

Tonbridge & Malling Borough Council

Planning and Transportation Advisory Board

Introductory Presentation for New Members
and Refresher for Previous Board Members

8th June 2015



Tonbridge & Malling Borough Council

Functions of The Board

- § Advising Cabinet and Cabinet Member
- § Long term and short term 'place shaping' in the Borough
- § Strategic and local planning, strategic and local transport and technical issues
- § Different roles - statutory remit (Local Plan), community advocacy
- § Liaison with other agencies (KCC, EA)
- § Cross working – affordable housing, health, economic development

Tonbridge & Malling Borough Council

P&TAB main areas of work

§ Planning and Development

- National and strategic overview
- LPA responsibilities – local plan
- Overall Development Control approach

§ Transportation

- Strategic policy and projects
- Local advocacy (not the Highway Authority)
- Parking

§ Land Drainage, Flood Attenuation and Technical Services

- Local intervention projects
- Security and emergency planning

Tonbridge & Malling Borough Council

Strategic Planning

- § National policy shift – NPPG, NPPF
- § Influence (lobbying) and setting the scene for what we do locally
- § Implication of constant change – Development control ‘rules’, Green Belt
- § Gypsy and Traveller policy
- § Plan for London
- § Future role of Local Enterprise Partnership
- § KCC minerals and waste planning

Tonbridge & Malling Borough Council

Local Planning

- § The Local Development Framework and the new Local Plan;
- § Community Infrastructure provision;
- § Neighbourhood Plans (also Parish Plans and Village Design Statements);
- § Countryside planning and transport initiatives;
- § Conservation and Character Area appraisals.

Tonbridge & Malling Borough Council

Planning – The Local Plan

- § New planning system introduced in 2012 by the National Planning Policy Framework (NPPF);
- § Local Plans to replace Local Development Frameworks
- § The T&M Local Plan is at the evidence gathering stage
- § Key pieces of evidence include:
 - Strategic Housing Market Assessment (SHMA);
 - Strategic Housing Land Availability Assessment (SHLAA);
 - Employment Land Review (ELR);
 - Strategic Flood Risk Assessment (SFRA);
 - Infrastructure Delivery Plan (IDP).

Tonbridge & Malling Borough Council

Planning – The Local Plan

- § The importance of having an up to date and robust development plan – taking control;
- § Identifying Objectively Assessed Needs for housing, employment and other types of development;
- § Demonstrating a 5 year housing land supply (plus 5%);
- § Balance with planning constraints
- § The Duty to Cooperate.

Tonbridge & Malling Borough Council

Planning - Local Plan next steps

- § Completing the evidence base
- § Issues and Options – Public Consultation and working with local communities
- § Deciding on the land allocations strategy – challenging times!
- § Adoption – during 2017

Tonbridge & Malling Borough Council

Making development happen

- § A positive role
- § Development and design briefs
- § Town centre focus
- § Brokering solutions on difficult sites
- § Brownfield land focus
- § Support for Economic development role
- § Business focus to planning and plan making

Tonbridge & Malling Borough Council

Development Management

- § The Board does not determine planning applications but has wider role
- § Review of overall approach and policy
- § Performance monitoring
- § Design and procedural guidance
- § Championing development quality and heritage conservation
- § Building Control - Overall direction and approach

Tonbridge & Malling Borough Council

Transport Policy

- § Responding to strategic and regional transport policy
- § Involvement in strategic proposals (e.g. Lower Thames Crossing; Airports Commission);
- § Local Transport Projects (e.g. Tonbridge Transport Strategy; A228/A20 corridor);
- § Involvement in transport activities undertaken by the Highways Authority and Highways England;
- § Public Transport initiatives (rail manifesto, Bus operators);
- § Promoting improvement schemes through KCC, LEP
- § HGV strategy/Cycling/links with Air Quality

Tonbridge & Malling Borough Council

Parking

- § Off street parking – managing and maintaining the car parks
- § On street parking responsibility
- § Local Parking Plans:
 - Highly consultative
 - Locally difficult balances between competing demands
 - Future programme
 - Phased programme outside of LPPs
- § Parking enforcement

Tonbridge & Malling Borough Council

Technical Services

- § Support across the Council and to other agencies
- § Responding and taking account of Government changes to land drainage and flood attenuation (e.g. Sustainable Urban Drainage Systems (SUDS))
- § Land drainage interventions (permissive powers)
- § Flood improvement measures
- § Capital Projects (e.g. Town Lock)
- § Review of flood recovery operations
- § Emergency planning readiness
- § CCTV operations – partnership and links with other agencies

Tonbridge & Malling Borough Council

Summary

- § A vital collection of front line services
- § Ranging from national/ strategic to local interventions
- § Often controversial
- § Good track record across the board
- § The next few years a challenging scene

Tonbridge & Malling Borough Council

Contacts



Louise Reid – Head of Planning

louise.reid@tmbc.gov.uk

01732 876237



Emma Keefe – Development Control Manager

emma.keefe@tmbc.gov.uk

01732 876240



Ian Bailey – Planning Policy Manager

ian.bailey@tmbc.gov.uk

01732 876061



Andy Edwards – Principal Engineer

andy.edwards@tmbc.gov.uk

01732 876391



www.tmbc.gov.uk

Tonbridge & Malling Borough Council

Any questions?

