

# Tonbridge & Malling Local Plan – Current Position

- § New system introduced in 2012 - the National Planning Policy Framework (NPPF)
- § Local Plans to replace Local Development Frameworks - T&M LDF still fairly robust
- § Five year land supply position - Future growth and defence against ad hoc proposals
- § Work programme to date - 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
  - Strategic Flood Risk Assessment
  - Infrastructure Delivery Plan
  - Green Belt Review

# Strategic Housing Market Assessment (SHMA)

- Key starting point – major influence on how many homes we need to plan for.
- **Objectively Assessed Need (OAN)** for Housing in the Borough as a whole, across two Housing Market Areas.
- **OAN = 673 dwellings per annum**, 13,460 units (2011 to 2031).
- Approximately 6500 units in the pipeline through completions since 2011 and commitments. Need to find land for an additional 7000 units – **435 per annum**
- What have we been achieving - 2001-2012 average dwelling completions 615 units
- In 2013/14 608 homes (net of demolitions) were completed
- Comparison – Maidstone OAN: 928 dwellings per annum, 18,560 units (2011 to 2031)

# Strategic Housing Land Availability Assessment (SHLAA)

- The identification of potential future land supply to meet development needs.
- Call for Sites - Spring 2014 onwards. Closed on 1<sup>st</sup> September 2015
- 225 sites submitted, plus other adjacent sites that need consideration
- At 30d/ha = in excess of 20,000 units - We won't need all of those, but there will be competition
- At this stage none of these sites have any status, they are simply expressions of interest
- Some will fall away following the initial technical evaluation and others at the options and choices stage
- The needs for other land uses – employment and economic growth, community Infrastructure

# Assessment of Sites

- The initial assessment is a technical process to inform the selection of potential options for the Local Plan.
- Sites that ultimately feature in the Plan must be Suitable, Available & Deliverable.
- Assessments are underway to refine the potential developable area and importantly to consider constraints to development.
- Consultations with key agencies now to take place – vital for assessing infrastructure constraints and requirements.
- The end product is evidence that will be critically for soundness at the Public Examination, to justify inclusion and exclusion of sites submitted.

# Key Challenges

- Need to be firm about the level of the identified OAN
- Need to be clear about what are true constraints to development
- Preserving the 'best' of natural and built heritage
- **Risks to Soundness of plan – many examples of failure**
  
- The importance of meeting housing (and other) needs
- The importance of growth – labour supply and employment sites, sustaining communities
- **Risks to properly providing for local communities and needs of the Borough**
  
- Responding to pressure from development sector
- Public examination of plan's robustness – many challengers likely
- **Risks of 'Planning by appeal' – losing control**

# Some Important Themes

- Some challenging decisions ahead
- Very difficult to explain the need for development in the face of general resistance to prospects for development
- Relationships with communities – dialogue and consultation
- Community infrastructure – how best to approach deficiencies and requirements
- Timing and future basis of Neighbourhood plans
- Duty to Cooperate – Challenges from beyond the Borough

## Housing Need (SHMA) v Housing Supply (SHLAA)

- The need to demonstrate sound planning basis
- Doing our best at consultation and explanation
- Showing a sound and reasonable approach to the difficult balance
- Must have very good attempt at addressing OAN and be able to defend a strategy
- **A first step is to ensure a sound assessment of sites put forward**

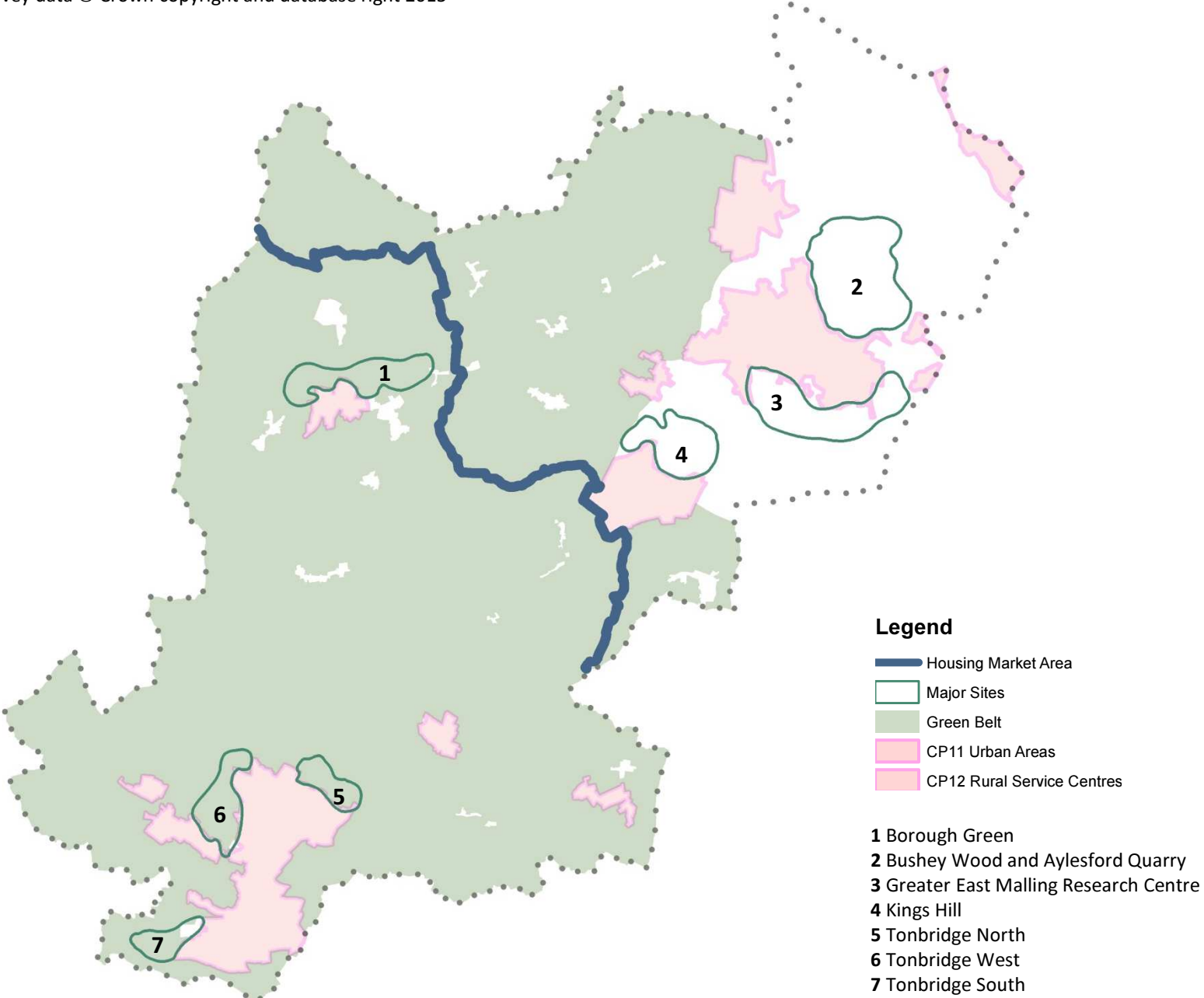


## Some strategic sites

The seven largest areas that have emerged from the Call for Sites:

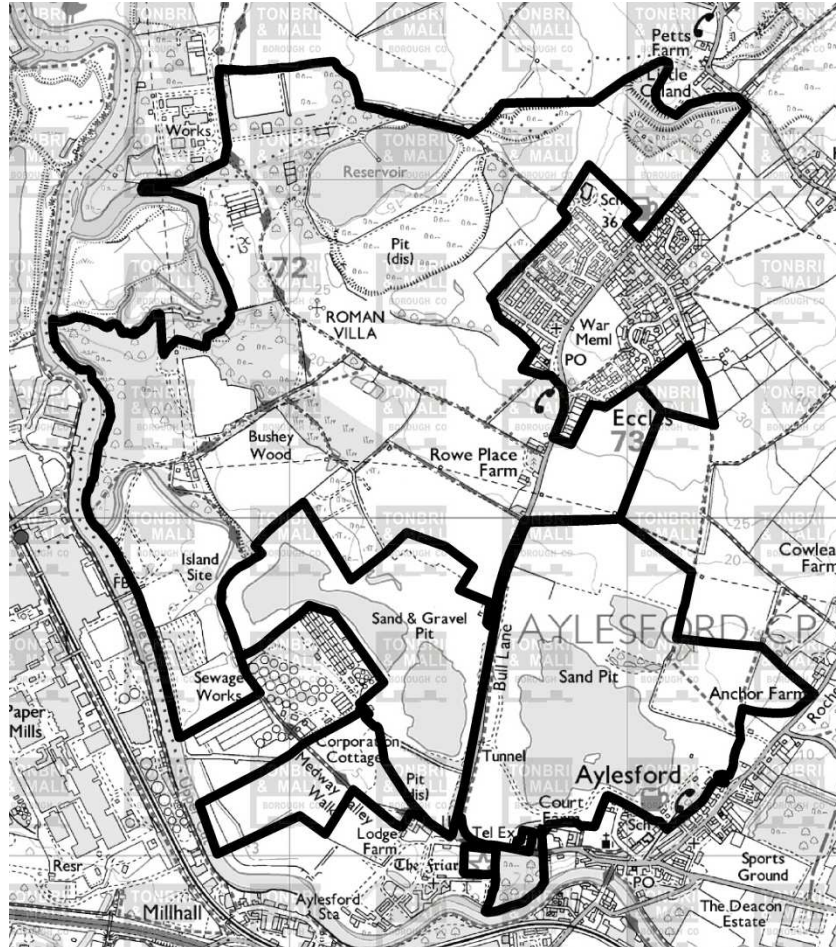
- **Bushey Wood & Aylesford Quarry**
- **Greater East Malling Research Centre**
- **Kings Hill**
- **Tonbridge North**
- **Tonbridge West**
- **Tonbridge South**
- **Borough Green**



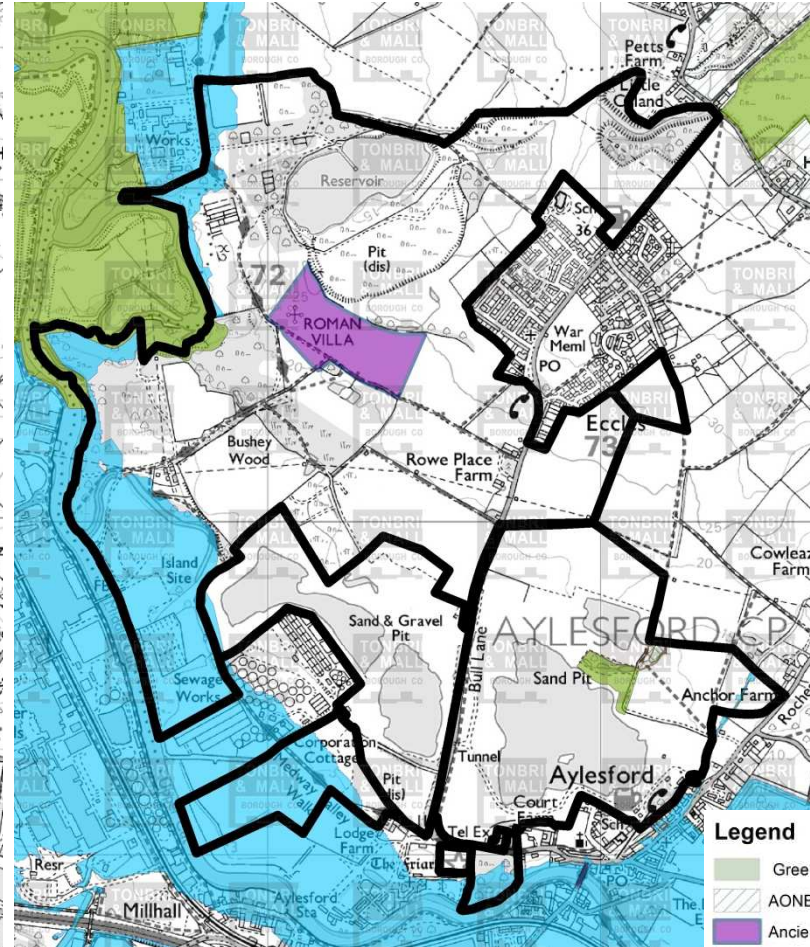


# Bushey Wood & Aylesford Quarry

Site Boundaries



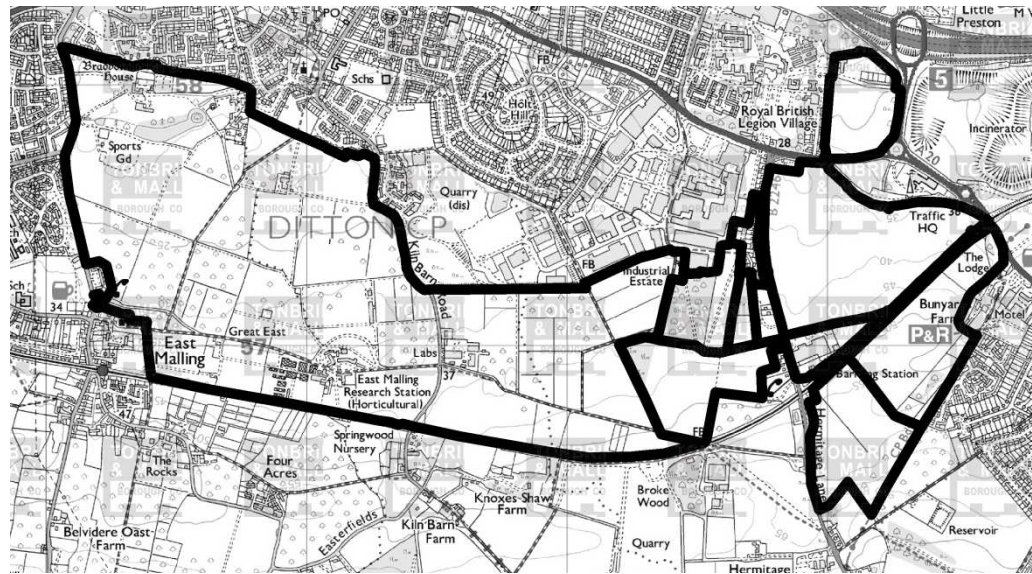
Constraints



- Legend**
- Green Belt
  - AONB
  - Ancient Monuments
  - Ancient Woodland
  - Flood Zone 2
  - Flood Zone 3
  - SAC
  - SSSI



# Greater EMRC

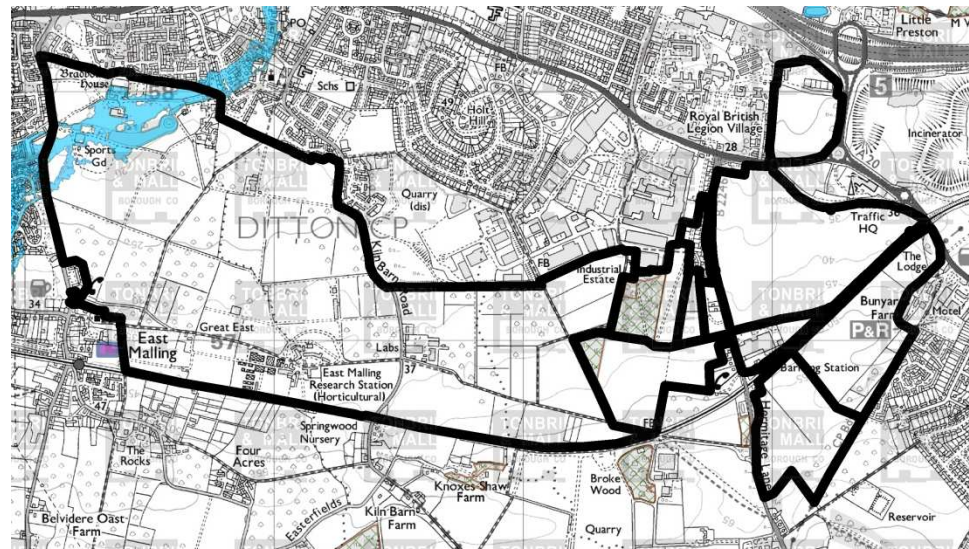


Site Boundaries

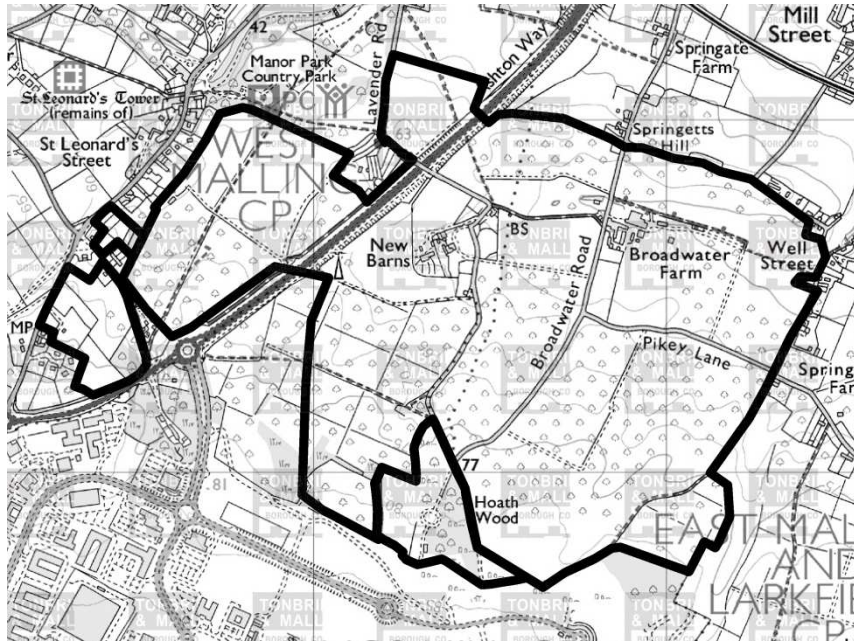
## Constraints

### Legend

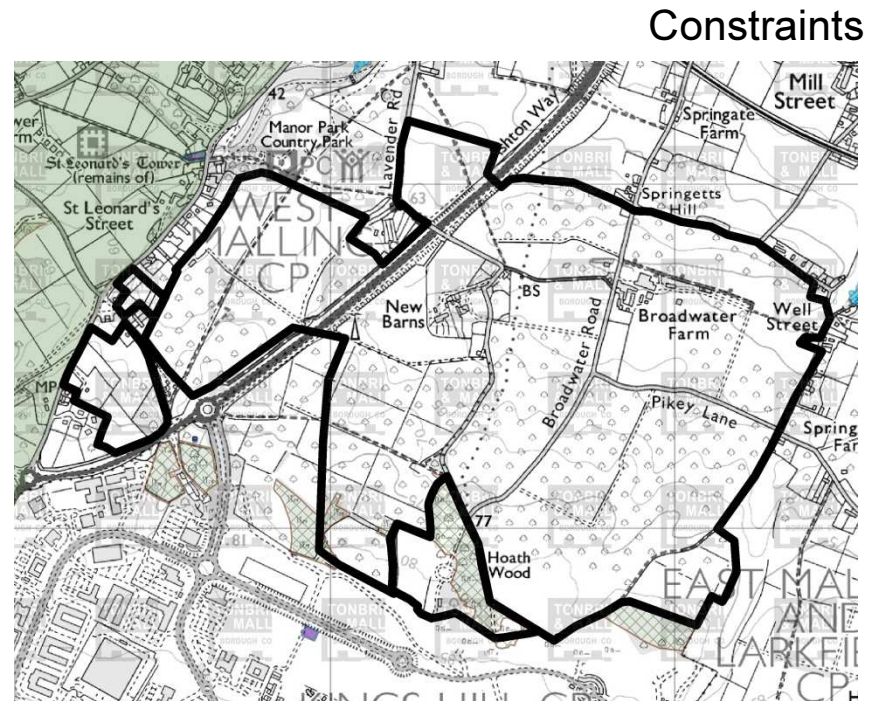
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-  Flood Zone 2
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# Kings Hill



Site Boundaries



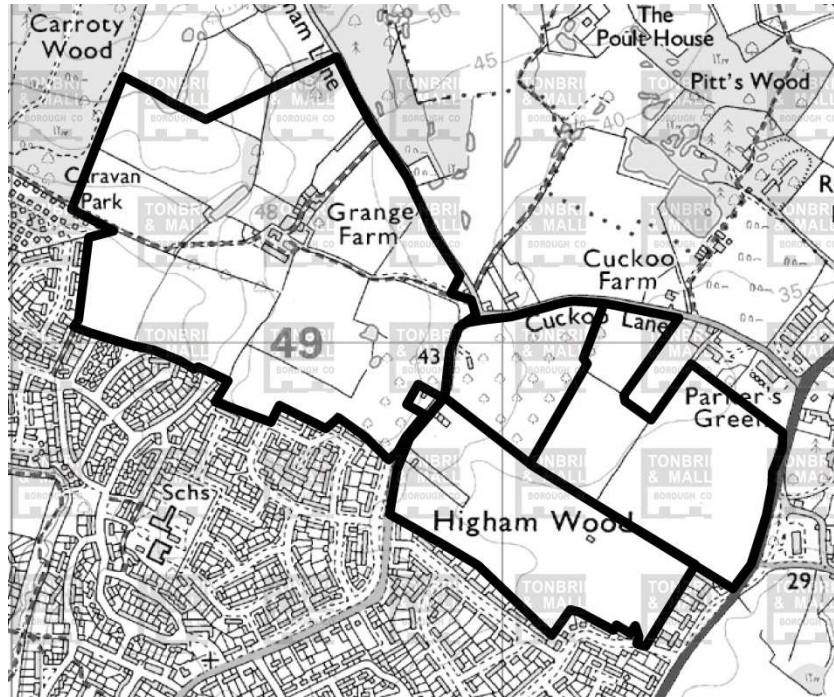
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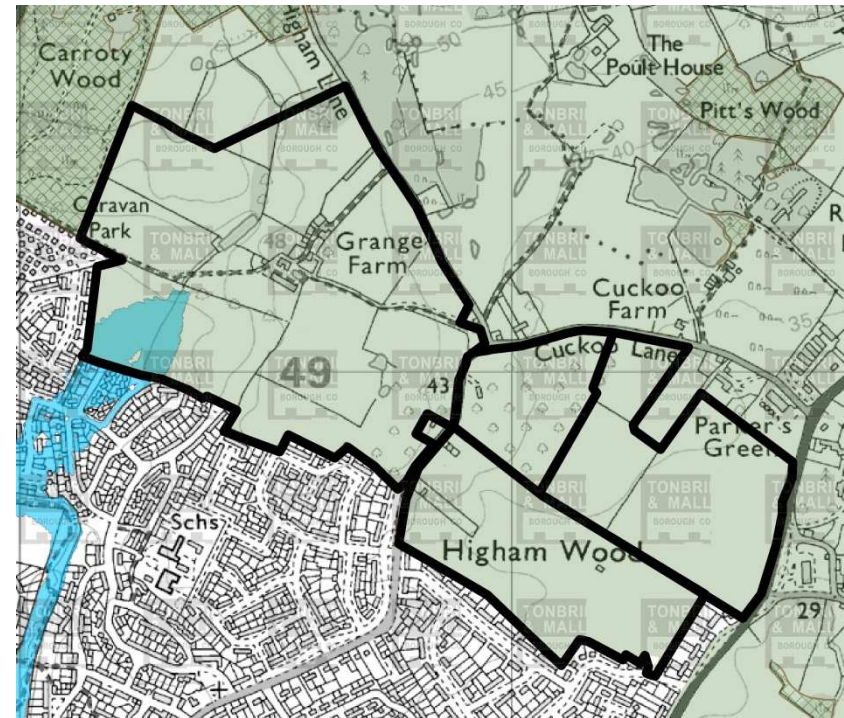


# Tonbridge North



Site Boundaries

Constraints



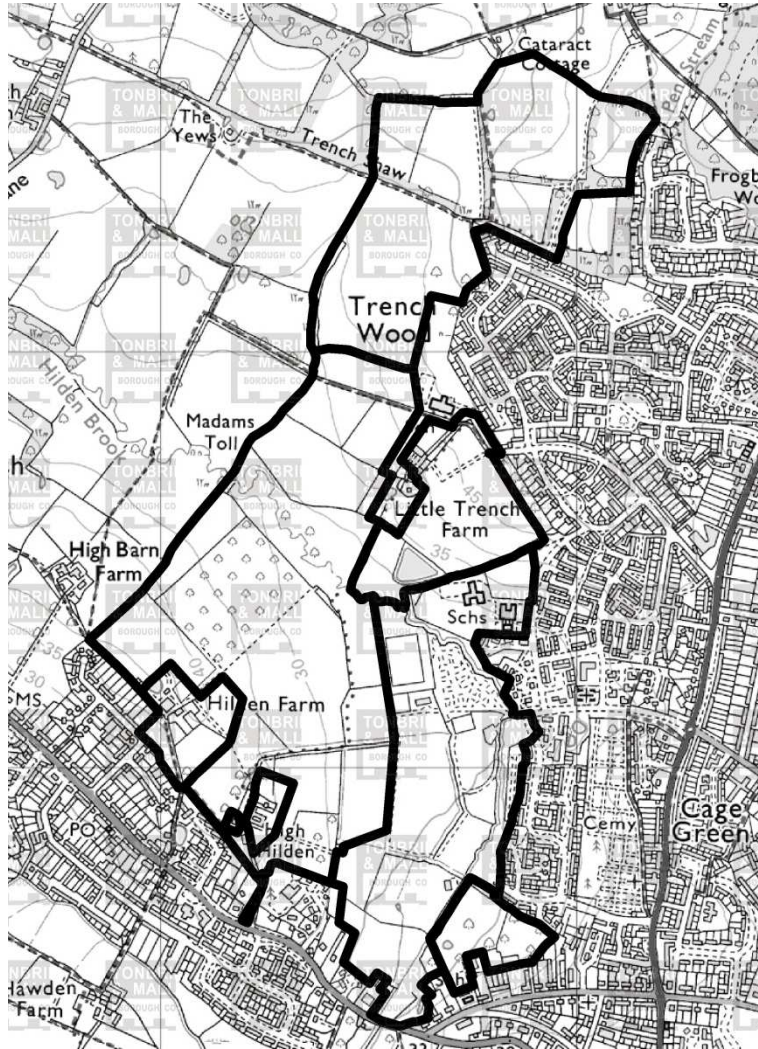
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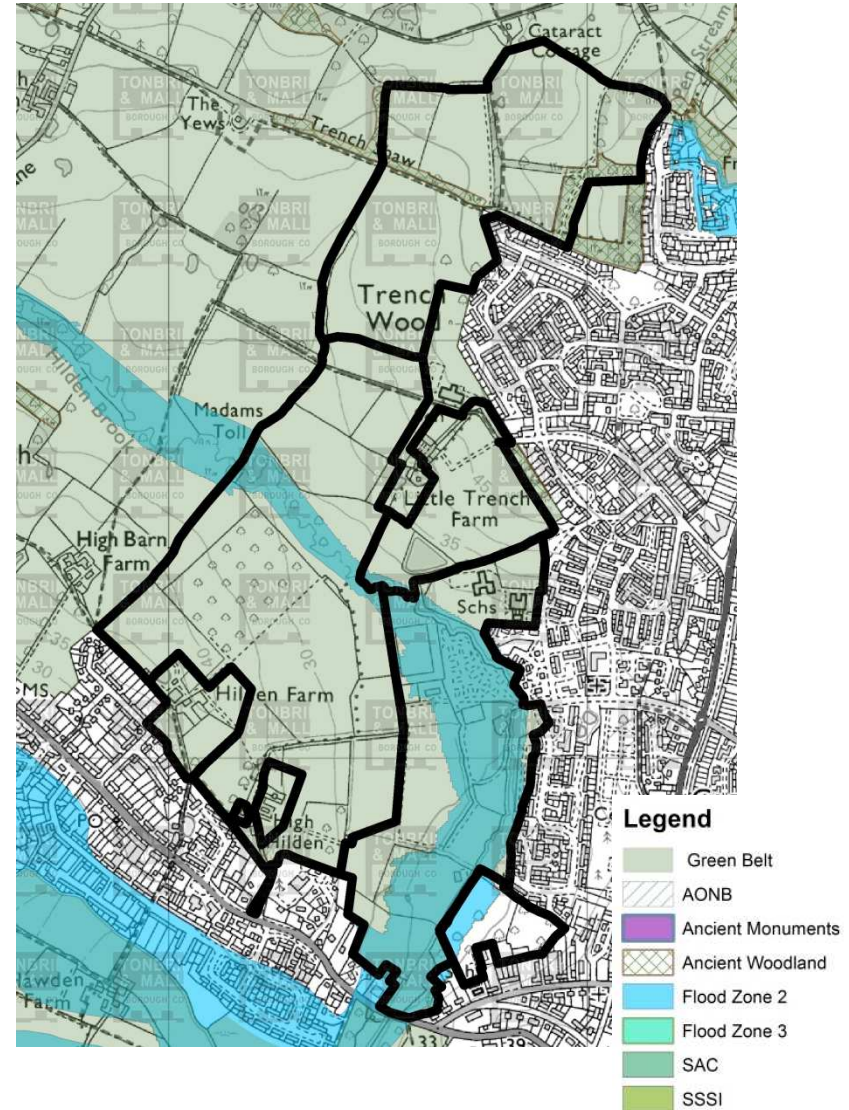


# Tonbridge West

## Site Boundaries

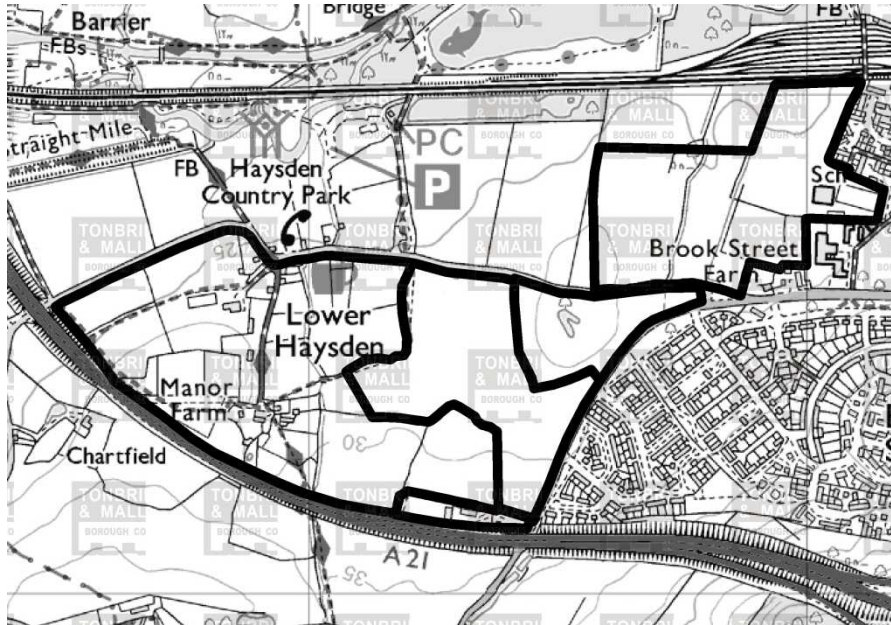


## Constraints



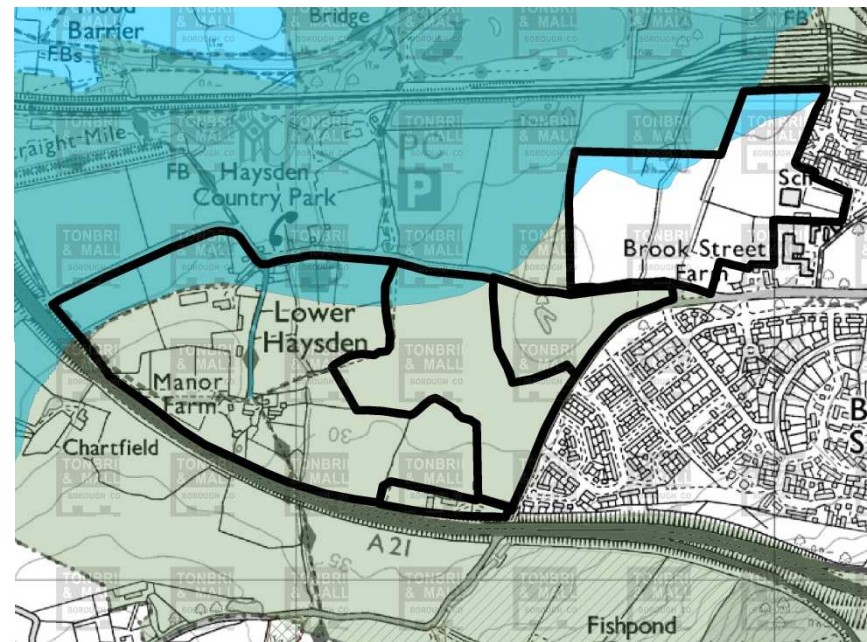


# Tonbridge South



Site Boundaries

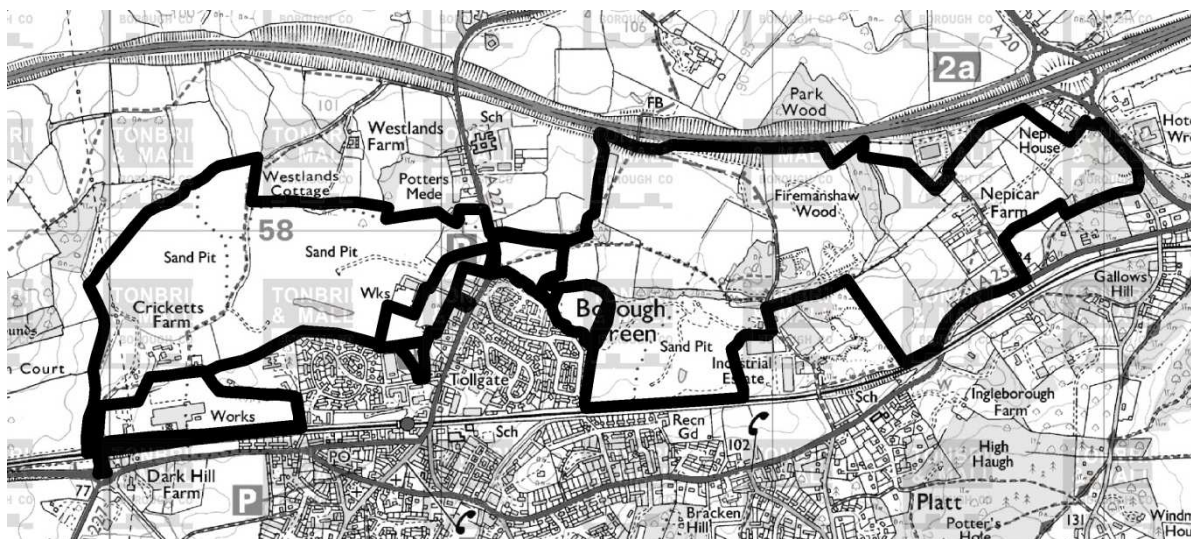
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# Borough Green

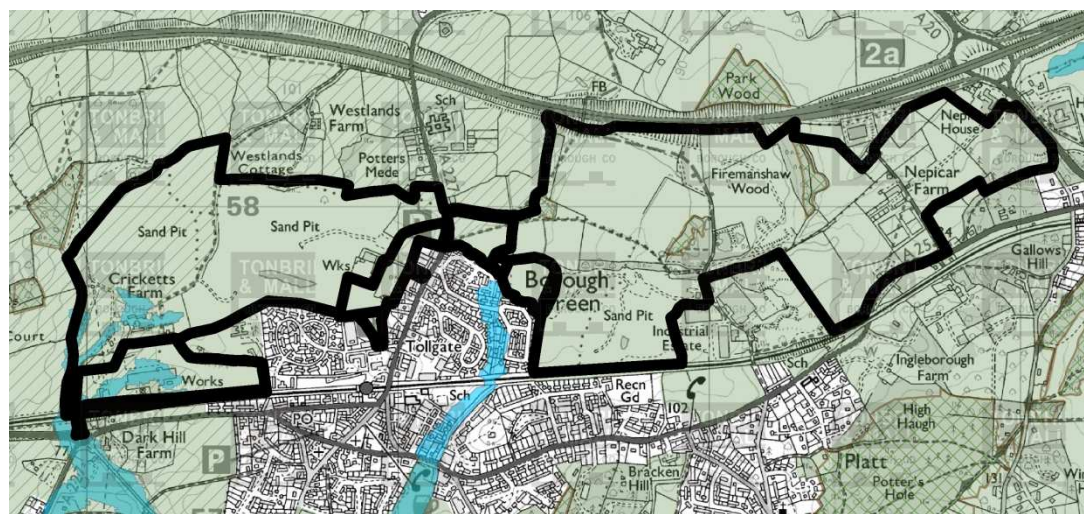


Site Boundaries

Constraints

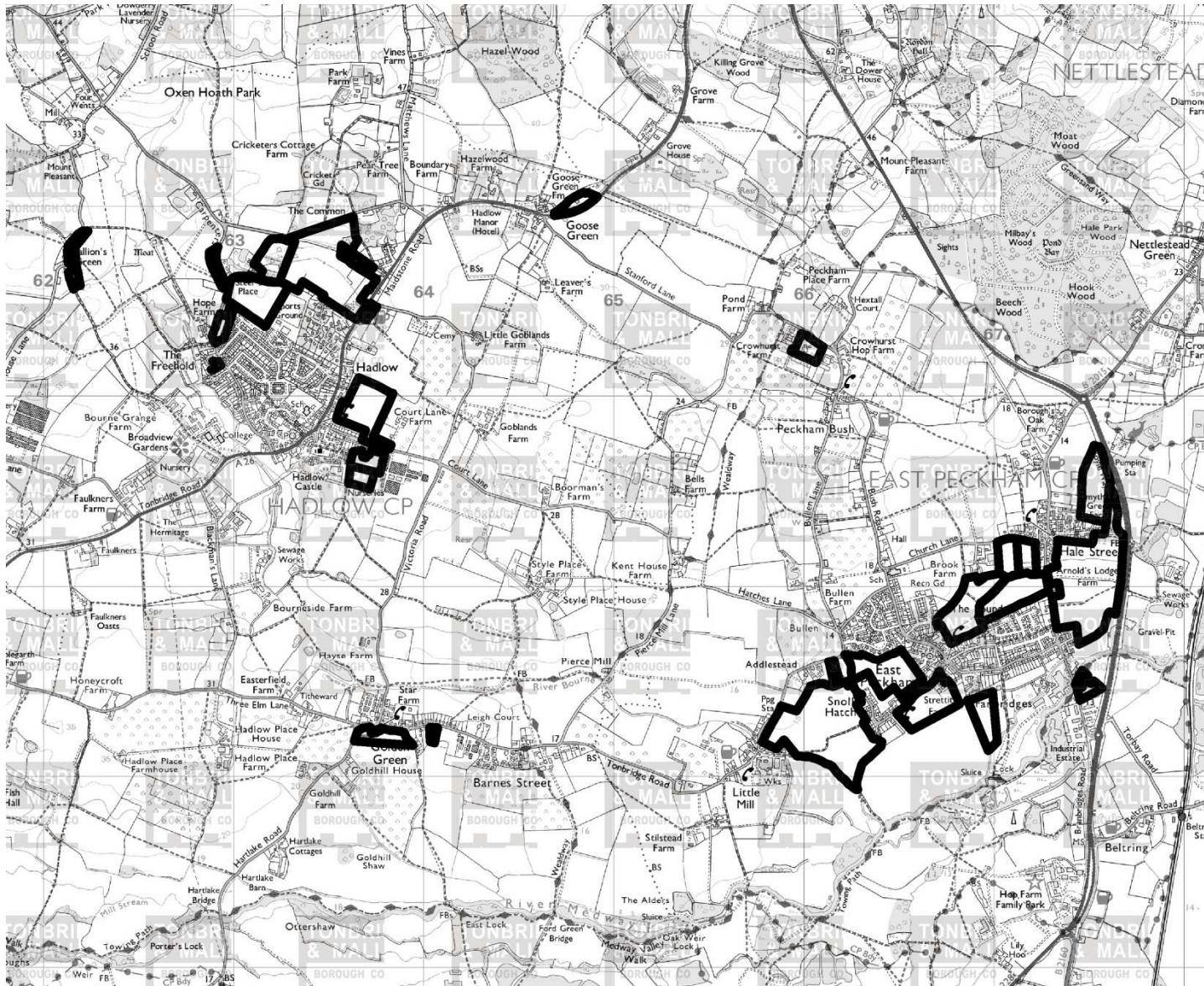
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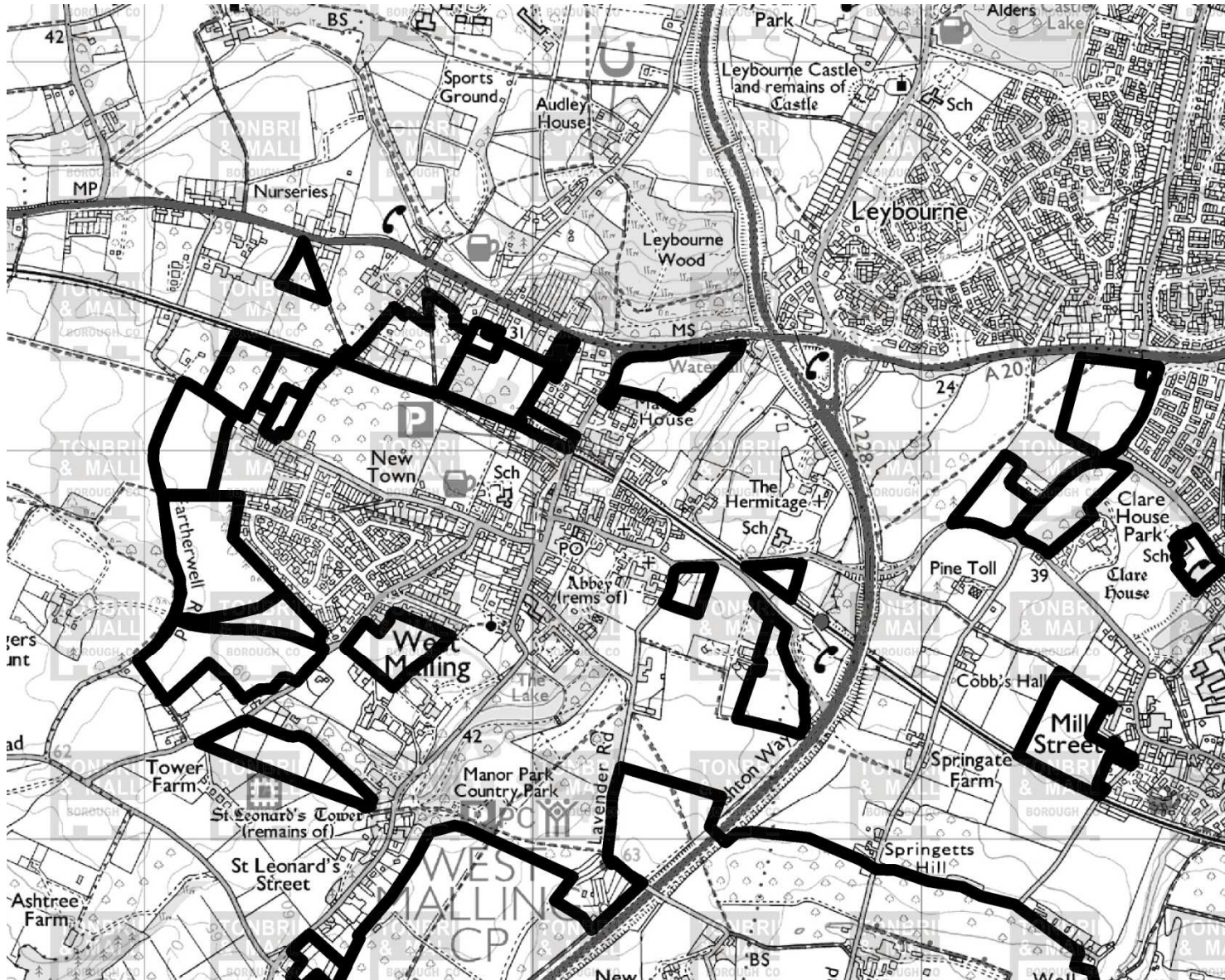


# Distribution of SHLAA submissions – Hadlow and East Peckham





## Distribution of SHLAA submissions – West Malling



# Moving towards a development strategy

- Assessment of all sites to judge suitability, deliverability and the extent of constraints
- Formulating an overall approach that 'best' addresses the needs and constraints
- Looking at geographical spread and other factors such as transport nodes
- Considering the role of smaller settlements. Organic growth – meeting *local* needs – cumulative impact assessment
- Constraints – High level, strategic constraints should be a starting point
- Local constraints - should not initially prevent sustainable development as defined in NPPF as meeting identified needs.

# Local Plan next steps

- Completing the evidence base and assessment of all sites
- Consideration of Issues and Options report
- Public Consultation and liaison with local communities in looking at site allocation choices (Spring 2016)
- Deciding on the land allocations strategy after consultation
- Public examination
- Adoption – during 2017