Tonbridge and Malling Local Plan

Publication Stage Representation Form

Ref: (for official use only)

The Regulation 19 Local Plan consultation runs for six weeks from 11th September 2026 to 11.59pm on 26th October 2026. You can return this form to the Planning Policy Team at Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ. Alternatively, you can return the form by email to localplan@tmbc.gov.uk.

Data protection and confidentiality

We are required to publish and make publicly available all comments submitted in response to this consultation. As such, we are unable to accept anonymous representations or representations from individuals who do not wish for their comments to be made public. Please note that representations submitted to the Council cannot therefore be treated as confidential.

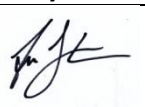
In accordance with Regulation 22(1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012, all representations received during the Regulation 19 Publication consultation will be submitted to the Secretary of State. This requires the Council to make publicly available copies of all representations received, together with the name of the individual submitting the representation and, where applicable, the organisation they represent.

All other personal information, including postal addresses, email addresses and telephone numbers, will remain confidential and will not be published.

As responses will be published, respondents are asked to ensure that all representations are respectful and appropriate. Comments that are racist, derogatory, offensive or inflammatory in nature should not be submitted.

Information about how the Council processes personal data can be found in the Data protection policy https://www.tmbc.gov.uk/council/data-protection-policy Please also note that information held by public authorities is subject to the provisions of the Freedom of Information Act 2000 and the Environmental Information Regulations 2004. Information may be disclosed in response to a request where it is appropriate and lawful to do so.

Please provide your details below to confirm acceptance of our privacy notice

Name: Mike Taylor	
Signature: 	**Date: 3/10/2026**

This form has two parts:

Part A – Personal Details. This only needs to be completed once if you wish to make more than one representation and representations are returned together.

Part B – Your representation(s). Please fill in a separate Part B form for each matter you wish to make a representation on.

We have also published guidance to assist you in completing this form. This can be accessed via https://reg19tmbcconsult.commonplace.is where you can alternatively complete your representation(s). Completing your representation(s) via our consultation platform is our preferred way for you to take part in the consultation.

The Planning Inspectorate have also released a guidance note on how to complete the form. https://www.gov.uk/government/publications/model-representation-form-for-local-plans/model-representation-letter-for-local-plans

Late representations

Representations received after the consultation deadline will be recorded as late representations. The Council is not obliged to treat these as duly made representations. However, late representations will be retained and forwarded to the Secretary of State as part of the submission documentation, clearly identifying them as having been received after the consultation period closed. The weight to be given to late representations is a matter for the appointed Planning Inspector.

Part A - This needs to be completed once if more than one Part B responses are returned together

If an agent has been appointed by you, please complete only the Title, Name and Organisation (if applicable) in the boxes below (in Column 1), but complete the full contact details of the Agent in Column 2.

	1. Personal Details	2. Agent's Details (if applicable)
Title	Councillor	N/A
First Name	Mike	
Last Name	Taylor	
Job Title (if relevant)	Chairman Borough Green Town Council. TMBC Local Member BG & Platt TMBC Cabinet Member for Planning	
Organisation (if applicable)	Borough Green Town Council Tonbridge & Malling BC	
Address	41 Maidstone Rd Borough Green Kent	
Post Code	TN15 8BQ	
Telephone Number	01732 882880	
Email Address	Mike.taylor@boroughgreen.gov.uk Mike. taylor@tmbc.gov.uk	

Part B – Please use a separate Part B form for each representation

Ref: (for official use only)

1: To which **part** of the Local Plan does this representation relate to?
This is important as it will be assessed by the Planning Inspector against the stated policy/section/site allocation. Reminder: If you would like to comment on more than one matter in the Plan, please complete a separate Form B for each matter you wish to make a representation on. We appreciate this takes additional time, but the Inspector requires comments to be submitted in this format.

Paragraph (please tick)		Policy	✓	Policies Map	

Which Chapter or Annex does this representation relate to? (e.g Chapter 4)	Chapter 5
Which paragraph or Policy or aspect of the Policies Map would you like to make a representation on? (e.g Paragraph 4.1 or Policy CC1)	SP3 Settlement Hierarchy
If your representation relates to a site allocation, please state which site. Please note you will need to make a representation for each site you wish to comment on. (e.g. Site AN1)	

2: Do you consider the Local Plan to be legally compliant? (Please tick)

Yes		No	✓	Unsure	

3: Please provide your comments here. Please also provide a summary of any attachments, such as supplementary evidence, submitted alongside your representation.

We believe Borough Green is a Tier 3 settlement, not a Tier 2, on the grounds below

1: Size -Borough Green is the smallest Parish/town by land area in Kent at 217 ha, and its population at 4300 makes us as densely populated as an inner city area.

2. Services- It is true we have a good retail centre, with a good range of shops, surgery, dentist, optician , a library and a Village Hall. But it has to be remembered that we are a **rural hub village** - those facilities are shared by our neighbours in Platt, Wrotham, Ightham and outlying hamlets like Plaxtol, Addington, Ivy Hatch, Shipbourne, Stansted and Trottiscliffe. As a result those services are barely adequate now.

3. Transport Rail - we do have a station, but it is on a line that is at capacity now, and there are no plans to add more trains. Commuters drive in from a wide area, and parking is inadequate and is in desperate need of expansion now. It is also relevant that we do not have a rail connection to Sevenoaks or Tonbridge, our closest towns.

4. Transport -buses. On paper we are well served with four routes - but look closer and the two routes to Sevenoaks and Tonbridge only run between school runs, not evenings and weekends, and services are two hourly. The irony is the other two buses to West Malling and Maidstone do one trip each per week and are funded by the Parish Councils.

5. Roads - like most places in Kent we suffer from excess traffic, but the situation is aggravated on the A25 because the connectivity to the M26 eastbound at Sevenoaks was never built, so through traffic has to come through our villages. This is aggravated by the large number of factories, landfills and sandpits that generate greater than normal HGV levels. Borough Green has only just had its AQMA withdrawn as modern vehicles with lower pollution proliferate.

6 Settlement Comparisons It is a measure of the desperation of Planners that they have moved us up the Settlement Hierarchy alongside Snodland. Snodland is a large Town, containing two wards the size of our Parish, and has two sets of two ward councillors.

Question 4: Do you consider the Local Plan to be sound? (Please tick)

Yes		No	✓	Unsure	

5: If you do not consider the Local Plan to be sound, please specify on what grounds (please select one option).

Positively Prepared		Consistent with National Policy	
Justified		Unsure how to answer	
Effective	✓		

6: Please provide your comments here. Please also provide a summary of any attachments, such as supplementary evidence, submitted alongside your representation.

The Planners and local landowners have long had the dream of building a new Milton Keynes here, hence the stretching of rules to move Borough Green up the Settlement Hierarchy to justify inclusion of such a large site in a rural area. This is Greenbelt, and actually in, abutting or impacting the setting of the North Downs National Landscape.
Borough Green and its neighbours have suffered over 150 years of sand and ragstone extraction,

brick and tile works, and the constant HGV traffic generated by them.
Every one of these sites has restoration conditions, requiring to be returned to it's past agricultural use and those conditions must be implemented.
It is time we had a few years of the peace and tranquillity we have lost to quarrying - we have done our bit for the National Economy.

7: Please set out any modification(s) you consider necessary to make the Local Plan to be legally compliant or sound as relevant to the matter you have identified above. Please state why the modification you suggest will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Borough Green must be moved down the settlement hierarchy to our size - we are a small rural settlement. If Borough Green Garden City (BG1) goes ahead, we will be joined to our neighbours in Platt, Ightham and Wrotham and will become a town as large as Tonbridge.

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions. This is because, after this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

8: If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)? (Please tick)

No, I do not wish to participate in the hearing session(s)	
Yes, I wish to participate in the hearing session(s)	✓

9: If you wish to participate in the hearing session(s), please outline why you consider this to be necessary?

The Planning Officers have already manipulated the evidence to bump us up the settlement hierarchy, we cannot trust them or their Counsel to then make our case we should be moved down.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination. If you wish to participate in the hearing, please ensure that you have provided your tele