

Hildenborough

TM/25/01693/PIP

Hildenborough

Location: Land West of 103 Tonbridge Road, Hildenborough Tonbridge

Proposal: Permission in Principle for the development of between 5-7 residential dwellings as set out in Schedule 1 of the Town and Country Planning (Permission in Principle) Order 2017 (as amended) located on Land at Tonbridge Road, Hildenborough.

Following the publication of the committee agenda, Hildenborough Parish Council has submitted subsequent representations on the application, covering, Access Constraints, Green Belt/Grey Belt, Heritage Harm, the emerging Local Plan and comments on the Committee Report presented to Area 1 Members on the 12 February 2026. In addition, the representations, also included: Hildenborough Townscape Analysis; Google aerial image and an extract from TMBC policy map showing the TPO trees and the Conservation Area; Hildenborough Conservation Area boundary change report (to current position); and an appeal decision from May 2005.

The Officer has reviewed the submitted details and is of the opinion that these additional representations do not raise any matters that have not been addressed within the committee report presented to Members on the 12 February 2026. In addition, the Officer also confirms that the additional supporting information is information that was considered by Officer's prior to the drafting of the committee report.

As Members are aware this is a Permission in Principle application and many of the matters raised by Hildenborough Parish Council are not matters for consideration at this stage, and are matters that can only be considered at the Technical Detail Stage, where should any details be considered not acceptable then the Technical Detail application would be refused.

Comments raised by Hildenborough Parish Council in relation to Green Belt/Grey Belt are addressed within the Committee Report and within the subsequently Cost Report.

In relation to the Cost Report there is a typing error at paragraph 1.3.2 bullet point one which should state "between 5 to 7 dwellings" and not 5 to 6 dwellings.