

## Cabinet

14 October 2025

### Part 1 - Public

#### Executive Non-key Decision



Cabinet Member	Adem Mehmet (Cabinet Member for Infrastructure & Tonbridge Regeneration)
Responsible Officer	Adrian Stanfield (Director of Central Services) and Eleanor Hoyle (Director of Planning, Housing & Environmental Health)
Report Author	Dean Radmore (Tonbridge Town Centre Programme Manager)

#### Tonbridge Town Centre Masterplan Framework Adoption & Delivery Strategy

### 1 Summary and Purpose of Report

- 1.1 This report presents the feedback from the Masterplan Framework public engagement survey that concluded on 31<sup>st</sup> August 2025.
- 1.2 This report also presents the Masterplan Framework Delivery Strategy for consideration following receipt of the Masterplan Framework report from consultants Mace, Architects Periscope & Commercial Property Specialist Vail Williams and completion of the Masterplan Framework public engagement survey.

### 2 Corporate Strategy Priority Area

- 2.1 Investing in our local economic to help support residents and businesses and foster sustainable growth.
- 2.2 Under this theme, the Corporate Strategy identifies 'ways we could use our land and other assets better, especially in Tonbridge town centre'.

### 3 Recommendations

- 3.1 That Cabinet notes the feedback received from the Masterplan Framework public engagement survey between 14<sup>th</sup> July and 31<sup>st</sup> August 2025 at **Annex 1**.
- 3.2 That Cabinet supports the recommendation of the Tonbridge Town Centre Programme Board that the final Masterplan Framework at **Annex 2** & Masterplan Framework Addendum 1 at **Annex 3** be adopted.

- 3.3 That Cabinet supports the recommendation of the Tonbridge Town Centre Programme Board that the Masterplan Framework Delivery Strategy at **Annex 4** be approved and reviewed annually.

#### **4 Introduction and Background**

- 4.1 The Tonbridge Town Centre East of High Street Masterplan work has been completed by Mace, Architects Periscope and Commercial Property Specialists Vail Williams between December 2024 and June 2025. They were appointed following a competitive procurement process.
- 4.2 The Consultants were responsible for preparing a high-level illustrative masterplan and spatial development proposals, supported by viability and delivery analysis, to support meeting the housing and employment growth requirements for the area.
- 4.3 Following the Cabinet meeting on 30<sup>th</sup> June 2025 a Masterplan Framework public engagement exercise was undertaken between 14<sup>th</sup> July and 31<sup>st</sup> August 2025 to obtain feedback on the development proposals within the Masterplan Framework report.

#### **5 Proposal**

- 5.1 That Cabinet notes the feedback received from the Masterplan Framework public engagement survey between 14<sup>th</sup> July and 31<sup>st</sup> August 2025.
- 5.2 That Cabinet supports the recommendation of the Tonbridge Town Centre Programme Board in the meeting on 26<sup>th</sup> September 2025 at **Annex 5** (Part 2 - Private) that the Masterplan Framework report and Masterplan Framework Addendum 1 is adopted following feedback received from the Masterplan Framework public engagement survey between 14<sup>th</sup> July and 31<sup>st</sup> August 2025.
- 5.3 That Cabinet supports the recommendation of the Tonbridge Town Centre Programme Board in the meeting on 26<sup>th</sup> September 2025 at **Annex 5** (Part 2 - Private) that the Masterplan Framework Delivery Strategy is approved and reviewed annually.

#### **6 Other Options**

- 6.1 That the Masterplan Framework report is not adopted and is not included within the emerging Local Plan. This will mean that the guiding principles and development proposals within the Masterplan Framework are not able to be upheld by the Council's planning team for future developments within the east of High Street masterplan area.

## **7 Financial and Value for Money Considerations**

- 7.1 As noted above, viability of the overall scheme is currently challenging, which it is for all town centre regeneration schemes. As work progresses, opportunities for any external grant funding to support delivery will be explored.
- 7.2 Viability will continue to be reviewed and re-assessed as part of any proposals that come forward for consideration.
- 7.3 Any funding or value for money considerations will be monitored, reviewed and recommended by the Tonbridge Town Centre Programme Board to ensure that any expenditure on the town centre programme is managed appropriately.

## **8 Risk Assessment**

- 8.1 A project risk register is regularly reviewed and updated for the East of High Street Masterplan project. With regards to the specific recommendations in this report, a key risk is that future development within the east of High Street masterplan area cannot be as easily managed without the adoption of the Masterplan Framework and its inclusion within the emerging Local Plan.

## **9 Legal Implications**

- 9.1 The project is being progressed through an internal Project Officer Group. Legal Services and the Mid Kent Procurement Partnership have been involved and will continue to be involved to ensure all legal requirements are met.

## **10 Consultation and Communications**

- 10.1 A public engagement activity has previously taken place as part of the masterplan exercise with an online survey for businesses and the public taking place between 30<sup>th</sup> January and 16<sup>th</sup> February 2025.
- 10.2 Engagement with key stakeholders has also taken place during the masterplan exercise including Network Rail, Sainsbury's, Kent County Council, Alliance Leisure, Tonbridge Civic Society, Tonbridge Historical Society and Warders Medical Centre & PHP Group.
- 10.3 A Masterplan Framework public engagement survey took place between 14<sup>th</sup> July and 31<sup>st</sup> August to obtain feedback on development proposals within the Masterplan Framework report.
- 10.4 On 27<sup>th</sup> August meetings with Tonbridge Historical Society and Tonbridge Civic Society took place. The two societies are generally supportive of the Masterplan Framework.

## 11 Implementation

- 11.1 The proposed timeline for the delivery is contained within the Masterplan Framework Delivery Strategy at Annex 4.

## 12 Cross Cutting Issues

### 12.1 Climate Change and Biodiversity

- 12.1.1 Climate change advice has been sought during the masterplan exercise and sustainability is a key aspect to the proposed replacement Angel Centre project which is the catalyst development within the masterplan area.

### 12.2 Equalities and Diversity

- 12.2.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

### 12.3 Other If Relevant

- 12.3.1 Procurement – Advice and guidance has been, and will continue to be, sought from the Mid Kent Procurement Team to ensure compliance with legislation.

Background Papers	
Annexes	<p>Annex 1 - Masterplan Framework Survey Results</p> <p>Annex 2 – Masterplan Framework</p> <p>Annex 3 – Masterplan Framework Addendum 1</p> <p>Annex 4 – Masterplan Framework Delivery Strategy</p> <p>Annex 5 – Tonbridge Town Centre Programme Board meeting notes from 26<sup>th</sup> September 2025 (Part 2 – Private)</p>