

Housing and Planning Scrutiny Select Committee

19 May 2026

Part 1 - Public

Matters for Information



Cabinet Member	Cllr Mike Taylor – Cabinet Member for Planning
Responsible Officer	Eleanor Hoyle - Director of Planning, Housing & Regulatory Services
Report Author	Kelly Sharp – Planning Policy Manager

Regulation 18 Local Plan – Summary of Responses from Statutory Consultees

1 Summary and Purpose of Report

1.1 The purpose of this report is to provide a summary of the responses received from Statutory Consultees (Infrastructure Providers) in relation to the Tonbridge and Malling Borough Council Regulation 18 (stage 2) Local Plan consultation and to provide an early indication as to the way in which comments made will be considered.

2 Corporate Strategy Priority Area

2.1 The report will contribute to the following corporate priorities:

- Efficient services for all our residents, maintaining an effective council.
- Sustaining a borough which cares for the environment.
- Improving housing options for local people whilst protecting our outdoor areas of importance.
- Investing in our local economy.

2.2 The Local Plan once progressed to adoption will be the key planning document for Tonbridge and Malling, setting out the Council's strategy for land use, therefore contributing to the achievement of all of the Council's Corporate Priorities.

3 Introduction and Background

3.1 The TMBC Local Plan Regulation 18 (stage 2) consultation took place between 10th November 2025 and 2nd January 2026. The purpose of the Consultation was to seek feedback from the local community, partners and stakeholders to allow

early input on the draft proposed policies and the growth strategy including proposed site allocations. This then allows such comments to be considered and included (where relevant to do so) before the Local Plan is finalised for publication and final consultation.

- 3.2 The Regulation 18 consultation responses were reported to Members at the Housing and Planning Scrutiny Select Committee on 17th March 2026. During the meeting it was agreed for Members to receive regular updates on progressing the Plan.
- 3.3 The purpose of this update is to provide a summary of the Regulation 18 responses received from Statutory Consultees and to provide an early indication to Members as to the way in which comments made will be considered as the Local Plan is progressed.
- 3.4 At the time of writing the Planning Policy Team are considering these and other comments made on the Plan from the public and other stakeholders. As this work is progressed, engagement with Members on the updates to the Plan will take place. This will include sharing updated drafts of policies prior to taking the Regulation 19 Local Plan to Full Council on 3rd September 2026.

4 Proposal

- 4.1 A number of key infrastructure providers responded to the Regulation 18 (Stage 2) Local Plan. The Council has published all comments made on the Local Plan including links to letters received. These can be accessed on the Council's website <https://www.tmbc.gov.uk/local-plan/draft-local-plan-regulation-18-responses-2025>.
- 4.2 Annex 1 provides a summary of key matters raised by infrastructure providers and provides an early indication as to how we will take comments received forward in progressing the Regulation 19 Local Plan and the associated evidence base. This includes the Infrastructure Delivery Plan (IDP).
- 4.3 In both drafting the Regulation 18 Local Plan and the IDP, liaison with infrastructure providers took place to understand at an early stage the requirements for infrastructure provision to support the proposed growth. In some instances, early draft policies were also shared with certain key stakeholders.
- 4.4 Conversations are continuing with key stakeholders as we further test and progress the Local Plan. This includes testing the Regulation 19 growth strategy with infrastructure providers and as requested by certain providers, we will also work collaboratively on policy formulation as well as progressing the Regulation 19 version of the IDP.

5 Other Options

- 5.1 Comments received by all consultees will be considered as the Council review and progress the Regulation 19 Local Plan. Comments received will need to be considered against National Policy and National Planning Guidance as well as other relevant legislation and guidance. Policies will also need to be checked to ensure that they will contribute to the Council's vision and objectives and how this will meet local priorities. It is often the case that consultees have different views on how a policy should be drafted. It is the role of the Local Authority to balance these considerations in order to deliver a sound and robust Local Plan.

6 Financial and Value for Money Considerations

- 6.1 The Local Plan Budget was approved by Full Council on 18th February 2025. The Local Plan estimated costs up to adoption. Work is currently taking place to understand the budget position. However, as reported in the last Housing and Planning Scrutiny Select Committee report there was an underspend in the 2025/2026 financial year that will be accounted for this year to progress post Regulation 18 evidence requirements.

7 Risk Assessment

- 7.1 The Council provided an up-to-date risk assessment in both February and March 2026. No updates have been made since this time.

8 Legal Implications

- 8.1 Local Planning Authorities are required to prepare and keep an up-to-date development plan for their area. The Planning and Compulsory Purchase 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the requirements and the statutory process for the preparation of a Local Plan.

9 Consultation and Communications

- 9.1 The Council adopted a Statement of Community Involvement (SCI) in September 2022, and a Local Plan Engagement Strategy was adopted by Cabinet in December 2024. These documents set out the consultation and communication arrangements that have been implemented in relation to the Regulation 18 Local Plan consultation. It has been advised for the Council's SCI to be updated ahead of the Regulation 19 consultation by the Planning Advisory Service.

10 Cross Cutting Issues

- 10.1 Climate Change and Biodiversity

- 10.1.1 Adaptation and resilience have been considered.

10.1.2 Climate change advice has not been sought in the preparation of the options and recommendations in this report. The Local Plan itself once adopted will seek to address climate change mitigation and adaptation and will seek to reduce carbon emissions as relevant to new and existing development.

10.2 Equalities and Diversity

10.2.1 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. An Equalities Impact assessment was prepared alongside the Local Plan and this will be updated to inform the Regulation 19 Local Plan.

Background Papers	Tonbridge and Malling Regulation 18 (stage 2) Local Plan https://www.tmbc.gov.uk/downloads/file/4212/draft-local-plan Responses to the Regulation 18 (stage 2) Local Plan https://www.tmbc.gov.uk/local-plan/draft-local-plan-regulation-18-responses-2025
Annexes	Annex 1: Summary of consultation responses from Statutory Consultees