



Homes previously delivered by Berkeley Group



Welcome to our public consultation

Thank you for attending our public consultation on the emerging proposals for Broadwater Farm.

Berkeley Group is preparing proposals for a landscape and heritage-led new neighbourhood at Broadwater Farm, a site being promoted through the emerging Tonbridge & Malling Local Plan to help meet the borough's future housing and infrastructure needs.

The emerging proposals have been informed by a programme of technical assessments and design work, considering matters such as landscape, heritage, ecology, transport and education. This work has helped develop a masterplan that responds to the site's existing character and consultation comments received on the previously withdrawn planning application whilst identifying opportunities for future growth.

This exhibition provides an opportunity to learn more about the proposals before a planning application is submitted. As you move through the exhibition, you'll see how the site has been assessed, the principles that have informed the emerging masterplan and what is being proposed.



We are keen to hear your views.

Members of the project team are available throughout the exhibition to answer questions and discuss the proposals. We encourage you to complete a feedback form or take part online after viewing the exhibition.



About Berkeley Group

Berkeley Group is one of the UK's leading placemakers.

Working in partnership with local authorities, landowners and communities, Berkeley Group promotes land for sustainable development in locations where new homes and supporting infrastructure can be delivered in a coordinated and well-planned way.

Our approach focuses on creating places that respond to their surroundings, support local needs and provide long-term benefits for both existing and future communities.



Site location and planning context

Site location

Broadwater Farm is located between Kings Hill, West Malling and East Malling, placing it close to existing communities, transport connections and local services.

The site is characterised by a network of mature hedgerows, commercial orchards and fallow land, together with heritage assets that contribute to its distinctive character. There are several public rights of way within and near the Site which connect to the historic rural lanes. These existing features have helped inform the emerging proposals and provide the framework for the masterplan.

Its location also provides opportunities to improve walking and cycling connections between surrounding communities, nearby railway stations and existing green spaces, helping to support more sustainable travel.



Site context

Broadwater Farm is allocated for development in the emerging Tonbridge & Malling Local Plan to help meet the borough’s identified housing and infrastructure needs.



The emerging allocation establishes Broadwater Farm as a suitable location for future development, recognising its ability to deliver 1,300 new homes alongside supporting infrastructure, education provision and extensive green spaces. The Local Plan also identifies the importance of creating a development that responds positively to the site’s landscape, heritage and surrounding communities.

The proposals presented through this consultation demonstrate how these principles could be brought together within a landscape-led masterplan. They have been informed by a range of technical assessments and are now being shared with the local community ahead of the submission of a planning application.

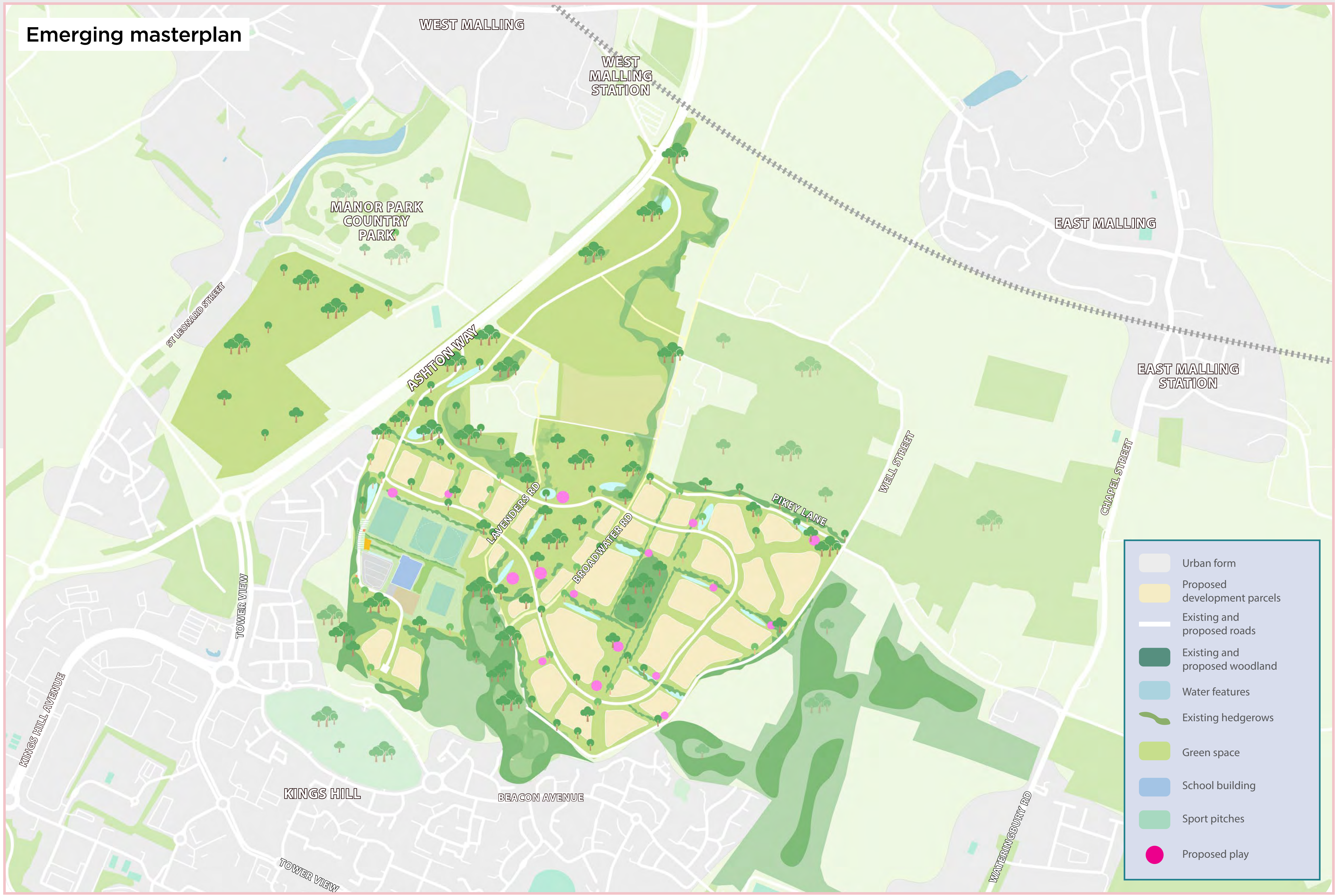


Proposals

The emerging proposals seek to create a landscape and heritage-led new neighbourhood that responds positively to Broadwater Farm and its surroundings.

The illustrative masterplan shows how new homes, a secondary school, potential later living provision and green infrastructure could be brought together within a comprehensively planned neighbourhood, shaped by the site’s existing landscape, heritage and natural environment.

The proposals presented here are still emerging and we welcome your feedback as we develop the masterplan before a planning application is submitted.

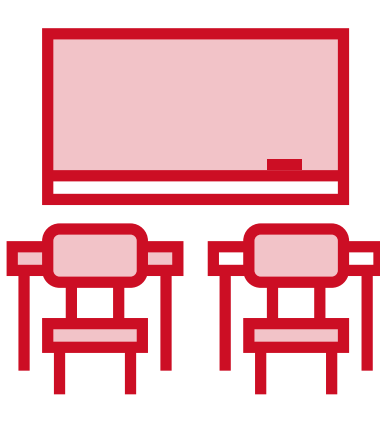


Key benefits

The development will deliver a number of key benefits including:



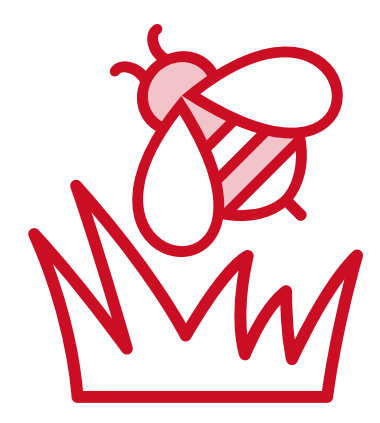
Up to 1,350 high-quality new homes, including 40% affordable housing.



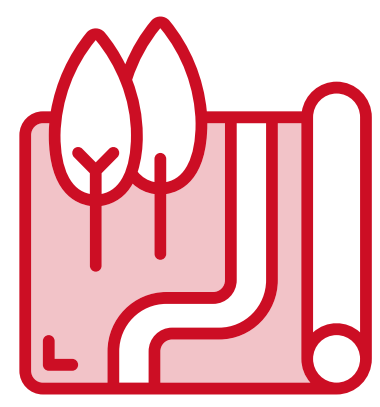
Land for a new 8-form entry secondary school, with associated playing pitches, to support existing and future communities.



A new 5km Heritage Green Trail, creating opportunities for walking, cycling and recreation and interpretation of the site’s history.



At least 10% Biodiversity Net Gain, delivering new habitats and ecological enhancements.



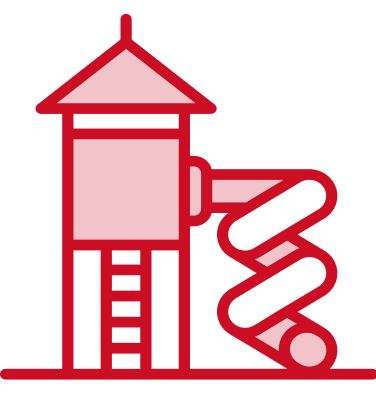
Landscape and heritage- led design that responds positively to the New Barns and Broadwater Farm Conservation Area.



Improved walking and cycling connections linking Kings Hill, West Malling, East Malling, nearby railway stations and existing public rights of way.



A connected network of parks, green spaces and landscape corridors supporting nature, recreation, drainage and active travel.



New play spaces and informal recreation areas for different ages and abilities.



Potential for later living and a small convenience shop or café, helping to support an inclusive, intergenerational community.



Planning for future growth

Tonbridge & Malling Borough Council is planning for future growth through the Local Plan. Broadwater Farm is one of a number of sites that has been identified to help meet the borough's future housing needs.

The emerging proposals include up to 1,350 high-quality new homes, including 40% affordable housing, in addition to a later living provision and some ancillary supporting local facilities. The proposals also include land for a new secondary school and pitches, extensive public open spaces within the landscape and a reinstated historic woodland.

Planning these elements together from the outset provides an opportunity to create a neighbourhood that is supported by the infrastructure needed for future residents, whilst integrating with surrounding communities.



The proposals seek to deliver a range of homes to meet different housing needs, alongside the green infrastructure, education provision and ancillary facilities expected within a comprehensively planned new neighbourhood.





Landscape and nature

Landscape has shaped the emerging proposals from the outset.

Broadwater Farm is characterised by mature hedgerows, commercial orchards and fallow land where the orchards have been removed due to disease with some areas of woodland sitting adjacent to the Site. There are several public rights of way in and adjacent to the Site that connect to the historic rural lanes and Conservation Area and Cwylla which contribute to the site’s distinctive character. These opportunities have helped shape the structure of the masterplan, influencing the location of development, open spaces and movement routes.



The proposals seek to retain and enhance these existing features whilst creating a connected network of parks, green corridors and accessible open spaces, reinstating elements of the site’s historic landscape structure, including historic woodland, hedgerows, orchard-inspired planting and green corridors. Together, these spaces will provide opportunities for recreation, support biodiversity and help create a landscape setting that reflects the character and heritage of Broadwater Farm.

The proposals are also designed to deliver at least 10% Biodiversity Net Gain, meaning that overall habitats will be left in a better condition than they are today through habitat creation, tree and hedgerow planting, and the enhancement of existing ecological features.

Landscape also plays an important role in managing surface water naturally through sustainable drainage, helping to create an attractive and resilient environment for both people and wildlife.

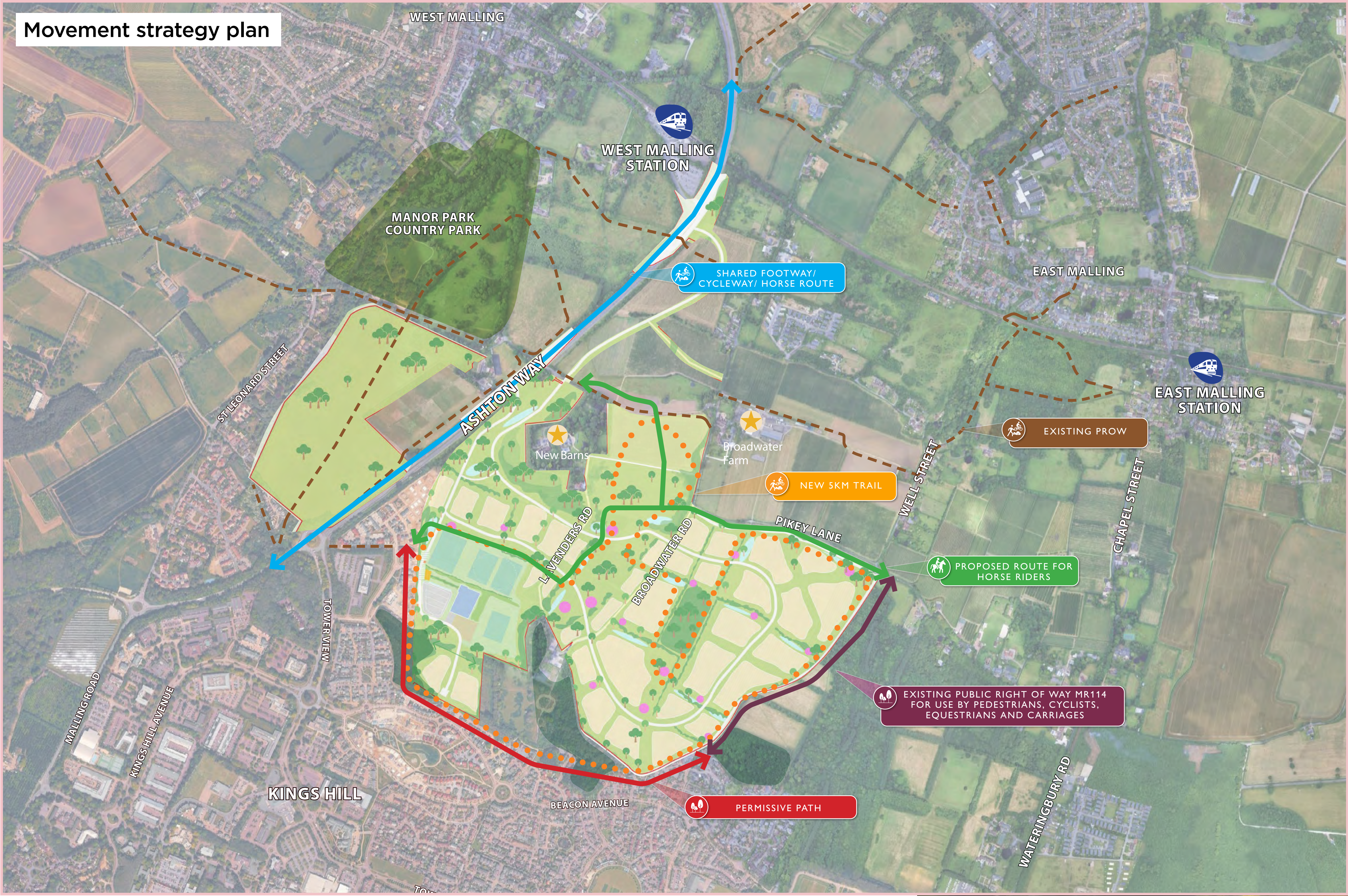


Improving connections

Broadwater Farm is well positioned between Kings Hill, West Malling and East Malling, providing opportunities to strengthen connections between existing communities and local facilities.

The proposals include new walking, cycling and equestrian routes through the site, linking existing public rights of way with nearby neighbourhoods, railway stations and green spaces. These routes are designed to encourage more sustainable travel and improve access to the wider area.

A new 5km Heritage Green Trail will also create opportunities for recreation, connecting people through woodland, green corridors, parks and historic landscape features while helping them experience the site’s distinctive landscape and heritage.



A connected green network

Together, these improvements will create a connected network of green lanes, tree-lined streets, woodland walks and equestrian routes, making it easier to move around on foot, by bike or on horseback while reinforcing the landscape-led character of the new neighbourhood and its connections to the wider area.



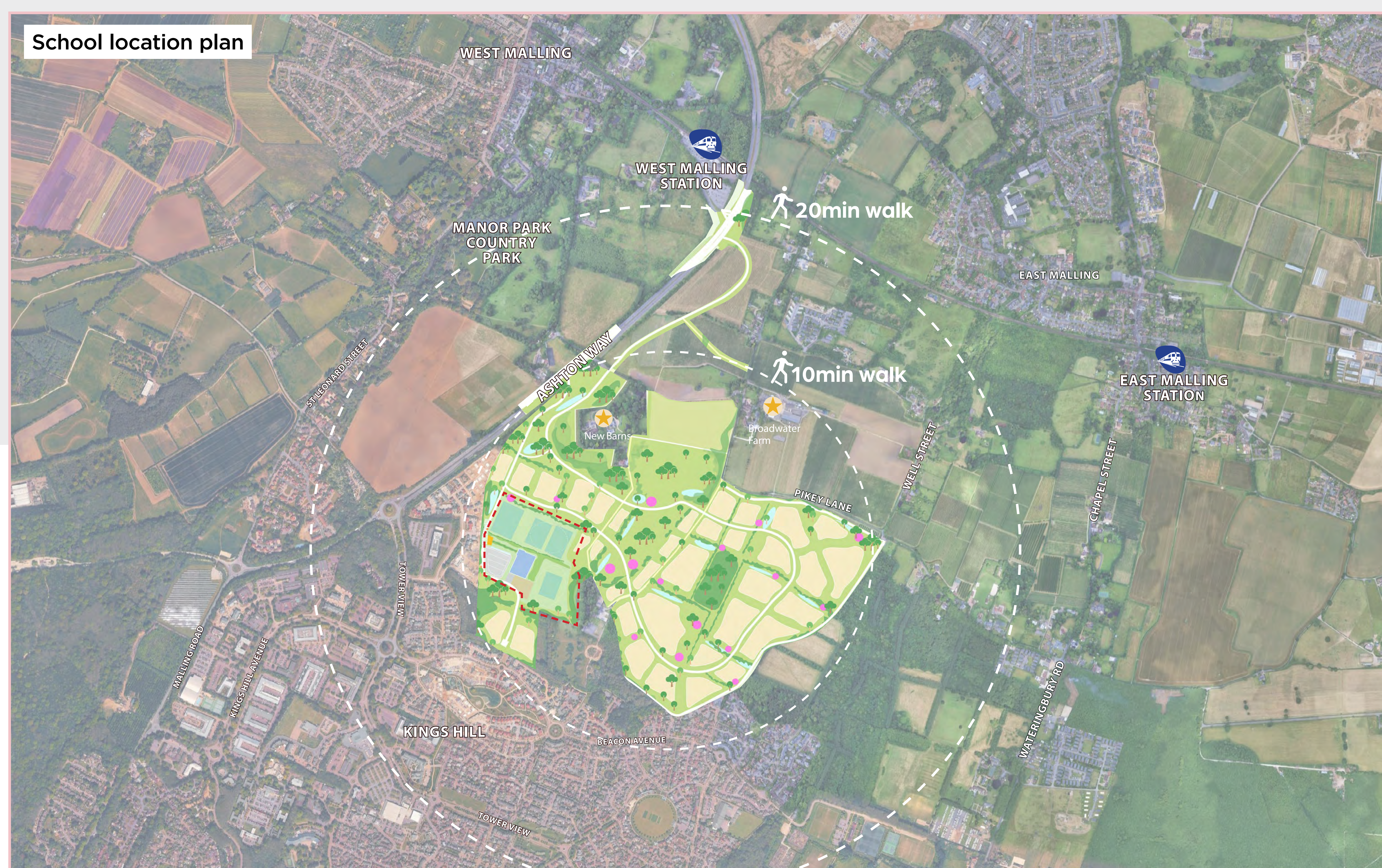


Planning for future education needs

The emerging proposals include land for a new 8-form entry secondary school to help meet future education needs arising from Broadwater Farm, Kings Hill and the surrounding area.

The proposed school forms an important part of the masterplan, recognising that new homes should be planned alongside the infrastructure needed to support a growing community. Its location has been carefully considered and relocated from previous versions of the masterplan to ensure it is well connected to surrounding neighbourhoods.

The proposed location seeks to maximise walking and cycling to the school from Kings Hill whilst minimising vehicle traffic for the school needing to access the wider development. The location also ensures that the pitches can be made available for out of hours use without lighting impacting the countryside or Conservation Area.



No primary school is proposed. The County Council have advised that the preference will be expanding existing schools rather than building a new one.

Planning for education from the outset helps create a neighbourhood that is designed around the needs of future residents, while supporting the existing communities.





Respecting the character of Broadwater Farm

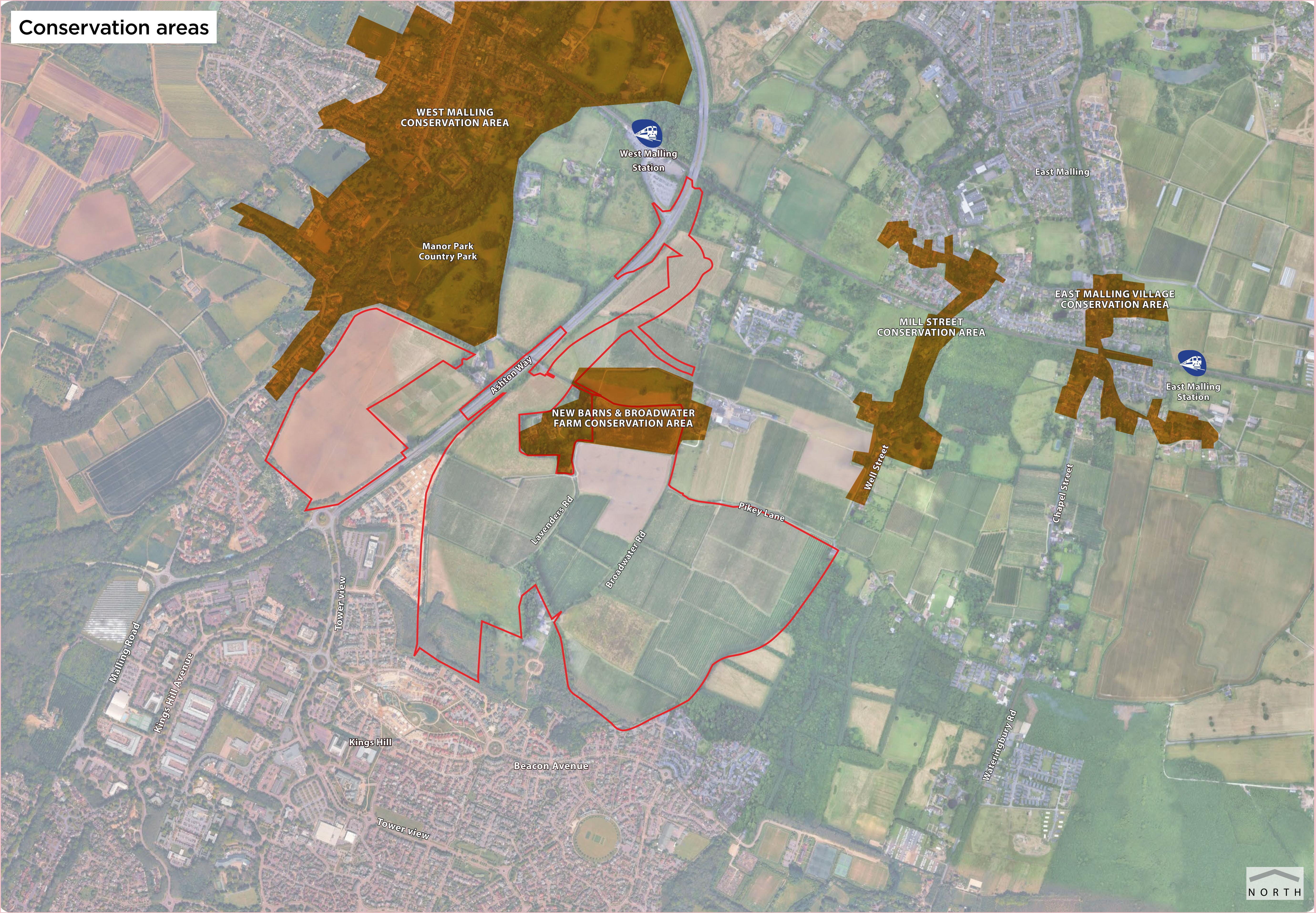
Broadwater Farm is part of a rich historic landscape that contributes to its distinctive character, including the New Barns and Broadwater Farm Conservation Area, historic rural lanes, commercial orchards, listed buildings, and long-established hedgerows and field boundaries.

These features have been an important consideration in developing the emerging proposals. Technical assessments have helped inform how new development can respond positively to the site’s historic character and the setting of nearby heritage assets.

The emerging masterplan seeks to retain and enhance important landscape features, protect key views and reinforce the historic pattern of the landscape

through green spaces, landscape corridors and carefully considered development areas.

The northern access road is proposed to be moved to the west of the Conservation Area, while the sports pitches would also be relocated. This would help keep the central part of the Conservation Area open and allow it to sit alongside the proposed new parkland.



Restoring Historic Character

The scheme will reinstate the historic Douce’s wood which previously stood in the eastern area of the Site, connected to Douce’s Manor.

Together, these elements help create a landscape and heritage-led masterplan that responds to the site’s heritage and local character while planning for the future.





Next steps

Thank you for taking the time to view the emerging proposals for Broadwater Farm.

This consultation is an opportunity to learn more about the proposals and share your views before a planning application is submitted. Your feedback will be carefully considered by the project team as the proposals continue to be developed.

Whether you support the proposals, have questions or would like to suggest improvements, we encourage you to complete a feedback form today or respond online after the exhibition.

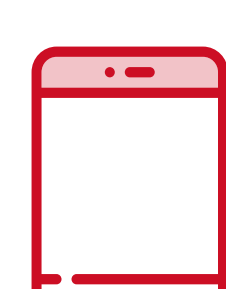


Timeline

- 
September 2026
Community consultation
- 
February 2027
Planning application intended to be submitted to Tonbridge & Malling Borough Council plus the Council's statutory consultation process
- 
Mid 2027
Anticipated determination of planning application

Get in touch



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