

HILDENBOROUGH PARISH COUNCIL

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ME19 4LZ

Representations on Tonbridge and Malling Borough Council's Draft Local Plan 2042 Regulation 18 Consultation – Covering Letter

1st January 2026

Dear Mr Bailey,

Hildenborough Parish Council (The Parish Council) wish to file the attached representations in response to the Tonbridge and Malling Borough Council draft Local Plan 2042 Regulation 18 Consultation.

Hildenborough Parish Council understand the Governments housing delivery targets make Local Plan delivery important for the future of development within Tonbridge and Malling. However, the Parish Council believes strongly that the development policy and site allocation must be equitable and proportional across the Borough with the interests of all residents being the chief priority in any development plan.

The Parish Council, as representatives of the residents of Hildenborough, sought a mandate by way of a village consultation, prior to the publication of the Regulation 18 Consultation so as to develop an informed understanding of what the people of Hildenborough feel about their village as well as what they want for the future of their village. Accordingly, we attach as an appendix to this letter the results of this survey. Survey results and public drop-in sessions showed that Hildenborough residents identified several key issues as part of this consideration:

- Hildenborough remaining as a village, protected from urban sprawl or amalgamation with Tonbridge. Additionally maintaining its identity without being split from the designated 'Hilden Park' area.

- Pressure on the B245 and any additional strain development would have, in particular implications of increased traffic southbound into Tonbridge.
- The current level of healthcare provision, specifically GP availability, and the adverse effect additional development would have on this provision.
- The current risk of flooding, specifically surface water and the exacerbation of this risk that further development could cause.

The Parish Council have several comments and objections with relation to the proposed policies and site allocations with the draft Local Plan, and these have been clearly outlined in the attached comment.

The Parish Council has sought to engage constructively with the Draft Local Plan by providing detailed comments on all proposed site allocations affecting Hildenborough and Hilden Park. In doing so, the Council has recognised where impacts may be more limited, where issues may be capable of mitigation, or where modifications to scale, layout, access, design, or supporting infrastructure could make certain smaller or less harmful sites more acceptable should the Borough Council remain determined to allocate development in Hildenborough.

Additionally, the Parish Council has provided comprehensive comments on all relevant draft policies within the Plan, assessing them against the tests of soundness and identifying where policies are supported, where clarification or amendment is required, and where policies are considered inconsistent with national planning policy. Taken together, these representations are intended to assist the Borough Council in producing a Local Plan that is sound, evidence-led, and capable of delivering development in the most sustainable and least harmful locations.

The Parish Council would like to be kept informed of all forthcoming consultations upon the Local Plan and any associated documents.

On behalf of Hildenborough Parish Council.

Cllr Ioannis Sklavenitis

Chair of Hildenborough Parish Council