Centre Piece

From Hildenborough Parish Council - **https://www.hildenboroughparishcouncil.gov.uk/**

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The Parish Council's green post box is located at the rear of the Pavilion Building

September 2026

Local Plan: 1,604 new homes proposed for Hildenborough — have your say

Tonbridge & Malling Borough Council's draft Local Plan for 2024–2042 is now going out for public consultation, proposing 1,604 new homes on six Green Belt sites in Hildenborough Parish. This is the "Regulation 19" stage — the final opportunity to comment before the plan is examined by a government-appointed Planning Inspector. Once adopted, the plan becomes the starting point for deciding planning applications across the borough, so what it says matters a great deal.

Key dates: Closing date for comments is 11.59pm Sunday 25th October 2026

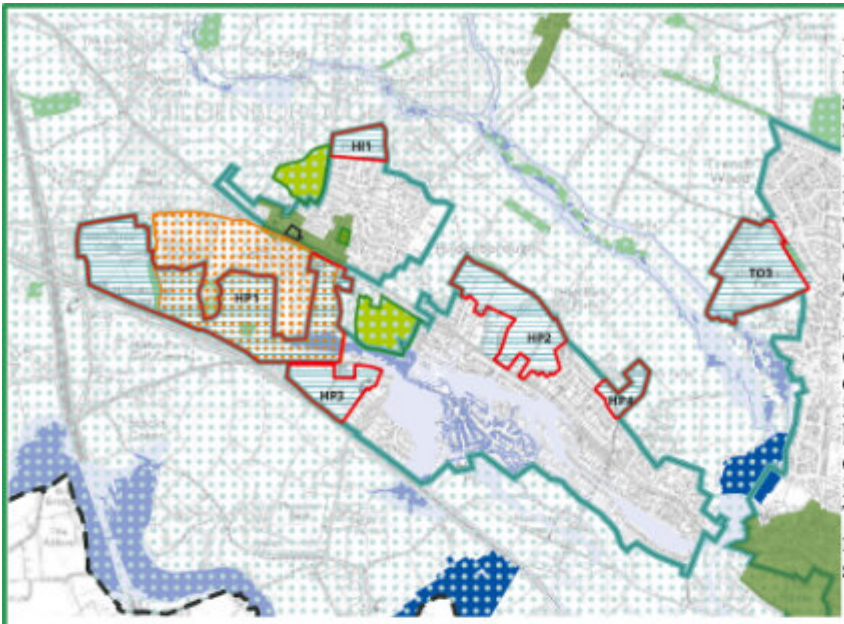
What the plan proposes for Hildenborough

Six sites, all on land to be released from the Green Belt:

Site	Location	Homes
HP1	Stocks Green Road / Tonbridge Road / Noble Tree Road	602
HP2	North-west of Hilden Park	290
HP3	South of Stocks Green Road	156
HP4	Hilden Farm Road	66
HI1	East of Riding Lane	96
TO3	Coblands Nursery & Little Trench Farm, Trench Road	394
Total		**1,604**

To put that in context:

- Hildenborough is classed as a Tier 3 "Primary Village" — the second-smallest category in the plan — yet is given more homes than the larger Snodland (1,336) and almost as many as Kings Hill (1,638).
- 906 of the homes appear in the plan's own tables under Tonbridge rather than Hildenborough, which understates the scale of change here. The Parish Council has checked all six sites against the definitive parish boundary, and all fall within Hildenborough.
- No school, GP surgery or community building is required on any of the six sites. The plan secures a school only where a single allocation reaches 1,300 homes; because Hildenborough's total is split across six sites, none qualifies.
- Around 800 of the homes would be affordable, as 50% affordable housing is required on Green Belt release sites.



How to respond — and how to make it count

Regulation 19 is not a vote on whether people want the development. The Planning Inspector considers two questions only: is the plan legally compliant, and is it "sound"? To count, your response should:

- use the Tonbridge and Malling Borough Council's official representation form — comments made any other way risk not being counted;
- name the policy or paragraph it relates to (for example, Policy HP1);
- say which test the plan fails — whether it is positively prepared, justified by evidence, effective and deliverable, or consistent with national policy;
- set out the evidence, and state the precise change you are asking for;
- tick the box to be heard at the examination hearings if you may wish to speak — this right must be reserved now and generally cannot be added later;
- arrive before the deadline — late representations are not considered.

Where to find out more

- **www.tmbc.gov.uk/local-plan** — the plan, site allocations, evidence base, consultation dates and the official response form. For Hildenborough, see Policy HP1 (Chapter 14), the site criteria (Annex 16) and the Green Belt releases (Annex 3).
- **Paper copies** should be available to view at the TMBC offices and local libraries during the consultation period.
- **www.hildenboroughparishcouncil.gov.uk** — the Parish Council will publish updates and documents here throughout the consultation.

Could You Be Our Next Councillor?

Hildenborough Parish Council currently has a vacancy for a Parish Councillor, to be filled by co-option. This is a fantastic opportunity to play an active role in your local community, helping to shape decisions on matters that affect residents across the parish. No prior experience is necessary — just enthusiasm, an interest in local issues, and a commitment to serving the community. If you live in the parish and would like to find out more, please contact the Parish Clerk.

Contact Hildenborough Parish Council Parish Clerk at 07818 329 029 or email clerk@hildenboroughparishcouncil.gov.uk. The Parish Council's green post box is located at the rear of the Pavilion Building on Riding Lane.