
Tonbridge and Malling Borough Council Regulation 18 Draft Local Plan

**Serving our
community**



Who we and why am I here?



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What is a Local Plan?

- The Local Plan **guides decisions** on future development proposals
- Local Plans include **housing, employment and shops**. They also identify where development should take place and areas where development should be restricted.
- The Local Plan **must be** consistent with the Government's National Planning Policy Framework.
- Local Plans are the **main consideration** in deciding planning applications.

Why does Tonbridge & Malling need a Local Plan and what are we required to do?

- There is a legal requirement to have a Local Plan
- Development is coming forward ad-hoc and is developer led. **This will continue until an adopted plan is in place** and is likely to mean that the Council will have to spend money defending appeals and potentially also paying costs for the developers who bring those appeals.
- The Government also mandates a housing figure – called Objectively Assessed Need – for each Council to deliver. These figures were updated in December 2024 and at present the **Council's overall need is 1,097 properties per annum.**
- If the borough don't have a Plan, then it is at risk of Government intervention – this may ultimately result in powers being removed to determine where sites are allocated

Housing Supply	Number of Dwellings if Further Sites to be Tested are Deliverable
Completions (from 1st April 2024-2025)	689
Extant permissions	4,553
Windfall allowance	1,870
Potential site allocations	12,664
Total supply	19,776
Surplus	30
Dwellings per annum	1,097

Why does Tonbridge & Malling need a Local Plan and what are we required to do?

LOCAL PLAN HOUSING NUMBERS	
GOVERNMENT MANDATED HOUSING TARGET	19818
COMPLETIONS, EXTANT PERMISSIONS, WINDFALL	7154
LOCAL PLAN HOUSING IN THIS CONSULTATION	12664
HOUSING PER ANNUM	1097

These housing numbers were supported by Tristan Osborne MP in Parliament

Who are the homes for and how will the Plan help local people find a home?



- The Government's housing figures take into consideration population growth from within and beyond the borough.
- The Council already has a **Local Lettings Plan Policy**, which is applied to all new developments.
- The Plan proposes that 40% of houses (increasing to 50% on Green Belt sites) should be 'affordable'.
- This percentage is then proposed to be split into 50% social rent, 30% affordable rent and 20% shared ownership.

How do you decide where to meet this need?

- A 'Call for Sites' happens where the Council asks for land to come forward to form part of the Local Plan
- Across the borough we have had over 600 potential sites come forward for review. These sites are then assessed against nationally set criteria to determine the most likely to be suitable
- Brownfield sites in sustainable locations are prioritised – though there are not enough to meet the Government-set need.
- These sites are then presented for consultation. **We are at this stage at the moment**

Settlement hierarchy

Figure 5.6: Draft Settlement Hierarchy

Settlement Category	Settlement Name
Tier 1: Principal Service Centre	Tonbridge and Hilden Park, Medway Gap, Walderslade
Tier 2: Service Centre	Snodland, Borough Green, West Malling, Kings Hill
Tier 3: Primary Village	Hildenborough, Hadlow, East Malling, East Peckham, Watlingtonbury, Wouldham
Tier 4: Secondary Village	Aylesford Village, Hale Street, Burham, Snoll Hatch, Wrotham, Eccles, Leybourne Chase, Peter's Village, Plaxtol, Platt, Ightham, Birling, Ryarsh, Mereworth & Herne Pound
Tier 5: Other rural settlements	Stansted, Offham, Shipbourne, Fairseat, Addington, Addington Clearway, Golden Green, West Peckham, Wrotham Heath, Dunks Green, Crouch, Trottisccliffe, Blue Bell Hill

- 'Most sustainable' settlements are those where there are a greater range of services and facilities more easily accessible
- The hierarchy does not determine on its own how much growth could take place in a settlement – this hierarchy is considered alongside environmental issues, physical constraints, land availability and other factors
- Where there are Tier 1-4 settlements with no proposed sites, development could be proposed within the settlement confines, subject to other policies in the Plan
- Tier 5 settlements could have development through the Rural Exception Sites policy or through a Neighbourhood Plan.

Where is housing development proposed?

Housing allocations for the purposes of the key diagram are split into 4 categories; anything over 250 units is detailed below. There are **39 allocations of fewer than 250 dwellings**.

250-499 (5 allocations)

MG3 – Land at Bunyards, Beaver Road, Aylesford (435)

TO5 – South West Tonbridge (423)

EP2 – Church Lane, Hale Street, East Peckham (396)

TO2 – Coblands Nurseries, Trench Road, Tonbridge (294)

TO4 – Land west of Hilden Park, Hildenborough (289)

500-999 (3 allocations)

KH1 – Broadwater Farm, West Malling (900)

AY1 – Land at Aylesford Lakes (800)

HI2 – Land at Stocks Green Road, Hildenborough (629)

1,000+ (4 allocations)

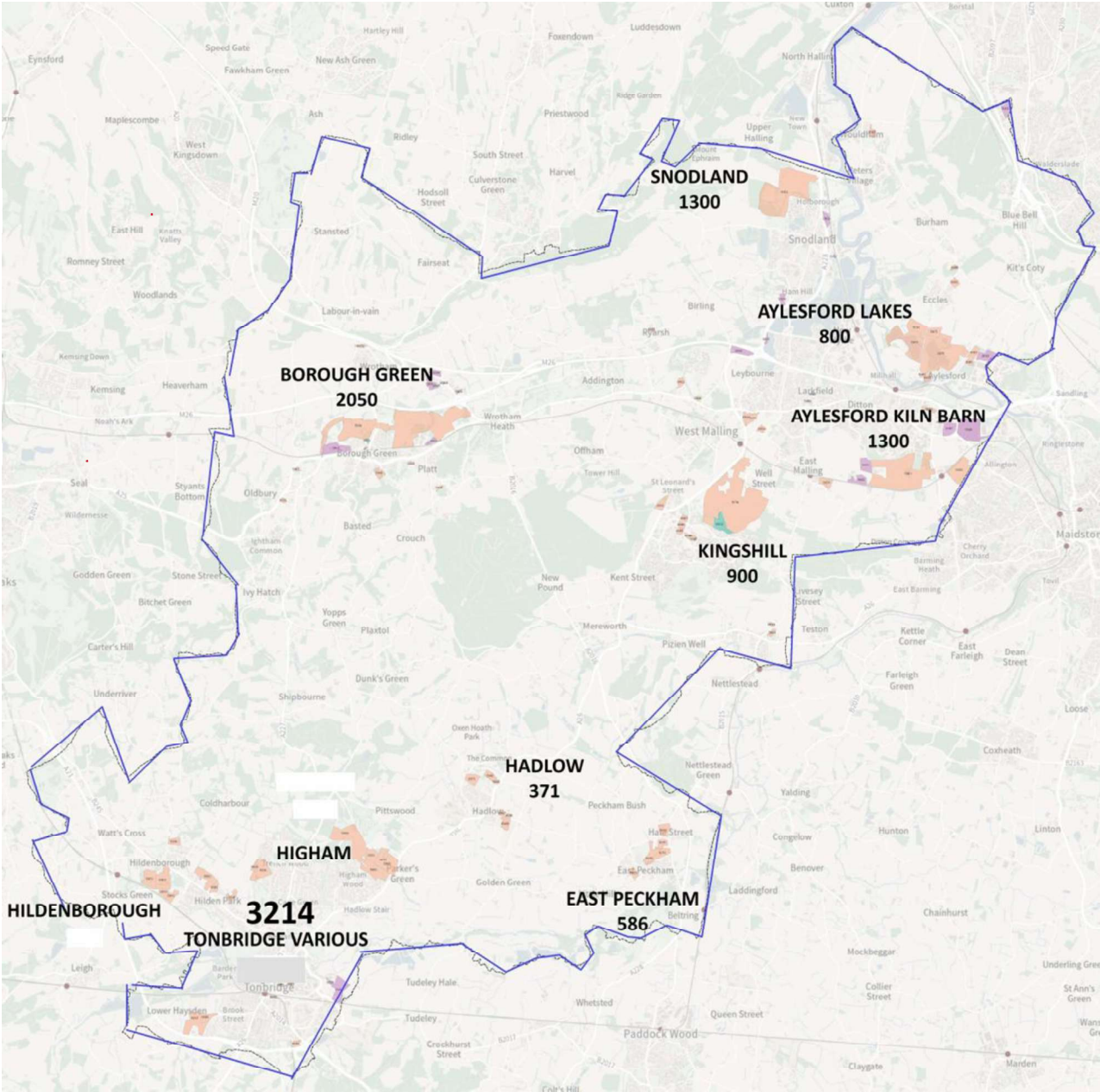
BG1 – Land North of Borough Green (2000 in plan period, 3000 overall)

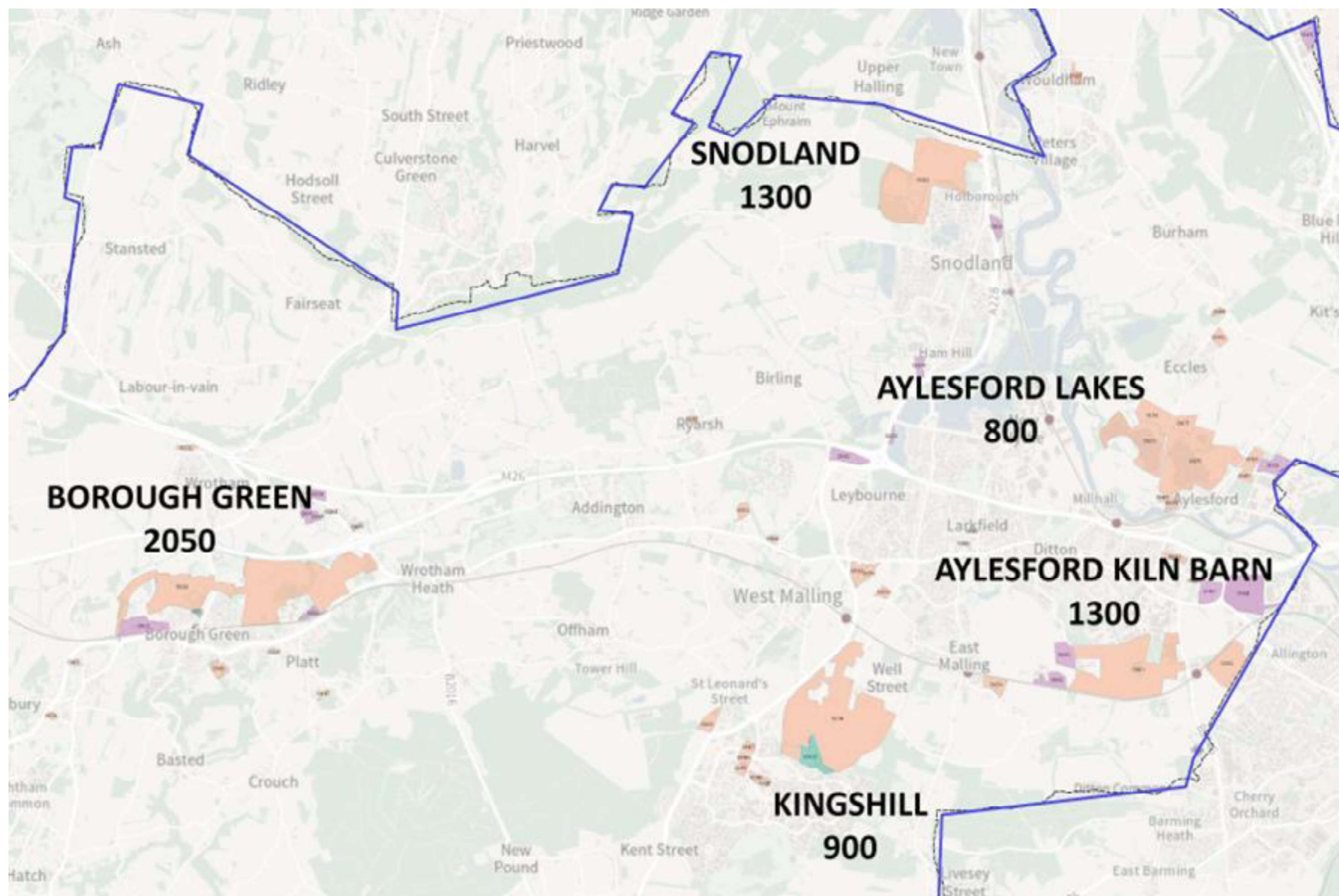
TO1 – North East Tonbridge (1671)

SN1 – Holborough Lakes, Snodland (1300)

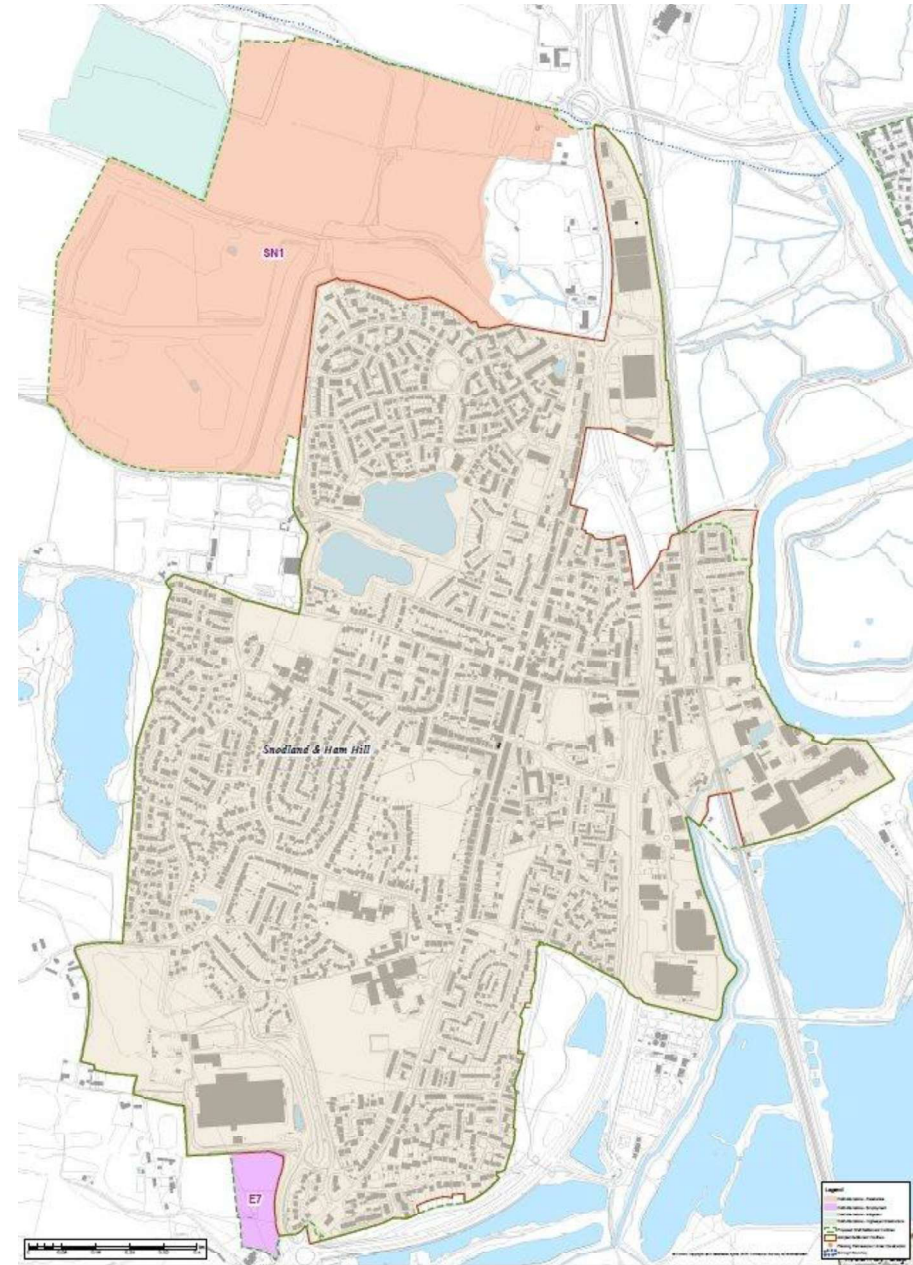
MG4 – Land East of Kiln Barn Road, Ditton (1300)

What does this look like across
Tonbridge and Malling?



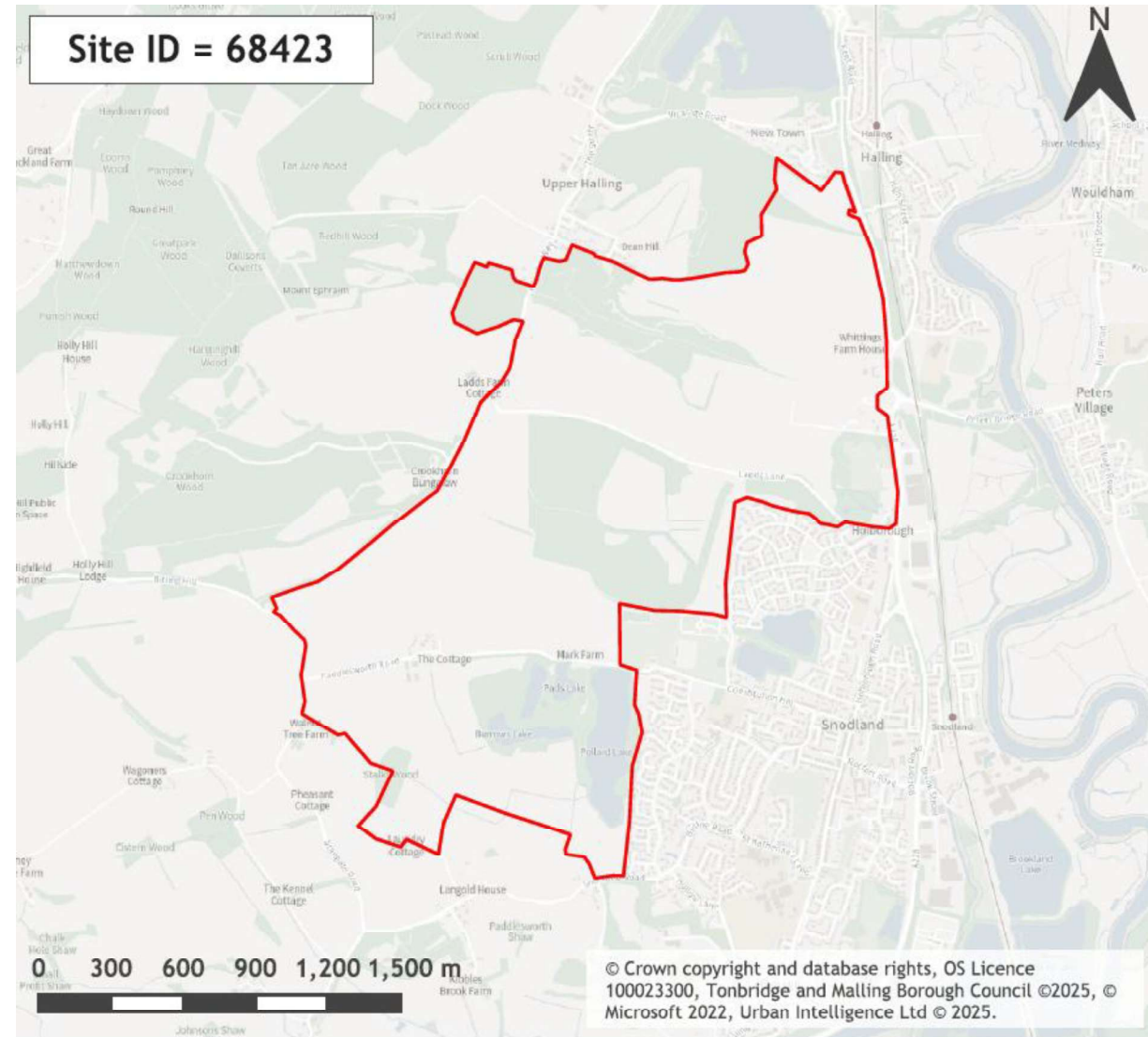


What does this mean for Snodland?



Snodland Sites – SN1 (1,300 homes)

- Adjacent to settlement
- Existing permission for cement works
- Southern half is predominantly Grade 2 and 3a agricultural land
- 25m buffer necessary for oil pipeline
- Adjacent to SSSI and Special Area of Conservation
- Partially within National Landscape
- Green belt
- Part of the site in Medway
- Policy suggests a large area of semi-natural publicly accessible open space



TMBC LAA Reference	68423
Site Address	Land north of Holborough Lakes, Snodland

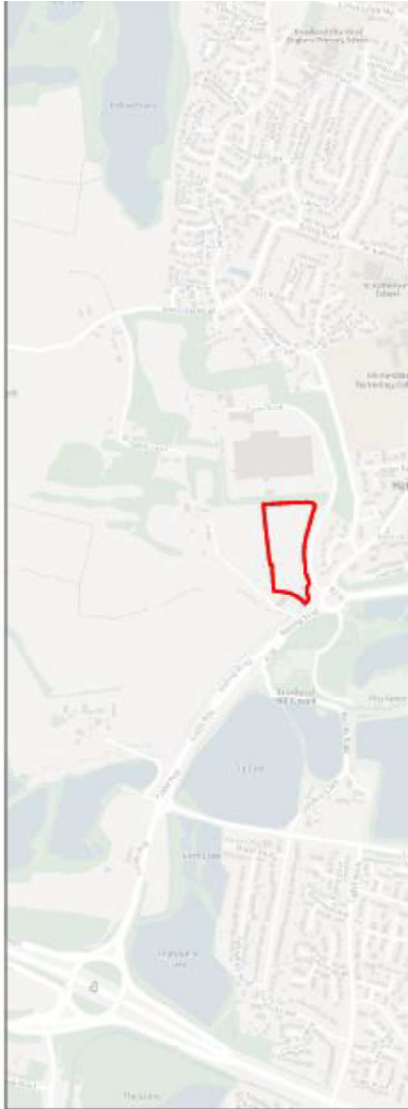
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Snodland Sites – E7 (3,000sqm floorspace)

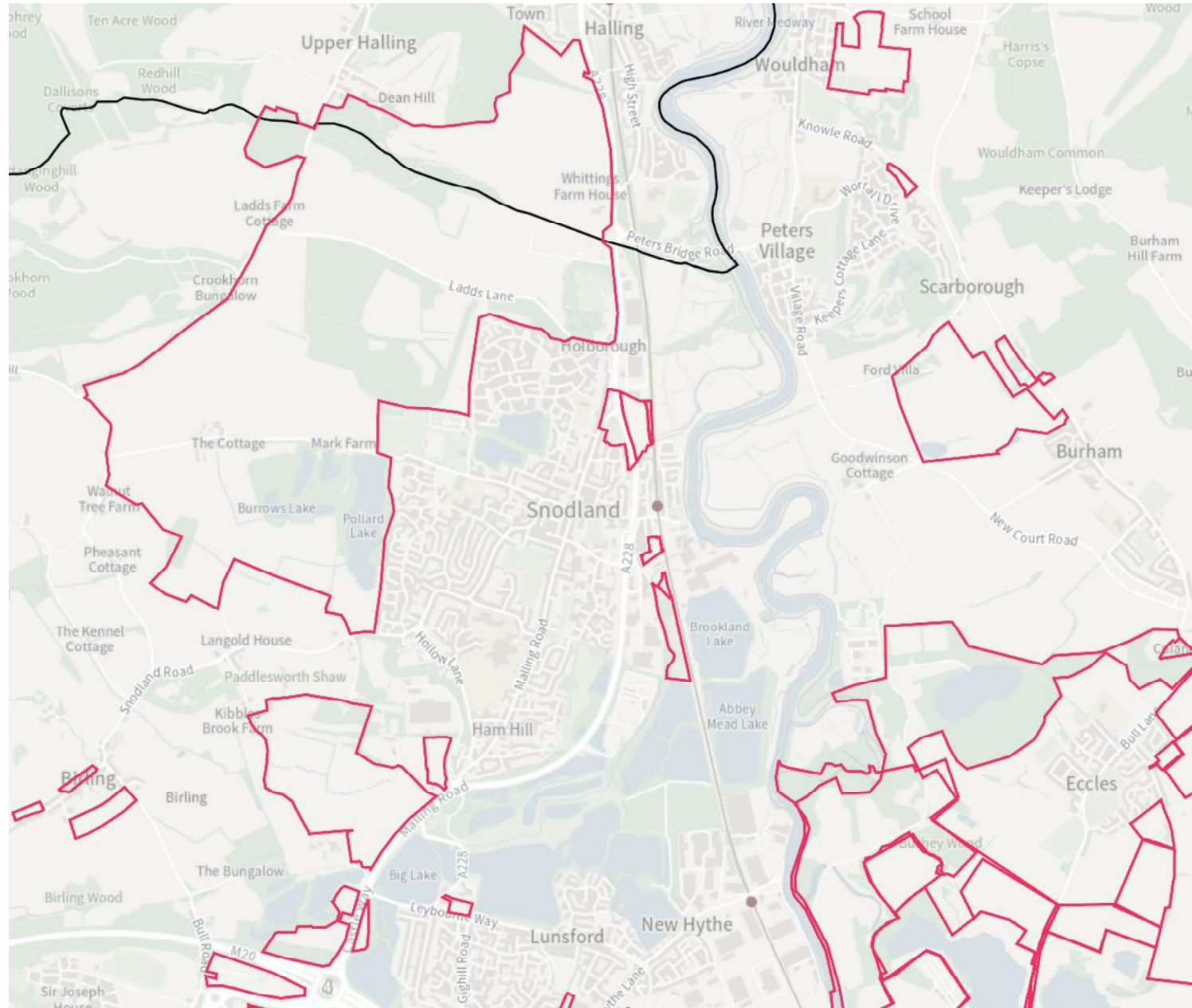
- Grade 3 agricultural land
- Within the setting of the National Landscape
- Greenbelt
- Minerals Safeguarding Area
- Priority Habitat
- Pylons will impact design
- Suitable, available and achievable
- No residential access from Hays Road, so not suitable for residential, and only employment



TMBC LAA Reference	59874
Site Address	Land West of Hays Road, Snodland

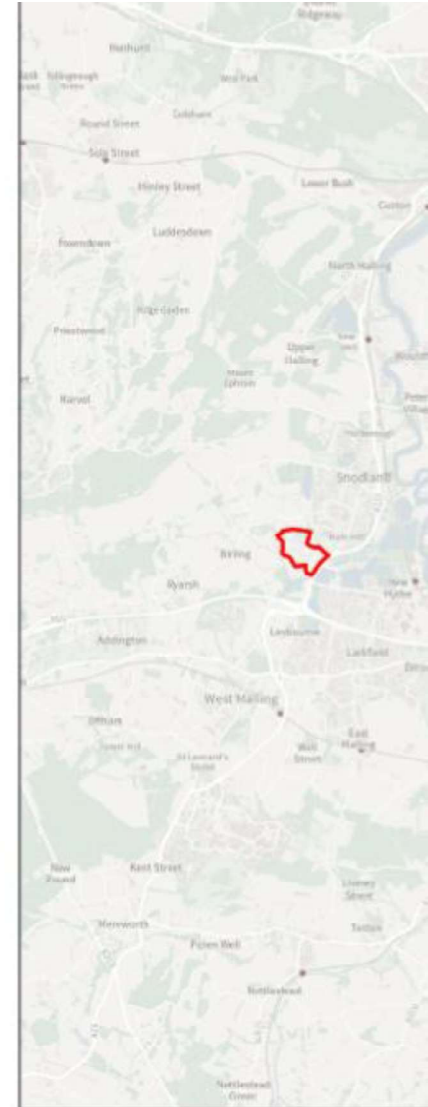
What sites were submitted to TMBC?

- All other sites are not considered suitable, available or deliverable
- Developers, landowners or land agents can, and will, argue that sites not selected now should be included at future stages
- We can, and should, comment on these sites too

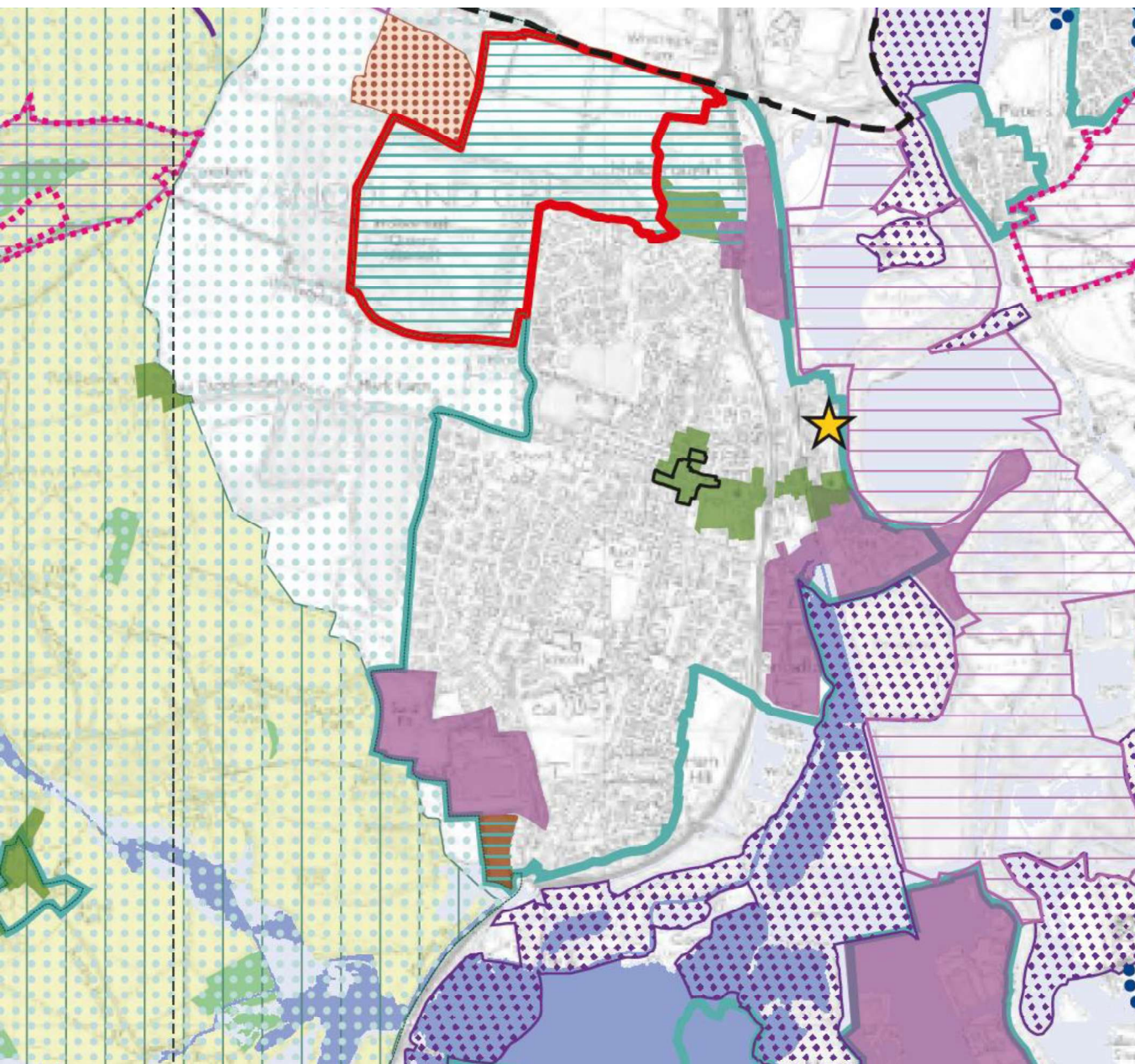


Oast Park, Birling – Not recommended for inclusion

- Priority Habitat
- National Landscape
- Green Belt
- Public Rights of Way across most boundaries
- Remote from the settlement confines of Snodland



TMBC LAA Reference	68458
Site Address	Land off Sandy Lane, West Malling



Legend

Tonbridge and Malling Borough Boundary

Housing and Residential

Housing Allocation
 Mitigation
 Highway Infrastructure

Economy and Employment

Strategic Employment Areas
 Employment Allocation
 Town Centre Boundary
 Primary Shopping Area

Heritage

Historic Parks and Gardens
 Historic Parks and Gardens non-designated
 Scheduled Ancient Monuments
 Conservation Area

Natural Environment and Green Infrastructure

Flood Zone 2
 Flood Zone 3
 Flood Zone 3b
 National Landscape
 Kent Downs National Landscape
 High Weald National Landscape
 Ancient Woodland
 Local Wildlife Sites
 Regionally Important Geological Sites
 Local Nature Reserve
 Special Area of Conservation
 Site of Special Scientific Interest

Policies

Proposed Green Gap Boundary
 Settlement Confine Boundaries

Green Belt

Proposed Green Belt
 Site removed from Green Belt

How can the Plan ensure services are delivered as well as houses?

- **Infrastructure Delivery Plan (IDP)** is a key document – it looks at all existing and potentially required infrastructure and services.
- The IDP looks at cost and delivery
- This will look at what the Council can secure to fund infrastructure.
- There may be site specific infrastructure, such as roads, that will need to be delivered at or before a certain point of development – these will be detailed in site specific policies that are developed for Regulation 19.

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

What is the point of the consultation and how do I make my views known?

- The Council is **legally required** to consult on the Regulation 18 Plan
- There is an opportunity between Regulation 18 and the Regulation 19 Plan to revise the proposals and the allocated sites – responding to the Regulation 18 consultation is **the key opportunity to have your say**.
- The point of the consultation is to understand key Planning issues that may impact on sites
- Volume of negative responses are not something that will ‘move the needle’ on a Local Plan process, in the same way as in a planning application.
- Some of those key issues to focus responses on might be **highways, flooding, landscape, heritage**
- Work with TMBC – this is not the final plan!
- You can also write, or e-mail localplan@tmbc.gov.uk



What will happen after the Regulation 18 consultation?

- Reviewing all of the consultation responses – using technology to assist
- **Assessing any new sites** that are submitted
- Updating our knowledge on proposed allocations
- Work to **understand the deliverability of large strategic sites** and when these could start.
- **Further testing could result in sites becoming unsuitable, reduce site capacity or site deliverability** in the plan period i.e. reduce numbers overall or if new sites are submitted then it may mean that we do not need to release certain sites.
- If a site is not included in the local plan, then **we will need to defend that position** with robust evidence at examination
- If a site is included, we will need to demonstrate why it is a better site than other sites that we have excluded.
- **We can only achieve this through more testing and additional evidence being gathered**

What is the timetable for the Local Plan?

10 November 2025 - 2 January 2026 – Regulation 18 consultation period

Summer 2026 – Council asked to approve Regulation 19 Plan, immediately followed by another consultation

By 12 December 2026 – submission of the Local Plan to the Planning Inspectorate (PINS)

Winter/Spring 2026/27 – Examination in Public of the Local Plan (this is subject to PINS scheduling)

By December 2027 – adoption of the Local Plan (this is subject to PINS scheduling)

Questions?

