

**Item PE 19/20 referred from Planning and Transportation Advisory Board minutes of 2 October 2019**

**PE 19/20 TUNBRIDGE WELLS LOCAL PLAN REGULATION 18 CONSULTATION**

The report of the Director of Planning, Housing and Environmental Health summarised the main cross boundary issues arising from the proposals in the Tunbridge Wells draft Local Plan and suggested the key matters for inclusion in the response to the Regulation 18 consultation which would close on 1 November 2019.

Considerable discussion ensued in which Members raised substantial concerns about the impact of the proposed development at Capel, Tudeley, Paddock Wood and land adjacent to Longfield Road on Tonbridge and its environs in terms of trip generation, traffic congestion, pressure on Tonbridge station and parking and other facilities. The need for appropriate infrastructure to be in place prior to development was emphasised together with proper regard to flood risk plans, location and site constraints of the proposed secondary school, additional health care facilities and the Green Belt. Members expressed significant concern about the soundness of the Plan as currently proposed, particularly in relation to the tests of soundness required in paragraph 35 of the National Planning Policy Framework regarding agreements with other authorities. Officers clarified that these tests were considerations for the Inspector when the Plan was examined and not for consulted authorities to decide. It was requested that a strengthened response be prepared for consideration by the Cabinet.

**RECOMMENDED:** That

- (1) the contents of the report be noted; and
- (2) a full and robust response to the Tunbridge Wells Local Plan Regulation 18 consultation be prepared based on the strong concerns and specific additional items to those set out in sections 1.4 and 1.5 of the report, as expressed by Members at the meeting, including a query regarding how the test of soundness at NPPF paragraph 35 would be met and the draft response be presented to the Cabinet for decision.

**\*Referred to Cabinet**