

## Tonbridge & Malling Borough Council

### Commercial Information Audit

### Statistical report 2013/2014

Published December 2014



Commercial Information Audit 2013/14  
Kent County Council

**Commercial Land Use Monitoring Summary Report 2013/14**

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## Introduction to Commercial Land Use Monitoring

This document gives a brief summary of the main data and components of the Commercial monitoring survey. Additional information is available. If you require supplementary in depth information please contact Kent County Council or the local District Council.

The annual survey is undertaken jointly by County and Local Authority officers. All commercial sites with a planning permission valid until 31<sup>st</sup> March are visited and an assessment is then made of the stage of development; complete, under-construction or unimplemented, and this is recorded into a database for commercial land monitoring.

Commercial Land Use monitoring in Kent (KCC area) is part of the Commercial Information Audit (CIA). Note Medway Unitary Authority was established on 1<sup>st</sup> April 1998 from Rochester upon Medway and Gillingham Local Authorities and now conducts its own monitoring survey and publishes an annual report. The Kent (KCC area) CIA grew out of what was the County's Employment Land System (ELS).

Originally land use monitoring was to monitor the effectiveness of Structure Plan policies and to assist town planners and researchers when considering planning applications. Monitoring also helped consultants and developers identify sites for investment and opportunity. The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region. In May 2010 the government abolished the Regional Partnership Board, although parts of the South East Plan remain valid until local authorities develop their own strategy, based upon the National Planning Policy Framework (NPPF).

The results are used by local authorities in Annual Monitoring Reports, Local Development Frameworks, establishing type of employment need, as well as forming the basis for formal employment land surveys.

In future years allocated sites will gradually be replaced by Strategic Employment Land Availability Assessments (SELAA)

In May 2013 amendments were made to the Town and Country Planning (General Permitted Development) Order.

See: Statutory instruments [http://www.legislation.gov.uk/uksi/2013/1101/pdfs/uksi\\_20131101\\_en.pdf](http://www.legislation.gov.uk/uksi/2013/1101/pdfs/uksi_20131101_en.pdf)

To capture the relevant permitted change of use data, prior approval and prior notification applications are now being recorded for commercial monitoring purposes.

This document is not an **Employment Land Review (ELR)**. Annual Monitoring Reports (AMRs) produced by individual Local Authorities assess progress in implementing **Local Development Documents** and how successfully policies are being implemented. Users should contact individual Local Authorities to obtain the latest position regarding progress and content of individual ELR's.

It is important to note that some district councils may also maintain their own monitoring systems and prepare monitoring reports covering aspects of commercial land supply. Definitions applied and land supply sources included in the district reports may vary from those applied in this study.

### **Commercial Land Use Survey - Methodology**

Originally monitoring covered employment sites permitted for B1-B8 land uses. These uses were surveyed in order to monitor whether levels of development were meeting development plan targets. In 2007/08 monitoring procedures were expanded to include commercial sites as well as employment sites. This means that instead of only monitoring land uses B1, B2 and B8 (Offices and light industry, general industry and storage/distribution), gains and losses of commercial units such as shops (A1), financial and professional services (A2), hotels (C1), Residential Institutions (C2), Non Residential Institutions (D1) and Assembly and leisure (D2) are now included in the annual survey. In 2011/12 floorspace recorded as Sui Generis was included for the first time. See page 5 for definitions of all the Land Use Classes.

Methodology and data capture in Kent has changed several times over the years. The methodology underlying the capture of data underwent a major change after 1990/91 and earlier records are limited in content and should be treated with caution, especially if building a time series. Another major change was when records were computerised and more recently when the Regional Assembly required land use monitoring for the South East Plan. A more sophisticated methodology was established in 2007/08 when the requirement for the additional land use classes was included. In 2009/10 following a review of resources and requirements, the monitoring procedures and outputs were revised and restructured using different software.

Documentation of the very early surveys is no longer available. The earliest paper copies that are still available give a limited amount of information from 1986/87

## Planning Permission types definitions and glossary

**Full permission** – development can take place at anytime within 3 years from the date the permission was granted. If development does not begin within 3 years the permission will expire.

**Outline permission** – a general proposal for development with no or incomplete details. Development cannot take place until the full details are submitted and approved. Detailed applications must be submitted within 3 years from the date of the outline permission. If details are not approved within 3 years the permission will normally expire.

**Reserved Matters** – full details further to an outline permission, which can be submitted in stages and remain valid for 2 years after the expiry date of the outline, or grant of the last reserved matters, whichever is the longer. Details may be required for building materials, design, siting, landscaping or access.

**Renewal** – if a planning permission is about to expire it can be renewed to allow a further period of time for the development to take place. This involves submission of a further full or outline permission.

**Variation of Condition** – planning permission is often given with conditions and it is possible to apply for a variation of any of these. A variation of condition application can also be made to extend the time period for development to commence.

**Allocation** – Land identified by the Local Authority as being suitable for future development but does not currently have a planning permission.

**Extant** – A site that has a current planning permission which is either not started or under construction.

**Pending Losses** – A planning permission with an element of floorspace that will be lost. The floorspace can be lost by a change of use to another use class, redeveloped as housing/retail/leisure or a demolition of a building or part of a building. It is possible the loss may only form part of the planning permission.

**Permitted Development Rights** – A type of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

For further information follow the web link on page 2 of this report.

## Use Classes Order (Brief general definitions)

Source: Planning Portal (<http://www.planningportal.gov.uk>)

Land Use Classes for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
  
- **B1, B1a, B1b and B1c Business** - Offices, research and development, light industry appropriate in a residential area.
- **B2 General industrial**
- **B3-B7 Special Industrial Groups**
- **B8 Storage or distribution** - This class includes open air storage.
  
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
  
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
  
- **Sui Generis** - Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos. Theatres, scrap yards.

**Table 1A:**  
**Allocated Sites (net residual) 2013/2014**  
**Amount of floorspace still available for development (m<sup>2</sup>)**

Development Plan Allocations				Tonbridge & Malling Bourough Local Development Framework Core Strategy													Tonbridge & Malling			
				Adopted (2007)																
Site Reference	Policy Reference	Site Name	Settlement	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed		Mixed		C1	C2	D1	D2	
												B1	B2	B8	B1-B8					
TM_00003	TM.TCA11 (f)	River Lawn	TONBRIDGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TM_00035	TM.E3 (j)	Former Playing Fields, Mill Hall Rd	AYLESFORD	0	0	0	0	0	0	0	0	1,423	1,270	1,373	0	0	0	0	0	
TM_00037	TM.E3 (i)	Former Mill Hall Centre, Mill Hall Rd	AYLESFORD	0	0	0	0	0	0	0	0	7,648	6,833	7,381	0	0	0	0	0	
TM_00053	TM.E3(m)	West of Woodgate Way	TONBRIDGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TM_00183	TM.TC11 (j)	Sovereign House, Botany	TONBRIDGE	903	0	517	0	0	2,508	0	0	0	0	0	0	0	0	0	0	
TM_00184	TM.TCA11 (a)	The Angel Centre, High Street	TONBRIDGE	9,757	0	1,533	0	0	0	0	0	0	0	0	0	0	0	0	0	1,684
TM_00185	TM.TCA11(h)	Tonbridge Library, High Street	TONBRIDGE	1,860	0	-220	0	0	0	0	0	0	0	0	0	0	0	-4,236	-460	
TM_00186	TM.TCA11 c	River Walk West, River Walk	TONBRIDGE	0	0	840	0	0	-748	0	0	0	0	0	0	0	0	0	0	
TM_00187	TM.E3(k)	North of Vantage Point, Holborough	SNODLAND	0	0	0	0	0	0	0	5,693	0	5,693	5,693	0	0	0	0	0	
TM_00188	TM.E3(g)	Priory Park, Quarry Wood	AYLESFORD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TM_00189	TM.E3(h)	Hermitage Lane	AYLESFORD	0	0	0	0	0	2,625	0	2,625	0	0	0	0	0	0	0	0	
TM_00190	TM.E3(l)	Platt Industrial Estate, Platt	TONBRIDGE	0	0	0	0	0	0	0	1,586	0	1,586	1,586	0	0	0	0	0	
TM_00191	TM.TCA11(d)	1-2 River Walk	TONBRIDGE	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	
TM_00194	TM.E3(a)	North of Gibson Drive	WEST MALLING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TM_00195	TM.E3(b)	Off Kings Hill Avenue, Kings hill	WEST MALLING	0	0	0	0	0	3,716	0	0	0	0	0	0	0	0	0	0	
TM_00196	TM.E3c	North of Kings Hill Avenue, Kings Hill	WEST MALLING	0	0	0	0	0	2,787	0	0	0	0	0	0	0	0	0	0	
TM_00197	TM.E3(d)	South of Kings Hill Avenue, Kings Hill	WEST MALLING	0	0	0	0	0	0	0	20,438	0	0	0	0	0	0	0	0	
TM_00198	TM.E3(e)	East of Tower View, Kings hill	WEST MALLING	0	0	0	0	0	24,207	0	31,121	0	0	0	0	0	0	0	0	
TM_00199	TM.E3(f)	Alexander Grove, Kings Hill	WEST MALLING	0	0	0	0	0	3,716	0	0	0	0	0	0	0	0	0	0	
TM_00200	TM.E3(n)	Land off Cannon Lane	TONBRIDGE	0	0	0	0	0	0	0	1,000	0	1,000	1,000	0	0	0	0	1,250	
TM_00201	TM.TCA11(s)	Cannon Lane, Vale Road	TONBRIDGE	3,835	0	0	0	0	1,820	0	0	0	0	-959	0	0	0	0	4,814	
TM_00202	TM.TCA11(t)	Riverdale Estate, Vale Road	TONBRIDGE	0	0	0	0	0	3,546	0	0	0	-2,198	0	0	0	0	0	0	
TM_00203	TM.TCA11(u)	Former Colas Site	TONBRIDGE	0	0	0	0	0	11,616	0	0	0	0	0	7,994	0	0	0	0	
TM_00204	TM.TCA11(q)	Strawberry Vale, Vale Road	TONBRIDGE	0	0	0	0	0	0	0	0	0	-1,280	0	0	0	0	0	0	
TM_00205	TM.TCA11 (p)	Avenue de Puy East	TONBRIDGE	0	0	0	0	0	0	0	-2,199	0	0	0	0	0	0	22,486	-1,698	
TM_00206	TM.TCA11(o)	Munday Works West, Sovereign Way	TONBRIDGE	0	0	0	0	0	0	0	0	0	-2,817	0	0	0	0	0	0	
TM_00207	TM.TCA11 (l)	Tannery Trading Estate, Tannery Rd	TONBRIDGE	0	0	0	0	0	0	0	0	0	-4,464	0	0	0	0	0	0	
TM_00208	TM.TCA11(v)	Junction West Priory Road/Goldsmith	TONBRIDGE	0	0	0	0	0	0	0	0	0	-1,187	0	0	0	0	0	0	
<b>Net Residual</b>				<b>16,355</b>	<b>0</b>	<b>2,670</b>	<b>0</b>	<b>0</b>	<b>55,816</b>	<b>0</b>	<b>60,264</b>	<b>9,071</b>	<b>4,436</b>	<b>16,074</b>	<b>7,994</b>	<b>0</b>	<b>0</b>	<b>18,250</b>	<b>5,590</b>	

**Table 1B:  
Summary of Floorspace (m<sup>2</sup>) Allocated (gross) 2013/2014**

**Development Plan Allocations**

Tonbridge & Malling Borough Local Development Framework Core Strategy										Adopted (2007)			Tonbridge & Malling			
Summary Totals	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed	B2	B8	Mixed	C1	C2	D1	D2
									B1			B1-B8				
Total fsp (gain)	39,366	0	3,812	0	105	64,455	0	62,563	9,071	16,382	29,465	11,814	0	0	22,486	10,564
on permissions	26	0	467	0	105	1,960	0	100	0	0	12,432	3,820	0	0	0	0
<b>residual</b>	<b>39,340</b>	<b>0</b>	<b>3,345</b>	<b>0</b>	<b>0</b>	<b>62,495</b>	<b>0</b>	<b>62,463</b>	<b>9,071</b>	<b>16,382</b>	<b>17,033</b>	<b>7,994</b>	<b>0</b>	<b>0</b>	<b>22,486</b>	<b>10,564</b>
Total fsp (loss)	23,543	0	675	0	0	7,867	0	2,199	0	11,946	1,719	13,000	0	0	4,236	4,974
on permissions	558	0	0	0	0	1,188	0	0	0	0	760	13,000	0	0	0	0
<b>residual</b>	<b>22,985</b>	<b>0</b>	<b>675</b>	<b>0</b>	<b>0</b>	<b>6,679</b>	<b>0</b>	<b>2,199</b>	<b>0</b>	<b>11,946</b>	<b>959</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,236</b>	<b>4,974</b>
<b>Net residual</b>	<b>16,355</b>	<b>0</b>	<b>2,670</b>	<b>0</b>	<b>0</b>	<b>55,816</b>	<b>0</b>	<b>60,264</b>	<b>9,071</b>	<b>4,436</b>	<b>16,074</b>	<b>7,994</b>	<b>0</b>	<b>0</b>	<b>18,250</b>	<b>5,590</b>

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Estimated floorspace based on ratio of 3,500m<sup>2</sup>/ha
- Values indicate the status of allocated sites on 31/03/2014
- A1 mixed includes allocations for leisure - sites are subject to more detailed masterplanning
- Details of individual sites are available on request



**Table 2A:**  
**Summary of Floorspace (m<sup>2</sup>) Permitted 2013/2014**  
 (Complete, Under Construction, Not Started)

**CIA 2013/14 Summary**  
**Tonbridge & Malling**

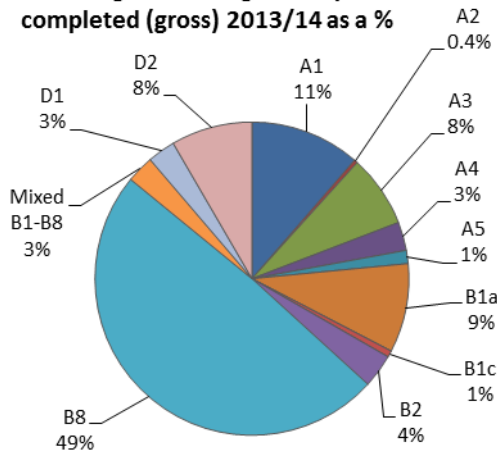
	A1	A2	A3	A4	A5	B1a	B1b	B1c	Mixed B1	B2	B8	Mixed B1-B8	C1	C2	D1	D2	Suis Generis	Total all use classes (excluding C1, C2 & SG)
C/P	2,687	84	1,766	696	323	2,176	0	158	0	821	11,639	670	0	3	679	1,982	198	23,681
U/C	3,689	0	2,545	50	0	4,551	0	0	1,000	5,334	138	18,375	0	0	1,981	1,909	0	39,572
N/S	5,808	90	169	379	156	3,827	0	9,866	16,584	8,257	6,861	30,809	203	102	2,571	2,188	3,629	87,565
<b>Gains (gross)</b>	<b>12,184</b>	<b>174</b>	<b>4,480</b>	<b>1,125</b>	<b>479</b>	<b>10,554</b>	<b>0</b>	<b>10,024</b>	<b>17,584</b>	<b>14,412</b>	<b>18,638</b>	<b>49,854</b>	<b>203</b>	<b>105</b>	<b>5,231</b>	<b>6,079</b>	<b>3,827</b>	<b>150,818</b>
Loss C/P	1,584	202	291	956	50	4,082	2,445	14,810	0	481	741	0	0	24	521	640	300	26,803
Loss N/S	1,011	51	0	1,065	0	9,982	0	6,755	0	3,383	12,925	4,747	39	18	1,005	133	1,996	41,057
<b>Losses (gross)</b>	<b>2,595</b>	<b>253</b>	<b>291</b>	<b>2,021</b>	<b>50</b>	<b>14,064</b>	<b>2,445</b>	<b>21,565</b>	<b>0</b>	<b>3,864</b>	<b>13,666</b>	<b>4,747</b>	<b>39</b>	<b>42</b>	<b>1,526</b>	<b>773</b>	<b>2,296</b>	<b>67,860</b>
<b>Net change</b>	<b>9,589</b>	<b>-79</b>	<b>4,189</b>	<b>-896</b>	<b>429</b>	<b>-3,510</b>	<b>-2,445</b>	<b>-11,541</b>	<b>17,584</b>	<b>10,548</b>	<b>4,972</b>	<b>45,107</b>	<b>164</b>	<b>63</b>	<b>3,705</b>	<b>5,306</b>	<b>1,531</b>	<b>82,958</b>
Exp (net)	1,371	-150	674	0	98	-381	0	-200	0	0	-115	8,882	0	18	303	-250	0	10,232
S/S (net)	-120	-80	-54	-785	4	176	0	0	0	180	-54	18,375	15	-18	0	0	-90	17,642

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Details of individual sites are available on request

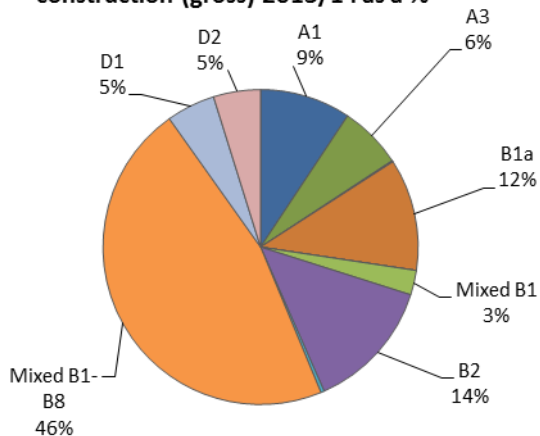
**Table 2B:**  
**Summary of Floorspace (m<sup>2</sup>) Permitted 2013/2014**  
 (Complete, Under Construction, Not Started)

<b>Tonbridge &amp; Malling</b>			<b>Tonbridge &amp; Malling</b>		
	<b>Gains (gross)</b>			<b>Losses (gross)</b>	
<b>Commercial Floorspace (A1-B8 &amp; D1-D2)</b>	<b>sq.m.</b>	<b>%</b>	<b>Commercial Floorspace (A1-B8 &amp; D1-D2)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	23,681	15.70	Complete 2013/14	26,803	39.50
Under construction 2013/14	39,572	26.24			
Not started 2013/14	87,565	58.06	Not started 2013/14	41,057	60.50
<b>Total</b>	<b>150,818</b>	<b>100.00</b>	<b>Total</b>	<b>67,860</b>	<b>100.00</b>
<b>Floorspace (B1-B8)</b>	<b>sq.m.</b>	<b>%</b>	<b>Floorspace (B1-B8)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	15,464	12.77	Complete 2013/14	22,559	37.38
Under construction 2013/14	29,398	24.28			
Not started 2013/14	76,204	62.94	Not started 2013/14	37,792	62.62
<b>Total</b>	<b>121,066</b>	<b>100.00</b>	<b>Total</b>	<b>60,351</b>	<b>100.00</b>
<b>Floorspace (A1-A5)</b>	<b>sq.m.</b>	<b>%</b>	<b>Floorspace (A1-A5)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	5,556	30.13	Complete 2013/14	3,083	59.17
Under construction 2013/14	6,284	34.07			
Not started 2013/14	6,602	35.80	Not started 2013/14	2,127	40.83
<b>Total</b>	<b>18,442</b>	<b>100.00</b>	<b>Total</b>	<b>5,210</b>	<b>100.00</b>
<b>Floorspace (D1-D2)</b>	<b>sq.m.</b>	<b>%</b>	<b>Floorspace (D1-D2)</b>	<b>sq.m.</b>	<b>%</b>
Complete 2013/14	2,661	23.53	Complete 2013/14	1,161	50.50
Under construction 2013/14	3,890	34.39			
Not started 2013/14	4,759	42.08	Not started 2013/14	1,138	49.50
<b>Total</b>	<b>11,310</b>	<b>100.00</b>	<b>Total</b>	<b>2,299</b>	<b>100.00</b>

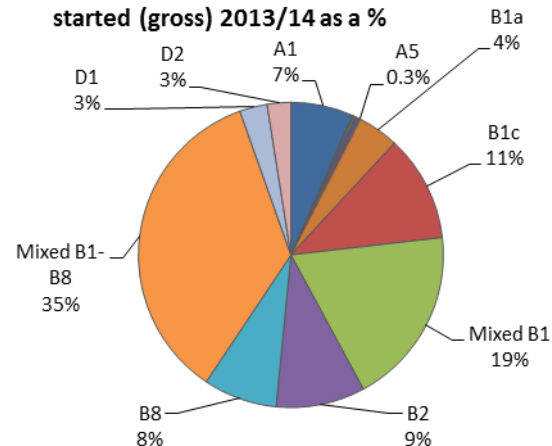
**Tonbridge & Malling: Floorspace completed (gross) 2013/14 as a %**



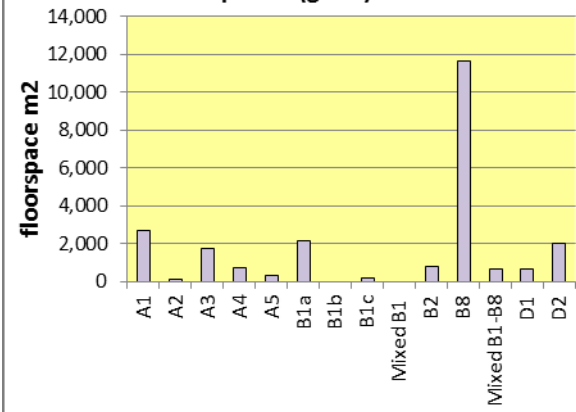
**Tonbridge & Malling: Floorspace under construction (gross) 2013/14 as a %**



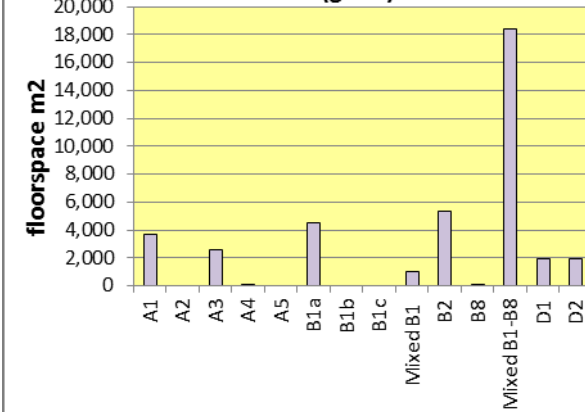
**Tonbridge & Malling: Floorspace not started (gross) 2013/14 as a %**



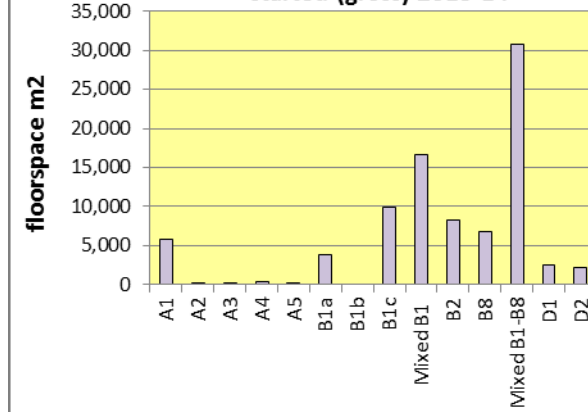
**Tonbridge & Malling: Floorspace completed (gross) 2013-14**



**Tonbridge & Malling: Floorspace under construction (gross) 2013-14**



**Tonbridge & Malling: Floorspace not started (gross) 2013-14**



**Table 3:  
Land Supply Summary (m<sup>2</sup>) 2013/2014**

TONBRIDGE AND MALLING DISTRICT

CIA Monitoring Statistics 2013/14

Land Supply		Area (ha)	A2 m2	B1a m2	B1b m2	B1c m2	B1 Unable to Split	B2 m2	B8 m2	B1-B8 unable to Split	Total A2/B1-8 m2	Source	
Local Plan Allocations	Proposed Gains	50.13	0	62,495	0	62,463	9,071	16,382	17,033	7,994	175,438	KCC Allocations Table	
	Proposed Losses	-6.22	0	-6,679	0	-2,199	0	-11,946	-959	0	-21,783		
	Net Allocated	43.90	0	55,816	0	60,264	9,071	4,436	16,074	7,994	153,655		
Planning Permissions	Completed	Completed 2001-2013 (net)	31.22	-102	30,115	0	1,714	17,101	229	23,326	180	72,563	C/F from 2012/13 Summary
		Completed 2013-2014 (Gains)	4.44	84	2,176	0	158	0	821	11,639	670	15,548	KCC Bottom Line Figures
		Completed 2013-2014 (Losses)	-6.50	-202	-4,082	-2,445	-14,810	0	-481	-741	0	-22,761	KCC Bottom Line Figures
		Completed 2013-2014 (Net)	-2.06	-118	-1,906	-2,445	-14,652	0	340	10,898	670	-7,213	
		Net Completed 2001-2014	29.16	-220	28,209	-2,445	-12,938	17,101	569	34,224	850	65,350	
	Committed	Not Started	21.80	90	3,827	0	9,866	16,584	8,257	6,861	30,809	76,294	KCC Bottom Line Figures
		Under Construction	8.40	0	4,551	0	0	1,000	5,334	138	18,375	29,398	KCC Bottom Line Figures
		Pending losses	-10.81	-51	-9,982	0	-6,755	0	-3,383	-12,925	-4,747	-37,843	KCC Bottom Line Figures
		Net committed	19.39	39	-1,604	0	3,111	17,584	10,208	-5,926	44,437	67,849	
<b>Total Land Supply</b>	<b>Net Allocated + Net Committed</b>	<b>63.29</b>	<b>39</b>	<b>54,212</b>	<b>0</b>	<b>63,375</b>	<b>26,655</b>	<b>14,644</b>	<b>10,148</b>	<b>52,431</b>	<b>221,504</b>		

Note 1: Net completions from 2001 -2008 were not split into A2/B1a/B1b/B1c so the amount previously under A2/B1 has been entered as B1 unable to split

Note 2: Completed losses include sites which are under construction ie. the site is lost.

Note 3: Site areas are estimated totals for the site and should be treated with caution. It is not possible to split it between use classes

The areas have been calculated using a ratio of 3,500m<sup>2</sup>/ha. The net completed 2001-2013 figure was carried forward from the 2012-2013 table but the ratio had not been applied. The net figure for 2013-2014 has been added to it to give the 2001-2014 net site area so this should also be treated with caution.

**Table 4A:  
Timeseries of Floorspace (m<sup>2</sup>) Completed (gross gains)**

**Tonbridge & Malling** All figures are measures of floorspace (m<sup>2</sup>) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Completions	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							202	1,135	6,853	1,273	603	2,687		
A2							312	250	103	248	67	84		
A3							90	257	20	534	274	1,766		
A4							240	0	0	0	21	696		
A5							210	50	142	116	0	323		
A3-5 Total							540	307	162	650	295	2,785	0	0
A1-5 Total							1,054	1,692	7,118	2,171	965	5,556	0	0
B1a							2,393	21,066	7,698	2,306	2,108	2,176		
B1b							0	0	0	0	0	0		
B1c							1,486	7,049	2,132	366	2,408	158		
B1 mixed							105	390	1,462	0	0	0		
B1 Total							3,984	28,505	11,292	2,672	4,516	2,334	0	0
A2/B1 Total	7,048	2,322	4,104	7,321	19,763	14,048	4,296	28,755	11,395	2,920	4,583	2,418	0	0
B2	19,530	1,326	34,116	3,959	4,280	1,716	911	4,329	2,897	27	458	821		
B8	7,229	4,033	9,803	3,010	18,080	5,002	13,721	3,526	550	2,203	3,074	11,639		
B1-8 mixed							1,788	104	0	1,644	227	670		
A2/B1-8 Total	33,807	7,681	48,023	14,290	42,123	20,766	20,716	36,714	14,842	6,794	8,342	15,548	0	0
B1-8 Total							20,404	36,464	14,739	6,546	8,275	15,464	0	0
C1 (bedrooms)							40	0	0	0	0	0		
C2 (bedrooms)							0	0	0	0	5	3		
C1/C2 Total (bedrooms)							40	0	0	0	5	3	0	0
C3 Total (dwellings)	604	400	1,051	758	867	845	899	381	366	466	425			
D1							679	811	70	0	6,350	679		
D2							200	379	6,032	1,851	577	1,982		
Sui Generis										94	1,645	198		
D1/D2 Total							879	1,190	6,102	1,851	8,572	2,859	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1  
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4B:  
Timeseries of Floorspace (m<sup>2</sup>) Completed (gross losses)**

**Tonbridge & Malling** All figures are measures of floorspace (m2) **except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.**

Losses	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							509	1,181	5,263	686	433	1,584		
A2							236	42	88	216	30	202		
A3							0	268	168	154	0	291		
A4							0	496	442	150	1,084	956		
A5							0	0	25	25	0	50		
A3-5 Total							0	764	635	329	1,084	1,297	0	0
A1-5 Total							745	1,987	5,986	1,231	1,547	3,083	0	0
B1a							1,570	1,307	112	564	1,903	4,082		
B1b							0	0	0	0	0	2,445		
B1c							330	9,054	1,913	119	311	14,810		
B1 mixed							0	0	0	0	488	0		
B1 Total							1,900	10,361	2,025	683	2,702	21,337	0	0
A2/B1 Total	5,213	4,970	3,268	3,739	32,465	4,520	2,136	10,403	2,113	899	2,732	21,539	0	0
B2	21,839	630	3,970	1,706	8,864	4,625	6,820	322	0	1,103	16,481	481		
B8	11,293	4,464	9,186	9,615	3,212	301	1,217	3,881	5,417	1,810	134	741		
B1-8 mixed							1,284	385	0	1,134	780	0		
A2/B1-8 Total	38,345	10,064	16,424	15,060	44,541	9,446	11,457	14,991	7,530	4,946	20,127	22,761	0	0
B1-8 Total							11,221	14,949	7,442	4,730	20,097	22,559	0	0
C1 (bedrooms)							0	0	0	0	0	0		
C2 (bedrooms)							0	0	3	0	15	24		
C1/C2 Total (bedrooms)							0	0	3	0	15	24	0	0
C3 Total (dwellings)	15	22	74	24	17	6	10	8	15	22	35			
D1							100	468	270	608	623	521		
D2							200	0	436	289	4,990	640		
Sui Generis										0	1,250	300		
D1/D2 Total							300	468	706	897	6,863	1,461	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1  
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4C:  
Timeseries of Floorspace (m<sup>2</sup>) Completed (net)**

**Tonbridge & Malling** All figures are measures of floorspace (m<sup>2</sup>) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

Net Completions	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
A1							-307	-46	1,590	587	170	1,103	0	0
A2							76	208	15	32	37	-118	0	0
A3							90	-11	-148	380	274	1,475	0	0
A4							240	-496	-442	-150	-1,063	-260	0	0
A5							210	50	117	91	0	273	0	0
A3-5 Total							540	-457	-473	321	-789	1,488	0	0
A1-5 Total							309	-295	1,132	940	-582	2,473	0	0
B1a							823	19,759	7,586	1,742	205	-1,906	0	0
B1b							0	0	0	0	0	-2,445	0	0
B1c							1,156	-2,005	219	247	2,097	-14,652	0	0
B1 mixed							105	390	1,462	0	-488	0	0	0
B1 Total							2,084	18,144	9,267	1,989	1,814	-19,003	0	0
A2/B1 Total	1,835	-2,648	836	3,582	-12,702	9,528	2,160	18,352	9,282	2,021	1,851	-19,121	0	0
B2	-2,309	696	30,146	2,253	-4,584	-2,909	-5,909	4,007	2,897	-1,076	-16,023	340	0	0
B8	-4,064	-431	617	-6,605	14,868	4,701	12,504	-355	-4,867	393	2,940	10,898	0	0
B1-8 mixed							504	-281	0	510	-553	670	0	0
A2/B1-8 Total	-4,538	-2,383	31,599	-770	-2,418	11,320	9,259	21,723	7,312	1,848	-11,785	-7,213	0	0
B1-8 Total							9,183	21,515	7,297	1,816	-11,822	-7,095	0	0
C1 (bedrooms)							40	0	0	0	0	0	0	0
C2 (bedrooms)							0	0	-3	0	-10	-21	0	0
C1/C2 Total (bedrooms)							40	0	-3	0	-10	-21	0	0
C3 Total (dwellings)	589	378	977	734	850	839	889	373	351	444	390	0	0	0
D1							579	343	-200	-608	5,727	158	0	0
D2							0	379	5,596	1,562	-4,413	1,342	0	0
Sui Generis										94	395	-102		
D1/D2 Total							579	722	5,396	954	1,709	1,398	0	0

Prior to 2008 only the B use classes were monitored and A2 was included with B1  
Dwelling completions are monitored as part of the Housing Information Audit

Timeseries Chart: A2/B1-B8 floorspace completed 2002-2014

