Housing numbers: the Local Plan

How many homes Tonbridge and Malling's draft Local Plan puts in East Peckham, who decides, and why timing matters

1 From the Government to the borough to the parish

20,106

homes the Government has directed Tonbridge and Malling Borough Council to find across the borough

set out in TMBC's draft Local Plan (Regulation 19, 2026)

→

228

of them allocated to East Peckham on two strategic sites in the draft Local Plan

down from 586 at the earlier Regulation 18 stage

156

EP1: Land at Hale Street

west of Hale Street. Strategic allocation in TMBC's draft Local Plan.

72

EP2: Land at Church Lane

south of Church Lane. Strategic allocation in TMBC's draft Local Plan.

The Parish Council objects to both. It has made formal representations against EP1 and EP2 on a number of grounds and continues to oppose housing allocations on both sites.

These are TMBC's decisions, taken through the Local Plan, not the Neighbourhood Plan's. They are not yet final: both are strategic sites with issues of their own, every representation made at Regulation 19 has to be considered, and an independent inspector will then examine the plan. The numbers could still change.

2 The "tilted balance": why timing matters

It is not clear whether, or when, TMBC's Local Plan will be adopted. Until it is, national policy tilts planning decisions towards approval.

Now: the balance is tilted

Where a borough council cannot show it has enough land lined up for the next five years of housing, or has fallen well short of its delivery targets, housing applications should normally be **approved** unless the harm they would cause substantially outweighs the benefits.

Planners call this the "presumption in favour of sustainable development". It applies in our area until a Local Plan is adopted, so **speculative planning applications are a risk** for East Peckham, and the Local Plan situation is unlikely to resolve itself quickly.

> *A made Neighbourhood Plan with an up-to-date housing figure largely switches the tilted balance off for proposals that go against it. Sheet 2 explains how.*

3 What the Neighbourhood Plan cannot do

Overturn the 228

The Plan cannot remove TMBC's allocation of EP1 and EP2, or set a lower number than the Local Plan. The Parish Council is fighting those through the Local Plan process instead.

Stop the Local Plan

The borough's plan goes through its own consultation, examination and adoption. The Neighbourhood Plan has to sit alongside it, whatever it finally says.

What the Plan can do is on sheet 2. Nothing has been decided. Tell a committee member today what you think.

Sources: TMBC draft Local Plan, Regulation 19 (2026); National Planning Policy Framework; East Peckham Housing Needs Survey (RACE, August 2026). Full detail: **eastpeckham-pc.gov.uk**

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

Housing numbers: the Neighbourhood Development Plan

The 48 homes the Neighbourhood Plan must find: a relatively small number, how we will meet it, and what it buys the village

1 Where the 48 comes from

48

homes: TMBC's indicative figure for the Neighbourhood Plan to find itself, by 2042

every parish and town in the borough has one; separate from, and on top of, the 228 on sheet 1

=

3

homes a year, roughly, over the life of the Plan

a relatively small number next to the strategic sites



One house for each of the 48 homes. The Plan has to show where they could go, and can say what size, type and tenure they should be.

2 Written for local need

The policy can be shaped so that the homes it allocates meet the need of people in East Peckham now, as measured by the independent Housing Needs Survey.

11 **local households** need an affordable home now

22 **older owners** want to move to a smaller home

Call for Sites open now. Landowners can put forward land until Friday 20 November 2026 at 5pm. Every site is assessed against the same published criteria before the committee decides which, if any, to allocate: **eastpeckham-pc.gov.uk/ndp-call-for-sites**

3 What meeting the 48 buys the village

With a made plan: the balance is level

A Neighbourhood Plan that has passed every legal stage and been made by TMBC carries an **up-to-date housing requirement**. Under the National Planning Policy Framework, the only document we can rely on at this point, that gives the village **five years of protection**: where a housing proposal conflicts with a plan that

- became part of the development plan **within the last five years**, and
- **allocates sites** to meet its housing requirement,

the benefits of approving it are "likely to be substantially outweighed" by the harm. The tilted balance is largely switched off.

Those five years are critical. The Local Plan situation is not going to resolve itself quickly, and a made Neighbourhood Plan is the one protection in our own hands while it does not.

4 Why we are doing this

Not because national policy makes us. Because it is the sensible thing to do for the people who live here.

In an ideal world a sound, up-to-date Local Plan would mean this work was not needed. That is how planning should work. It is nowhere near that, and the evidence gathered so far has laid bare the issues the village faces.

What the Plan can do

Choose where the 48 homes go, set their size, type and tenure to match local need, protect green spaces, views and character.

What it protects against

Speculative applications on land the village has not chosen, for homes it does not need, while the borough's plan is unsettled.

Nothing has been decided. Tell a committee member today what you think.

Sources: TMBC draft Local Plan, Regulation 19 (2026); National Planning Policy Framework; East Peckham Housing Needs Survey (RACE, August 2026). Full detail: **eastpeckham-pc.gov.uk**

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