

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**RECORD OF DECISION**

**Decision Taken By: Cabinet**

**Decision No: D250117CAB**

**Decision Type: Key**

**Date: 29 October 2025**

**Decision(s) and Reason(s)**

**Local Plan Regulation 18 Consultation**

Consideration was given to the recommendations of the Housing and Planning Scrutiny Select Committee in respect of starting public consultation on the Tonbridge and Malling draft Regulation 18 Local Plan document.

Due regard was given to the views of the Committee, the financial and value for money considerations, the assessment of risk and the legal implications. The benefits of progressing a Local Plan in providing clarity on growth and protection, reducing uncertainty for communities and empowering local planning were also recognised.

However, in recognition of significant concerns in respect of ensuring that infrastructure was developed to support both new and existing communities and in respect of traffic and highways modelling, Cllr Taylor proposed:

- (i) enhanced engagement with infrastructure providers; and
- (ii) that robust transport evidence be ensured for the Local Plan.

This was seconded by Cllr Mehmet and supported unanimously by Cabinet.

The challenge of meeting Government mandated housing numbers, the importance of community input via public consultation and the need to balance development with infrastructure and transport considerations were also recognised as significant.

On the grounds of engaging with as many individuals, communities and organisations as possible to help shape the Local Plan and to ensure that future development was delivered in a way that met communities and stakeholder expectations, Cllr Taylor proposed, Cllr Mehmet seconded and Cabinet

**RESOLVED:** That

- (1) the Tonbridge and Malling Regulation 18 Local Plan consultation document, Interim Sustainability Appraisal and Draft Active Travel Strategy be approved for an 8-week public consultation period between 10 November 2025 and 2 January 2026;

(2)	any minor changes to the Tonbridge and Malling Regulation 18 Local Plan document prior to consultation be delegated to the Director of Planning, Housing and Environmental Health, in consultation with the Cabinet Member for Planning;
(3)	any minor changes to other supporting documentation shared with Members to date prior to consultation be delegated to the Director of Planning, Housing and Environmental Health in consultation with the Cabinet Member for Planning;
(4)	the agreement of other supporting material to be produced for consultation, including a number of Topic Papers, be delegated to the Director of Planning, Housing and Environmental Health, in consultation with the Leader of the Borough Council and Cabinet Member for Planning;
(5)	the amended Local Development Scheme (October 2025) be approved;
(6)	delegated authority be granted to the Director of Planning, Housing and Environmental Health, in consultation with the Cabinet Member for Infrastructure and Tonbridge Regeneration, to write to infrastructure providers to seek responses to the Regulation 18 Local Plan consultation document;
(7)	the highways work done to date and the further work needed between Regulation 18 and Regulation 19 consultation be noted; and
(8)	delegated authority be granted to the Director of Planning, Housing and Environmental Health, in consultation with the Cabinet Members for Planning and Infrastructure and Tonbridge Regeneration, to review the specification for highways work and any additional work so it adequately responded to community concerns about highway impacts in order to inform the ongoing assessment of site allocations in the Draft Local Plan.
Reasons: As set out in the report submitted to Housing and Planning Scrutiny Select Committee of 21 October 2025.	

Signed Leader:

M Boughton

Signed Chief Executive:

D Roberts

Date of publication:

31 October 2025

This decision will come into force and may then be implemented on the expiry of 5 working days after publication unless it is called in.

