

Hildenborough Parish Council

TMBC Local Plan - Making Sense of Regulation 18

Sites Allocated for Development in Hildenborough

Tonbridge and Malling Borough Council (TMBC) has published its Regulation 18 Local Plan consultation, setting out proposals for how land across the borough will be used for housing, employment, and community facilities between **2025 and 2042**.

This handout highlights the **sites identified in Hildenborough** for potential development in the Regulation 18 Consultation period.

Proposed Development Sites in Hildenborough

Site 1 – Reference TO3: LAA59745

Location: Hilden Farm Road

Proposed 30 houses

Site 2 – Reference TO2: LAA59625

Location: Little Trench Farm (next to and included with to Coblands Nursery site)

Proposed 400 Houses

Site 3 – Reference TO4: LAA68401 - LAA59893

Location: Off Tonbridge Road: Land North of Hilden Park, 2 Parcels of land

Proposed: 289 houses

Site 4 – Reference HI1: LAA59896

Location: Riding Lane, single site

Proposed: 77 houses

**Site 5 – Reference HI2: (South) LAA59615 - LAA59692
(North) LAA59653 – LAA 68432 (Includes – LAA68433)**

Location: Stocks Green area (**multiple parcels**)

Proposed: 622 houses

Next Steps:

- **Consultation Period:** TMBC is inviting comments during the Regulation 18 stage.
- **Resident Action:** Feedback can be submitted via TMBC's Local Plan consultation portal:
<https://tmconsult.objective.co.uk/kse/event/39101>
- **Alternative Submission:** Responses can be submitted by email to localplan@tmbc.gov.uk
Written responses are also accepted by TMBC if residents prefer not to use the internet or portal.

Post to: **Planning Policy Team, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent ME19 4LZ**
- **Hildenborough Parish Council** will also collate residents' concerns and include them when making their formal representation to TMBC in response to the Local Plan in January 2026.

Frequently Asked Questions (Q&A)

Q1: What is Regulation 18?

Regulation 18 is the early consultation stage of the Local Plan process. TMBC publishes draft proposals and invites feedback from residents, councils, and stakeholders before preparing the next version of the Plan (Regulation 19).

Q2: Why does the Local Plan matter?

The Local Plan sets out where new housing, and infrastructure will be located. Once adopted, it guides all planning applications until 2042.

Q3: How can I have my say?

Residents can submit comments directly to TMBC through the online consultation portal or by sending written responses.

Q4: What will happen to my feedback?

All responses are reviewed by TMBC. They will use this feedback to refine the Local Plan before moving to the next stage (Regulation 19).

Q5: What role does the Parish Council play?

Hildenborough Parish Council will gather local concerns, prepare a collective response, and represent residents' views to TMBC.

The Local Plan will shape Hildenborough's future until 2042. Residents are strongly encouraged to review the proposed sites and provide feedback to TMBC to include any local knowledge about the allocated sites.

Key Areas that residents may consider including when responding to the proposed sites in the Local Plan (Regulation 18)

Housing and Development Scale:

- **Housing Numbers:** Question whether the proposed allocations for Hildenborough (e.g., 30, 227, 77, 400, 622: total 1355 homes) are proportionate for the Hildenborough area as compared to its existing size.
- **Density, Design and Type:** Raise concerns about whether developments fit the village character, or if they risk over-urbanisation. What type of housing is to be included – starter homes, retirement accommodation, affordable housing, family housing.
- **Phasing:** Ask how quickly these homes would be built and whether delivery will be staggered to avoid overwhelming local services.

Infrastructure and Services:

- **Traffic and Highways:** Highlight potential congestion on Riding Lane, Coldharbour Lane, Noble Tree Road, Stocks Green Lane, Tonbridge Road (B245) and access to the A21.
- **Public Transport:** Question whether Hildenborough Station and bus services can cope with additional demand.

Hildenborough Station is unusable for the disabled, how would this be addressed?

The current pedestrian footpath at the station is very narrow with limited pedestrian passing ability without stepping into the road which has a 60MPH speed limit.

- **Schools and Healthcare:** Highlight the need for capacity planning in local primary schools, secondary schools, GP surgeries, and other local services.
- **Utilities:** Ask about water supply, existing drainage capacity, electrical supply and broadband provision for new developments and how the increase in demand will be met.
- **Parking** availability for additional needs of the new developments

Environment and Heritage:

- **Flood Risk:** Identify areas prone to flooding and ask how TMBC/developers will mitigate risk
- **Biodiversity:** Raise concerns about loss of habitats, hedgerows, and green corridors.

- **Heritage Assets:** Highlight historic sites and conservation areas that need to be protected.
- **Climate Impact:** Question how developments align with TMBC's sustainability and net-zero commitments.

Community and Place:

- **Village Identity:** Highlight the importance of maintaining Hildenborough's rural character and sense of community, which includes the Hilden Park area as an integral part of Hildenborough.
- **Highlight** that the area of Hilden Park is part of the Hildenborough settlement, not Tonbridge.
- **Green Spaces:** Ask how TMBC will safeguard recreational areas and countryside buffers.
- **Social Facilities:** Raise the need for community led services, play areas, and sports facilities to support the growth in numbers in Hildenborough.

When responding to the Local Plan:

- **Be Specific:** Reference site codes (TO3, TO4, HI1, HI2) with the LAA codes when raising concerns.
- **Provide Evidence:** Use local knowledge (traffic bottlenecks, school waiting lists, flooding history, Infrastructure issues and Parking Issues) to strengthen responses.
- Ensure your response is received by the consultation closing date of midnight the **2nd January 2026**
- TMBC is legally required to consider these issues before moving to the next stage of the Local Plan, Regulation 19.

And finally:

TMBC are actively asking for residents to participate in the Regulation 18 consultation. Every response helps shape the Local Plan and ensures that Hildenborough's character, community, infrastructure, and environment are properly considered and will help to influence how Hildenborough is developed in the future.