7.10.26

East Peckham Neighbourhood Development Plan:

Call for Sites Submission Form

Background Information

The East Peckham Neighbourhood Development Plan is being prepared within the wider planning system that includes national planning policy and borough-wide planning requirements.

East Peckham Parish Council is the qualifying body for the purposes of the Neighbourhood Development Plan. East Peckham Parish Council requested an indicative housing number from Tonbridge and Malling Borough Council as set out in Paragraph 70 of the National Planning Policy Framework 2024 (NPPF). The indicative housing number for East Peckham is 48 houses. The call for sites is being undertaken in order to identify sites that may be suitable for this development.

Completed forms must be received by 5pm on Friday 20th November 2026

A separate submission should be completed for each site.

Alongside this form please submit:

- A red line Ordnance Survey plan showing the location and extent of your proposed site at a scale no less than 1:2500
- A plan of the site boundary (if available)
- A copy of the Land Registry title deeds or alternative land agreements showing all the owners of the site indicated
- Any other supporting evidence (e.g. masterplan, assessments, reports)

Please return this form

By email to: councilmanager@eastpeckham-pc.gov.uk

Or by post to:

The Council Manager
East Peckham Parish Council
Parish Office, Jubilee Hall
Pippin Road
East Peckham
Tonbridge
TN12 5BT

Completing this form will add you to our mailing list for progress on the East Peckham Neighbourhood Development Plan.

About you

1. Personal details

Full Name
Organisation (if applicable)
Job Title (if applicable)
Address
Town/City
County
Post Code
Email
Phone Number

2. Your status

Site owner	
Parish Council	
Local Resident	
Community Group	
Planning Consultant	
Land Agent	
Developer	
Registered Provider	
Other – please specify	

3. Agent Details (If applicable)

Full Name
Organisation (if applicable)

Job Title (if applicable)
Address

Site ownership

1. Current ownership of the land

You/client are sole owner	
You/client are part owner	
You/client do not own	

If you/client is not the sole owner please provide details of the landowner if known

Do you have permission from all site owners to submit the site for consideration?	
Yes	
No	

About the proposed site

Please ensure a red line plan has been submitted alongside this form.

2. Site Name

Provide a name for your site to be consistently referenced (eg Land south of …. road)

3. Site Location

Site Address (including postcode if known)
Grid reference
Parish or parishes that the site is located within

Local Authority Area (if cross boundary please state all authorities)

4. Site area

Site area (hectares)
Developable site area (hectares)

If there are any areas of the submitted site not intended for development please detail:

5. **Housing**

5a. Housing Types

Market Housing	
Affordable Housing	
Custom and self-build housing	
Older persons housing	
Other, please specify	

5b.

How many houses/units/plots/pitches are proposed (if unsure, please estimate)

6. Proposal

Please provide a description of the proposal

7. Access

Are you proposing new road access?	
Yes (please specify details)	
No	
Please provide details of the proposed new access	

What are the existing access arrangements? Including through active travel (walking, cycling, wheeling etc)
What are the proposed access arrangements? Including through active travel (walking, cycling, wheeling etc)

Existing Site

8. Land type

Greenfield	
Brownfield (previously developed land)	
Part greenfield part brownfield – please provide percentage split	
Other – please specify	

9. Current Land Use

Agricultural	

Community/Institutional eg schools, libraries, places of worship etc	
Employment – please specify	
Mixed Use – please specify	
Recreational/Open Space eg parks, sports fields, nature reserves etc	
Housing/Residential	
Retail	
Vacant/Derelict land – ie previously developed land that is currently unused	
Other – please specify	

Please describe the existing site

Detail the land uses bordering or near to the site

Please state the formal use class of the site if known

10. Other

If neighbouring land is also promoted for development would the landowner be open to working in partnership to bring forward a site in combination with others?	
Yes	
No	
Unsure	

Would the landowner consider a smaller part of the site in the event the full site area proposed is deemed not to be deliverable or developable for the Neighbourhood Development Plan	
Yes	
No	
Unsure	

11. Planning History

Has the site been promoted through the Tonbridge and Malling Borough Council Local Plan process before?
If yes, please provide full details such as date of previous promotion, previous site reference if known, promoted use, and any changes since previous promotion
Please provide detail of any planning applications relevant to the site – planning reference, description and current status

Site Constraints

12. Contamination

Is there known contamination issues on the site?	
Yes	
No	
Unknown	
Please detail the contamination issues	

13. Flooding –

To view the government flood map for planning please go this web address here https://flood-map-for-planning.service.gov.uk/map?cz=640241,277959,15 open in separate window

Is the site liable to flooding?	
Yes	
No	
If yes – provide details of how this has been or will be mitigated	

14. Utilities

Which utilities are currently available to the site? – select all that apply	
Mains water	
Wastewater/sewage supply	
Gas supply	
Electricity supply	
Fibre Broadband	
Other – please specify	

Please detail any expected or potential issues in securing utilities

There are known water supply and waste water capacity issues across the borough of Tonbridge and Malling, including East Peckham. Please detail how these capacity issues will be addressed in a way that does not conflict with any other water supply issues.

15. Legal Restrictions

Do legal restrictions exist on the land?	
Yes– please specify	
No	
Unknown	

16. Trees and Hedges

Are there trees or hedges on the proposed development site or adjoining the site that could be impacted?	
Yes	

No	
Unknown	

17. Existing uses

Will existing uses be affected? Will they need to be relocated	
Yes – please specify	
No	
Not Known	

18. Landscape and heritage

Are there any other known constraints on the site? (for example TPOs, SSSIs, Listed Buildings, National Landscape, Conservation Areas, Ancient Woodlands, Green Space designations)	
Yes	
No	
Unknown	
Please provide details	

19. Other

Please detail any other constraints affecting the site that are not covered above.

Biodiversity Net Gain

The Biodiversity Metric Calculation calculates the lands biodiversity value for the purposes of Biodiversity Net Gain. The form and guidance can be found here: https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development

Has the biodiversity metric calculation been carried out for the site?	
Yes	
No	
Unknown	

Please submit evidence of the metric calculation alongside this form

Will Biodiversity Net Gain be delivered on-site or off-site	
On-site	
Off-site	
Unknown	

Land Availability and Viability

20. Availability

When will the site be available for development to commence?	
Immediately	
0-5 years	
6-10 years	
11-15 years	
Beyond 16 years	
What grounds is this based on?	

21. Viability

Is the site considered to be financially viable for the use(s) proposed	
Yes – please provide details if assumptions that have been made	
No	

Please submit a viability assessment alongside this form if available.

22. Abnormal Costs

Are there any abnormal costs associated with developing this site?	
Yes	
No	
Don't Know	

23. Engagement

Have you engaged with town/parish council, local community or any neighbours on development opportunities	
Yes	
No	
Provide details of this engagement	

Submission

Please detail any additional information that has not yet been provided including relevant plans/assessments

Please submit a map of the site, plus any relevant assessments, masterplans, site ownership documents or other supporting documents alongside this form.

Agreement:

I confirm that I have completed this form to the best of my knowledge and that my personal information may be held by the Councils in accordance with the requirements of the General Data Protection Regulations (GDPR) 2016 and Data Protection Act 2018. I agree for all the information submitted (excluding personal information) to be published as part of the plan-making process and for East Peckham Parish Council to contact me with regards to this information.	
Signature:	Date:

7.10.26

East Peckham Parish Council is committed to ensuring that your privacy is protected and will only use and store your personal data in line with the General Data Protection Regulations 2016 and the Data Protection Act 2018.

East Peckham Parish Council will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed, and only shared for those purposes or where it is allowed by law. In some circumstances however, we may need to disclose your personal details to a third party so that they can provide a service you have requested or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.