



TONBRIDGE **AND** MALLING BOROUGH COUNCIL

DRAFT LOCAL PLAN
2024 - 2042

Regulation 18 Consultation
NOVEMBER 2025





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Foreword

Securing a Local Plan is the single most important step Tonbridge and Malling Borough Council will make this decade to safeguard the future of our borough.

It's a decision we want to make jointly with everyone who cares about Tonbridge and Malling.

At its core, the Plan is about delivering approximately 19,000 new homes - a target specified by the government. But that's not all. We must do this while making difficult decisions on where future growth goes whilst seeking to minimise impact on greenfield areas, delivering environmental improvement and preserving the character of our towns and villages.

Delivering a Local Plan is the only way to meet these multiple challenges.

Without a Plan, we face a free-for-all in which developers can submit applications to build almost anywhere. Even when we refuse planning permission, applicants may well win on appeal because no up to date Local Plan is in place to steer development towards areas where it can be accommodated and is sustainable.

With a Plan, we can take control of how our borough develops. We can ensure that the provision of new homes is managed to protect our valued assets. A key element of the Plan also deals with providing the infrastructure needed to ensure local transport links and services are in place to support a growing population.

Saying no to development in general or pursuing parochial interests will weaken rather than strengthen our control. It's likely to simply stall the Local Plan process, leaving the door open to more speculative applications which harm our communities.

Delivering a viable Plan will require tough decisions in the interests of our whole borough and collective effort to find the best solution to the challenge we've been set.

This is not the final version of the Plan, it's the start of a conversation about the future of our towns and villages. We fully expect it to evolve in light of further work to identify additional sites and the public feedback we receive.

As a council, we understand that the prospect of development will arouse strong feelings in areas affected. That's why we are consulting widely and will be listening closely to the feedback you provide.



Mike Taylor

Mike Taylor
Cabinet Member for Planning

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