PLANNING POLICY PATHWAYS

Whatever happens next, a made Neighbourhood Development Plan protects us

How the risk of speculative housing applications changes with the borough council, its Local Plan and our Neighbourhood Plan

START

East Peckham

How exposed is the village to speculative housing applications?

1 · WHO IS THE PLANNING AUTHORITY?

Tonbridge and Malling continues

The borough council carries on as the planning authority.

A new unitary council

Local government reorganisation: the borough is merged into a larger council and its plans transfer.

2 · IS THE LOCAL PLAN ADOPTED?

Local Plan adopted

Five-year housing land supply secured.

Local Plan delayed

No five-year housing land supply.

Local Plan adopted

Five-year housing land supply secured.

Local Plan not agreed

No five-year housing land supply.

3 · IS THE NEIGHBOURHOOD PLAN MADE? WHAT FOLLOWS

NEIGHBOURHOOD PLAN MADE
Borough and Neighbourhood Plan policies both apply. Strategic allocations stand; speculative sites refused; statutory protection.
LOW RISK

NO NEIGHBOURHOOD PLAN
Borough policies only. Strategic allocations stand; a five-year housing land supply lets the council refuse speculative sites.
MODERATE RISK

NEIGHBOURHOOD PLAN MADE
Neighbourhood Plan policies apply. Speculative sites can be refused; statutory protection for the village.
LOW RISK

NO NEIGHBOURHOOD PLAN
Speculative development likely.
HIGH RISK

NEIGHBOURHOOD PLAN MADE
Borough and Neighbourhood Plan policies both apply. Strategic allocations stand; speculative sites refused; statutory protection.
LOW RISK

NO NEIGHBOURHOOD PLAN
Borough policies only. Strategic allocations stand; a five-year housing land supply lets the council refuse speculative sites.
MODERATE RISK

NEIGHBOURHOOD PLAN MADE
Neighbourhood Plan policies apply. Speculative sites can be refused; statutory protection for the village.
LOW RISK

NO NEIGHBOURHOOD PLAN
Speculative development highly likely.
HIGH RISK

The one step in our own hands. Whatever happens to the borough council and its Local Plan, a made Neighbourhood Plan gives East Peckham statutory protection against speculative development, even in the worst case. Without one, every path leads to moderate or high risk.

Five-year housing land supply: the test in national policy of whether a council has enough land lined up for the next five years of house building. Speculative: a site not allocated in any plan.

Residents' drop-in, Saturday 7 November 2026, Jubilee Hall. Nothing has been decided. Residents have the final say in a referendum.

Our Village · Our Voice · Our Plan