

# 16

## ANNEXES



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

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

| Settlement                 | Settlement Tier (1 to 5)          | Total Housing Numbers | Housing completions (net) 2024/25 | Housing Completions 2025/6 | Housing extant Permissions Housing extant Permissions |
|----------------------------|-----------------------------------|-----------------------|-----------------------------------|----------------------------|-------------------------------------------------------|
| Addington                  | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Addington Clearway         | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Aylesford Village          | Tier 4 (Secondary Village)        | 589                   | 0                                 | 0                          | 1                                                     |
| Birling                    | Tier 4 (Secondary Village)        | 0                     | 1                                 | 0                          | 0                                                     |
| Blue Bell Hill             | Tier 5 - Other Rural Settlements  | 0                     | 1                                 | 0                          | 7                                                     |
| Borough Green              | Tier 2 (Service Centre)           | 2000                  | 3                                 | 0                          | 11                                                    |
| Burham                     | Tier 4 (Secondary Village)        | 0                     | 0                                 | 0                          | 0                                                     |
| Crouch                     | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 1                          | 2                                                     |
| Dunks Green                | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| East Malling & Mill Street | Tier 3 (Primary Village)          | 294                   | 1                                 | 1                          | 4                                                     |
| East Peckham               | Tier 3 (Primary Village)          | 0                     | 0                                 | 0                          | 2                                                     |
| Eccles                     | Tier 4 (Secondary Village)        | 539                   | 0                                 | 0                          | 3                                                     |
| Fairseat                   | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Golden Green               | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Hadlow                     | Tier 3 (Primary Village)          | 782                   | 0                                 | 0                          | 0                                                     |
| Hale Street                | Tier 4 (Secondary Village)        | 228                   | 0                                 | 0                          | 0                                                     |
| Hildenborough              | Tier 3 (Primary Village)          | 698                   | 5                                 | 1                          | 8                                                     |
| Ightham                    | Tier 4 (Secondary Village)        | 0                     | 1                                 | 1                          | 2                                                     |
| Kings Hill                 | Tier 2 (Service Centre)           | 1638                  | 241                               | 159                        | 69                                                    |
| Leybourne Chase            | Tier 4 (Secondary Village)        | 0                     | 0                                 | 0                          | 1                                                     |
| Medway Gap                 | Tier 1 (Principle Service Centre) | 1923                  | 188                               | 0                          | 145                                                   |

| Settlement                  | Settlement Tier (1 to 5)          | Total Housing Numbers | Housing completions (net) 2024/25 | Housing Completions 2025/6 | Housing extant Permissions Housing extant Permissions |
|-----------------------------|-----------------------------------|-----------------------|-----------------------------------|----------------------------|-------------------------------------------------------|
| Mereworth & Herne Pound     | Tier 4 - Secondary Village        | 0                     | 0                                 | 0                          | 0                                                     |
| Offham                      | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 7                          | 0                                                     |
| Peters Village              | Tier 4 - Secondary Village        | 0                     | 108                               | 57                         | 6                                                     |
| Platt                       | Tier 4 (Secondary Village)        | 16                    | 0                                 | 3                          | 13                                                    |
| Plaxton                     | Tier 4 (Secondary Village)        | 0                     | 0                                 | 0                          | 2                                                     |
| Ryarsh                      | Tier 4 (Secondary Village)        | 0                     | 0                                 | 0                          | 1                                                     |
| Shipbourne                  | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Snodland & Ham Hill         | Tier 2 (Service Centre)           | 1336                  | 0                                 | 2                          | 39                                                    |
| Snoll Hatch                 | Tier 4 (Secondary Village)        | 0                     | 0                                 | 0                          | 0                                                     |
| Stansted                    | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Tonbridge and Hilden Park   | Tier 1 (Principle Service Centre) | 3361                  | 77                                | 103                        | 366                                                   |
| Trottiscliffe               | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 1                                                     |
| Walderslade                 | Tier 1 (Principle Service Centre) | 0                     | 0                                 | 0                          | 1                                                     |
| Wateringbury                | Tier 3 (Primary Village)          | 0                     | 0                                 | 0                          | 1                                                     |
| West Malling                | Tier 2 (Service Centre)           | 0                     | 18                                | 3                          | 26                                                    |
| West Peckham                | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Wouldham                    | Tier 4 (Secondary Village)        | 39                    | 0                                 | 1                          | 2                                                     |
| Wrotham                     | Tier 4 (Secondary Village)        | 26                    | 0                                 | 0                          | 40                                                    |
| Wrotham Heath               | Tier 5 - Other Rural Settlements  | 0                     | 0                                 | 0                          | 0                                                     |
| Rural - outside settlements |                                   | 0                     | 54                                | 737                        | 3033                                                  |
| <b>Totals</b>               |                                   | <b>13,469</b>         | <b>689</b>                        | <b>1,076</b>               | <b>3,786</b>                                          |

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

| Settlement                 | Settlement Hierarchy              | Employment Allocations (Sqm) | Employment Completions (Former B2/ B8 and Office) 2024/25 | Employment Completions (Former B2/ B8 and Office) 2024/25 | Employment extant permissions (Former B2/B8 and Office) |
|----------------------------|-----------------------------------|------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------|
| Addington                  | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Addington Clearway         | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Aylesford Village          | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 791                                                     |
| Birling                    | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Blue Bell Hill             | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Borough Green              | Tier 2 (Service Centre)           | 33,200                       | 155.4                                                     | 0                                                         | 15                                                      |
| Burham                     | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Crouch                     | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| East Malling & Mill Street | Tier 3 (Primary Village)          | 45,080                       | 0                                                         | 0                                                         | -222                                                    |
| East Peckham               | Tier 3 (Primary Village)          | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Eccles                     | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Fairseat                   | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Golden Green               | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Hadlow                     | Tier 3 (Primary Village)          | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Hale Street                | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Hildenborough              | Tier 3 (Primary Village)          | 0                            | 0                                                         | 270                                                       | -142                                                    |
| Ightham                    | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Kings Hill                 | Tier 2 (Service Centre)           | 0                            | 0                                                         | -1663                                                     | 0                                                       |
| Leybourne Chase            | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Medway Gap                 | Tier 1 (Principle Service Centre) | 99,306                       | 6386.5                                                    | 59500.4                                                   | 4192                                                    |
| Mereworth & Herne Pound    | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |

| Settlement                | Settlement Hierarchy              | Employment Allocations (Sqm) | Employment Completions (Former B2/ B8 and Office) 2024/25 | Employment Completions (Former B2/ B8 and Office) 2024/25 | Employment extant permissions (Former B2/B8 and Office) |
|---------------------------|-----------------------------------|------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------|
| Offham                    | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Peters Village            | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Platt                     | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Plaxtol                   | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Ryarsh                    | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Shipbourne                | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Snodland                  | Tier 2 (Service Centre)           | 3,000                        | 246                                                       | 132                                                       | -1160                                                   |
| Snoll hatch               | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Stansted                  | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Tonbridge and Hilden Park | Tier 1 (Principle Service Centre) | 47,200                       | -1050                                                     | -168                                                      | -1106                                                   |
| Trottiscliffe             | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Walderslade               | Tier 1 (Principle Service Centre) | 14,000                       | 0                                                         | 710                                                       | 0                                                       |
| Wateringbury              | Tier 3 (Primary Village)          | 0                            | 0                                                         | 0                                                         | 0                                                       |
| West Malling              | Tier 2 (Service Centre)           | 0                            | 0                                                         | -1950                                                     | 0                                                       |
| West Peckham              | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Wouldham                  | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Wrotham                   | Tier 4 (Secondary Village)        | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Wrotham Heath             | Tier 5 - Other Rural Settlements  | 0                            | 0                                                         | 0                                                         | 0                                                       |
| Rural outside settlements |                                   |                              | 23519.4                                                   | 23718.43                                                  | 22893                                                   |
| <b>Totals</b>             |                                   |                              | <b>29257.3</b>                                            | <b>80549.83</b>                                           | <b>25261</b>                                            |

Annex 2: Local Plan Housing Trajectory

1.1 Table 3 and Figure A1 illustrate the anticipated delivery of housing over the Plan period. The trajectory comprises completed dwellings, extant planning permissions, windfall development and Local Plan allocations. The detailed assumptions that inform the trajectory, including site-specific delivery rates and phasing assumptions, are set out in the Regulation 19 Local Plan Housing Land Supply Topic Paper.

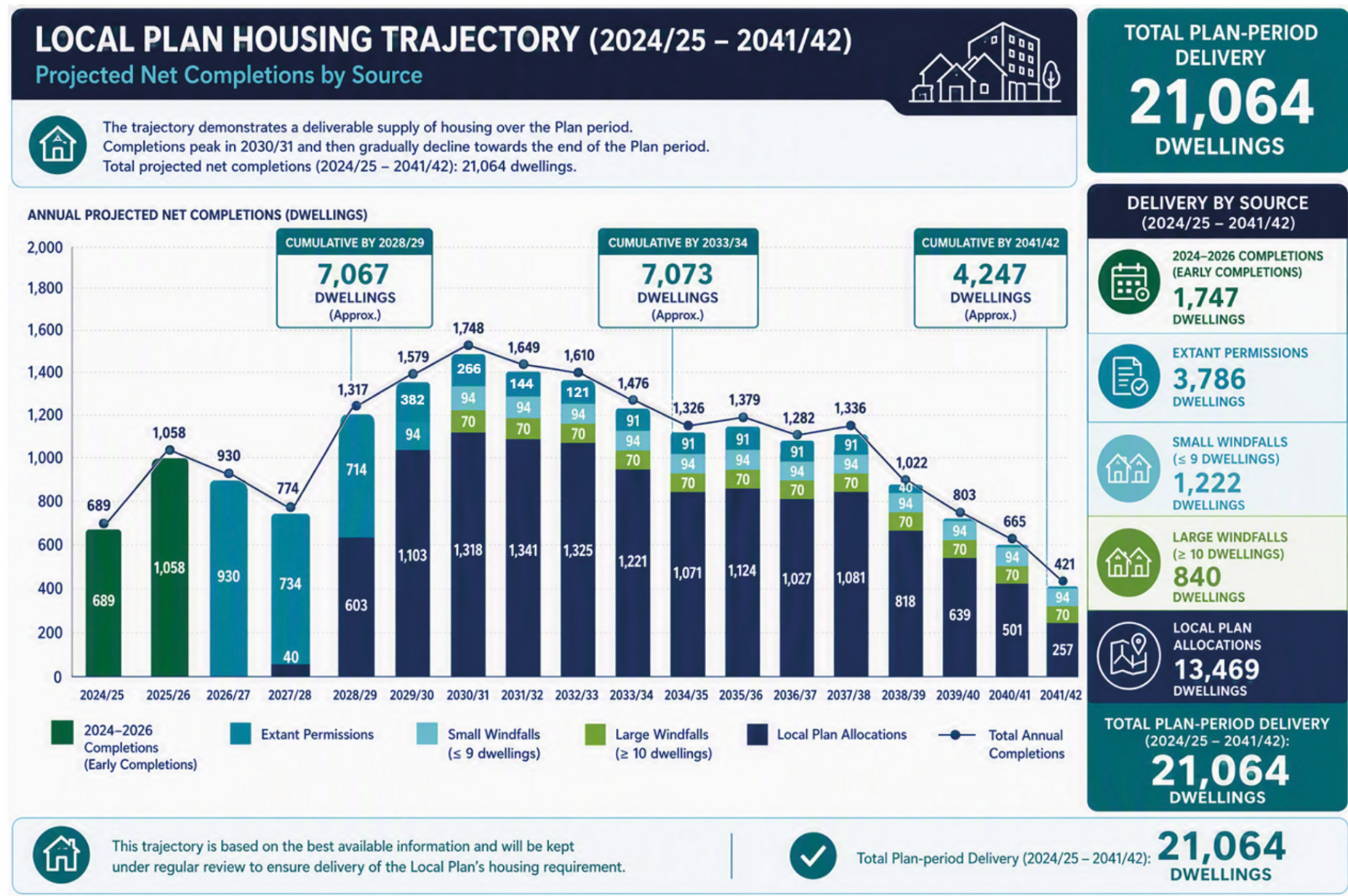
1.2 The trajectory demonstrates that sufficient housing land has been identified to meet the Plan’s housing requirement over the Plan period.

Table 3: Tonbridge and Malling Regulation 19 (Publication) Local Plan Housing Trajectory

| Year/<br>phasing period | 2024/<br>25 | 2025/<br>26 | 2026/<br>27 | 2027/<br>28 | 2028/<br>29 | 2029/<br>30 | 2030/<br>31 | 2031/<br>32 | 2032/<br>33 | 2033/<br>34 | 2034/<br>35 | 2035/<br>36 | 2036/<br>37 | 2037/<br>38 | 2038/<br>39 | 2039/<br>40 | 2040/<br>41 | 2041/<br>42 | Plan period<br>total |
|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------------|
| 2024 - 2026 completions | 689         | 1058        |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 1,747                |
| Extant permissions      |             |             | 930         | 734         | 714         | 382         | 266         | 144         | 121         | 91          | 91          | 91          | 91          | 91          | 40          | 0           | 0           | 0           | 3,786                |
| Small Windfalls         |             |             |             |             |             | 94          | 94          | 94          | 94          | 94          | 94          | 94          | 94          | 94          | 94          | 94          | 94          | 94          | 1,222                |
| Large Windfalls         |             |             |             |             |             |             | 70          | 70          | 70          | 70          | 70          | 70          | 70          | 70          | 70          | 70          | 70          | 70          | 840                  |
| Local Plan allocations  |             |             | 0           | 40          | 603         | 1103        | 1318        | 1341        | 1325        | 1221        | 1071        | 1124        | 1027        | 1081        | 818         | 639         | 501         | 257         | 13,469               |
|                         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 21,064               |

|                                   |     |      |       |     |      |      |      |      |       |      |      |      |      |       |      |     |     |     |  |
|-----------------------------------|-----|------|-------|-----|------|------|------|------|-------|------|------|------|------|-------|------|-----|-----|-----|--|
| Overall projected net completions | 689 | 1058 | 930   | 774 | 1317 | 1579 | 1748 | 1649 | 1610  | 1476 | 1326 | 1379 | 1282 | 1336  | 1022 | 803 | 665 | 421 |  |
|                                   |     |      | 7,067 |     |      |      |      |      | 7,073 |      |      |      |      | 4,247 |      |     |     |     |  |

**Figure A1:** Tonbridge and Malling Regulation 19 (Publication) Local Plan Housing Trajectory



**Annex 3:** Sites to be removed from the Green Belt

| Allocation Reference | Allocation Name                                                                             | Proposed Use(s) | Parish        | Settlement                | Development Yield (sqm)                   |
|----------------------|---------------------------------------------------------------------------------------------|-----------------|---------------|---------------------------|-------------------------------------------|
| BG1                  | Land North of Borough Green, Sevenoaks                                                      | Mixed           | Borough Green | Borough Green             | 2,000 (+33,200 sqm Employment Floorspace) |
| EP1                  | Land West of Hale Street, East Peckham, Tonbridge                                           | Residential     | East Peckham  | East Peckham, Hale Street | 156                                       |
| EP2                  | Land South of Church Lane, Hale Street                                                      | Residential     | East Peckham  | East Peckham, Hale Street | 72                                        |
| HA1                  | Land North of Court Lane, and Land South of Cemetery Lane, Hadlow                           | Residential     | Hadlow        | Hadlow                    | 422                                       |
| HA2                  | Land North of The Paddock and East of Carpenters Lane and Land South of Common Road, Hadlow | Residential     | Hadlow        | Hadlow                    | 280                                       |
| HA3                  | Court Lane Nurseries, Court Lane, Hadlow, Tonbridge                                         | Residential     | Hadlow        | Hadlow                    | 80                                        |
| HI1                  | Land East of Riding Lane, Hildenborough                                                     | Residential     | Hildenborough | Hildenborough             | 96                                        |
| HP1                  | Land off Stocks Green Road, Tonbridge Road and Noble Tree Road, Hildenborough               | Residential     | Hildenborough | Tonbridge and Hilden Park | 602                                       |
| HP2                  | Land Northwest of Hilden Park, Tonbridge                                                    | Residential     | Hildenborough | Tonbridge and Hilden Park | 290                                       |
| HP3                  | Land South of Stocks Green Road, Hildenborough                                              | Residential     | Hildenborough | Tonbridge and Hilden Park | 156                                       |
| HP4                  | Hilden Farm Road, Tonbridge                                                                 | Residential     | Hildenborough | Tonbridge and Hilden Park | 66                                        |
| KH2                  | Land West of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling  | Residential     | West Malling  | Kings Hill                | 84                                        |

| Allocation Reference | Allocation Name                                                                                                         | Proposed Use(s) | Parish    | Settlement                | Development Yield (sqm) |
|----------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|---------------------------|-------------------------|
| E1                   | Land West of Hays Road, Snodland                                                                                        | Employment      | Snodland  | Snodland                  | 3,000sqm                |
| E5                   | Land Little Postern, Postern Lane & Existing Premises at Recycling Centre (Canham Aggregates), Sanderson Way, Tonbridge | Employment      | Tonbridge | Tonbridge and Hilden Park | 47,200sqm               |
| PL1                  | Land South of Potash Lane and North of Paddock Orchard, Platt                                                           | Residential     | Platt     | Platt                     | 16                      |
| SN1                  | Land north of Holborough Lakes, Snodland                                                                                | Residential     | Snodland  | Snodland                  | 1300                    |
| SN2                  | Land West of Hays Road, Snodland                                                                                        | Residential     | Snodland  | Snodland                  | 36                      |
| TO1                  | Land Northeast of Tonbridge                                                                                             | Residential     | Tonbridge | Tonbridge and Hilden Park | 1500                    |
| TO2                  | Land at Southwest Tonbridge                                                                                             | Residential     | Tonbridge | Tonbridge and Hilden Park | 408                     |
| TO3                  | Coblends Nursery and Little Trench Farm, Trench Road, Tonbridge                                                         | Residential     | Tonbridge | Tonbridge and Hilden Park | 394                     |
| TO7                  | Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge                                        | Residential     | Tonbridge | Tonbridge and Hilden Park | 76                      |

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

**Table 4:** Historic Parks and Gardens on the National Register

| 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  | Tonbridge, 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 |

**Table 5:** Parks and Gardens of Local Significance

| Name                                     | List Entry number       | Location      |
|------------------------------------------|-------------------------|---------------|
| Haysden Country Park                     | Kent Gardens Compendium | Tonbridge,    |
| Manor Park Country Park                  | Kent Gardens Compendium | West Malling  |
| Tonbridge Castle                         | Kent Gardens Compendium | Tonbridge     |
| Trosley Country Park                     | Kent Gardens Compendium | Trottiscliffe |
| Clare House                              | Local List              | East Malling  |
| Fairhill                                 | Local List              | Shipbourne    |
| Fairlawne                                | Local List              | Plaxtol       |
| Foxbush                                  | Local List              | Hildenborough |
| Great Comp                               | Local List              | Platt         |
| Hamptons                                 | Local List              | West Peckham  |
| Hatton Gardens, Bradbourne House         | Local List              | East Malling  |
| Malling Place and Gundulf's Meadow       | Local List              | West Malling  |
| North Frith                              | Local List              | Hadlow        |
| Roydon Hall                              | Local List              | East Peckham  |
| The Friars                               | Local List              | Aylesford     |
| Wateringbury Place                       | Local List              | Wateringbury  |
| West Malling Abbey and Pilsdon Community | Local List              | West Malling  |
| Yaldham Manor                            | Local List              | Wrotham       |
| Yotes Court                              | Local List              | Mereworth     |

Annex 5: Open Space Standards

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

Table 6: Summary of Open Space Quantity and Accessibility Standards

| Typology                          | Quantity Standards<br>(ha per 1000 population) | Access Standard                                                             |
|-----------------------------------|------------------------------------------------|-----------------------------------------------------------------------------|
| Parks and Gardens                 | 0.80                                           | 1200m radial walking distance<br>(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                                                |
| <b>Total for new provision</b>    | <b>3.65</b>                                    |                                                                             |
| 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                                                    |

**1.4** 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.

**1.5** 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.

**1.6** 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.

**1.7** 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**

**1.8** 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 7:** Household Occupancy Rates Based on Size of Dwelling

| Number of Bedrooms | Occupancy Rate<br>(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

**1.9** 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.

**1.10** 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.

**1.11** 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 8:** 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                                                             |
| <b>Open space</b>                                                                         |                          |                                                                 |
| 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<br>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                                   |

**1.12** 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.

**1.13** 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.

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

## Annex 6: Site Allocations Development Criteria

**1.15** Policy A1 identifies the housing and employment allocations that contribute towards meeting the boroughs housing and employment requirements over the plan period. Policy A2 sets out the place-making, masterplan and delivery principles for development allocations of 50 units or more.

**1.16** The table below includes site-specific requirements for those housing (and mixed-use) allocations under 400 units (which do not have a specific policy) and employment allocations, setting out the key considerations and measures that development proposals will be expected to address.

**1.17** These requirements form part of the allocation and provide additional guidance to ensure that development responds appropriately to the site's characteristics and local context, alongside compliance with all other relevant policies within this Plan.

**Table 9:** Housing and mixed-use sites

| Reference     | Site                                              | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------|---------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Eccles</b> |                                                   |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| EC1           | Land Opposite Hale House, Pilgrims Way, Aylesford | 39                    | <p>Development proposals will need to minimise effects upon the setting of the Kent Downs National Landscape by locating development in the southernmost part of the site and by introducing a significant amount of strategic buffer planting.</p> <p>Development proposals will include a strategy for responding to the NGET Overhead Cable Route present within the site which demonstrates how the NGET Design Guide and Principles have been applied and how the impact of the assets has been reduced through good design.</p> <p>Detailed measures to avoid harm to nearby Special Scientific Interest (SSSIs), most notably the Wouldham to Detling Escarpment SSSI, and appropriate provisions to nearby Local Wildlife Sites.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the east and north of the allocation to avoid abrupt or exposed urban edges.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> |

| Reference        | Site                                | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Aylesford</b> |                                     |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| AY2              | North of Pratling Street, Aylesford | 90                    | <p>Groundwater abstraction zones are to be adequately protected at all times to safeguard public water supplies.</p> <p>Development proposals will be landscape-led design and effective landscape integration, including consideration of layout, scale, and density to preserve the setting of the nearby Kent Downs National Landscape.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the east of the allocation to avoid abrupt or exposed urban edges.</p> <p>The allocation is adjacent to an area of Ancient Woodland. Any development should take account of potential impacts on Ancient Woodland and provide adequate protection measures and buffer zones to TPO trees adjacent to the site.</p> <p>Detailed measures to avoid harm to nearby Special Scientific Interest (SSSIs) (Wouldham to Detling Escarpment and Aylesford Pit) and to nearby Local Wildlife Sites (Aylesford Old Pit/Yoakley Land).</p> <p>Development proposal shall be supported by an appropriate Mineral Resource Assessment and, where required, incorporates appropriate mitigation and protection measures.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development of the site will be required to safeguard and provide land to facilitate the future widening of Pratling Street along the site's southern frontage to improve highway safety and enhance connectivity to Aylesford village, to local employment areas and the wider active travel network.</p> <p>Development proposals shall secure a pedestrian/cycle connection point to the west of the site in order to connect to allocation AY1 and the wider Public Rights of Way network to promote sustainable movements.</p> |

| Reference         | Site                                                                   | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| AY3               | Land East of 4 Pratling Street and South of Pratling Street, Aylesford | 61                    | <p>Development proposals will be landscape-led design and effective landscape integration, including consideration of layout, scale, and density to preserve the setting of the nearby Kent Downs National Landscape.</p> <p>Detailed measures to avoid harm to nearby Special Scientific Interest (SSSIs) (Wouldham to Detling Escarpment and Aylesford Pit) and to the adjacent designated Local Wildlife Site (Aylesford Old Pit/Yoakley Land).</p> <p>Development proposal shall be supported by an appropriate Mineral Resource Assessment and, where required, incorporates appropriate mitigation and protection measures.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development of the site will be required to safeguard and provide land to facilitate the future widening of Pratling Street along the site's southern frontage to improve highway safety and enhance connectivity to Aylesford village, to local employment areas and the wider active travel network.</p>      |
| <b>Medway Gap</b> |                                                                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| MG3               | Land Between Ashton Way and London Road, Leybourne, West Malling       | 95                    | <p>Development proposals shall be accompanied by an appropriate noise assessment and mitigation measures including an appropriate buffer between residential properties and the A228 (Ashton Way) to the southwest and the A20 (London Road) to the north, to ensure adequate living conditions.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees on and adjacent to the site.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must safeguard an existing oil pipeline running across the allocation and retain appropriate stand-off distances, easements and maintenance access. Proposals must avoid unacceptable safety risks and must provide appropriate mitigation and safe measures where required.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> |

| Reference | Site                                                                | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| MG4       | Land North of Lucks Hill and West of Winterfield Lane, East Malling | 48                    | <p>Appropriate buffer areas and mitigations shall be provided to best preserve the setting of the Clare Park and Blackland Conservation Area to the east and other nearby heritage assets.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees adjacent to the site.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| MG5       | Land Off Hall Road, Royal British Legion Industries, Aylesford      | 45                    | <p>Development proposals shall be accompanied by an appropriate noise assessment and mitigation measures including an appropriate buffer between residential properties and existing surrounding commercial uses and sites, to ensure adequate living conditions.</p> <p>Development proposal shall be supported by an appropriate Mineral Resource Assessment and, where required, incorporates appropriate mitigation and protection measures.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees adjacent to the site.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> |

| Reference           | Site                                                               | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>East Malling</b> |                                                                    |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| EM1                 | Paris Farm, Rocks Road, East Malling                               | 105                   | <p>Development proposals shall be accompanied by an appropriate noise assessment and mitigation measures including an appropriate buffer between residential properties and the existing railway to the north, to ensure adequate living conditions.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the east of the allocation to avoid abrupt or exposed urban edges.</p> <p>Appropriate buffer areas and mitigations shall be provided to best preserve the setting of the East Malling Village Conservation Area to the southeast and other nearby heritage assets.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> |
| EM2                 | Land East of Broadwater Road and South of Clare Lane, West Malling | 93                    | <p>Appropriate buffer areas and mitigations shall be provided to best preserve the setting of the Clare Park and Blackland Conservation Area to the north and other nearby heritage assets.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the south of the allocation to avoid abrupt or exposed urban edges.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Reference | Site                                                                                       | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| EM3       | Land around Broadwater Hall, South of Lucks Hill and West of Broadwater Lane, East Malling | 50                    | <p>Appropriate buffer areas and mitigations shall be provided to best preserve the setting of the Clare Park and Blackland Conservation Area to the northeast and other nearby heritage assets.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the southeast of the allocation to avoid abrupt or exposed urban edges.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees on and adjacent to the site.</p> <p>Development proposals must safeguard an existing oil pipeline running adjacent to the southeast of the allocation and retain appropriate stand-off distances, easements and maintenance access. Proposals must avoid unacceptable safety risks and must provide appropriate mitigation and safe measures where required.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> |
| EM4       | Land North of Rocks Road, East Malling                                                     | 35                    | <p>Appropriate buffer areas and mitigations shall be provided to best preserve the setting of the East Malling Village Conservation Area to the northeast and other nearby heritage assets.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given part of the site is within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| EM5       | Land West of Watlingbury Road, East Malling                                                | 11                    | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west and south of the allocation to avoid abrupt or exposed urban edges.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Appropriate buffers and mitigations shall be provided to best preserve the setting of nearby Conservation Areas to the north and west and other nearby heritage assets.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p>                                                                                                                                                                                                                                                                     |

| Reference                           | Site                                                            | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>East Peckham and Hale Street</b> |                                                                 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| EP1                                 | Land West of Hale Street and North of Church Lane, East Peckham | 156                   | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west of the allocation to avoid abrupt or exposed urban edges.</p> <p>Development proposal shall provide detailed measures to avoid harm to the East Peckham Ponds and East Tonbridge Copses and Dykes and River Medway Local Wildlife Sites.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must safeguard an existing oil pipeline running across the allocation and retain appropriate stand-off distances, easements and maintenance access. Proposals must avoid unacceptable safety risks and must provide appropriate mitigation and safe measures where required.</p> <p>Development proposals must adequately protect and safeguard strategic utilities infrastructure including critical sewers and assets. Development which seeks to divert or build over such utility infrastructure will not be supported unless otherwise agreed by the infrastructure provider.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> |
| EP2                                 | Land South of Church Lane, East Peckham                         | 72                    | <p>Development proposal shall provide detailed measures to avoid harm to the East Peckham Ponds and East Tonbridge Copses and Dykes and River Medway Local Wildlife Sites.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>Development should be steered towards the northern, higher ground and outside areas affected by flood risk where possible.</p> <p>Residential development will require a Sequential Test and Exception Test, a site-specific FRA, a sequential approach to site layout, flood resilient design, appropriate finished floor levels, safe access, and a robust surface water drainage strategy incorporating SuDS should be undertaken.</p>                                                                                                                                                                                                                              |

| Reference     | Site                                                                                                   | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Hadlow</b> |                                                                                                        |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| HA2           | Land North of The Paddock and East of Carpenters Lane, Tonbridge and Land South of Common Road, Hadlow | 280                   | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the north and east of the allocation to avoid abrupt or exposed urban edges.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees within and adjacent to the site.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given part of the site is within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>The site offers significant opportunities for SuDS and blue-green infrastructure. Existing ordinary watercourses, drainage channels and attenuation features should be integrated into the drainage strategy. Surface water discharge rates should be restricted to greenfield runoff rates and the drainage hierarchy followed.</p> <p>Although the site lies entirely within Flood Zone 1 and does not require the Exception Test, it is substantially affected by surface water flood risk and contains ordinary watercourses that require further assessment. Development is likely to be feasible subject to a detailed FRA, hydraulic modelling of the ordinary watercourses, assessment of culvert blockage risk, appropriate site layout, safe access and escape, and a comprehensive SuDS strategy.</p> |
| HA3           | Court Lane Nurseries, Court Lane, Hadlow                                                               | 80                    | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Reference          | Site                                           | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Hilden Park</b> |                                                |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| HP2                | Land Northwest of Hilden Park, Tonbridge       | 290                   | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the north of the allocation to avoid abrupt or exposed urban edges.</p> <p>The allocation is adjacent to areas of Ancient Woodland. Any development should take account of potential impacts on Ancient Woodland and provide adequate protection measures and buffer zones to TPO trees within and adjacent to the site.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> |
| HP3                | Land South of Stocks Green Road, Hildenborough | 156                   | <p>Development proposals shall be accompanied by an appropriate noise assessment and mitigation measures including an appropriate buffer between residential properties and the existing railway to the south, to ensure adequate living conditions.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p>                                                                                                                                                                                                     |
| HP4                | Hilden Farm Road, Tonbridge                    | 66                    | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the north and east of the allocation to avoid abrupt or exposed urban edges.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees within and adjacent to the site.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p>                                                                                                               |

| Reference            | Site                                                                                       | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>Hildenborough</b> |                                                                                            |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| HI1                  | Land East of Riding Lane, Hildenborough                                                    | 96                    | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the north and east of the allocation to avoid abrupt or exposed urban edges.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees adjacent to the site.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>Surface water flow routes and ponding areas should be incorporated into the drainage design, with runoff rates maintained as close as practicable to greenfield conditions and wider benefits delivered through water quality, biodiversity and amenity enhancements.</p> <p>Development proposal must be supported by a detailed site-specific FRA, robust SuDS strategy, incorporation of surface water flow routes into the layout, appropriate finished floor levels and demonstration of safe access and egress during design flood events.</p> |
| <b>Kings Hill</b>    |                                                                                            |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| KH2                  | Land West of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling | 84                    | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west and northwest of the allocation to avoid abrupt or exposed urban edges.</p> <p>The allocation is adjacent to Ancient Woodland. Any development should take account of potential impacts on Ancient Woodland and provide adequate protection measures and buffer zones.</p> <p>Proposals will include detailed measures to avoid harm to the adjacent designated Local Wildlife Site (Mereworth Woods).</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                                                                                                           |

| Reference | Site                                                  | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| KH3       | Existing premises at 11 Tower View, Kings Hill        | 70                    | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                           |
| KH4       | Existing premises at 1 Tower View, Kings Hill         | 60                    | <p>This site is adjacent to Ancient Woodland. Any development should take account of potential impacts on Ancient Woodland and provide adequate protection measures and buffer zones.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> |
| KH5       | Existing premises at 50 Kings Hill Avenue, Kings Hill | 55                    | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                           |
| KH6       | Existing premises at 32 Tower View, Kings Hill        | 36                    | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                           |
| KH7       | Existing premises at 34 Tower View, Kings Hill        | 33                    | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                           |

| Reference    | Site                                                          | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>Platt</b> |                                                               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PL1          | Land South of Potash Lane and North of Paddock Orchard, Platt | 16                    | <p>Appropriate buffer areas and mitigations shall be provided to best preserve the setting of the Platt Conservation Area to the northeast and west and other nearby heritage assets.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given part of the site is within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> |

| Reference       | Site                             | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Snodland</b> |                                  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SN2             | Land West of Hays Road, Snodland | 36                    | <p>Development proposals will be landscape-led design and effective landscape integration, including consideration of layout, scale, and density to preserve the setting of the nearby Kent Downs National Landscape.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west and south of the allocation to avoid abrupt or exposed urban edges.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given part of the site is within an Area of Archaeological Potential.</p> <p>Development proposals must adequately protect and safeguard strategic utilities infrastructure including critical sewers and assets. Development which seeks to divert or build over such utility infrastructure will not be supported unless otherwise agreed by the infrastructure provider.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>SuDS opportunities exist but are constrained by shallow groundwater levels, areas of surface water flooding and the site's location within a Groundwater Source Protection Zone. Infiltration techniques may require further investigation and regulatory approval. Attenuation features should be located outside flood risk areas where practicable</p> <p>Development should be directed towards the higher northern areas of the site and outside Flood Zone 2 and surface water flood risk areas.</p> |

| Reference        | Site                                                            | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>Tonbridge</b> |                                                                 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| TO3              | Coblends Nursery and Little Trench Farm, Trench Road, Tonbridge | 394                   | <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west and south of the allocation to avoid abrupt or exposed urban edges.</p> <p>The allocation is adjacent to areas of Ancient Woodland. Any development should take account of potential impacts on Ancient Woodland and provide adequate protection measures and buffer zones to TPO trees adjacent to the site.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given part of the site is within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                                                                                                                                                                                               |
| TO4              | Land North of Priory Road, South of The Railway, Tonbridge      | 159                   | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>SuDS should be incorporated to manage runoff and provide wider environmental benefits. Infiltration may be constrained by the site's location within a Groundwater Source Protection Zone</p> <p>Residential development will require a site-specific FRA demonstrates safe development, incorporates appropriate mitigation, drainage measures and finished floor levels, and addresses residual risks associated with surface water and reservoir flooding. The sequential test will need to be applied.</p> |

| Reference | Site                           | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| TO5       | Sovereign Way North, Tonbridge | 122                   | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>SuDS should be incorporated as part of a comprehensive drainage strategy. Infiltration may be constrained by the Groundwater Source Protection Zone designation and should be supported by infiltration testing. SuDS features and attenuation storage should be located outside fluvial flood risk areas where practicable.</p> <p>Finished floor levels should be set a minimum of 600mm above the design flood level, informed by a site-specific FRA and hydraulic modelling. Flood resistance and resilience measures will also be required.</p> <p>Residential development will require the Exception Test, a site-specific FRA, a sequential approach to site layout, flood resilient design, raised finished floor levels, a Flood Response Plan, and demonstration of safe development over its lifetime.</p> |

| Reference | Site                                                                             | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TO6       | The River Centre, Tonbridge                                                      | 122                   | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>SuDS should be incorporated within the development, and infiltration suitability should be confirmed through site investigation and testing.</p> <p>Finished floor levels should be set a minimum of 600mm above the design flood level. Given the significant flood depths across the site, residential accommodation is likely to need to be located at first-floor level, with flood resistance and resilience measures incorporated at ground floor level.</p> <p>Residential development may be achievable only if the Exception Test is passed and a site-specific FRA demonstrates safe development through a sequential site layout, raised floor levels, flood-resilient design, a Flood Response Plan, safe refuge and appropriate drainage measures.</p> |
| TO7       | Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge | 76                    | <p>Development proposals shall be accompanied by an appropriate noise assessment and mitigation measures including an appropriate buffer between residential properties and the A21 (Tonbridge bypass) to the south, to ensure adequate living conditions.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west of the allocation to avoid abrupt or exposed urban edges.</p> <p>The layout of any development proposal at the site should be informed by an odour assessment to be undertaken in consultation with the statutory wastewater operator due to the proximity of an operational wastewater pumping station to the allocation site.</p> <p>Development proposal must avoid adverse impacts on the natural beauty of the High Weald National Landscape, including on its dark skies, and must retain and protect the existing wooded boundary to the south.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees within and adjacent to the site.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p>                          |

| Reference | Site                          | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|-------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TO8       | Angel Centre, Tonbridge       | 56                    | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>Finished floor levels should be set at least 600mm above the design flood level. Flood resistance and resilience measures will be required for lower floors.</p> <p>Residential development will require the Exception Test, a site-specific FRA, sequential site layout, raised finished floor levels, a Flood Response Plan, robust mitigation measures and a comprehensive drainage strategy to demonstrate safe development.</p>                                                                                                                                                                                                                                                                       |
| TO9       | Vale Road Car Park, Tonbridge | 12                    | <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> <p>Development proposals must be supported by a Flood Risk Assessment (FRA) that demonstrates a safe access and escape can be delivered.</p> <p>A comprehensive SuDS strategy will be required to manage runoff and deliver water quality, biodiversity and amenity benefits. Drainage proposals should preserve floodplain storage, accommodate exceedance flows and avoid increasing flood risk elsewhere.</p> <p>Finished floor levels should be determined through a site-specific FRA, taking account of fluvial flood levels, climate change impacts and safe development requirements.</p> <p>Development proposals would require the Sequential Test, Exception Test, a detailed FRA, robust mitigation measures, resilient site design and a comprehensive drainage strategy to demonstrate safety over the lifetime of the development.</p> |

| Reference       | Site                                                             | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Wouldham</b> |                                                                  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| WO1             | Land At Wouldham Allotments and Rear of Oldfield Drive, Wouldham | 39                    | <p>Development proposals shall concentrate built form and development to the western part of the site, along the settlement edge, subject to mitigation, and provide strategic planting along the northern and eastern edges to preserve the setting of the Kent Downs National Landscape.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the north, east and south of the allocation to avoid abrupt or exposed urban edges.</p> <p>Detailed measures to avoid harm to nearby Special Scientific Interest (SSSIs) (Peters Pit Wouldham and Wouldham to Detling Escarpment) and appropriate provisions to nearby Local Wildlife Sites (River Medway and Marshes and Bridge Woods).</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> |

| Reference      | Site                                                          | Yield (Net dwellings) | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Wrotham</b> |                                                               |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| WR1            | Land South of London Road and Rear of Howlands Court, Wrotham | 26                    | <p>Development proposals shall be accompanied by an appropriate noise assessment and mitigation measures including an appropriate buffer between residential properties and the M20 to the north, to ensure adequate living conditions.</p> <p>Development proposals shall provide strategic planting along the western boundary to integrate the development into the landscape, minimise visual impacts and preserve the setting of the Kent Downs National Landscape.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west of the allocation to avoid abrupt or exposed urban edges.</p> <p>The site is adjacent to the North Downs Way National Trail (Pilgrim's Way). Any development should protect and, where possible, enhance the National Trail adjacent to the site.</p> <p>Appropriate buffer areas and mitigations shall be provided to best preserve the setting of the Butts Hill Wrotham Conservation Area to the east and other nearby heritage assets.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> |

**Table 10:** Employment sites

| Reference | Site                             | Floorspace (sqm)                 | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|----------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E1        | Land West of Hays Road, Snodland | 3,000<br>E(g(i)) and<br>E(g)(ii) | <p>Development proposals will be landscape-led design and effective landscape integration, including consideration of layout, scale, and density to preserve the setting of the nearby Kent Downs National Landscape. Development at this site would require landscape enhancements in the northern part to integrate development into its context along with the provision of planting along the western boundary.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the west of the allocation to avoid abrupt or exposed urban edges.</p> <p>Development proposals must adequately protect and safeguard strategic utilities infrastructure including critical sewers and assets. Development which seeks to divert or build over such utility infrastructure will not be supported unless otherwise agreed by the infrastructure provider.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> |

| Reference | Site                                                     | Floorspace (sqm)                  | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|----------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E2        | Research Station, New Road, East Malling                 | 45,080<br>E(g(i)) and<br>E(g)(ii) | <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p>                                                                                                                                                                                                                                          |
| E3        | Land South of Hermitage Court, Hermitage Lane, Maidstone | 3,306 E(g(i))<br>and E(g)(ii)     | <p>The allocation contains areas of Ancient Woodland. Any development should take account of potential impacts on Ancient Woodland and provide adequate protection measures and buffer zones to TPO trees adjacent to the site.</p> <p>Development proposals must ensure no deterioration in the quality of surface or groundwater bodies, prioritising the avoidance of sensitive locations.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> |

| Reference | Site                                                             | Floorspace (sqm)          | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E4        | Coldharbour Lane (Junction 5 of M20) and South of M20, Aylesford | 96,000<br>B2/B8/E(g)(iii) | <p>The layout of any development proposal at the site should be informed by an odour assessment to be undertaken in consultation with the statutory wastewater operator due to the proximity of an operational wastewater pumping station to the allocation site.</p> <p>Development proposal shall be supported by an appropriate Mineral Resource Assessment and, where required, incorporates appropriate mitigation and protection measures.</p> <p>Development proposals shall be supported by an appropriate hydrological assessment and appropriate mitigation to protect groundwater.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> |

| Reference | Site                                                                                                                    | Floorspace (sqm)              | Development Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E5        | Land Little Postern, Postern Lane & Existing Premises at Recycling Centre (Canham Aggregates), Sanderson Way, Tonbridge | 47,200<br>B2/B8/<br>E(g)(iii) | <p>Development proposals will be landscape-led design and effective landscape integration, setbacks, strategic buffer planting, sensitive access arrangements, consideration of layout, scale, and density to preserve the setting of the nearby High Weald National Landscape.</p> <p>Inclusion of a strong, permanent and defensible landscape boundary and buffer between built form and the open countryside to the east of the allocation to avoid abrupt or exposed urban edges.</p> <p>Buffer zones and adequate protection measures shall be provided to preserve TPO trees and woodland adjacent to the site.</p> <p>Development proposal shall be supported by an appropriate Mineral Resource Assessment and, where required, incorporates appropriate mitigation and protection measures.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p> |
| E6        | Land West of Rochester Airport, Rochester                                                                               | 14,000<br>B2/B8/<br>E(g)(iii) | <p>Development proposals will be landscape-led design and effective landscape integration, including consideration of layout, scale, and density to preserve the setting of the nearby Kent Downs National Landscape.</p> <p>Development proposals must demonstrate that appropriate mitigation measures are in place to prevent the infiltration of pollutants into aquifers.</p> <p>Development proposals will need to be supported by appropriate archaeological assessments and mitigation/preservation measures given the sites location within an Area of Archaeological Potential.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## Annex 7: Local Plan Monitoring Indicators

### Chapter 05: Spatial Strategy

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

## Chapter 06: Climate Change

| Policy                                   | Spatial Planning Objectives | SA Objective                    | Indicator                                                                                                                           | Target                                      | Implementation              | Data Source                                         |
|------------------------------------------|-----------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------|-----------------------------------------------------|
| CC1: Addressing Climate Change           | SP3                         | 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 | SP3                         | 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                    | SP3                         | SA10, SA13, SA14                | EPC energy performance certificates submitted looking at rating A-C.                                                                | Increase                                    | Developers, local authority | Ministry of Housing, Communities & Local Government |

| Policy                                            | Spatial Planning Objectives | SA Objective         | Indicator                                                                                                                                                              | Target   | Implementation                                 | Data Source                                 |
|---------------------------------------------------|-----------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------|---------------------------------------------|
| CC5: Renewable and Low Carbon and Heat Projects   | SP3                         | 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: Groundwater and Source Protection Zones      | SP3                         | SA8                  | Number of applications approved contrary to Environment Agency advice                                                                                                  | Zero     | Developers, local authority                    | TMBC                                        |
| CC7: Water Efficiency                             | SP2, SP3                    | SA8                  | Water company's per capita consumption of water in litres.                                                                                                             | Reduce   | Local authority, developers, water company     | South East Water, Southern Water            |
| CC8: Managing Development within Flood Risk Areas | SP3, SP8                    | 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                                        |
| CC9: Sustainable Drainage Systems [SUDS]          | SP12, SP3, SP8              | SA11                 | Planning permissions granted contrary to Kent County Council as Local Lead Flood Authority advice on sustainable drainage in the borough during the monitoring period. | Zero     | Local authority                                | TMBC                                        |

## Chapter 07: Natural Environment

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

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

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

## Chapter 08: The Historic Environment

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

## Chapter 09: Design

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

## Chapter 10: Housing

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

## Chapter 11: Economy

| Policy                                                                 | Spatial Planning Objectives | SA Objective         | Indicator                                                                                                                                                                                                                       | Target                                                                         | Implementation                                  | Data Source |
|------------------------------------------------------------------------|-----------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------------|-------------|
| E1: Supporting a Prosperous, Inclusive and Sustainable Economic Future | SP1, SP3, SP5               | SA4, SA9, SA10, SA11 | Annual monitoring of employment sites and floorspace losses and gains, including office (use class 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) and storage and distribution (use class B8).        | Minimise loss of existing employment sites.                                    | Developers, local authority, local businesses   | TMBC        |
| E4: Employment and Skills                                              | SP1, SP3, SP5               | SA3, SA4             | Annual review of Employment and Skills Training Plans secured through the planning process.                                                                                                                                     | Employment and Skills Training Plan submitted for all proposals requiring one. | Developers, local authority, training providers | TMBC        |
|                                                                        |                             |                      | Further education and skills participation - people aged 19 and above participating in further education and skills learning per 100,000 people.                                                                                | Increase                                                                       | Local authority, training providers             | ONS         |

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

## Chapter 12: Rural Policies

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

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

## Chapter 13: Infrastructure

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

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

## Chapter 14: Development Allocations

| Policy                                                             | Spatial Planning Objectives | SA Objective                            | Indicator                                                                                                         | Target                                             | Implementation              | Data Source |
|--------------------------------------------------------------------|-----------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------|-------------|
| Policy A1:<br>Housing and Employment Allocations (and Strategic    | SP3, SP4, SP5, SP8          | SA4, SA14                               | Net dwellings completed on allocated sites                                                                        | Delivery broadly in line with trajectory           | Developers, local authority | TMBC        |
|                                                                    |                             |                                         | Number of allocated housing sites with planning permission                                                        | Increase over plan period                          | Developers, local authority | TMBC        |
|                                                                    |                             |                                         | Percentage of allocated housing sites commenced                                                                   | Increase over plan period                          | Developers, local authority | TMBC        |
|                                                                    |                             |                                         | Employment floorspace completed on allocated employment allocations (sqm)                                         | Delivery broadly in line with allocated floorspace | Developers, local authority | TMBC        |
|                                                                    |                             |                                         | Number of allocated employment sites with planning permission/under construction                                  | Increase over plan period                          | Developers, local authority | TMBC        |
| Policy A2:<br>Place-making, Masterplan and Delivery Principles     | SP4, SP8                    | SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA14 | Strategic allocations supported by approved Strategic Framework Masterplans                                       | 100%                                               | Local authority, developers | TMBC        |
|                                                                    |                             |                                         | Strategic allocations with agreed phasing and infrastructure delivery plans                                       | 100%                                               | Local authority, developers |             |
| Strategic Sites Policies<br>BG1, SN1, TO1, KH1, MG1, AY1, HP1, HA1 | SP2, SP3, SP4, SP5, SP8     | SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA14 | Provision of key infrastructure on allocated sites (schools, healthcare, community facilities, roads, open space) | Maximise                                           | Local authority, developers | TMBC        |

## Annex 8: Superseded Development Plan Documents and Policies

**1.18** Upon adoption, the Tonbridge and Malling Local Plan (2024 – 2042) will replace in their entirety:

- Tonbridge and Malling Core Strategy (2007);
- Development Land Allocations Development Plan Document (2008); and
- Managing Development and the Environment Development Plan Document (2010).

**1.19** All policies contained within these documents will cease to have effect and will be superseded by the policies of this Local Plan. The Policies Map accompanying this Local Plan will replace the Policies Maps associated with the superseded documents.

**1.20** Any made Neighbourhood Plans will continue to form part of the development plan unless subsequently replaced or modified in accordance with relevant legislation.

**1.21** Following adoption of the Local Plan, existing Supplementary Planning Documents (SPDs) and design guidance will continue to be material considerations in decision-making where they are consistent with the policies of the adopted Local Plan. The Council may review, update, replace or withdraw these documents as necessary.



## Local Plans Team

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