

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

**PLANNING AND TRANSPORTATION ADVISORY BOARD**

**Tuesday, 6th March, 2018**

**Present:** Cllr D A S Davis (Chairman), Cllr T Edmondston-Low (Vice-Chairman), Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr P F Bolt, Cllr V M C Branson, Cllr M O Davis, Cllr Mrs F A Kemp, Cllr M Parry-Waller, Cllr S C Perry, Cllr A K Sullivan and Cllr M Taylor

Councillors Mrs J A Anderson, O C Baldock, D J Cure, N J Heslop, D Lettington, B J Luker, P J Montague, M R Rhodes, H S Rogers and T C Walker were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors D Keers and R D Lancaster

**PE 18/1 DECLARATIONS OF INTEREST**

Councillor M Davis declared an Other Significant Interest in items on the agenda relating to the Local Plan on the grounds of his status as a partner of Warners Solicitors. In accordance with the dispensation granted at Minute GP 16/19 (General Purposes Committee of 20 October 2016), he remained in the meeting and addressed the Advisory Board but took no further part in the discussion or voting.

**PE 18/2 MINUTES**

**RESOLVED:** That the notes of the meeting of the Planning and Transportation Advisory Board held on 5 December 2017 be approved as a correct record and signed by the Chairman.

**MATTERS FOR RECOMMENDATION TO THE CABINET**

**PE 18/3 LOCAL PLAN**

Decision Notice D180021MEM

The report set out a revised timetable for preparing the Local Plan following the publication of 'Building the Right Homes in the Right Places' by the Government for consultation in September 2017. In addition, an update in respect of the most recent elements of the Local Plan evidence base that had been finalised or updated was provided.

Subsequent to the preparation of the report, Members were advised that a draft version of the revised National Planning Policy Framework (NPPF) had been published and was out for consultation until 10 May

2018, along with various other documents including one dealing with developer contributions.

Particular reference was made to the transitional arrangements proposed which provided for Local Plans submitted to the Secretary of State within 6 months of the final NPPF being published to be assessed under the current NPPF, rather than the proposed new standardised methodology for calculating housing need which would be a significantly higher figure for many local authorities.

For Tonbridge and Malling this meant that Objectively Assessed Needs of 696 new homes per year and associated evidence already prepared could continue to form the basis for the Borough's Local Plan.

It was proposed that every effort should be made to submit the Borough's Local Plan to the Secretary of State within the 6 month transitional period which was anticipated to be December 2018 at the latest.

Members welcomed the proposals related to transitional arrangements and committed to fully support the revised timetable and decision making process so that the ambition to submit the final Local Plan during this six month period was achievable.

A number of issues were discussed and Members expressed concern around infrastructure, the risks associated with Government imposing housing figures on local planning authorities, the shortfall in the five year supply of housing and proposals related to the green belt and level of density.

In response, the Advisory Board was reassured that the Borough Council recognised that appropriate infrastructure was vital and a viability study and infrastructure delivery plan would be under taken to inform the process. In addition, there was ongoing communication with a number of partners and infrastructure providers. A modelling exercise for the A20 corridor had been completed and published to the Borough Council's website.

Members also recognised the significant challenges around balancing and meeting housing need with the wishes of residents.

**RECOMMENDED:** That:

- (1) the progress on the Local Plan evidence base be noted;
- (2) the revised timetable for preparing the Local Plan, as summarised in the report and set out in Annex 1 be agreed, subject to:

every effort being made to submit the Local Plan to the Secretary of State by end of December 2018 to take advantage of the transitional arrangements proposed in the draft National Planning Policy Framework; and

- (3) the proposed new Local Plan be brought forward for consideration at the next two meetings of the Advisory Board and subsequently reported to Cabinet and Council in September 2018.

**PE 18/4 NEW LONDON PLAN CONSULTATION**

Decision Notice D180022MEM

The report summarised progress and next stages in the preparation of the new London Plan; highlighted some of the key issues for Tonbridge and Malling and the wider south east and sought endorsement of the officer level comments returned by the deadline of 2 March 2018.

Concerns raised in the officer level response related to the potential for any unmet housing need putting additional pressure on surrounding local planning authorities and the inability of London Boroughs to release Green Belt land.

Members supported the concerns submitted in the consultation response and were pleased to note that the 'duty to co-operate' did not extend to London boroughs, which removed the potential for housing numbers being exported to surrounding authorities.

**RECOMMENDED:** That:

- (1) the progress made in respect of preparing the draft London Plan be noted; and
- (2) the officer level responses (set out in Annex 1 to the report) be endorsed.

**PE 18/5 EXCLUSION OF PRESS AND PUBLIC**

There were no matters considered in private.

The meeting ended at 8.40 pm