

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Authority Monitoring Report 2024/25

July 2026



Contents

1.0	Introduction	4
2.0	Local Plan Preparation.....	5
3.0	Neighbourhood Development Plans (NDPs).....	5
	Neighbourhood Plans Within Tunbridge Wells Borough.....	6
4.0	Duty to Cooperate	7
5.0	Effectiveness of the Core Strategy (2010) Policies	8
	Core Strategy Monitoring Framework.....	8
	Core Policy 1: Delivery of Development	12
	Core Policy 2: Green Belt	14
	Core Policy 3: Transport Infrastructure	24
	Core Policy 4: Environment	25
	Core Policy 5: Sustainable Design and Construction.....	25
	Core Policy 6: Housing Provision.....	29
	Core Policy 7: Employment Provision	32
	Core Policy 8: Retail, Leisure & Community Facilities Provision.....	34
	Commentary.....	38
	Core Policy 1: Delivery of Development	38
	Core Policy 2: Green Belt	39
	Core Policy 3: Transport Infrastructure	39
	Core Policy 4: Environment	40
	Core Policy 5: Sustainability	41
	Core Policy 6: Housing Provision.....	41
	Core Policy 7: Employment Provision.....	42
	Core Policy 8: Retail, Leisure and Community Facilities Provision	43
7.0	Updating and Refinement of Monitoring Frameworks	44
	Appendix 1: Adopted Local Plan Monitoring Framework	45
	Appendix 2: Adopted Local Plan Sustainability Appraisal Monitoring Framework	62

List of Tables

Table 1: Neighbourhood Development Plans Within Tunbridge Wells Borough as of March 2026.....	6
Table 2: Core Strategy (2010) Monitoring Framework Overview Over Period 01 April 2024 to 31 March 2025.....	8
Table 3: Net Additional Dwellings Complete by Monitoring Year (Source: TWBC Monitoring, 2025).....	13
Table 4: Planning Applications for New Dwellings Approved Within the Green Belt in Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025).....	14
Table 5: Habitat Cover Analysis (Source: KCC, 2012).....	25
Table 6: EA Objections to Applications on Flood Risk Basis 2024-2025 (Source: EA, 2025 and TWBC Monitoring, 2025)	26
Table 7: Renewable Energy Installations, Capacity, Electricity Generated, and Number of Operational Renewable Electricity Generation and Storage Projects in Tunbridge Wells Borough 2015-2024 (Source: DESNZ, 2025)	27
Table 8: Total Number of ULEVs Registered Within the Tunbridge Wells Borough 2013–2025 (Source: DfT/DVLA, 2025).....	31
Table 9: Waste and Recycling in Tunbridge Wells Borough 2014/15-2023/24 (Source: DEFRA, 2025).....	29
Table 10: Gross Affordable Housing Completions (Source: TWBC Monitoring, 2025)	31
Table 11: Permitted Employment Floorspace Across the Tunbridge Wells Borough for Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025).....	32
Table 12: Gross Employment Floorspace Permitted on Previously Developed Land in Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025).....	33
Table 13: Employment Land Lost to Residential Based on Permissions During Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025).....	33
Table 14: Proposed Changes to Centres in Tunbridge Wells Borough.....	34
Table 15: Completion of Key Infrastructure Projects (Source: TWBC, 2024).....	37
Table 16: Royal Tunbridge Wells Town Centre Uses (Source: TWBC, 2019 and number of vacant units updated in 2023).....	37

1.0 Introduction

- 1.1 This Local Plan Authority Monitoring Report (AMR) is split into sections as set out below and monitors progress in relation to:
- a) The Planning Context that serves to highlight key demographic, social, economic and environmental characteristics of the borough, with a commentary on the extent to which any changes over the 2024/2025 monitoring year bear upon planning policy aims.
 - b) Progress has been considered against the timetable and key milestones set out in the Council's published [Local Development Scheme \(LDS\)](#); However, it should be noted that the LDS is not currently fully up to date and therefore may not reflect the most recent position or anticipated programme for Local Plan preparation. This is primarily due to the new plan-making Regulations that took effect in March 2026, which requires the publication of a Local Plan Timetable which has in effect superseded the requirement to keep an up-to-date LDS. Furthermore, at Cabinet on 25 June 2026, the Council took the decision to incorporate the emerging Royal Tunbridge Wells Town Centre Plan into the wider work of the Local Plan Review.
 - c) the preparation and making of Neighbourhood Development Plans in the borough.
 - d) actions undertaken in plan-making to meet the 'Duty to Cooperate' on strategic matters.
 - e) the effectiveness of Core Strategy policies and the extent to which they are successful in achieving the Council's strategic aims for the borough; and,
 - f) the updating and refinement of monitoring frameworks that will be used to assess the sustainability of, as well as the effectiveness of, policies in the new Local Plan, adopted by the Council in December 2025.
- 1.2 This AMR, in conjunction with the Council's Housing Monitoring Reports (see Monitoring Information), fulfils the Council's obligation to produce an AMR containing the above information at least annually and to make it publicly available (see Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012). It relates to the period 01 April 2024 to 31 March 2025, which coincides with the statistical monitoring period. In some cases, data and commentary is added relating to more recent periods where this is considered helpful.

2.0 Local Plan Preparation

- 2.1 The Council adopted the Tunbridge Wells Borough Local Plan 2020 – 2038 on 10 December 2025. The Plan will guide development in the borough through a new growth strategy, allocating sites for development and providing development management policies to guide development across the borough. The Local Plan, the evidence base and other supporting documents can be found on the Local Plan section of the Council website.
- 2.2 The new Local Plan supersedes the ‘saved’ policies of the 2006 Local Plan, the 2010 Core Strategy, and the 2016 Site Allocations Local Plan. All adopted Neighbourhood Plans continue to be in effect.
- 2.3 The Council’s Local Development Scheme (LDS) sets out details of the planning policy documents that the Council has adopted or is currently preparing, and those it intends to prepare. The LDS provides information to interested parties to help them participate in the plan-making process. The current LDS came into effect in November 2025 and can be viewed on the Council’s website. The Council is committed to an early review of the Local Plan (see Strategic Policy STR 1 The Development Strategy) and in March 2026, new plan-making Regulations came into effect. The Local Plan Review will be prepared under the new regulations, and the Council is expecting to publish both its Local Plan Timetable and Notice of Intention to commence plan preparation, no later than the 30 June 2026.

3.0 Neighbourhood Development Plans (NDPs)

- 3.1 Neighbourhood Development Plans (NDP) were introduced in the Localism Act 2011 and are intended to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. An NDP may contain a vision, aims, site allocations for new development and/or policies for conserving and improving existing amenities and facilities.
- 3.2 NDPs need to be in general conformity with the strategic policies set out in local planning policy documents and have regard to national policy.
- 3.3 There is a formal procedure for producing NDPs and, if ‘made’ (adopted) after successful examination and a local referendum, an NDP will form part of the statutory development plan for the area.

Neighbourhood Plans Within Tunbridge Wells Borough

- 3.4 The first step in producing an NDP is for the local community to apply to the Borough Council for the designation of their area as a Neighbourhood Area. The Borough Council then consults on the application for Neighbourhood Area status. If the Borough Council confirms the application following consultation, then the local community can begin to draft the NDP.
- 3.5 As of January 2026, there are 10 made (adopted) NDPs in the borough and two currently in production.

Table 1: Neighbourhood Development Plans Within Tunbridge Wells Borough as of March 2026

Parish	Stage
Benenden	Neighbourhood Plan made, February 2022.
Brenchley and Matfield	Neighbourhood Plan made, December 2022.
Capel	Neighbourhood Plan made, October 2024.
Cranbrook & Sissinghurst	Neighbourhood Plan made, October 2023.
Goudhurst	Neighbourhood Plan made, February 2022.
Hawkhurst	Neighbourhood Plan made March 2018, and modified April 2020.
Horsmonden	Neighbourhood Plan made, July 2023.
Lamberhurst	Neighbourhood Plan made, October 2021.
Paddock Wood	Neighbourhood Plan made, October 2023.
Pembury	Neighbourhood Plan made, October 2023.
Sandhurst	Following the Inspector’s final report in January 2026, the NDP will go to referendum on June 18th.
Southborough	Following the Inspector’s final report in January 2026, the NDP will go to referendum on June 18th.

- 3.6 For up-to-date information on the progress of neighbourhood plans in the borough, [see the Neighbourhood Plans page of the Council’s website.](#)

4.0 Duty to Cooperate

- 4.1 The Duty to Cooperate (DtC), established by the Localism Act 2011, places a legal obligation on Local Planning Authorities to collaborate constructively with neighbouring authorities, county councils, and statutory bodies such as Natural England and the Environment Agency when preparing development plans.
- 4.2 It formalises good practice by requiring ongoing engagement on strategic matters that impact multiple planning areas, including housing, employment, transport, and environmental issues. The National Planning Policy Framework supports this through Statements of Common Ground, which document progress and cooperation.
- 4.3 Statements of Common Ground and full details of engagement with neighbouring authorities and other bodies are included in the Council's 'Duty to Cooperate Statement' (see [Core Documents list](#)) produced in support of the adopted Local Plan.
- 4.4 For TWBC, the primary strategic issue has been meeting housing growth needs. The Council acknowledges it cannot meet its own or neighbouring authorities' full housing requirements due to local constraints and has communicated this to neighbouring authorities through ongoing DtC meetings and formal consultation on Local Plans. The Duty to Cooperate remains a key mechanism for strategic planning under the 2024 NPPF.

5.0 Effectiveness of the Core Strategy (2010) Policies

5.1 This section reviews the monitoring framework from the adopted [Core Strategy \(2010\)](#). It provides an assessment of the currency of indicators and, where possible, a commentary on them across the eight borough-wide Core Policies. Where other, new local indicators are needed in monitoring the performance of the Core Strategy policies, these are also considered.

Core Strategy Monitoring Framework

5.2 **Table 2** displays indicators from the Core Strategy (2010) Monitoring Framework, whether they have been successfully monitored in this Report and, where monitored, the performance over the period 01 April 2024 to 31 March 2025.

Table 2: Core Strategy (2010) Monitoring Framework Overview Over Period 01 April 2024 to 31 March 2025

Core Policy	Indicator	Target	Monitored
1 – Delivery of Development	Core Indicator: Housing completions	300 dwellings pa	616 dwellings (2006/07 – 2024/25 average of 416 dwellings; 2020-2025 5-year average of 590 dwellings)
	Local Indicators: CP1 a) Percentage of all new development/ redevelopment within LBD	65%	Yes monitored – 75.6% (completions)
	Local Indicators: CP1 b) Percentage of all new development/ redevelopment on PDL	65%	Yes monitored – 48.3% (completions)
2 – Green Belt	Local Indicator: CP2 a) Retention of Green Belt	No development in Green Belt other than as identified in Town Centre Area Action Plan or Allocations DPD, or that which is	18 applications for residential dwellings have been permitted in the Green Belt during the period 01 April 2024 to 31 March 2025.

Core Policy	Indicator	Target	Monitored
		in accordance with PPG2	<p>The majority of these applications related to the conversion, re-use, replacement or redevelopment of existing buildings, including agricultural, industrial, stable, office and other structures, or development on previously developed land.</p> <p>These were generally considered acceptable in Green Belt terms where they preserved openness, fell within relevant NPPF exceptions, or complied with relevant Local Plan policies. One application was permitted on the basis of very special circumstances, having regard to the established fallback position and the assessed impact on Green Belt openness. Further details are set out in Table 4</p>
	<p>Local Indicator: CP2 b) Maintenance of long-term land reserve</p>	Developable land identified beyond 2026	Development on all three of the allocated sites (AL/GB 1 – AL/GB 3) is now complete.
3 – Transport Infrastructure	<p>Local Indicators: CP3 a) Completion of Infrastructure Projects</p>	Completion of Key specific projects identified through Plan	Yes – Outcome found under Core Policy 3 section
	<p>Local Indicators: CP3 b) Number of Travel Plans approved</p>	Travel plans will be secured for appropriate development schemes in accordance with PPG13 (2001)	Not recorded, but required for major developments
	<p>Contextual Indicator:</p>	N/A	See Transport Strategy Review Context and Way Forward

Core Policy	Indicator	Target	Monitored
	TP1: Movement across outer and inner Royal Tunbridge Wells and Southborough cordons by different modes of transport		
	Contextual Indicator: TP2: Journeys taken from Tunbridge Wells Railway station	N/A	See Transport Strategy Review Context and Way Forward
4 – Environment	AMR Core Indicators: Change in areas of biodiversity importance	Monitoring of priority habitats	Yes – outcome found in Core Policy 4 section
	Local Indicators: CP4 a) Implementation of Kent BAP & LBAP	As per Kent BAP and LBAP targets	Yes – BAPs implemented
5 – Sustainability	AMR Core Indicators: E1) Number of planning permissions granted against Environment Agency advice	No development with unacceptable effect on groundwater surface water or water quality; and no development in areas at high risk from flooding will be permitted contrary to EA advice or without measures acceptable to the EA to protect it and prevent the increased risk of flooding elsewhere	Yes – outcome found in Core Policy 5 section
	AMR Core Indicators: E3) Renewable Energy Generation	As per renewable energy SPD	Yes – there has been a net increase in renewable energy generation capacity.
	Contextual Indicators:	N/A	Yes – see Sustainability Core Policy 5 section

Core Policy	Indicator	Target	Monitored
	Air quality at monitoring station		
6 – Housing Provision	AMR Core Indicators: H4: Net additional gypsy and traveller pitches	Target to be set by South East Plan	Yes – see Core Policy 6 Section
	Local Indicators: CP6 a) New homes built on previously developed land	65%	48.3%
	Local Indicators: CP6 b) Completion of Infrastructure Projects	Completion of specific projects	Yes – average affordable housing provided across the borough at greater than 70 units per year
7 – Employment Provision	AMR Core Indicators: BD1) Total amount of additional employment floorspace by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 section
	AMR Core Indicators: BD2) Total amount of employment floorspace on previously developed land by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the TCAAP and Allocations DPDs	Yes – see Core Policy 7 section
	AMR Core Indicators: BD3) Employment land available by type	Meet targets to be set out within the South East Plan. Targets to be confirmed by the Town Centre Area Action Plan (TCAAP) and Allocations DPDs	Yes – see Core Policy 7 section
	Local Indicators: CP7 a) Net gain/loss of tourist accommodation	483 new hotel bedrooms	No – latest hotel accommodation is Premier Inn (110 bedrooms) opened in Royal Tunbridge Wells in 2020, as well as 8 additional rooms with extant planning

Core Policy	Indicator	Target	Monitored
			permission at the Queens Inn in Hawkhurst (18/02717/FULL). Covered by Hotel Capacity Study (2017) on the Council's website
8 – Retail, Leisure and Community Facilities Provision	Local Indicators: CP8 a) Retention of Community Services	No net loss of community facilities in neighbourhood or village centres	Yes – see Core Policy 8 section
	Local Indicators: CP8 b) Retention/Provision of Recreation Open Space	Retention/provision of adequate recreation open space	Yes – see Core Policy 8 section
	Local Indicators: CP8 c) Amount of new retail floorspace provided	26,236 sqm of net comparison floorspace by 2017; provision of a convenience supermarket at Southborough	Yes – see Core Policy 8 section
	Local Indicators: CP8 d) Completion of Infrastructure Projects	Completion of Key Specific Projects identified	Yes – see Core Policy 8 section

Core Policy 1: Delivery of Development

Housing Delivery Target – 300 dwellings per annum is the Core Strategy requirement 2006-2026.

5.3 A net 616 dwellings were completed during the monitoring year (01 April 2024 – 31 March 2025). Over the Plan period to date (2006–2025), housing delivery continues to show an overall upward trend, with recent years performing significantly above the historic plan-period average. In the last five years, delivery levels have remained notably higher than pre-2019 rates. While gross completions in 2024/25 remain relatively high, the scale of demolitions reflects a transition phase in the borough's housing pipeline, characterised by redevelopment and intensification of existing sites as well as delivery from new sites. This pattern also reflects the building-out of Site Allocations Local Plan (SALP, 2016) sites, many of which are now completed

or substantially built out, alongside the period immediately prior to adoption of the new Local Plan. Delivery levels should therefore be considered in the context of a changing pipeline rather than reduced developer activity. The Council's Housing Delivery Test Action Plan sets out the measures taken to support continued housing delivery, including proactive engagement with developers and site promoters, and the implementation of newly adopted Local Plan allocations. The next iteration of the AMR will be prepared in accordance with the monitoring framework for the adopted Local Plan.

5.4 **Table 3: Net Additional Dwellings Complete by Monitoring Year (Source: TWBC Monitoring, 2025)**

Year	Total Net Completions
2006/2007	517
2007/2008	517
2008/2009	411
2009/2010	104
2010/2011	315
2011/2012	212
2012/2013	-5
2013/2014	-16
2014/2015	323
2015/2016	447
2016/2017	461
2017/2018	537
2018/2019	554
2019/2020	474
2020/2021	688
2021/2022	518
2022/2023	636
2023/2024	611
2024/2025	616
2006/07 – 2024/25 Average	416
2020/21 – 2024/25 5-Year Average	590

CP1 – Local Indicator CP1a Percentage of all new development/redevelopment sites within Limits to Built Development

Target – 65% of sites within the LBD

2024/25: 75.6% of net new units were built within the LBD (Source; Housing Monitoring, 2025).

CP1 – Local Indicator CP1b Percentage of all new development/redevelopment sites on previously developed land

Target – 65% of all new development on PDL

2024/25: 48.3% of net new units were built on PDL (Source; Housing Monitoring, 2025).

Core Policy 2: Green Belt

- 5.5 The Metropolitan Green Belt within Tunbridge Wells borough extends around the built-up area of Royal Tunbridge Wells and Southborough. The detailed boundaries of the Green Belt are established in the 2006 Local Plan through Policy MGB1 and have been reviewed within the Adopted Local Plan 2025.
- 5.6 Areas of long-term land reserve within the Green Belt (the areas of Rural Fringe), are set out in Local Plan Policy RF1 and within the 2016 Site Allocations Local Plan (SALP) Policies AL/GB1, AL/GB2 and AL/GB3.

Retention of Green Belt

Objective: To protect the open character of the Green Belt and encourage only those types of development that will preserve this openness.

Targets: No development within the Metropolitan Green Belt will be permitted other than that which is in accordance with the relevant policies in the NPPF, the 2006 Local Plan and 2016 SALP.

In order to meet this objective (to retain the Green Belt) the Council monitors planning applications that were granted permission by the Council or on appeal by a Planning Inspector, to assess whether the issue of Green Belt development has been addressed in line with national guidance and local policy. **Table 4** provides this assessment for the 2024-2025 monitoring year.

b) Maintenance of Long-Term Land Reserve

Objective: Maintain a long-term development land reserve

Core Strategy Policies: CP2

Site Allocations Local Plan: AL/GB4

Targets: Developable land identified beyond 2026

Table 4: Planning Applications for New Dwellings Approved Within the Green Belt in Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025)

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
24/02490/FULL	Self-Build - Change of use of agricultural	1	Green Belt listed as a constraint but no direct comments on the Green Belt provided in the appraisal of the officer's Delegated Report. Policy H13 compliant not inappropriate development.

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
	building to dwelling		
24/01816/FULL	Self-Build - New dwelling to replace existing garage & ancillary accommodation	0	No details of boundary treatments have been provided. It is therefore considered appropriate to condition these to ensure that appropriate boundary treatments are used so that the proposal does not have a harmful visual impact and the boundary treatments are appropriate in the Green Belt, which covers the rear garden of this property. On this basis and that this site is already used as a residential garden it is not considered that this proposal would be harmful to the setting of the Green Belt or the adjacent High Weald National Landscape (HWNL).
24/03044/FULL	(Self-Build) Conversion of barn into residential dwelling; addition of ground floor extension to the rear elevation	1	<p>Core Policy 2 of the Core Strategy states that there will be a general presumption against inappropriate development that would not preserve the openness of the Green Belt. There is a general presumption against new building and development in such areas, although paragraph 154 of the NPPF states that the re-use of a building can be appropriate, provided that the building is of permanent and substantial construction. Para 154 (c) states that ‘extensions or alterations of a building can be acceptable provided that they do not result in disproportionate additions over and above the size of the original building’.</p> <p>The proposal would see the re-use of an existing building with an appropriate extension. As such, the proposal is not considered to have a harmful impact on the openness, appearance or setting of the Green Belt and to constitute appropriate development pursuant to para 154 (h) iv of the NPPF. Compliance with MGB1 is also achieved through compliance with H13.</p>
24/02865/FULL	Change of use of agricultural building to residential dwelling (self-build) and associated hard and soft landscaping.	1	Green Belt listed as a constraint but no direct comments on the Green Belt provided in the appraisal of the officer’s Delegated Report. Policy H13 compliant not inappropriate development.

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
24/03164/FULL	(Self-Build) - Conversion of former agricultural barn to a single dwelling with extension, garage, new air source heat pump and associated hard and soft landscaping works.	1	The proposal complies with H13. ED5 only applies when a building is being converted to economic development purposes and so is not applicable to this application. As a result, the development complies with the TWBC's Green Belt policy.
24/00337/FULL	Demolition of existing block of garages, and erection of a 3-bed detached dwelling (Plot 1) and a pair of 2-bed semi-detached dwellings (Plot 2) with associated parking and amenity space.	3	Green Belt listed as a constraint but no direct comments on the Green Belt provided in the appraisal of the officer's Delegated Report. Policy H13 compliant not inappropriate development.
24/01511/FULL	Demolition of existing dwelling & garage, erection of replacement dwelling & garage with landscaping	0	<p>Whilst the proposed dwelling is materially larger than the existing bungalow, it would not be any more obtrusive in the landscape, nor have any greater impact upon the openness of the Green Belt, than the dwelling subject to its lawful enlargements. Similarly, MGB1 of the Adopted Local Plan permits the replacement of a dwelling in the Green Belt subject to accordance with Policy H10 which has been demonstrated above.</p> <p>With the fallback position established, the proposed development would not have any greater impact upon the openness of the Green Belt, nor would it be inappropriate development.</p>

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
24/03117/FULL	(Self-build) - Conversion of former industrial building to 1no. residential dwelling, construction of two storey side extension & detached garage	1	<p>Whilst this property lies outside the Limits to Built Development and within the Green Belt, where there is a general presumption against inappropriate development, planning permission has previously been granted for the extension and alteration of this existing building to create a single dwellinghouse under application 21/02240/FULL.</p> <p>The previously approved proposal (21/02240/FULL) was not considered to be of a size, scale, mass or use in comparison to the existing development on this site to have a harmful impact on the openness of the Green Belt. Whilst it is noted that this revised proposal in terms of the proposed extension would be of a greater size and scale than the approved proposal, it is not considered that this would be of significantly greater size, scale or mass to have a greater adverse impact on the openness of the Green Belt. Therefore, it is considered that the principle of this proposal is acceptable and that this would preserve the openness of the Green Belt. This is, however, subject to all material planning considerations being satisfactorily addressed and an assessment in terms of compliance with Policy H13 of the Local Plan.</p> <p>The proposed parking arrangements are also considered to be well contained and appropriate and not have a detrimental impact on the wider countryside or openness of the Green Belt</p>
24/00431/FULL	Conversion of cold store and stables into 2no. dwellings with associated parking and landscaping	1	<p>'The proposed development would reuse existing buildings. Their scale and massing would not be enlarged through the conversion. Instead, a number of existing built elements are to be removed. The conversions would not impact the openness of the Green Belt. The dwellings proposed would be afforded residential curtilages', which can impact the openness of the Green Belt where residential uses bring about associated residential paraphernalia. In this instance, however, the curtilage of Unit 2 would be contained between existing built form and would not degrade the openness of the Green Belt.</p> <p>The curtilage of Unit 1 does extend to the west into field covered by polytunnels. The field is not absent of</p>

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
			development. In addition, the curtilage of Unit 1 is not extensive and is fairly tight up against the existing building. Unit 1's curtilage is not demarked by any substantial boundary treatments (close-boarded fencing for example). The hedging proposed is impermanent and the post-and-rail fencing low-level and open. Works to hardstanding largely consists of alterations rather than the creation of additional surfaces. The development is not considered to be "inappropriate" development within the Metropolitan Green Belt, nor contrary to its aims as it would retain the openness of the site.
24/01278/FULL	Conversion of 2no. farm buildings to a single dwellinghouse and ancillary accommodation hard and soft landscaping	1	The Application proposal embodies the principles set out in the National Planning Policy Framework in making efficient use of existing land. This will be achieved without compromising the quality of the surrounding residential environment, the openness of the Green Belt or the character of the Area of Outstanding Natural Beauty, which will be preserved
23/03499/FULL	Erection of dwelling following removal of existing caravan and outbuildings, hard and soft landscaping.	1	The existing site features three structures. In assessing any impact on the openness of the Green Belt, the permanence of any structure weighs into the consideration, where temporary buildings are excluded. As noted above, the existing caravan is temporary in nature, though the existing outbuildings are more permanent. The proposed dwelling is relatively modest in its overall size. Whilst it is noted that the ridge height of the dwelling is relatively high for the type of dwelling proposed, the eaves are low-level which helps reduce the overall massing of the structure. In addition, the built form would be situated centrally within the site, tight up against the neighbouring dwelling of The Warrens. The existing outbuildings (and caravan) are set further south within the site, back from the public highway. Cumulatively, pending the removal of the existing caravan and the associated outbuildings, there is unlikely to be any additional harm to the openness of the Green Belt (or the permanence of any development on site) than the site in its current form provides. For clarity, this assessment would require conditions being attached

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
			<p>requiring the existing structures be removed, and limitations attached to permitted development rights for extensions and outbuildings in order to protect the openness of the Green Belt in future. Nonetheless, it is not considered that, pending the removal of the existing built form, the proposal would result in any greater impact upon the openness of the Green Belt than the existing development.</p>
24/01816/FULL	Self-Build - New dwelling to replace existing garage & ancillary accommodation	0	<p>No details of boundary treatments have been provided and it is therefore considered appropriate to condition these to ensure that appropriate boundary treatments are used so that the proposal does not have a harmful visual impact and the boundary treatments are appropriate in the Green Belt, which covers the rear garden of this property.</p> <p>On this basis and that this site is already used as a residential garden it is not considered that this proposal would be harmful to the setting of the Green Belt or the adjacent HWNL.</p>
24/03229/FULL	Change of use of building and land from agricultural use to a single dwelling (retrospective)	1	<p>16. Paragraph 154 of the NPPF states that development within the Green Belt unless very special circumstances applies or an exemption apply. This is in line with Policy MGB1 of the 2006 Local Plan as well as STR 9 of the submission of local plan, both of which seek to restrict the development of new dwellings in the green belt in line with the requirements of the NPPF. 17. However, Paragraph 154 of the NPPF goes onto define one form of exemption as; “the re-use of buildings provided that the buildings are of permanent and substantial construction;”</p> <p>As already assessed, the building is considered to be of permanent and substantial construction, and the conversion of the building to residential did not result in any significant increase in size. Therefore, the proposal is not considered to have an unacceptable impact towards the aim of the green belt.</p>
24/01854/FULL	Conversion and extension of existing stable and outbuildings to form dwelling, with associated	1	<p>Policy EN25 of the Local Plan states that development Outside of the defined Limits to Built Development area must have a minimal impact upon the landscape character of the locality and not have a detrimental impact upon the landscape setting of settlements. The site also lies within the Green Belt. Policy MGB1</p>

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
	landscaping and parking		allows for development in the Green Belt that is permitted by other policies in the Local Plan, including Policy H13. Policy H13 of the Local Plan supports the residential use of a building whose bulk, form, general design, materials and scale is in keeping with its surroundings. The policy wording within H13 does not exclude buildings on aesthetic grounds. The subject stables/outbuildings do not necessarily have a positive impact on the landscape, but would also not be a detractor in the landscape as they have the typical appearance of a building you would expect to see in the countryside. Policy H13 of the Local Plan relates to the conversion of rural buildings to residential use.
24/02982/FULL	(Self-build) Demolition of existing agricultural barn & erection of a new dwelling with garden, parking, landscaping & biodiversity enhancements (Alternative to permission 24/01495/FULL)	1	<p>Paragraph 154 of the NPPF states that development within the Green Belt unless Very Special Circumstances applies. This is in line with Policy MGB1 of the 2006 Local Plan as well as STR 9 of the Submission Local Plan, both of which seek to restrict the development of new dwellings in the green belt in line with the requirements of the NPPF. For these reasons, the proposal is considered to conflict the Development Plan. However, while the proposal is contrary to the development plan it is important that a pragmatic appraisal of the application is undertaken. As already discussed, there is a clear fallback position in place, this fallback position is effectively the same with regards to its appearance and impact as this plan submitted within this application.</p> <p>This previous application was considered acceptable with regards to its impact on the openness of the Green Belt and by extension the impact of this application is also considered to be acceptable, and therefore it is considered that Very Special Circumstances apply.</p>
24/02903/FULL	Self-build - Conversion of former reservoir structure into dwelling house with double garage &	1	<p>Paragraph 153 of the NPPF seeks to ensure that substantial weight is given to any harm to the Green Belt and states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'.</p> <p>However, paragraph 154 goes on to explain that 'the extension or alteration of a building provided that it</p>

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
	associated landscaping		<p>does not result in disproportionate additions over and above the size of the original building' (point c) would not be considered as inappropriate in the Green Belt. In addition, 'the re-use of buildings provided that the buildings are of permanent and substantial construction' (point H) would not be considered inappropriate development.</p> <p>This site would be considered as previously developed land and would fall within the exception of (g) of paragraph 153 of the NPPF being the redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings). The key consideration therefore is whether the resultant buildings and use would have a greater impact on the openness of the Green Belt than the existing development.</p> <p>This proposal only relates to the reservoir and it involves a reduction in the width of the building but an increase in the eaves height and maximum height of the building. Whilst it is noted that this would be of a greater size and scale than the approved proposal, it is not considered that this would be of significantly greater size, scale or mass to have a greater adverse impact on the openness of the Green Belt.</p> <p>As assessed as part of the previous application, the site is not considered to be in a sustainable location, however in its favour it would provide a modest contribution in the form of an additional residential unit to contribute towards housing supply, it would also reuse some existing materials and comprise the redevelopment of previously developed land (an acceptable exception to inappropriate development in the Green Belt) and therefore on balance it is considered to be a sustainable form of development.</p> <p>In this instance, is it considered that this proposal would be acceptable in principle subject to all material planning considerations being satisfactorily addressed, these being the visual impact of this development on the site and surrounding area, the impact on heritage assets, the impact on ecology,</p>

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
			drainage, residential amenity and highways and parking.
24/01435/FULL	Conversion of offices & residential to 3 dwellings, including alterations to fenestration, removal of porch canopies and first floor external access, demolition of 2 stores and single-storey extension & erection of rear extension	1	<p>Core Policy 2 of the Core Strategy states that there will be a general presumption against inappropriate development that would not preserve the openness of the Green Belt. There is a general presumption against new building and development in such areas, although paragraph 155 (d) of the NPPF states that the re-use of a building can be appropriate, provided that the building is of permanent and substantial construction.</p> <p>The proposal would see the re-use of existing buildings with an appropriate replacement extension. As such, the proposal is not considered to have a harmful impact on the openness, appearance or setting of the Green Belt and to constitute appropriate development pursuant to para 155 (d) of the NPPF. Compliance with MGB1 is also achieved through compliance with H13.</p>
24/02969/FULL	Self-build - Demolition of existing dwelling and erection of detached dwelling	0	<p>The preamble for Policy H10 also requires replacement dwellings within the Metropolitan Green Belt would not be materially larger than the one it replaces. The size of the existing dwelling and the impact of both the existing and proposed built form will be key factors to be taken into account in assessing the suitability of the replacement dwelling. Part 13 of the National Planning Policy Framework is particularly relevant here as it addresses the Green Belt.</p> <p>Paragraph 154 states that inappropriate development is by definition harmful to the Green Belt and should not be approved, but there are certain exceptions to this. The proposals set out within this application would fall within one of these categories: d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; Thus, by definition, a proposal would not comprise 'inappropriate development' within the Green Belt, providing it would not harm its openness. 'Openness' is the absence of development such as buildings, hard surfacing and the residential use of land.</p>

Application Reference	Proposal	Net Dwellings	Comments Regarding Impact on Green Belt
			<p>It is essentially freedom from operational development and relates primarily to the quantum and extent of development and its physical effect on the application site. It is a different consideration to 'visual impact' as the openness of the Green Belt has a spatial aspect as well as a visual aspect. The absence of visual intrusion does not in itself mean that there is no impact on the openness of the Green Belt as a result (for example) of constructing a new building/extension there. Policy MGB1 of the Local Plan states that the replacement of a dwelling [within the Green Belt] must be in accordance with Policy H10 (as set out above).</p>
24/02737/FULL	<p>Change of use of a single storey outbuilding from storage & meeting room (unused) to annexe for habitable accommodation. Amendments to external fenestration & roof.</p>	1	<p>The site is also wholly within the Metropolitan Green Belt, as well as the High Weald National Landscape (HWNL) which should be conserved and enhanced as per Core Policy 4 of the 2010 Core Strategy. Development in the MGB requires very special circumstances to be acceptable. Policies CP2 and MGB1 of the CS and LP seek to protect the GB and encourage a presumption against inappropriate development that would not preserve the openness of the GB.</p> <p>Inappropriate development is outlined in paragraph 154 of the NPPF, which states appropriate development includes: building for forestry, provision of appropriate facilities for outdoor sport, recreation, cemeteries or burial grounds, extensions and alterations to buildings, replacement buildings, limited infilling in villages, limited affordable housing, limited infilling of brownfield land or other forms of development that does not impact the openness of the GB.</p> <p>The proposal seeks to alter and very marginally extent the building (by closing of an open porch) to serve as a residential annexe to Pippins. The proposal would therefore be considered to fall within the exceptions sited within Paragraph 154 of the NPPF and would therefore be acceptable in principle (in Green Belt terms), the proposal would preserving the openness of the Green Belt and is not conflicting with the purposes of including land within it.</p>

- 5.7 **Table 4** shows that 22 dwellings have been permitted in the Green Belt during the period 01 April 2024 to 31 March 2025. All except one of these applications were redevelopments/conversions of existing brownfield sites/on previously developed land where it was considered that the proposals were in accordance with NPPF Green Belt policy and there has been no deviation from the Local Plan.
- 5.8 The remaining application (23/01726/OUT) was also on a previously developed site, but where the proposal would extend built form. The scheme was for four dwellings, three of which (plots 1,2 and 4) were considered to not have a greater impact on the openness of the Green Belt than the existing development. As plot 3 was of a similar height, scale and form to an extant permission on the site (21/03422/FULL), it was also considered to be acceptable with a condition that only one of 23/01726/OUT or 21/03422/FULL could be implemented.
- 5.9 Three sites designated as Rural Fringe by saved Local Plan Policy RF1 'Rural Fringe' have been allocated for development in the adopted SALP:
- Speldhurst Road, former allotments (AL/GB1)
 - Home Farm, Sherwood Park and Greggs Wood (AL/GB2 'Knights Wood')
 - Hawkenbury Farm, Hawkenbury Road (AL/GB3)
- Developments on all three of these sites (AL/GB1 – 3) have now been completed.
- 5.10 Policy AL/GB4 in the SALP replaced Policy RF1 in the 2006 Local Plan. Three sites are designated to fulfil the function of a long-term land reserve under Policy AL/GB4 in the SALP:
- Culverden Down
 - Grange Road Allotments, Rusthall
 - North Farm Tip

Core Policy 3: Transport Infrastructure

CP3 Key Infrastructure Schemes

A21 - The dual carriageway down to the Pembury Roundabout has been completed. The adopted Local Plan safeguards land for the future dualling of the A21 between Kippings Cross and Lamberhurst through Policy TP 6: Safeguarding Roads.

Park and Ride - Further work on Park and Ride was completed in June 2018 (Tunbridge Wells Park and Ride Feasibility Study). The former proposed site at Woodsgate Corner, Pembury, is no longer considered suitable and is now allocated for specialist housing (up to 80 C3 extra care units or up to 120 C2 residential/nursing care units) within the Adopted Local Plan (December 2025). No Park and Ride schemes are currently being pursued.

North Farm Estate - Improvement works have been completed and now link with the upgraded A21 corridor.

Borough Transport Strategy - A Transport Strategy Review (Context and Way Forward) has been published. There has been no update to the adopted Transport Strategy 2015–2026.

Parking Strategy - The Parking Strategy for Tunbridge Wells 2025–2030 was adopted in June 2025. The strategy supports digital-first payment systems, expanded electric vehicle charging provision, annual reviews of parking charges, enhanced off-street and on-street management, and alignment with climate and biodiversity objectives. It also commits to maintaining existing parking capacity, improving infrastructure quality, and integrating parking provision with the (now adopted) Local Plan and emerging Royal Tunbridge Wells Town Centre Plan.

Core Policy 4: Environment

Local Indicator CP4a: Monitoring of Habitats and land-cover analysis

5.11 Habitat monitoring has not been updated since last monitored in 2012. Even so, while there have clearly been some changes since then, it is reproduced in **Table 5** as a useful indication of the respective forms of land cover (KCC, 2012: [see Kent Habitat Survey 2012 Report](#)).

Table 5: Habitat Cover Analysis (Source: KCC, 2012)

Habitat Type	Tunbridge Wells Borough, 2012/13 (Percentages)	Kent County Area, 2012/13 (Percentages)
Built-up Areas	3.2	4
Boundary and Linear Features	2.8	3
Improved Grassland	37.5	30
Arable and Horticulture	26.2	35
Broadleaved, Mixed, and Yew Woodland	18.1	11
Coniferous Woodland	2.6	1
Neutral Grassland	7.1	7
Orchard	1	<1
Standing Open Water	1	1
Other (see Biodiversity Evidence Base)	0.5	10

Core Policy 5: Sustainable Design and Construction

Local Indicator E1: Permissions Granted Contrary to Environment Agency Advice

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change

Targets:

- No development that would have an unacceptable effect on the quality or potential yield of groundwater, the quality within, or supply to, surface water features will be permitted
- No development in areas at high risk from flooding will be permitted without measures to protect it and prevent the increased risk of flooding elsewhere

Table 6: EA Objections to Applications on Flood Risk Basis 2024-2025 (Source: EA, 2025 and TWBC Monitoring, 2025)

Planning Reference	Application Type	EA Comment	Application Result
24/01228/FULL	Caravan Sites - Non-Major	Recommended that permission is refused in the absence of a Flood Risk Assessment (FRA)	Application Permitted
24/01353/FULL	Residential - Major	Recommended that permission is refused in the absence of an FRA	Application Permitted
24/01395/FULL	Residential - Non-Major	Recommended that permission is refused in the absence of an FRA	Application Permitted
24/01465/FULL	Residential - Non-Major	Recommended that permission is refused in the absence of an FRA	Application Permitted
25/00150/FULL	Agriculture – Non-Major	Recommended that permission is refused in the absence of a Flood Risk Assessment (FRA)	Application Permitted

Table 6 shows Environment Agency (EA) objections to planning applications on the basis of flood risk during the 2024–2025 monitoring year, drawing on data from the EA (2025: *Environment Agency Objections to Planning on the Basis of Flood Risk*) and TWBC monitoring records. During this period, the EA objected to six planning applications, comprising five non-major applications and one major application. In all but application 24/01175/SUB, objections were raised on the grounds of the absence of an appropriate Flood Risk Assessment (FRA) at the time of consultation which were subsequently addressed. The applications subject to objection span a range of development types, including residential, a caravan site, agricultural and recreational proposals. At the time of reporting, all applications were approved. The pattern of objections continues to indicate that EA concerns are primarily procedural in nature and relate to the timely submission of site-specific flood risk information, rather than in-principle objections to development within areas of flood risk.

Local Indicator E3: Renewable Energy Generation

Objective: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change.

Targets: All development (either new build or conversion) with 10 or more residential units or a site area over 0.5ha, or non-residential development with a floorspace of 1,000sqm or a site area over 1.0ha, should incorporate renewable energy technology on site to reduce predicted CO2 emissions by at least 10%.

5.12 Renewable energy installations and capacity data is monitored nationally by the Department for Energy Security and Net Zero (DESNZ). Trends in Tunbridge Wells borough are shown in **Table 7** (DESNZ, 2025: see Renewable Energy Statistics; also see Renewable Energy Planning Database Quarterly Extract). This indicates that the number of sites producing renewable energy has continually increased over the period 2015-2024, with a significant increase between 2022-2023. These were all photovoltaic installations, and of a small scale as evidenced by a moderate increase in capacity and a slight decrease in generation. The number of operational renewable electricity generation and storage projects above 150kW in the borough has remained at 5 since 2018.

5.13 **Table 7:** Renewable Energy Installations, Capacity, Electricity Generated, and Number of Operational Renewable Electricity Generation and Storage Projects in Tunbridge Wells Borough 2015-2024 (Source: DESNZ, 2024)

Data	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Number of Sites Producing Renewable Electricity	1,290	1,325	1,373	1,472	1,509	1,910	2,337	3,014	3,330
Capacity (MW)	41.0	41.1	41.5	40.8	41.4	43.3	44.8	47.5	48.2
Total Electricity Generated (MWh)	42,071	42,824	45,095	45,367	47,425	38,955	44,122	43,769	41,531
Number of Operational Renewable Electricity Generation and Storage Projects (>150kW)	3	4	5	5	5	5	5	5	4

Local Indicator H6: Design Quality

Objectives: To make efficient use of resources by the application of sustainable design principles and to mitigate and adapt to climate change.

Targets: 30% of major residential applications to be categorised as 'Good' or 'Very Good' under Building for Life criteria.

5.14 There is no monitoring data in relation to Building for Life criteria, although they are largely incorporated into the Council's design policies and guidance.

Air Quality

- 5.15 An Air Quality Management Area (AQMA) was initially declared in Royal Tunbridge Wells in 2005, based on exceedances of the Air Quality Strategy annual mean objective for nitrogen dioxide (NO₂). The AQMA was extended in 2011 and adjusted at the end of 2018 as part of updating this action plan. The AQMA was revoked in April 2024 as it has been compliant with all air quality objectives for several years. The pollutants monitored in the AQMA were nitrogen dioxide (NO₂) and PM10 (particulate matter less than 10 microns diameter).
- 5.16 An AQMA was declared along part of Cranbrook Road in Hawkhurst in 2021 to monitor nitrogen dioxide (NO₂). Whilst there have been clear improvements in air quality in Hawkhurst, the AQMA currently remains in place. See the [Tunbridge Wells Borough Annual Status Report 2024](#) for further information on air quality monitoring in the borough.

Ultra-Low emissions vehicles (ULEVs) registered within the borough

- 5.17 (Ultra-low emission vehicles (ULEVs) are vehicles that emit less than 75g of carbon dioxide (CO₂) from the tailpipe for every kilometre travelled. In practice, the term typically refers to battery electric, plug-in hybrid electric and fuel cell electric vehicles).

Table 8: Total Number of ULEVs Registered Within the Tunbridge Wells Borough 2014-2025
(Source: DfT/DVLA, 2025).

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Number of ULEV Registered	109	180	288	379	533	747	1,175	1,733	2,400	2,728	3,483

- 5.18 **Table 8** shows the number of ULEVs registered within the Tunbridge Wells borough over the period 2015-2025 (DfT/DVA, 2024: [see Statistical Data Set: All Vehicles \(VEH0132\): Ultra-Low Emissions Vehicles \(ULEVs\)](#)). This indicates that the number of ULEVs registered in the borough has continued to increase over recent years at an increasing year-on-year rate and has doubled since 2022.

Waste and Recycling

Table 9: Waste and Recycling in Tunbridge Wells Borough 2014/15-2023/24 (Source: DEFRA, 2025)

Year	Total Collected Waste (Tonnes)	Collected Waste Sent for Recycling, Composting, or Reuse (Tonnes)	Collected Waste Not Sent for Recycling (Tonnes)
2014/15	46,375	21,649	24,726
2015/16	46,201	21,024	25,177
2016/17	45,700	22,422	23,278
2017/18	44,557	21,514	23,043
2018/19	42,909	20,477	22,432
2019/20	42,704	21,426	21,244
2020/21	42,285	20,083	22,174
2021/22	43,097	20,613	22,484
2022/23	40,537	19,386	21,151
2023/24	39,927	20,811	19,116

- 5.19 **Table 9** is based on data obtained from DEFRA (2024: *Statistical Data Set: Local Authority Collected Waste – Annual Results Tables*). The data shows that total collected waste (in tonnes) has continued to decline in the borough over the period 2014/15–2023/24, reaching its lowest recorded level in 2023/24.
- 5.20 Over the same period, the amount of waste sent for recycling, composting or reuse has fluctuated, while the tonnage of waste not sent for recycling has declined more markedly. In particular, between 2022/23 and 2023/24, the amount of waste not sent for recycling reduced by over 2,000 tonnes, representing a significant year-on-year reduction.
- 5.21 This reduction in non-recycled waste has occurred alongside a relatively stable level of recycling and reuse, indicating that a greater proportion of collected waste is being diverted away from disposal. Although the total tonnage recycled has decreased slightly in absolute terms compared to earlier years, the rate of decline in non-recycled waste has been substantially greater, resulting in an improvement in recycling performance in relative terms as a share of total waste collected..

Core Policy 6: Housing Provision

Five Year Housing Land Supply

- 5.22 Housing completion figures are provided in relation to Core Policy 1 – Delivery of Development. Please see the Council’s website for detailed information on the Five-Year Housing Land Supply and the Housing Delivery Test ([see Monitoring Information](#)).
- 5.23 The Five-Year Housing Land Supply Statement contains information on all sites and planning permissions that contribute to the land supply while the Housing Delivery

Test Action Plan addresses how the Council intends to support future housing delivery across the borough.

Dwellings Completed on PDL

- Core Strategy Target of 65% on PDL between 2010 and 2025; 2024/25 = 48.3%

Local Indicator H4; Net Additional Traveller Pitches

Target: None set

- 5.24 The Council published an updated [Gypsy and Traveller Accommodation Assessment](#) (GTAA) in 2024 which identified Gypsy and Traveller pitch needs to 2039. As set out within the Council's [Five-Year Gypsy and Traveller Pitch Supply Statement 2024](#), the Council can demonstrate a pitch supply of 3.24 years under the ethnic definition (which the Council proposes to adopt) as at 1 April 2024. The now adopted Local Plan (December 2025) aims to address the outstanding Gypsy and Traveller Accommodation Assessment need over the Plan period to 2038 through both site allocations in the adopted Local Plan and appropriate windfall schemes that may be delivered during the Plan period.
- 5.25 This outstanding need is based on the need for 52 pitches (ethnic definition) over the period 2024-2038. As of 1 April 2024, a supply of 40-41 pitches is identified through existing/anticipated supply, potential additional pitch capacity at existing sites, and potential additional pitches at new site allocations. Further pitches are anticipated to come forward as windfalls. Further details are provided in the new Local Plan and Housing Topic Papers as part of the Local Plan evidence base, along with the latest Five-Year Gypsy and Traveller Pitch Supply Statement 2024 referred to above.
- 5.26 Further details are provided in the new Local Plan and Housing Topic Papers as part of the Local Plan evidence base, alongside the latest Five-Year Gypsy and Traveller Pitch Supply Statement 2024, including the role of site allocations and windfall schemes in meeting identified needs.

Affordable Housing Completions

Local Indicator H5: Gross Affordable Housing Completions (Source: TWBC Affordable Housing Completions)

Target: 70 affordable units per annum

Table 10: Gross Affordable Housing Completions (Source: TWBC Monitoring, 2025)

Year	Affordable Homes
2006/07	107
2007/08	53
2008/09	64
2009/10	17
2010/11	96
2011/12	85
2012/13	36
2013/14	14
2014/15	221
2015/16	108
2016/17	139
2017/18	61
2018/19	72
2019/20	70
2020/21	119
2021/22	91
2022/23	153
2023/24	107
2024/25	14
Average	85.63 per annum

5.27 As shown in **Table 10**, on average, the Council's target of delivering 70 affordable homes per annum has been exceeded over the monitoring period, with an average delivery of 85.63 affordable units per year since 2006/07. However, delivery in 2024/25 was significantly below target, with only 14 affordable homes completed. These were delivered on a single site at Highgate Hill, Hawkhurst (20/02788/FULL), comprising 6 Social Rent and 8 Shared Ownership units secured via Section 106 agreement. While long-term performance remains above target overall, the most recent year reflects a marked reduction in affordable housing completions.

Self-Build and Custom Housebuilding

- 5.28 Since 01 April 2016, the Council, as the Local Planning Authority, has a statutory responsibility to keep a Self-Build and Custom Housebuilding Register for the borough, allowing people who wish to build their own home to register their interest. The Council is expected to permit, within 3 years, an equal number of serviced plots to those on the Register as at 30 October each year.
- 5.29 On 25 June 2020, Tunbridge Wells Borough Council's Cabinet approved the proposal to implement a local connection test to the Council's Self-Build and

Custom Housebuilding Register. This resulted in the splitting of the Register into two parts. Part 1 lists all those people on the Register who meet the local connection test criteria, and Part 2 lists all those people on the Register who do not meet the local connection test criteria. The Council contacted all those people on the Register to update their details accordingly, and in accordance with the Regulations removed all those who did not respond or who requested to be removed from the Register.

- 5.30 As of the end of the last base period (31 October 2025), there were 258 registrations on the Register; 183 are placed on Part 1, and 86 are placed on Part 2. It is the need of those on Part 1 which the new Local Plan provides for. Further details as to how the Council has calculated the need and supply for self/custom build housing within the new Local Plan can be found in the latest Housing Needs Assessment and Housing Supply and Trajectory Topic Papers (see the Submission Local Plan’s [Core Documents List](#)); a further update can also be found within the [January 2024 Local Plan Development Strategy Topic Paper Addendum](#).

Core Policy 7: Employment Provision

Local Indicator BD1: Total Amount of Additional Employment Floorspace - by type

Objectives of indicator: To provide good quality employment land to contribute to strategic and local requirements (see [Class Use Change Guide](#); for class definitions)

Target: Maintain overall amount of floorspace in the borough

Table 11: Permitted Employment Floorspace Across the Tunbridge Wells Borough for Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025)

Data	E	B2	B8
Gain (sqm)	668.00	62.60	3,326.80
Loss (sqm)	24,758.10	0	0
Net (sqm)	-24,090.10	62,60	3,326.80

- 5.31 During the monitoring year 01 April 2024 - 31 March 2025 there was a substantial net loss of Class E (Commercial, Business and Service) floorspace. Total gains of 668 sqm were significantly outweighed by losses of 24,758.10 sqm, resulting in a net loss of -24,090.10 sqm. In contrast, B2 (General Industrial) uses recorded a modest net gain of 62.60 sqm, while B8 (Storage and Distribution) uses saw a more significant net gain of 3,326.80 sqm.
- 5.32 The losses in Class E floorspace are primarily driven by conversions to residential (Class C3) and other non-Class E uses. Notable examples include multiple office-to-residential schemes (e.g. 24/00557/FULL, 24/02543/FULL, 24/02625/FULL, 25/00154/FULL and 24/03118/FULL), as well as the large-scale change of use to a healthcare facility (Class C2) under 24/03085/FULL, which accounts for a significant proportion of the total loss.

5.33 Gains in B8 floorspace are largely attributable to storage-related development, particularly the extension of an existing bus storage depot (24/00855/FULL), alongside additional commercial unit provision (24/02759/FULL). Overall, this reflects a continued trend of Class E losses to residential and other uses, offset in part by growth in storage and distribution floorspace.

Local Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land (PDL) – by type

Objective: To conserve finite, non-renewable resources such as land, energy, water, soil and air quality

Targets: >45% on PDL

Table 12: Gross Employment Floorspace Permitted on Previously Developed Land in Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025)

Data	E	B2	B8
Total Gross Gain (sqm)	668.00	62.60	3,326.80
Gross Gain (sqm) on PDL	668.00	62.60	531.80
Gross Gain on PDL %	100%	100%	16%

5.34 **Table 12** illustrates the above target of >45% on PDL was met by use classes E, B2 and B8 permissions across the borough for the monitoring year 01 April 2024-31 March 2025 (gross; i.e. not including losses) to ensure best use of land across the borough.

Local Indicator BD5: Amount of employment land (B2, B8 and E) lost to residential development

Objective: To provide good quality employment land to contribute to strategic and local requirements

Target: No target set, to be established through DPD

Table 13 - Employment Land Lost to Residential Based on Permissions During Monitoring Year 01 April 2024 – 31 March 2025 (Source: TWBC Monitoring, 2025)

Data	Area (sqm)
Residential to Employment Gross Permissions	314.00
Employment to Residential Gross Permissions	1,260.00
Net Loss of Employment Land to Residential	-946.00

5.35 From **Table 13**, in the 2024/25 monitoring year the net loss of employment land to residential uses was recorded at 946sqm. This comprised 314sqm of residential floorspace permitted for employment use and 1,260sqm of employment floorspace permitted for residential use. Regard should also be given to the Sevenoaks and Tunbridge Wells Economic Needs Study 2016 that was produced to inform the now adopted Local Plan.

Core Policy 8: Retail, Leisure & Community Facilities Provision

Local Indicator CP8a: Retention of Community Services

Objective: To resist the loss of community facilities and provide additional facilities as necessary

Targets: No net loss of community facilities in neighbourhood centres and village centres

5.36 As part of a review of Centres across the borough, several changes are being proposed to Neighbourhood and Village Centres in the Submission Local Plan (as proposed to be modified through main modifications). These can be seen in **Table 14**.

Table 14: Proposed Changes to Centres in Tunbridge Wells Borough

Centres	Status in Submission Local Plan	Reason
Primary Regional Town Centre		
Royal Tunbridge Wells	Retained	Facilities still present and area still acting as a Primary Regional Town Centre
Town Centre		
Cranbrook	Retained	Facilities still present and area still acting as a Town Centre
Paddock Wood	Retained	Facilities still present and area still acting as a Town Centre
Southborough	Retained	Facilities still present and area still acting as a Town Centre
Rural Service Centre		
Hawkhurst	Retained	Facilities still present and area still acting as a Rural Service Centre
Neighbourhood Centre		
Broadmead	Removed	Limited facilities now present at Broadmead centre
Hawkenbury	Retained	Facilities still present and area still acting as a Neighbourhood Centre
High Brooms	Retained	Facilities still present and area still acting as a Neighbourhood Centre
North Southborough	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Rusthall	Removed	Redefined as a Village Settlement as facilities still present
Sherwood	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Showfields	Retained	Facilities still present and area still acting as a Neighbourhood Centre
Silverdale	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St Barnabas	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St John's	Retained	Facilities still present and area still acting as a Neighbourhood Centre
St Peter's	Retained	Facilities still present and area still acting as a Neighbourhood Centre

Centres	Status in Submission Local Plan	Reason
Knights Wood	New	Area deemed to be serving as a Neighbourhood centre within new Knights Wood development
Within Paddock Wood including land in east Capel	New	New neighbourhood centres will be designated as part of the extension of Paddock Wood and east Capel, which is expected to include a village centre, as well as a number of smaller neighbourhood centres, to be defined through the masterplanning process and the resultant Supplementary Planning Document.
Village Settlements (previously Village Centres)		
Benenden	Retained	Facilities still present and area still acting as a Village Settlement
Bidborough	Retained	Facilities still present and area still acting as a Village Settlement
Brenchley	Retained	Facilities still present and area still acting as a Village Settlement
Five Oak Green	Retained	Facilities still present and area still acting as a Village Settlement
Frittenden	Retained	Facilities still present and area still acting as a Village Settlement
Hawkhurst (The Moor)	Removed	Now has relatively few services which are consolidated in the settlement centre itself
Horsmonden	Retained	Facilities still present and area still acting as a Village Settlement
Iden Green	LBD Removed	Limits to Built Development (LBD) removed from settlement due to limited facilities and transport links, therefore the Village Settlement boundary (as designated by LBD) has also been removed
Kilndown	LBD Removed	Limits to Built Development removed from settlement due to limited facilities and transport links, therefore the Village Settlement boundary (as designated by LBD) has also been removed
Lamberhurst	Retained	Facilities still present and area still acting as a Village Settlement
Langton Green	Retained	Facilities still present and area still acting as a Village Settlement
Matfield	Retained	Facilities still present and area still acting as a Village Settlement
Pembury	Retained	Facilities still present and area still acting as a Village Settlement
Rusthall	New	Facilities present and area acting as a Village Settlement (redefined from Neighbourhood Centre)
Sandhurst	Retained	Facilities still present and area still acting as a Village Settlement
Sissinghurst	Retained	Facilities still present and area still acting as a Village Settlement
Speldhurst	Retained	Facilities still present and area still acting as a Village Settlement

- 5.37 As shown in **Table 14**, there have been some changes to Neighbourhood and Village Centres across the borough since they were designated through the 2006 Local Plan, while no changes have been proposed to Primary Regional Town Centre, Town Centres, and Rural Service Centre. Notably, the Submission Local Plan has renamed Village Centres to Village Settlements, as there are no defined village 'centres' as such. Village Settlements are defined by the Limits to Built Development boundary.
- 5.38 With regard to losses/gains, while the Submission Local Plan proposes the removal of two neighbourhood centre designations and 3 Village Settlements designations, there are 2 new defined Neighbourhood Centres proposed and 1 new Village Settlement proposed, reflecting the development strategy set out within the Submission local Plan and updated within the [January 2024 Local Plan Development Strategy Topic Paper](#).

Local Indicator CP8b: Amount/Retention/Provision of Recreation Open Space

Objective: To provide, retain and, where necessary, improve a range of leisure, recreational and cultural facilities

Targets: Retention/provision of adequate open space

- 5.39 As part of the evidence base produced to support the new Local Plan, the Borough Council commissioned an evidence base document that assesses explores the provision of Open Space available across the borough. The data provided within this report will act as a baseline for future monitoring of Open Space provision across the borough ([view the Open Space Study](#)).

Local Indicator CP8c: Amount of New Retail Floorspace Provided

Objective: To provide new retail and leisure facilities according to the approach set out in the Core Strategy.

Targets: Bolstering of net comparison floorspace throughout the plan period using existing and proposed stores within existing centres in the adopted retail hierarchy

- 5.40 A number of sites have been allocated in the Site Allocations Local Plan (2016) to meet the retail need, including a proposed scheme at Royal Victoria Place and through the redevelopment of the former cinema site, both in Royal Tunbridge Wells. The level and locations of retail need have been subsequently reviewed through new retail and leisure studies as part of the emerging Local Plan (see [Core Documents list](#)). Following the updated evidence base the Submission Local Plan proposes employment development on site allocations to meet the updated identified level of retail need.
- 5.41 Core Strategy policy (CP8) provided an original target of 26,500sqm of net comparison floorspace by 2017, as per the 2006 Retail Study. This target was subject to revisions if 'a different need is identified through a future Retail Study'. Since then, the Retail Study has been updated (February 2021), in which it did not identify any capacity (either quantitative or qualitative) for additional comparison floorspace over the plan period. The study stated that floorspace capacity should be

achieved through the bolstering of existing or proposed stores within existing centres in the adopted retail hierarchy, hence the target has been amended within this report.

Local Indicator CP8d: Completion of Infrastructure Projects

Targets: Completion of key specific projects

Table 15: Completion of Key Infrastructure Projects (Source: TWBC, 2024)

District General Hospital	Complete
Completion of allocations for children's play spaces	Provided as part of relevant schemes

Local Indicator LS4: Royal Tunbridge Wells Town Centre Uses within the Primary Shopping Areas

Table 16: Royal Tunbridge Wells Town Centre Uses (Source: TWBC, 2019 and number of vacant units updated in 2023)

Character Area	A1 (%)	Non A1 (%)	Target Non A1 (%)	Total Number of Vacant Units	% of Total Units
1 – Royal Victoria Place/Market Square/Ely Court	No longer monitored	No longer monitored	No longer monitored	No longer monitored	No longer monitored
2 – Calverley Road (West)	80%	20%	15%	6	18%
3 – Monson Road/Camden Road	69%	31%	15%	11	12%
4 – Calverley Road (East)	66%	34%	30%	8	27%
5 – Grosvenor Road/Goods Station Road	77%	23%	30%	2	6%
6 – Mount Pleasant Road (North)	42%	58%	40%	1	4%
7 – Mount Pleasant Road (North)	64%	36%	40%	7	16%
8 – Vale Road/Grove Hill Road	62%	38%	40%	1	4%
9 – High Street/Castle Street/Chapel Place	66%	34%	45%	7	6%
10 – The Pantiles/Union Square	64%	36%	45%	4	8%

*Following adoption of the emerging Local Plan this will be changed to monitoring of class E uses.

5.42 **Table 16** shows the percentage of each Character Area Frontage falling within Use Class A1 (retail shops). This is based on data obtained by the Council for the 2018/19 monitoring year. This shows that 4 of the character areas exceed the Local Plan 2006 threshold for their respective areas. It is noted this policy is dated from 2006 and the Use Classes Order changed in 2020 to introduce Use Class E (commercial, business and services). This new use class covers the former use classes A1 (shops), A2 (financial and professional), A3 (restaurants and cafés) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure). As

such the percentage of non-A1 uses within the Primary Shopping Area is no longer relevant as an indicator of the success of the policy and the retention of A1 use classes. However, the Council has recently carried out monitoring within the Primary Shopping area and has recorded the number of vacant units which has been updated in Table 16 above. As of 2023, the number of vacant units within Royal Tunbridge Wells Town Centre has risen from previous years, with Calverley Road (East) having experienced the highest vacancy rate of 27%.

- 5.43 The Submission Local Plan sets out a more flexible approach to the consideration of uses within both the Primary Shopping Area and the wider Town Centre which has been informed by the [Tunbridge Wells Retail, Commercial Leisure & Town Centre Uses Study Update](#) (February, 2021) , which was commissioned to aid preparation of the new Local Plan. This includes Town Centre health checks carried out in August 2020 of all the key centres (i.e., Royal Tunbridge Wells, Paddock Wood, Southborough, Cranbrook, and Hawkhurst) which has considered the health of the key centres within the borough, including the diversity of uses, vacant street level property, retailer representation, pedestrian flows etc.
- 5.44 Additionally, the Council has recently embarked on the preparation of the Royal Tunbridge Wells Town Centre Plan. The Town Centre Plan will be a land use planning document – a Local Plan specific for the town centre area, comprising of a vision, strategy, masterplan and planning policies for the town centre to ensure its long-term prosperity and success (it will be a separate document to the main Local Plan).
- 5.45 A Town Centre Working Group has been established to oversee and input to the production of the plan, including Council Members, the Royal Tunbridge Wells Town Forum, Kent County Council, Royal Tunbridge Wells Together, Creative Tunbridge Wells, a youth representative and TWBC officers. Consultants LDA Design were commissioned to carry out a ‘Town Centre Study’ which has been used to inform the issues and options first draft document, the Draft Royal Tunbridge Wells Town Centre Plan – Vision 2040, which was consulted on between February-April 2024. A further full draft plan is being produced and further public consultation will be carried out. The timetable for the production and adoption of the Royal Tunbridge Wells Town Centre Plan is set out in the LDS.

Commentary

Core Policy 1: Delivery of Development

- 5.46 Housing delivery remained strong during the 2024/25 monitoring year, with a net 616 completions recorded. This reflects a continued focus on redevelopment and site intensification. The proportion of new development and redevelopment sites located within the Limits to Built Development was 75.6%, compared with the legacy target of 65%, while 48.3% of sites were delivered on previously developed land (PDL). These figures demonstrate that a significant proportion of development is

within the LBD and just under half is on PDL sites. Overall, the policy, in conjunction with the Housing Provision policy CP6 (see below), is clearly delivering the scale of housebuilding sought by the Core Strategy.

- 5.47 The proportion of development occurring on previously developed land remains below historic targets. However, this reflects wider national trends, including increased housing requirements arising from the Government's Standard Method, rising construction costs, and constrained brownfield capacity. Across the Southeast, these factors have led to greater reliance on strategic and edge-of-settlement sites (which are often 'greenfield', undeveloped sites) alongside urban regeneration.
- 5.48 In response, the adopted Tunbridge Wells Local Plan (2020–2038) has revised the development strategy to focus on the delivery of sustainable development through a balanced mix of strategic allocations, windfall sites, and redevelopment opportunities, rather than fixed percentage thresholds. Core Policy 1, alongside Core Policy 6, continues to support delivery well in excess of the former Core Strategy requirement of 300 dwellings per annum, supported by proactive engagement with developers and the Housing Delivery Test Action.

Core Policy 2: Green Belt

- 5.49 The Council continues to give significant weight to the protection of the Metropolitan Green Belt in accordance with national policy, the Core Strategy's CP2, and 2006 Local Plan Policy MGB1. Monitoring records show that residential permissions granted within the Green Belt during the period 01 April 2024 to 31 March 2025 were limited in number and scale. The majority of these permissions related to the conversion or re-use of existing buildings, replacement dwellings, or redevelopment of previously developed land. In each case, proposals were assessed against the requirements of the NPPF and local policy to ensure that openness was preserved and that development did not conflict with the purposes of including land within the Green Belt. There has been no significant departure from the Development Plan strategy.
- 5.50 Areas of long-term land reserve within the Green Belt (Rural Fringe), identified under Policy RF1 and SALP allocations AL/GB1, AL/GB2 and AL/GB3, continue to fulfil their safeguarding function. For this monitoring period, the detailed boundaries of the Metropolitan Green Belt remain as defined in the 2006 Local Plan. The designation of Rural Fringe areas ensures that land between the built-up area and the open countryside is protected with the long-term future of settlements in mind, safeguarding land that may be required to meet longer-term development needs beyond the superseded plans period.

Core Policy 3: Transport Infrastructure

- 5.51 This policy promotes key transport infrastructure projects and measures (in addition to accessible development locations) to encourage sustainable transport, notably through the use of travel plans. The A21 Tonbridge to Pembury dualling has been

completed and is fully operational. Works linking the North Farm Estate to the improved A21 have also been completed, providing enhanced strategic access within and beyond the Borough

- 5.52 Further work on Park and Ride, completed in June 2018, concluded that the proposed facility at Woodsgate Corner, Pembury, was not financially viable without significant subsidy and is therefore no longer being pursued. The site has now been allocated (AL/PE 6) in the new Local Plan for specialist housing for older people and others with care needs (up to 80 C3 extra care units or up to 120 C2 residential/nursing care units). While no Park and Ride schemes are currently being advanced, the Borough Council continues to demonstrate a proactive approach to transport planning through the Transport Strategy Review (Context and Way Forward), and the ongoing application of the adopted Transport Strategy 2015–2026.
- 5.53 The Council has adopted the Parking Strategy for Tunbridge Wells 2025–2030, which provides an updated framework for managing on-street and off-street parking, supporting sustainable travel choices, electric vehicle infrastructure, and digital-first services. This complements Development Management practice, supported by Kent County Council Highways, which continues to secure travel plans for larger development schemes.

Core Policy 4: Environment

- 5.54 Local indicators focus on biodiversity; these show that SSSIs are generally in satisfactory or improving condition. While reviews of ecological designations are only periodic, the Council has produced a comprehensive report on the state of the borough's biodiversity resources (see [Biodiversity Evidence Base](#)). It also shows that the Council was an early implementer of the national approach to achieving net gains in biodiversity, and which is built upon through Policy EN 9 in the new, adopted Local Plan. The rich historic environment continues to be closely monitored to ensure its conservation.
- 5.55 The Local Development Scheme (LDS) November 2025 identifies a Biodiversity Net Gain SPD as a potential post-adoption document to provide further guidance on Policy EN 9 and the implementation of Biodiversity Net Gain. However, due to current Policy Team capacity constraints, preparation of the SPD is not being progressed at this time. In the interim, Biodiversity Net Gain will be implemented through adopted Local Plan Policy EN 9, national legislation and guidance, and the development management process. Additionally, the Council has published its Biodiversity Report – setting out the Council's first considerations on meeting the Biodiversity Duty introduced under the Environment Act 2021 (see the Council's [Biodiversity Duty webpage](#)).
- 5.56 The rich historic environment continues to be closely monitored to ensure its conservation through the preservation of Listed and historic buildings and the Borough's designated Conservation Areas and designated Historic Parks and Gardens.

Core Policy 5: Sustainability

- 5.57 This policy has a number of threads. Available monitoring data continues to show generally positive outcomes. During 2024–2025, the Environment Agency objected to a small number of applications on flood risk grounds, mainly due to the absence of appropriate Flood Risk Assessments at the time of consultation. All were subsequently approved, indicating that objections were largely procedural rather than reflecting in-principal concerns. The Council’s Strategic Flood Risk Assessment (Level 1 and 2, 2019) remains an important part of the Local Plan evidence base.
- 5.58 Renewable energy requirements set out in the Core Strategy and Renewable Energy Supplementary Planning Document remain well established in Development Management practice. Monitoring data shows a continued increase in the number of renewable energy sites between 2015 and 2024, with a notable rise between 2022 and 2023. Growth has mainly been through small-scale photovoltaic installations, reflected in moderate capacity increases and variable generation levels. Larger operational projects have remained stable since 2018.
- 5.59 The Tunbridge Wells Air Quality Annual Status Report (2024) shows continued improvement in air quality. Sustained compliance with relevant objectives led to the revocation of the Royal Tunbridge Wells AQMA in April 2024. The Hawkhurst AQMA remains in place, although recent monitoring indicates ongoing reductions in nitrogen dioxide levels.
- 5.60 Monitoring of sustainability indicators can be further strengthened over time, particularly in relation to design quality and renewable energy performance. Continued growth in ultra-low emission vehicle registrations and reductions in non-recycled waste demonstrate positive progress towards wider environmental objectives (see Section 7).

Core Policy 6: Housing Provision

- 5.61 Actual housing completions are reported under Core Policy 1 – Delivery of Development. Detailed information on the Council’s Five-Year Housing Land Supply and Housing Delivery Test position is available on the Council’s website (see [Monitoring Information](#)). The Five-Year Housing Land Supply Statement sets out all sites and planning permissions contributing to supply, while the Housing Delivery Test Action Plan outlines the measures the Council will take to support and increase housing delivery across the borough.
- 5.62 In relation to Gypsy and Traveller provision, the Council published an updated Gypsy and Traveller Accommodation Assessment (GTAA) in 2024 which identified pitch needs to 2039. As such, the Council can demonstrate a 3.24-year supply of pitches under the ethnic definition as of 1 April 2024.
- 5.63 The latest HDT results (MHCLG, 2024: see [Housing Delivery Test: 2023 Measurement](#)), covering the period 01 April 2020 – 31 March 2023, indicate that

Tunbridge Wells had delivered 94% against this requirement, and is therefore required to produce a Housing Action Plan but does not need to apply any further buffers to its housing land supply position. The Council intends, and continues, to encourage and support the development industry in the borough, with the action plan to set out the actions that it will take to increase delivery. More significantly, the Council is progressing the Submission Local Plan which will bring forward additional site allocations for residential development that will aim to meet the Standard Method housing target and any appropriate buffer.

- 5.64 In relation to Gypsy and Traveller pitches, the outstanding need for pitches will be met primarily through expansion, intensification, and/or regularisation of existing sites, a new site allocation, extant planning permissions, and windfall sites. The Council has provided further details in the [Five-Year Gypsy and Traveller Supply Statement](#), which calculates a current 3.24-year supply of pitches under the ethnic definition (which the Council will assess future need against given the broadened definition in the Planning Policy for Traveller Sites 2024 policy paper).
- 5.65 The proportion of new homes built on previously developed land was 48.3% in 2024/25, against a target of 65%. While delivery on brownfield land continues to form a significant component of overall housing supply, the annual target has not been achieved in the most recent monitoring year. The Council continues to maximise opportunities for development on suitable previously developed land through Local Plan allocations and windfall sites.
- 5.66 Affordable housing provision across the borough has, over the monitoring period, exceeded the target of 70 units per annum, with the average delivery of 85.63 affordable homes per year since 2006/07. However, delivery in 2024/25 was significantly below target, with 14 affordable homes completed, all delivered on a single site at Highgate Hill, Hawkhurst (20/02788/FULL) and secured through Section 106 agreement. While long-term performance remains above target overall, the most recent year reflects a marked reduction in affordable housing completions, as seen in table 10.

Core Policy 7: Employment Provision

- 5.67 The monitoring year recorded a mixed position in relation to employment floorspace. Gains were recorded in B2 General Industrial and B8 Storage and Distribution floorspace; however, these were outweighed by a significant net loss of Class E Commercial, Business and Service floorspace. This reflects continued pressure on office and wider commercial floorspace from changes of use to residential and other non-Class E uses.
- 5.68 The loss of Class E floorspace should be considered in the context of wider changes to office and commercial markets, including changing working patterns and demand for more flexible space. The Council has previously responded to office losses through the Town Centre Office Market Review and the serving of Article 4 Directions on office accommodation across Tunbridge Wells.

- 5.69 While B8 gains contribute to overall employment floorspace provision, they do not directly replace the role or function of lost Class E floorspace. Continued monitoring will therefore be important to understand the cumulative impact of employment land losses, including the recorded 946sqm net loss of employment land to residential uses in 2024/25.

Core Policy 8: Retail, Leisure and Community Facilities Provision

- 5.70 Of note are the national and local structural changes in relation to retailing patterns which were exacerbated by the Covid pandemic in the early 2020's and the resultant changes in the borough's centres, including the retail and commercial mix and vacancies coupled with the demand for more flexible space and residential uses. Alongside this, the Council has updated its evidence base in relation to town centres and retailing to reflect such changes and emerging patterns and national policy including the impact of permitted rights and changes to the Use Classes order. This has been considered in the context of the development of the spatial strategy for the new, now adopted Local Plan.
- 5.71 National trends in retail floorspace as referred to above, have been reflected locally, with a clear need to provide a flexible approach to retailing and town centres as well as realistic forecasts of likely floorspace requirements moving forward as identified and recommended within the updated evidence base.
- 5.72 Of note is the Council's acquisition of the Royal Victoria Place Shopping Centre in 2023, intended to support the long-term economic resilience of the town centre by reducing vacancy rates and facilitating a more diverse mix of retail, leisure and complementary uses in response to changing market conditions and local needs.

7.0 Updating and Refinement of Monitoring Frameworks

- 7.1 Effective monitoring is underpinned by the establishment of a robust baseline against which the implementation and performance of Local Plan policies can be assessed over time. This Authority Monitoring Report provides the primary mechanism for reviewing delivery against the objectives of the 2010 Core Strategy.
- 7.2 **Appendix 1** sets out the adopted monitoring framework going forward in order to monitor the Tunbridge Wells Local Plan (2020–2038), including the agreed indicators, data sources, reporting frequency, and identified responsibilities for monitoring individual policy areas. The next AMR will focus on the new, adopted monitoring framework.
- 7.3 The previous monitoring framework was consulted on through the Draft Local Plan Regulation 18 Consultation between September and November 2019, although was subsequently revised for the Pre-Submission Local Plan consultation held between March and June 2021. The monitoring framework was not substantially reworked between the Submission and Adopted versions. The main differences are consequential changes arising from the Examination/Main Modifications process, particularly the removal of the Tudeley Village strategic allocation and the consolidation of heritage policies EN4 and EN5. Further differences, including the PSTR policy numbering and minor terminology/formatting changes, appear to have been made as Additional Modifications during final adoption-stage consolidation. This revised monitoring framework is reproduced in Appendix 1. This revision has considered comments and feedback received through the consultation.
- 7.4 In addition, the 2016 Sustainability Appraisal (SA/SEA) Scoping Report for the draft Local Plan identified 19 issues deemed pertinent to the borough that span the social, environmental and economic pillars of sustainable development. Therefore, the proposed SA/SEA monitoring framework is also set out, in Appendix 2, as a basis for future monitoring of key sustainability issues.

Appendix 1: Adopted Local Plan Monitoring Framework

Policy No.	Policy	Target	Indicator	Source
Strategic Policies				
STR 1	The Development Strategy	To maintain at least a Five-Year Housing Land Supply	Number of years housing land supply at 31 March of each year	Tunbridge Wells Borough Council (TWBC)
		At least 85% of annual housing requirement built	Housing completions by a) parish and b) borough	TWBC
		An annual increase in Local Jobs	Employment/Unemployment Figures	Kent County Council (KCC)
		New development permitted inside Limits to Built Development (LBD)	Number of (and percentage of total borough wide) additional housing units permitted on non-allocated sites inside LBD	TWBC
STR 2	Place Shaping and Design	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on Policy STR 2	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
STR 3	Brownfield Land	To meet the Council's annualised windfall contribution	Number of dwellings completed on windfall sites (mostly brownfield) as of 31 March each year	TWBC
STR 4	Ensuring Comprehensive Development	Enabling policy with no specific target but progress to be regularly monitored	Enabling policy with no specific target but progress to be regularly monitored	N/A
STR 5	Infrastructure and Connectivity	Education; sufficient school places	Ratio of applicants per school place (borough-wide)	KCC
		Connectivity; increased broadband coverage across the borough	Broadband coverage (borough-wide)	KCC
STR 6	Transport and Parking	Improved transportation provision across the borough	Proportion of new houses permitted within 800m of a bus stop within year	TWBC
		Improved parking provision across the borough	Number of off-street public car parking spaces within borough as of 31 March of each year	TWBC
STR 7	Climate Change	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on Policy STR 7 (if relevant to appeal)	TWBC/PINS
STR 8	Conserving and enhancing the natural, built, and historic environment	Support for policy at appeal	65% or more appeal decisions support TWBC conclusion on Policy STR 8 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
STR 9	Green Belt	Protect the Green Belt from inappropriate development	65% or more appeal decisions support TWBC conclusion on Policy STR 9 (if relevant to appeal)	TWBC/PINS
STR 10	Neighbourhood Plans	Neighbourhood Plans successful at examination	Number and percentage of Neighbourhood Plans progressed to referendum	TWBC
Place Shaping Policies (Strategic)				
STR/RTW 1	The Strategy for Royal Tunbridge Wells	Residential development in line with policy target	Housing completions	TWBC
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/RTW 2	The Strategy for Royal Tunbridge Wells Town Centre	Residential development in line with policy target	Housing completions	TWBC
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC

Policy No.	Policy	Target	Indicator	Source
PSTR/SO 1	The Strategy for Southborough	Residential development in line with policy target	Housing completions	TWBC
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SS 1	The Strategy for Paddock Wood and East Capel	Residential development in line with policy target	Housing completions	TWBC
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
STR/SS 2	The Strategy for Paddock Wood Town Centre	Residential development in line with policy target	Housing completions	TWBC
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/PW 1	The Strategy for the parish of Paddock Wood	Residential development in line with policy target	Housing completions	TWBC

Policy No.	Policy	Target	Indicator	Source
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/ CA 1	The Strategy for Capel parish	Residential development in line with policy target	Housing completions	TWBC
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/CRS 1	The Strategy for Cranbrook and Sissinghurst parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/HA 1	The Strategy for Hawkhurst parish	Residential development in line with policy target	Housing completions	TWBC
		Employment floorspace development in line with policy target	Employment completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/BE 1	The Strategy for Benenden parish	Residential development in line with policy target	Housing completions	TWBC

Policy No.	Policy	Target	Indicator	Source
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/BI 1	The Strategy for Bidborough parish	Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/BM 1	The Strategy for Brenchley and Matfield parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/FR 1	The Strategy for Frittenden parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/GO 1	The Strategy for Goudhurst parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/HO 1	The Strategy for Horsmonden parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/LA 1	The Strategy for Lamberhurst parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/PE 1	The Strategy for Pembury parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC

Policy No.	Policy	Target	Indicator	Source
PSTR/RU 1	The Strategy for Rusthall parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/SA 1	The Strategy for Sandhurst parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
PSTR/SP 1	The Strategy for Speldhurst parish	Residential development in line with policy target	Housing completions	TWBC
		Delivery of identified infrastructure	Key infrastructure provided	TWBC
Environment and Design				
EN 1	Sustainable Design	Rejection of unsustainable design in planning applications	65% or more appeal decisions support TWBC conclusion on Policy EN 1 (if relevant to appeal)	TWBC/PINS
EN 2	Sustainable Design Standards	Attainment of required score for relevant standard e.g. BREEAM	Grading of energy performance certificates	TWBC
EN 3	Climate Change Mitigation and Adaptation	Target Emission Rate 10% below Building Regulation requirement through 'fabric first' approach and a further 15% total energy reduction via renewable energy	Energy calculations	TWBC

Policy No.	Policy	Target	Indicator	Source
		generating technology for major developments		
		Adherence to Policy EN 3	65% or more appeal decisions support TWBC conclusion on Policy EN 3 (if relevant to appeal)	TWBC/PINS
EN 4	The Historic Environment, including Heritage Assets	Protect historic environment and heritage assets	65% or more appeal decisions support TWBC conclusion on Policy EN 4 (if relevant to appeal)	TWBC/PINS
			Number of listed buildings 'At Risk' as of 31 March each year	TWBC/Historic England
EN 6	Shop Fronts	High standard of shopfront design and support of Policy EN 6 at appeal	65% or more appeal decisions support TWBC conclusion on Policy EN 6 (if relevant to appeal)	TWBC/PINS
EN 7	Advertisements	High standard of advertisement design and support of Policy EN 7 at appeal	65% or more appeal decisions support TWBC conclusion on Policy EN 7 (if relevant to appeal)	TWBC/PINS
EN 8	Outdoor Lighting and Dark Skies	Maintain current level of lighting in rural areas	No deterioration in dark skies mapping outside allocated areas	Campaign to Protect Rural England (CPRE)
Natural Environment				

Policy No.	Policy	Target	Indicator	Source
EN 9	Biodiversity Net Gain	Net gains in biodiversity in developments	Number of biodiversity units lost or gained as part of major developments	TWBC/ KMBRC/KNP
EN 10	Protection of Designated Sites and Habitats	No deterioration in condition of SSSIs	SSSI condition monitoring	Natural England
		Maintain percentage of land cover of designated sites	Monitoring of coverage of designated nature conservation sites	TWBC/KMBRC
EN 11	Ashdown Forest Special Protection Area and Special Area of Conservation	Achieve targets set out in the Strategic Access Management and Monitoring Strategies (SAMMS) projects	Implementation and monitoring of SAMMS projects	SAMMS Partnership
EN 12	Trees, Woodland, Hedges, and Development	Strong protection of trees and hedges	65% or more appeals related to TPO works and protected and protected hedgerows dismissed	TWBC/PINS
EN 13	Ancient Woodland and Veteran Trees	Retention of ancient woodland and support of Policy EN 13 at appeal	65% or more appeal decisions support TWBC conclusion on Policy EN 13 (if relevant to appeal)	TWBC/PINS
EN 14	Green, Grey, and Blue Infrastructure	Increase in managed Green Infrastructure	Area of land controlled under Landscape and Ecology Management Plans (LEMPs)	TWBC
EN 15	Local Green Space	No loss of Local Green Space (LGS)	Quantity of LGS across the borough	TWBC

Policy No.	Policy	Target	Indicator	Source
EN 16	Landscape within the built environment	Retention of character of defined area and support of Policy EN 16 at appeal	65% or more appeal decisions support TWBC conclusion on Policy EN 16 (if relevant to appeal)	TWBC/PINS
EN 17	Arcadian Areas	Protect the distinctive character of Arcadian areas and support of Policy EN 17 at appeal	65% or more appeal decisions support TWBC conclusion on Policy EN 17 (if relevant to appeal)	TWBC/PINS
EN 18	Rural Landscape	Protection of rural landscape	65% or more appeal decisions support TWBC conclusion on Policy EN 18 (if relevant to appeal)	TWBC/PINS
EN 19	The High Weald National Landscape	Retention of essential character of High Weald National Landscape and support of Policy EN 19 at appeal	65% or more appeal decisions support TWBC conclusion on Policy EN 19 (if relevant to appeal)	TWBC/PINS
			Monitoring of the AONB Management Plan	High Weald National Landscape Unit
EN 20	Agricultural Land	Retention of 'best and most versatile' agricultural land	Hectares of 'best and most versatile' land which would be lost as a result of large-scale development on sites greater than 20 hectares	TWBC
Air, Water, Noise and Land				
EN 21	Air Quality	Continued reduction in air pollution	Pollutant levels at key locations	Kent Air

Policy No.	Policy	Target	Indicator	Source
EN 22	Air Quality Management Areas (AQMA)	Air quality below the level warranting an AQMA	Pollutant levels within AQMA	Kent Air
EN 23	Biomass Technology	N/A enabling policy	Number of biomass schemes permitted	TWBC
EN 24	Water Supply, Quality, and Conservation	Support Environment Agency advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency
		Water use at 110lpppd	Water use calculations	TWBC
EN 25	Flood Risk	Support Environment Agency advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency
EN 26	Sustainable Drainage	Support Environment Agency advice on flood risk and drainage matters	Measures within state of water in Kent reports	Environment Agency
EN 27	Noise	Retention of tranquil areas	Tranquility/noise maps	CPRE/ Department for Environment, Food & Rural Affairs (DEFRA)
EN 28	Land Contamination	Proper regard to land contamination	65% or more appeal decisions support TWBC conclusion on Policy EN 28 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
Delivery of Housing				
H 1	Housing Mix	Periodic review of approved schemes in terms of proportion of dwellings of smaller 1-2 bed dwellings	To establish the proportion of smaller units	TWBC specific review TWBC Affordable Housing Government Returns
H 2	Housing Density	Effective use of available land having regard to local character	Net density of major residential developments	TWBC specific review
H 3	Affordable Housing	60% of affordable housing to be social rent	The tenure mix of individual sites	Planning records TWBC Affordable Housing Government Returns
H 4	Estate Regeneration	Housing to meet local needs through estate regeneration	Net change in affordable housing units	Planning records TWBC Affordable Housing Government Returns

Policy No.	Policy	Target	Indicator	Source
H 5	Rural Exception Sites	At least one rural exception site to be approved every five years	Dwellings approved on rural exception sites	TWBC
Different Types of Housing Delivery				
H 6	Housing for Older People and People with Disabilities	To approve at least one specialised housing scheme every two years	Additional yearly provision of specialised housing	TWBC
H 7	Rural Workers' Dwellings	This is a permission policy. Target not applicable	The number of rural workers dwellings approved	TWBC
H 8	Self-Build and Custom Housebuilding	To meet policy requirement on identified major site allocations	Proportion of dwellings on permitted schemes of identified major site allocations that are self/custom build	TWBC
H 9	Gypsies and Travellers	To meet the identified need of Gypsies and Travellers within the borough	The number of (net) additional Gypsy and Traveller pitches approved	TWBC
H 10	Replacement dwellings outside the Limits to Built Development	Policy support of Policy H 10 at appeal	65% or more appeal decisions support TWBC conclusion on Policy H 10 (if relevant to appeal)	TWBC/PINS
H 11	Residential extensions, alterations, outbuildings, and annexes	Policy support of Policy H 11 at appeal	65% or more appeal decisions support TWBC conclusion on Policy H 11 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
H 12	Extensions to residential curtilages (domestic gardens) outside the Limits to Built Development	Policy support of Policy H 12 at appeal	65% or more appeal decisions support TWBC conclusion on Policy H 12 (if relevant to appeal)	TWBC/PINS
Employment Provision				
ED 1	The Key Employment Areas	Provision of new business floorspace	Floorspace of new build developments through permissions	TWBC
ED 2	Retention of existing employment sites and buildings	No net loss of business floorspace	Number of planning permissions for reuse or redevelopment of business (B class) sites for housing	TWBC
ED 3	Digital Communications and Fibre to the Premises (FTTP)	Improved coverage of high-speed broadband across the borough	Broadband coverage (borough-wide)	KCC
ED 4	Rural Diversification	N/A - enabling policy	Number and type of changes of use of rural buildings	TWBC
ED 5	Conversion of Rural Buildings outside the Limits to Built Development	Net increase in business floorspace in converted rural buildings	Planning records	TWBC
ED 6	Rural Business and Recreational/Leisure (including equestrian) Uses in the Countryside	Policy compliant equestrian development and support of policy ED 6 at appeal	65% or more appeal decisions support TWBC conclusion on Policy ED 6 (if relevant to appeal)	TWBC/PINS

Policy No.	Policy	Target	Indicator	Source
ED 7	Retention of, and improvements to existing, and the promotion of new tourist accommodation and attractions	No net loss of tourism of sites or floorspace	65% or more appeal decisions support TWBC conclusion on Policy ED 7 (if relevant to appeal)	TWBC
Town, Rural Service, Neighbourhood and Village Centres				
ED 8	Town, Rural Service, and Neighbourhood Centres, and Village Settlements	Hierarchy identified by policy but without specific targets so no indicators identified		
ED 9	Defined Town, Rural and other Service Centres	Retain retail function of Town and Rural Service Centres	Retail floorspace permitted (net)	TWBC
ED 10	Sequential Test and Local Impact Test	Retain retail function of Town and Rural Service Centres	Retail floorspace permitted (net) above the impact threshold outside of defined centres	TWBC
ED 11	Primary Shopping Areas and Retail Frontages	Retain retail function of Town and Rural Service Centres	Retail floorspace permitted (net) above the impact threshold outside of defined centres	TWBC
ED 12	Retention of local services and facilities	No net loss of village shops and services	Planning application/appeal records for retail and service uses (Class A and Class D)	TWBC

Policy No.	Policy	Target	Indicator	Source
Transport and Parking				
TP 1	Transport Assessments, Travel Plans, and Mitigation	Major developments supported by a transport assessment and travel plan	Percentage of relevant applications where transport assessment and travel plan secured	TWBC
TP 2	Transport Design and Accessibility	Policy compliance and support of Policy TP 2 at appeal	65% or more appeal decisions support TWBC conclusion on Policy TP 2 (if relevant to appeal)	TWBC/PINS
TP 3	Parking Standards	Application of parking standards and 65% support of Policy TP 3 at appeal	65% or more appeal decisions support TWBC conclusion on Policy TP 3 (if relevant to appeal)	TWBC/PINS
TP 4	Public Car Parks	No net loss of public car parking spaces	Number of off-street public car parking spaces within borough as of 31 March each year	TWBC
TP 5	Safeguarding Railway Land	No development permitted to prejudice railway routes and support of Policy TP 5 at appeal	65% or more appeal decisions support TWBC conclusion on Policy TP 5 (if relevant to appeal)	TWBC/PINS
TP 6	Safeguarding Roads	No development permitted to prejudice safeguarded routes and support of Policy TP 6 at appeal	65% or more appeal decisions support TWBC conclusion on Policy TP 6 (if relevant to appeal)	TWBC/PINS
Open Space, Sport and Recreation Policies				

Policy No.	Policy	Target	Indicator	Source
OSSR 1	Retention of Open Space	No net loss of identified open space areas or facilities and support of Policy OSSR 1 at appeal	65% or more appeal decisions support TWBC conclusion on Policy OSSR 1 (if relevant to appeal)	TWBC/PINS
OSSR 2	The Provision of Publicly Accessible Open Space and Recreation	Residential development to provide Open space in line with standards	Developments above open space threshold (20 dwellings) permitted with on-site open space provision	TWBC

Appendix 2: Adopted Local Plan Sustainability Appraisal Monitoring Framework

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Air	1. Reduce air pollution	Pollutant levels at key locations in the borough	Kent Air online database
Biodiversity	2. Protect and enhance biodiversity and the natural environment	<p>Number of developments generating adverse effects on sites recognised for biodiversity value (including local sites as well as Sites of Special Scientific Interest (SSSIs))</p> <p>Number of developments generating biodiversity enhancement including GI</p> <p>Deterioration in condition of SSSIs.</p> <p>Reduction in percentage cover of sites designated for nature conservation</p> <p>Biodiversity units lost or gained as a result of major development</p>	TWBC/ Natural England/TWBC/KMBRC
Business Growth	3. Encourage business growth and competitiveness	Floor space targets for new Local Plan.	TWBC

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Climate Change & Energy	4.Reduce carbon footprint and adapt to predicted changes	Attainment of carbon reduction targets Grading of Energy Performance Certificates. Number of EV car registrations. Number of renewable energy schemes.	TWBC/KCC
Deprivation	5.Reduce poverty and assist with regeneration	3 yearly Indices of Multiple Deprivation (IMD) Report.	KCC Research and Intelligence Monthly Bulletin (deprivation and poverty)
Education	6.Improve educational attainment and enhance the skills base	Ratio of applicants to school places.	KCC Education Department
Employment	7.Facilitate and support employment opportunities	Monthly unemployment records.	KCC Research and Intelligence Monthly Bulletin (economy and employment)
Equality	8.Increase social mobility and inclusion	Number of accessible new homes	TWBC
Health	9.Improve health and wellbeing, and reduce health inequalities	3 yearly Indices of Multiple Deprivation (IMD) Report.	KCC Research and Intelligence Monthly Bulletin (public health)

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Heritage	10.Preserve and enhance historical and cultural heritage assets	Number of designated heritage assets in the Borough. Number of Listed Buildings 'At Risk'.	TWBC
Housing	11.Provide sufficient housing to meet identified needs	5 year Housing Land Supply Housing Delivery Test	TWBC
Land use	12.Protect soils, and reuse previously developed land and buildings	MGB Allocation Summary Brownfield register	TWBC
Landscape	13.Protect and enhance landscape and townscape	Majors permitted per year in the AONB (now known as National Landscape) Monitoring of the AONB (National Landscape) Management Plan.	TWBC
Noise	14.Reduce noise pollution	Tranquillity maps Noise maps	CPRE DEFRA
Resources	15.Reduce the impact of resource consumption	% of relevant applications where demolition is avoided % of relevant applications where materials are sourced responsibly Safeguarding of mineral and waste assets	TWBC/KCC

SA Topic	SA Objective	Possible Monitoring Indicator	Source
Services and facilities	16.Improve access to and range of key services and facilities	Postcodes with superfast broadband. Distance from development to services and facilities	TWBC
Travel	17.Improve travel choice and reduce the need to travel by private vehicle	% of relevant applications where a Travel Plan is secured.	TWBC
Waste	18.Reduce waste generation and disposal	Household waste (kg/person) Household waste diverted from landfill (%)	TWBC Contracts Team
Water	19.Manage flood risk and conserve, protect and enhance water resources	Various metrics within 'State of Water in Kent' report. Water Use calculations	EA/TWBC