

TONBRIDGE & MALLING BOROUGH COUNCIL
PLANNING and TRANSPORTATION ADVISORY BOARD

05 July 2016

Report of the Director of Planning, Housing and Environmental Health

Part 1- Public

Matters for Information

1 THE LOCAL PLAN 'THE WAY FORWARD'

This brief information report summarises comments received in respect of the papers published for tonight's Board and the Local Plan in advance of the formal public consultations planned for the autumn.

1.1 Introduction

1.1.1 Notes of a meeting held on Sunday 3rd July involving local Members and Parish Councillors representing Borough Green, Platt, Plaxtol, Ightham and Wrotham to discuss the Local Plan and 'The Way Forward' were received earlier today with a specific request that they be drawn to the attention of this evening's meeting.

1.1.2 Comments may be made in respect of any aspect of the Local Plan during its preparation and indeed a number of other comments have been received from other Parish Councils, individuals and those submitting sites. These will be considered when the formal public consultations take place later this year.

1.2 Summary of Points Raised

1.2.1 General support for the proposed strategy included in the consultation documents being considered by the Board tonight with regard to Borough Green and vicinity insofar as it proposes a modest and fairly distributed growth strategy, seeks to preserve the Green Belt and Area of Outstanding Natural Beauty and separation of the villages concerned.

1.2.2 Concerns expressed in relation to the Borough Green Gardens submission (site 408) relating to the ability of the site to deliver housing during the Plan period and that the proposal is promoted on the basis of 'providing infrastructure', when it is argued the highway improvements are more a development spine road than a bypass that will deliver negligible reductions in traffic. General support is expressed in relation to east facing slip roads at M25 Junction 5 as a preferred solution.

- 1.2.3 Support for sites 311 and 312 (North of Fairfield Road and West of Wrotham Road) contributing to future employment land, with safeguards to ensure the land will not be used for housing.
- 1.2.4 Support for including sites 230/296 (Dark Hill/Gracelands Park) for a new primary school, recreations land, elderly accommodation, affordable housing , flood mitigation measures and market housing - not currently included in the proposed strategy.
- 1.2.5 Support for including site 235 (Land north of Maidstone Road/Platinum Way) as part of the relocation of the primary school - not currently included in the proposed strategy.
- 1.2.6 Support for site 309 (Office Site, Quarry hill Road) as an allocation for a future medical centre, rather than for housing.
- 1.2.7 Regarding Site 189 (Southways, Staley's Road) – no comments except that access should be via Staley's Road.
- 1.2.8 Support for site 198 (Land at Howlands Allotments) as future recreation land, rather than for housing.
- 1.2.9 A further observation was made in a covering e-mail seeking assurances that a simpler form of questionnaire be considered for the public consultation exercise.

1.3 Initial Response:

- 1.3.1 The comments made by the Parish Alliance are relevant to the formal public consultation exercise planned for the autumn and they can be fully taken into account alongside all of the other responses from communities across the whole Borough at that time. Equally, the Council will also need to have regard to any further representations made at that time from developers/landowners and other interested parties.
- 1.3.2 It is important to note that the Borough Council's role is to prepare a Local Plan that takes a strategic look across the Borough in terms of land allocation and policy and so it is appropriate for all the representations ultimately received during consultation to be considered 'in the round'.
- The recommendation to Cabinet that the Board is being asked to consider in respect of the main item on tonight's agenda is to agree the document 'The Way Forward' as a basis for the public consultations due to take place this autumn. The covering report acknowledges that there may be some changes during the intervening period in the light of new evidence and updates to the Interim Sites Assessments, but the basis of the consultations remain the same.

Background papers:

Nil

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