution (use class B8).			
E4: Employment and Skills	SP1, SP3, SP5	SA3, SA4	Annual review of Employment and Skills Training Plans secured through the planning process.	Employment and Skills Training Plan submitted for all proposals requiring one.	Developers, local authority, training providers	TMBC
			Further education and skills participation - People aged 19 and above participating in further education and skills learning per 100,000 people	Increase	Local authority, training providers	ONS
E5: Supporting the Vitality of Town, Service and Local Centres	SP1, SP3, SP5, SP6	SA2, SA4, SA6, SA14	Amount of floorspace gained or lost in the Town, District and Local Centres.	Increase	Developers, local businesses, local authority	TMBC
			Percentage of Town centre unit vacancies within Town, district or local centres	Reduce	Developers, local authority	TMBC
E6: Primary Shopping Areas	SP1, SP3, SP5, SP6	SA4, SA6	Amount of retail floorspace (sqm) gained or lost within the Primary Shopping Area.	Maximise retail floorspace gained	Developers, local authority	TMBC
			Percentage of primary frontage in non-retail use	Minimise	Developers, local authority	TMBC
E7: Above Ground Floorspace	SP1, SP3, SP5, SP6	SA2, SA4, SA7, SA14	Amount of floorspace (sqm) gained or lost of upper floor uses within the defined town centre boundaries.	No net loss	Developers, local authority, local businesses	TMBC
E8: Sequential and Local Impact Tests	SP1, SP3, SP5, SP6	SA4	Amount of retail floorspace (sqm) gained or lost within the	No net loss	Developers, local authority	TMBC
			designated centres.			

Chapter 12: Rural Policies

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
R1: Rural Exception Sites	SP1, SP3	SA6, SA14	Net additional new affordable dwellings completed on rural exception sites.	Maximise	Local authority	TMBC
R2: Housing for Rural Workers	SP1, SP3	SA4, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC
R3: Replacement Dwellings Outside Settlement Confines	SP1, SP3	SA6, SA7, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC
R4: Conversion Of An Existing Building To Residential Use Outside Settlement Confines	SP1, SP3	SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC
R5: Residential Parks	SP1, SP3	SA6, SA14	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC

R6: Employment development outside existing settlement confines	SP1, SP3	SA4, SA6, SA9	Net amount of employment floorspace gained, or loss during the monitoring year outside development boundaries and existing strategic employment sites	No net loss	Developers, local authority	TMBC
R7: Agriculture, forestry and horticulture	SP1, SP3	SA4, SA9	New floorspace gained or loss to alternative uses.	Increase	Developers, local authority	TMBC
R8: Farm diversification	SP1, SP3	SA1, SA4, SA6, SA9	Growth by unit and sector and Use Class E(a) retail with ancillary Use Class E(b) food and drink.	Increase where appropriate	Developers, local authority	TMBC
			Net increase in business floorspace in converted rural buildings	Increase	Developers, local authority	TMBC
R9: Sustainable tourism and visitor accommodation	SP1, SP3	SA1, SA2, SA4, SA6	Net number of new tourist facilities and attractions and net number of new bedspaces for visitor accommodation	Increase	Developers, local authority	TMBC
R10: Equestrian facilities in the Countryside	SP1, SP3	SA6, SA9, SA12	Number of planning applications refused contrary to this policy but allowed at planning appeal	Zero	Local authority	TMBC

Chapter 13: Infrastructure

Policy	Spatial Planning Objectives	SA Objective	Indicator	Target	Implementation	Data Source
INF1: Provision of Infrastructure and Services	SP1, SP3	SA2, SA4, SA8, SA10, SA12	The value of section 106 contributions held and secured by the council in the monitoring period.	Maximise	Developers, local authority	TMBC
INF2: Sustainable Transport and Active Travel	SP1, SP3	SA2, SA10, SA12	Station entry and exit data captured from gate lines for all stations in the borough.	Maximise	Developers, local authority	Office for Rail and Road
			Bus patronage data captured from onboard electronic ticket machines and provided by Kent County Council.	Maximise	Bus companies, local authority, KCC	KCC data
			Gains and losses to the PROW network	Increase	TMBC, KCC	KCC data
			Percentage of relevant applications where a Transport Assessment and Travel Plan is secured	All relevant applications	Developers	TMBC
			Mode of travel used to commute to work (%)	Reduce travel to work by private motor vehicle over the plan period	Developers, local authority	ONS (census)
			Travel to Work distances	Reduce travel to work	Developers, local authority, KCC	ONS (Census)
INF3: Parking	SP1, SP3	SA2, SA10	Number of planning applications refused contrary to	Zero	Developers, local authority	TMBC

			this policy but allowed at planning appeal			
INF4: Community Facilities	SP1, SP3	SA1, SA2, SA6	Net community facility floorspace completed within the monitoring period (sqm).	Increase in floorspace	Developers, local authority	TMBC
			Developer contributions received for new or enhancement of community facilities	Maximise	Developers, local authority	TMBC
INF5: Outdoor sports, recreation and open space provision	SP1, SP3	SA1, SA2	Net amount (ha) of open space, sports or recreation provision	Increase	Developers, local authority	TMBC
			Developer contributions received for open space, indoor sports facilities and outdoor playing pitch and sports facilities	Increase	Developers, local authority	TMBC

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