

TONBRIDGE AND MALLING BOROUGH COUNCIL

PLANNING AND TRANSPORTATION ADVISORY BOARD

Tuesday, 5th June, 2018

Present: Cllr D A S Davis (Chairman), Cllr J L Botten (Vice-Chairman), Cllr M A C Balfour, Cllr Mrs S M Barker, Cllr P F Bolt, Cllr M O Davis, Cllr Mrs F A Kemp, Cllr R D Lancaster, Cllr S C Perry, Cllr A K Sullivan and Cllr M Taylor

Councillors Mrs J A Anderson, O C Baldock, M C Base, D J Cure, R W Dalton, Mrs T Dean, N J Heslop, D Lettington, Mrs S L Luck, P J Montague, Mrs A S Oakley, M R Rhodes, Miss J L Sergison, Miss S O Shrubsole and T C Walker were also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors V M C Branson, D Keers, M Parry-Waller and R V Roud

PE 18/6 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 Warner's 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 18/7 MINUTES

RESOLVED: That the notes of the meeting of the Planning and Transportation Advisory Board held on 6 March 2018 be approved as a correct record and signed by the Chairman.

MATTERS FOR RECOMMENDATION TO THE CABINET

PE 18/8 LOCAL PLAN

The report of the Director of Planning, Housing and Environmental Health provided an update on the preparation of the Local Plan and presented a draft document and refined development strategy, policies and proposals for consideration.

In addition, the report provided an update in respect of Local Plan evidence and other relevant matters related to its preparation, such as meeting the requirements of the Duty to Cooperate.

Given the timescales involved further work on completing and updating evidence was inevitable as the process progressed and Members would

have another opportunity to consider the drafts at the next meeting of the Advisory Board in July. Public consultation, as required by Regulation 19 of the Town and Country Planning Regulations 2012, would be carried out later this year.

Key elements of the refined development strategy (attached as Annex 2 to the report) and any changes from the strategy previously proposed were summarised. It was noted that policies in the Local Plan document itself outlined the key development requirements associated with each major site, including the need for significant infrastructure.

Failure to submit a Local Plan within the transitional period set out by the Government in the new draft National Planning Policy Framework (NPPF) would result in significant risks associated with having to address a substantially higher provision. It would also cause significant further delays, which would place the Borough Council in a more vulnerable position in terms of land supply in responding to planning applications and facing planning appeals.

Members participated in detailed discussions on a number of issues with particular reference made to the major sites at Bushey Wood, South Aylesford, Kings Hill (Broadwater Farm), Borough Green and South West Tonbridge. The main concerns raised by Members and that Officers were asked to revisit, included:

- Infrastructure, with particular concern raised about congestion and traffic flows on roads and the effects on rural communities (particularly the A20, Hermitage Lane and Junction 4 of the M20);
- Further investigation requested on the new A25 relief road within the proposed allocation at Borough Green (to ensure that this was completed at an early stage in the housing development) and the detailed route of the access road into Kings Hill (Broadwater Farm) and the sensitivity of the northern boundary;
- Proportionate allocation of housing development across the borough as a whole;
- The approach to contaminated land in respect of development;
- The robustness of viability assessments;
- Car parking and parking standards; and
- Flood protection measures

A variety of other issues were raised by Members which were taken on board by officers and would be considered in reporting to the next meeting of the Advisory Board. Similarly Members recognised that in

respect of some issues, further consideration would be given at the next meeting on completion of the evidence base.

RECOMMENDED: That

- (1) the content of the report be noted and reconsidered at the July meeting of the Advisory Board, subject to addressing the concerns raised by Members (summarised above); and
- (2) the draft Local Plan be noted and reconsidered at the July meeting of the Advisory Board, subject to addressing the concerns raised by Members (summarised above) for the purposes of public consultation as required under Regulation 19 of the Town and Country Planning (Local Plans) Regulations 2012 and submission to the Secretary of State under Regulation 22.

***Referred to Cabinet**

PE 18/9 NATIONAL PLANNING POLICY CONSULTATION RESPONSE

Decision Notice: D180041MEM

The key changes proposed in the recent consultations for a revised National Planning Policy Framework (NPPF) were summarised and endorsement of the response returned by the deadline of 10 May 2018 (attached as Annex 1 to the report) was sought.

Particular reference was made to the introduction of a transitional period for the implementation of the majority of the new NPPF. This enabled those Local Planning Authorities which were able to submit a Local Plan to the Secretary of State within six months of final publication to rely on their own housing need assessments (as set out in Annex 1 to the draft NPPF). It was anticipated that Tonbridge and Malling Borough Council would be able to submit its Local Plan in December and utilise this opportunity.

The Borough Council had also raised concerns in relation to the standardised methodology for calculating housing need, and these were set out in response to question 11, as there appeared to be no significant change to the way this was applied. It was noted that unless there was any further amendment to the methodology the anticipated uplift in housing need would have to be addressed when the Local Plan was reviewed within five years of adoption.

RECOMMENDED: That the content of the report be noted and Annex 1 be endorsed as the Borough Council's formal response to the consultation.

MATTERS FOR CONSIDERATION IN PRIVATE

PE 18/10 EXCLUSION OF PRESS AND PUBLIC

There were no matters considered in private.

The meeting ended at 10.45 pm