

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