

14

DEVELOPMENT ALLOCATIONS



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DEVELOPMENT ALLOCATIONS

Introduction



14.1 This Chapter sets out the proposed site allocations for housing and employment development across Tonbridge and Malling Borough to meet identified needs over the plan period to 2042.

14.2 These allocations are a key component of the spatial strategy and have been selected following a robust assessment of their suitability, availability, and deliverability, in line with national planning policy and guidance.

14.3 The identification of a site within this Regulation 18 Local Plan does not confer automatic planning consent. All proposals will be subject to the usual planning application process and must demonstrate compliance with the policies of the development plan when read as a whole, alongside other relevant guidance. Early engagement with the council and stakeholders is strongly encouraged

to ensure that proposals are well-informed and policy-compliant.

14.4 Proposed site allocations have been informed by a range of evidence including the [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#), infrastructure capacity studies, sustainability appraisal, and public consultation responses. The council has sought to allocate land to meet the Government's housing need in a way that supports sustainable patterns of growth, protects the borough's environmental assets, and contributes positively to local character and community wellbeing.

14.5 Should the council receive evidence during the Regulation 18 consultation on the Draft Local Plan which identifies that a site should be amended or not included in the emerging Local Plan, then these changes can be made ahead of Regulation 19. However, in order to meet the Government housing target, the proposed number of units would have to be identified elsewhere.

14.6 The council will work with site promoters to ensure that development meets the strategic aims and objectives of the emerging Local Plan. Between Regulation 18 and Regulation 19 stages, the council will also progress detailed allocation policies to ensure that

such development is managed and coordinated within each location. This will involve working with infrastructure providers and other stakeholders.

14.7 The below general requirements are covered by policies within this plan and the detail of these policies should be referred to, with the Plan considered as a whole. The below is provided as a summary of matters covering areas such as climate change mitigation, design quality, infrastructure provision, and biodiversity enhancement. The summary is intended to ensure that development contributes to the creation of high-quality places.

Climate Change

- Development proposals, as relevant to their nature and scale, will need to demonstrate that a proactive and best practice approach has been taken to mitigate climate change, contribute towards reducing greenhouse gas emissions and the transition to net zero and also maximise the use of measures to adapt to climate change.
- Development should look to deliver low carbon development maximising opportunities such as renewable energy, low carbon energy generation and storage, active travel and green infrastructure, ensuring that development supports a circular economy including the re-use of building materials, working towards a goal of net zero waste to landfill.
- Development should look to reduce the amount of energy used in the construction and use of buildings and improve energy efficiency in accordance with the energy hierarchy contained within this Plan.
- Developments will be required to adopt a fabric first approach. Developments must, as a minimum, be designed and constructed to be carbon ready by design, including new residential dwellings to be built to a minimum 3-star standard or above of the Home Quality Mark, and new non-residential/commercial buildings to meet the BREEAM Very Good rating or higher.
- All new residential development must be designed and built to achieve a maximum water use of 110 litres per person per day or the highest water efficiency standard that applies at the time of the planning application. All proposals for non-residential development should maximise water efficiencies under the mandatory water credits category in the BREEAM Water Consumption assessment methodology.
- Major development proposals will be required to be accompanied at the planning application stage with an energy and climate change statement which demonstrates how climate change principles have been considered and included in the development, where applicable. For all major developments, a circular economy statement shall be submitted and / or included as part of the energy and climate change statement, as well as a Whole Lifecycle Carbon assessment.

See also

Chapter 6 Addressing Climate Change and Policies:

CC1 Addressing Climate Change

CC3 Sustainable Design and Construction

CC4 Energy and Heating

CC6 Water Efficiency

Design (including Masterplans)



- Development proposals must provide evidence, through their Design and Access Statements, to demonstrate how they have responded positively to the design policies in the local plan and local guidance, including The Kent Design Guide, Character Appraisals and where relevant, conservation Area Appraisals and Statements.
- Major applications will be expected to demonstrate early, proactive and effective engagement with the community on design issues, where appropriate and as advised via any pre-application discussions.
- The council will require the submission of a masterplan for all sites of 100 or more dwellings, or sites for significant non-residential development (such as large-scale employment or mixed uses), submitted in either full or outline. For proposals of less than 100 dwellings, the submission of a masterplan is recommended.
- Design Codes will be developed for large key sites as identified in the spatial strategy and on the Proposals Map. On large scale strategic sites of 500 or more dwellings the council will require Design Codes (in addition to masterplans). Design Codes are encouraged for developments of 100 or more dwellings or in relation to specific development types.

See also

Chapter 9 Design Quality and Policies:

- D1 Achieving High Quality Design
- D2 Design Codes and Masterplans

Historic Environment and Heritage Assets



- All development proposals should consider the impact on the historic environment including designated heritage assets such as listed buildings, conservation areas, scheduled monuments and registered historic parks and gardens, as well as non-designated heritage assets and their setting. This should be considered early on as part of the scheme's design and new development should avoid harm to designated/non-designated heritage assets.
- Any development affecting a heritage asset (both designated and non-designated) should include a Heritage Statement as part of the planning application that should establish the significance of those heritage assets and their settings, explain how this understanding of significance has informed the principles of the proposal, the impact of development on this significance and, if appropriate, mitigation measures.
- Development proposals on sites where there is, or is the potential for, an archaeological asset, shall include an appropriate desk-based assessment of the asset.

See also

Chapter 8 Our Historic Environment and Policies:

- HE1 The Historic Environment
- HE3 Conservation Areas
- HE5 Archaeology

Landscape, Biodiversity and Green/Blue Infrastructure



- Development is expected to contribute to the conservation and enhancement of the natural environment by protecting and enhancing valued landscapes, sites of biodiversity or geodiversity value and soils, recognising the intrinsic character and beauty of the countryside, minimising impacts on and delivering net gains in biodiversity, and preventing new and existing development from contributing to, or being adversely affected by unacceptable levels of pollution.
- Proposals should adopt a landscape led approach and must protect and enhance the intrinsic character and quality of the landscape character area, within which development will be situated.
- Within the National Landscape, proposals will be required to submit appropriate information as part of an application to enable any impacts to be considered, taking into account the relevant Management Plan, landscape character or sensitivity assessments and any associated supporting documents and/or guidance.
- All relevant new developments are required to provide a minimum of 10% biodiversity net gain and submit a Biodiversity Gain Plan. Biodiversity net gain must be calculated using the relevant Statutory biodiversity metric and be secured for a minimum of 30 years after the development is completed.
- New development proposals must ensure that the loss of existing new green and blue infrastructure is avoided, and that new green and blue infrastructure is considered and integrated into the scheme design from the outset. The loss of existing wildlife rich corridors and stepping stones, should be avoided. Planning applications will be expected to be supported by relevant environmental information, which is informed by appropriate and up-to-date ecological data/surveys.
- In the case of Land North of Holborough Lakes, Snodland (SN1), the Habitats Regulations Assessment (HRA) recommends that this site should take the opportunity to deliver a large area of semi-natural publicly accessible open space as part of the development, in order to mitigate for any potential adverse effects from potential recreational pressure on site integrity on the North Downs Woodland Special Area of Conservation (SAC), which lies approximately 600m to the west. Land has been identified within this allocation to deliver this.

See also

Chapter 7 Protecting Our Natural Environment and Policies:

- NE1 Conserving and Enhancing the Natural Environment
- NE2 National Landscapes
- NE3 Landscape Character
- NE5 Biodiversity Net Gain
- NE6 Green and Blue Infrastructure

Flood Risk, Drainage and Water Management



- New development proposed in an area identified as being at current or future risk of any source of flooding must meet the sequential tests and where required, the exceptions test (as set out in the NPPF). Development proposals must be accompanied by a site-specific Flood Risk Assessment.
- All development proposals which could affect drainage on or around the site will be required to manage surface water resulting from the development using sustainable drainage systems (SuDS). All sustainable drainage systems shall be designed to operate without any flooding occurring during any rainfall event up to (and including) the critical 1 in 30 year storm (3.33% Annual Exceedance Probability (AEP)).
- The system must also be able to accommodate the rainfall generated by events of varying durations and intensities up to (and including) the critical, climate change adjusted 1 in 100 year storm (1% AEP).

See also
Chapter 6 Addressing Climate Change and Policies:

CC7 Managing Development within Flood Risk Areas

CC8 Sustainable Drainage Systems

Open Space, Sports and Recreation



- Residential developments of 6 or more dwellings (use classes C3 and C4) will be required to provide or contribute towards the provision or improvement of open space, sports and recreation facilities. High quality on-site provision should be sought unless exceptional circumstances exist where off-site provision would better provide for the community, there is already excess provision or where site constraints cannot be overcome to deliver on-site provision.
- Residential development of 6 or more dwellings (use classes C3 and C4) will be required to contribute to the provision or enhancement of sports provision (in addition to open space and recreation provision) to meet the needs and demand of its future occupants.
- Where shortfalls are identified but do not require the provision of new facilities or provision on site, the council will seek developer contributions for the enhancement and maintenance of existing sports provision secured through a S106 legal agreement.
- The requirement for new or enhanced sports provision will be informed by the Playing Pitch and Outdoor Sports Facility Strategy (2025) and the Indoor Sports facilities Study (2025) (or any subsequent updates to these) and any further information in relation to the distance and capacity of existing facilities.

See also
Chapter 13 Infrastructure and Services and Policy:

INF5 Outdoor and Indoor sports, recreation and open space provision

Access and Highways

- A Transport Assessment or Transport Statement and Sustainable Travel Plan, as relevant to the scale and nature of the development should be submitted with all applications (in line with Kent County Council guidance). Where assessments are required, they must cover the full extent of transport implications arising from the development.
- All new developments will be required to consider and provide adequate and well-integrated parking for all types of vehicles, taking account of KCC's Parking Standards (2025) for these or any subsequent replacement guidance.

See also

Chapter 13 Infrastructure and Services and Policies:

INF2 Sustainable Transport and Active Travel

INF3 Parking

Utilities

- For all proposed site allocations, it is expected that the applicant will liaise with water, wastewater, gas and electricity providers to ensure that appropriate works are undertaken in line with the construction phasing of the proposed development.
- Applicants must work with commercial providers at an early stage to deliver broadband and mobile connectivity within their housing and employment developments, ensuring high speed connections and sufficient mobile telecommunications coverage are available.
- New or improved infrastructure and services will be delivered either on-site by developers or off-site through S106 or S278 agreements. Planning obligations will be linked to development phasing or trigger points to ensure delivery occurs when required.

See also

Chapter 13 Infrastructure and Services and Policy:

INF1 Provision of Infrastructure and Services

Contaminated Land

- Development proposals located on or near sites which have previously been used for activities which pose a risk of land contamination shall be informed by a contaminated land desktop study identifying all previous site uses, potential contaminations associated with those uses

See also

Chapter 7 Protecting Our Natural Environment and Policy:

NE11 Ground Contamination

Housing Site Requirements



- Proposals for all housing schemes will be expected to provide for a mix of dwelling types, tenures, and sizes as well as provide a range and mix of housing formats to meet both national and local policy requirements and to meet local housing needs, as evidenced in the latest Strategic Housing Market Assessment and / or other relevant evidence that is provided to justify the mix of homes required during the plan period.
- On sites of 10 units or more, development will be expected to meet the housing tenure mix set out in Policy H1.
- Development proposals which include a residential element (including C2 and permanent residential caravan sites) will be required to deliver 40% affordable housing on site where proposals are for 10 or more (net) units, or proposals for 6 or more units within a National Landscape and / or where sites provide 0.5 hectares or more of developable area. Relevant proposals must include an Affordable Housing Statement that sets out how it meets policy requirements.
- Developments will be required to deliver a mix of affordable housing tenures. This should include a tenure mix of 50% social rent, 30% affordable rent and 20% intermediate accommodation.
- Large sites will, subject to viability, be required to deliver at least 5% specialist accommodation as C3 and schemes for 20 dwellings or more will be required to deliver 5% specialist dwellings as either C3 or C2.
- All new dwellings (in all tenures) will be required to meet the accessibility standards set out in part M4(2) of the Building Regulations, subject to site suitability. On schemes of 20 or more, developments will be required to meet M4(3) standards for 5% of the dwellings proposed in the market sector and 10% of all affordable housing provision.
- All new residential development, including dwellings created through the subdivision of existing dwellings or conversion, shall comply with Nationally Described Space Standards, or any subsequent government standard.

See also

Chapter 10 Homes for Our Communities and Policies:

- H1 Housing to Address Needs
- H2 Affordable Housing
- H6 Specialist Housing to Meet the Needs of Older and Vulnerable People
- H7 Accessible and Adaptable Homes

Employment Site Requirements



- Economic development proposals will be supported where they contribute towards the delivery of a prosperous, inclusive and sustainable economic future in the borough.
- Existing B2, B8 and E(g) employment sites, premises and floorspace will be protected against loss to non-employment uses, which are not situated within sites identified in policy E2.
- Proposals for 1,000 sqm of commercial or community use floorspace or for residential developments of 20 units or more will be required to submit an Employment and Skills Training Plan to demonstrate how the proposal will contribute to employing, educating and training local people. The Employment and Skills Training Plan will need to consider both the construction and operation phase of the development (as appropriate).

Delivery



Paragraph 72 of the [NPPE](#) states that local planning authorities should have planning policies that identify a supply of:

- specific, deliverable sites for five years following the intended date of adoption; and
- specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

The council will progress work on its housing trajectory and will publish this at the Regulation 19 stage once further work has been undertaken.

See also

Chapter 11 Economic Growth and Development and Policies:

- E1 Supporting a Prosperous, Inclusive and Sustainable Economic Future
- E3 Other Employment Sites, Premises and Floorspace
- E4 Employment and Skills

Policy A1: Housing and Employment Allocations

To meet the identified need for new housing and employment land to 2042, the following sites, as defined on the Policies Map, are proposed for allocation. All housing and employment site allocations must be delivered in accordance with the development plan when read as a whole.

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
EC1	Land Opposite Hale House, Pilgrims Way, Aylesford	Aylesford	Eccles	40	59702
AY1	Land at Aylesford Lakes, Aylesford	Aylesford	Eccles, Aylesford Village	800	59676, 59675, 59763, 59678
AY2	Land south of High Street, Aylesford	Aylesford	Aylesford Village	33	58499, 59674
AY3	North of Pratling Street, Aylesford	Aylesford	Aylesford Village	90	68428
AY4	Land east of 4 Pratling Street and south of Pratling Street, Aylesford	Aylesford	Aylesford Village	40	68406
MG1	Land off Hall Road, Royal British Legion Industries, Aylesford	Aylesford	Medway Gap	75	59781
MG2	Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford	Aylesford	Medway Gap	10	68351
MG3	Land at Bunyards, Beaver Road, Allington, Maidstone	Aylesford	Medway Gap	435	59852
MG4	Land east of Kiln Barn Road and west of Hermitage Lane, Aylesford	Aylesford	Medway Gap	1,300	59861

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
BG1	Land north of Borough Green, Sevenoaks	Borough Green	Borough Green	3,000 ¹	59830, 59732
BG2	Land south and west of Tillmans Off, Crouch Lane, Sevenoaks	Borough Green	Borough Green	50	59843
MG8	Winterfield Farm, East Malling	East Malling & Larkfield	Medway Gap	25	58538
EM1	Paris Farm, Rocks Road, East Malling	East Malling & Larkfield	East Malling & Mill Street	105	58576
KH1	Land at Broadwater Farm, Kings Hill, West Malling	East Malling & Larkfield, Kings Hill	Kings Hill	900	59740, 59634
MG5	Existing premises at 56 to 62 Martins Square, Larkfield	East Malling & Larkfield	Medway Gap	16	59953
MG6	Land adjacent to Larkfield Library	East Malling & Larkfield	Medway Gap	30	58550
HS1	Land west of Hale Street, East Peckham, Tonbridge	East Peckham	Hale Street	140	59782
EP1	Land west of Addlestead Road, East Peckham, Tonbridge	East Peckham	East Peckham	50	59613
EP2	Land south of Church Lane, Hale Street	East Peckham	East Peckham, Hale Street	396	58751, 59789, 68376

¹ Borough Green gardens is allocated for 3,000 dwellings within this Regulation 18 Local Plan, however it is anticipated that 2,000 will be delivered within the plan period, with the remaining 1,000 dwellings to be delivered post 2042.

Policy A1: Housing and Employment Allocations

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
HA1	Land north of The Paddock and East of Carpenters Lane, Tonbridge	Hadlow	Hadlow	120	59776
HA2	Land south of Common Road, Hadlow	Hadlow	Hadlow	101	59842
HA3	Land north of Court Lane, Hadlow	Hadlow	Hadlow	65	59647, 68365
HA4	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Hadlow	Hadlow	85	68449
TO3	Hilden Farm Road, Tonbridge	Hildenborough	Tonbridge and Hilden Park	30	59745
TO4	Land north west of Hilden Park, Tonbridge	Hildenborough	Tonbridge and Hilden Park	289	68401, 59893
HI1	East of Riding Lane, Hildenborough	Hildenborough	Hildenborough	77	59896
HI2	Land off Stocks Green Road, Hildenborough	Hildenborough	Tonbridge and Hilden Park	629	59653, 59615, 59692, 68432
IG1	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Ightham	Ightham	8	59871
IG2	Land south of Bramleys, Rectory Lane, Ightham, Sevenoaks	Ightham	Ightham	10	59770
KH3	Existing premises at 1 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60	68437

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
KH4	Existing premises at 50 Kings Hill Avenue, Kings Hill	Kings Hill	Kings Hill	55	68448
KH5	Existing premises at 11 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	70	68450
KH6	Existing premises at 32 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	60	68443
KH7	Existing premises at 34 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	45	68447
MG7	Land between Ashton Way and London Road, Leybourne, West Malling	Leybourne	Medway Gap	70	59844, 59756
PL1	Rear of Platt Mill Close, Platt	Platt	Platt	10	58613
PL2	Land south of Potash Lane and north of Paddock Orchard, Platt	Platt	Platt	5	59617
RY1	Holmes Paddock, Ryarsh	Ryarsh	Ryarsh	20	58665
SN1	Land north of Holborough Lakes, Snodland	Snodland	Snodland	1,300	68423
TO1	Land north east of Tonbridge	Tonbridge	Tonbridge and Hilden Park	1,671	59721, 59693, 59685, 68388, 59690
TO2	Coblends Nursery and Little Trench Farm, Trench Road, Tonbridge	Tonbridge	Tonbridge and Hilden Park	294	59746, 59625

Policy A1: Housing and Employment Allocations

Housing Sites

Reference	Site	Parish	Settlement	Yield (Net dwellings)	Component LAA sites
TO5	Land at south west Tonbridge	Tonbridge	Tonbridge and Hilden Park	423	68456, 59893
TO6	Land adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	Tonbridge	Tonbridge and Hilden Park	75	68419
TO7	Land north of Priory Road, south of the Railway, Tonbridge	Tonbridge	Tonbridge and Hilden Park	136	59878
TO8	Angel Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	56	68472
TO9	Sovereign Way North, Tonbridge	Tonbridge	Tonbridge and Hilden Park	122	68471
TO10	The River Centre, Tonbridge	Tonbridge	Tonbridge and Hilden Park	118	58846
WA1	Land east of Red Hill, Watlingbury, Maidstone	Watlingbury	Watlingbury	30	59654
KH2	Land west of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling	West Malling	Kings Hill	30	59603
WO1	Land at Wouldham Allotments and rear of Oldfield Drive, Wouldham, Rochester	Wouldham	Wouldham	40	68436
WR1	Land south of London Road and rear of Howlands Court, Wrotham, Sevenoaks	Wrotham	Wrotham	25	68372

Employment

Reference	Site	Parish	Settlement	Estimated Floorspace (sm)	Use Class	Component LAA Sites
E1	Celcon Works, Borough Green	Ightham	Borough Green	4,000	E(g(i))	58631
E2	East Malling Research Station, New Road, East Malling	Ditton	East Malling & Mill Street	45,080	E(g(i))	59856
E3	Land south of Hermitage Court, Hermitage Lane, Maidstone	Aylesford	Medway Gap	1,000	E(g(i))	59738
E4	Land east of Coldharbour Lane (Junction 5 of M20) and south of M20, Aylesford	Aylesford	Medway Gap	12,000	B2/B8	68444
E5	Land at Spider Hall, Bull Road, Leybourne, West Malling	Leybourne	Medway Gap	1,000	E(g(i))	59863
E6	Land East of Platt Industrial Estate, Platt	Platt	Platt	8,000	B2	59822
E7	Land west of Hays Road, Snodland	Snodland	Snodland	3,000	E(g(i))	59874
E8	Land at Sanderson Way and Little Postern, Tonbridge	Tonbridge	Tonbridge and Hilden Park	44,700/2,500	B2/B8	68358
E9	Land west of Rochester Airport, Rochester	Wouldham	Walderslade	14,000	B2	68412

Next steps



14.8 To ensure the successful delivery of the proposed development allocations, further work will be undertaken to help inform the next stage in the Local Plan process. This will include progressing further evidence and testing, further liaison with site promoters including developing masterplans and design codes (as relevant), infrastructure providers and key stakeholders. We will also need to consider any new sites should these be submitted as part of the Land Availability Assessment call for sites process. This further work will help to inform the spatial strategy and site allocations for the Regulation 19 Local Plan including detailed site allocation policies to ensure that such development is managed and coordinated within each location. This will involve working with infrastructure providers and other stakeholders.