

**Hildenborough**  
Hildenborough

**24 JUNE 2026**

**TM/24/00733/PA**

**Location:** Riding Farm, Riding Lane, Hildenborough, Tonbridge TN11 9LN

**Proposal:** Demolition of existing buildings and erection of eight residential dwellings together with access, parking, drainage, landscaping, and associated works.

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**1. Description of Proposal:**

1.1 This application proposes the demolition of the existing indoor riding arena to the north of the site together with other associated buildings and the erection of eight residential dwellings, together with access, parking, drainage, landscaping and associated works. This supplementary report should be read in conjunction with the original report at **Annex 1**.

**2. Reason for reporting to Committee:**

2.1 This application was presented to Area 1 committee on 08 January 2026, where Members voted to grant planning permission subject to a Section 106 agreement in relation to securing open space contributions and subject to conditions.

2.2 The S106 agreement is ready for completion.

2.3 As Members are aware the representations made by South East Water in response to the emerging Local Plan in regard to capacity, is now a material consideration. Therefore, this application is being referred back to Committee, for members to consider this specific element. There have been no other material changes to the application.

**3. Determining Issues:**

3.1 Policy SQ5 (Water Supply and Quality) of the MDE DPD expects all development to ensure adequate water and sewerage infrastructure is present or can be provided to meet future needs without compromising the quality and supply of services for existing users.

3.2 The proposal would relate to eight dwellings. South East Water's consultation response to the draft Local Plan is that there is sufficient capacity for up to 2566 dwellings from 2025 to 2029. Due to the small scale of the proposal, it is considered that there is sufficient water infrastructure capacity, at the present time for the development proposed and therefore the proposal would accord with policy SQ5.

- 3.3 In line with current practice, there is no planning reason to impose a Grampian style condition as the development is for less than 30 dwellings and SE Water would not undertake a capacity check for less than 30 dwellings.
4. **Recommendation: Approval subject to the original S106 and original conditions.**

Contact: Susan Field