



www.tmbc.gov.uk/do-it-online

The Rt Hon Angela Rayner MP
By email

Contact	Eleanor Hoyle
Email	Eleanor.hoyle@tmbc.gov.uk
Direct Line	01732 876256
Your ref.	
Our ref	Local Plan Financial Impact
Date	11 December 2024

Dear Mrs Rayner

Local Plan Financial Impact

Tonbridge & Malling Borough Council was on the verge of seeking endorsement from our Members to a second Regulation 18 consultation when the incoming Government announced your programme for revisions to the National Planning Policy Framework (NPPF). We could not proceed with an extensive and expensive exercise, raising expectations and concerns in our communities, knowing that some of the proposed changes were likely to have a significant impact on our borough.

When the NPPF consultation was published, it became clear that this was the case. Our annual housing delivery target has increased from 820 to 1057 against an annual net additions 2020-2023 of 446. As a 71% Green Belt authority, the proposed changes to the policies on development in the Green Belt will significantly impact our approach. [This position has now been confirmed with the publication of the NPPF].

On 3 December, our Housing & Planning Scrutiny Select Committee considered a report that included initial indications to Members of the significant additional cost that is likely to be incurred through needing to refresh our evidence base as a result of the NPPF changes. In the context of extremely challenging local government finances, this is of huge concern to our administration. We have made financially prudent decisions over a number of years and put ourselves in a stable financial position. However, when a challenge such as this one is added to the ongoing general pressures on our finances, it presents a huge risk.

Given the incredibly tight timescales still in place for Councils to submit a 'current style' Local Plan by December 2026, there is no opportunity to spread this financial burden. Our financial assessment shows that we will require an additional injection of around £1.5million over the 25/26 to 27/28 financial years.

Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ

Director of Planning, Housing & Environmental Health:
Eleanor Hoyle

Have you tried
contacting us at
www.tmbc.gov.uk/do-it-online?

We are writing to ask that you consider whether any financial support can be made available to TMBC to assist with this pressure and whether this is possible or not, to give us your assurance that MHCLG will work positively with us to support our Plan making process.

Yours sincerely

Kim Tanner Cabinet Member for Finance and Housing

Mike Taylor Cabinet Member for Planning