

# Tonbridge & Malling Borough Council

## Local Development Scheme

### March 2022

#### 1. Introduction

- 1.1 Tonbridge and Malling Borough Council is required to prepare and maintain a Local Development Scheme (LDS) in accordance with Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
- 1.2 As set out in the Planning and Compulsory Purchase Act 2004 (Section 15) the LDS must specify:
- The local development documents which are to be development plan documents.
  - The subject matter and geographical areas to which each development plan document is to relate.
  - Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities.
  - Any matter or area in respect of which the authority has agreed (or propose to agree) the constitution of a joint committee under section 29.
  - The timetable for the preparation and revision of the development plan documents.
- 1.3 The LDS is a project plan which sets out the timetable for the production of new or revised development plan documents which will form the Council's Local Development Plan. This LDS sets out a programme for the Council's Local Plan over the period to Summer 2025 and its anticipated adoption. Progress against this LDS will be reviewed annually through the Annual Monitoring Report.
- 1.4 The Council produced its most recent LDS in November 2021. It was reported to, and approved by, the Planning and Transportation Advisory Board on 10/11/21. This LDS supersedes the November 2021 version and contains a new Local Plan programme. Since the last report, a number of factors have impacted on the LDS. This includes the emerging policy position being taken by the Secretary of State at the Department for Levelling Up, Housing and Communities that could reduce and redefine the amount and type of housing TMBC is required to deliver, the extension of the Call for Sites exercise to allow for a longer period for making submissions, as well as

ongoing staffing pressures in the Planning Service. As such, a redrawn timetable is now being proposed.

## **2. The current adopted development plan documents for Tonbridge and Malling**

2.1 The current statutory adopted elements of the development plan for Tonbridge and Malling Borough are:

- Core Strategy (Adopted September 2007)
- Development Land Allocations DPD (Adopted April 2008)
- Tonbridge Central Area Action Plan (Adopted April 2008)
- Managing Development and the Environment DPD (Adopted April 2010)
- The Kent Minerals and Waste Local Plan (Adopted 2020)

## **3. Current Supplementary Planning Documents**

3.1 The Local Development Framework (LDF) is supported by a number of existing Supplementary Planning Documents (SPDs) which provide greater details on the policies. All these documents were subject to public consultation.

3.2 Currently adopted SPDs for the Borough are:

- Affordable Housing SPD (Adopted July 2008)
- Kent Design SPD
- Character Area Appraisals SPD (Adopted February 2011-February 2012)

## **4. Other Relevant Documents**

### **Statement of Community Involvement**

4.1 Tonbridge and Malling's Statement of Community Involvement (SCI) (February 2015) sets out the Council's approach to public and key stakeholder participation in all planning matters, including the preparation of the Local Plan, supplementary planning documents and arrangements for consultations on planning applications. The SCI will be updated and presented to a forthcoming meeting of the Planning and Transportation Advisory Board for approval prior to commencement of public consultation.

### **Sustainability Appraisal**

4.2 The Council will meet the requirements of Sustainability Appraisal throughout the Local Plan preparation process, which will involve carrying out iterative appraisals of the sustainability of the options, proposals and draft policies in the Local Plan and prepare reports on the findings. These will be carried out at the key stages of plan preparation and will inform progress on the Plan. The Sustainability Appraisal carried

out at the key stages of plan preparation will also accompany consultation drafts of the plan for public comment.

### **Annual Monitoring Report**

- 4.3 The Council publishes an Annual Monitoring Report (AMR) relating to the previous monitoring year (which runs 1 April – 31 March). This provides updates on the status of the LDS timetable; progress on the Local Plan; reports on public consultations; duty to cooperate consultations; neighbourhood planning and borough wide statistics on planning topics such as housing, employment, environment, and transport.

### **Policies Map**

- 4.4 The Council is required to produce a Policies Map which shows the location of development proposals in all current, adopted development plan documents on an Ordnance Survey base map. For Tonbridge and Malling, this is the Proposals Map which accompanies the adopted development plan.

## **5. Emerging Development Plans for Tonbridge and Malling**

### **Tonbridge and Malling Local Plan 2021-2040**

- 5.1 The Local Plan will set the vision and framework for development needs for the whole of Tonbridge and Malling Borough area from 2021-2040. This will include addressing revisions to the National Planning Policy Framework and associated Practice Guidance; addressing housing need; the local economy; environmental considerations; community infrastructure needs; plus, transport and other physical infrastructure needs. The plan will include strategic policies to address these matters and put forward a development strategy for the Borough. It will also include site specific allocations to meet identified need and retain; update or include new detailed topic development management policies to guide determination of planning applications.
- 5.2 Work began on the Local Plan following the resolution by Council (13 July 2021), with early scoping and evidence gathering/commissioning, within the context of major review of national planning policy and Government policy to significantly boost housing delivery. The key stages of the process are set out at Appendix 1. The complete timetable for the production and public examination of the Local Plan is set out at Appendix 2.
- 5.3 Although the Council is keeping up Duty to Cooperate consultation with neighbouring planning authorities and on the London Plan, to identify potential cross boundary issues, no scope or intention for joint plan making has been identified at this point in time.

### **Neighbourhood Plans**

- 5.4 No Neighbourhood Plans have yet been progressed in the borough. However, applications have been made to Tonbridge and Malling Borough Council for the designation of the following neighbourhood areas:
- Ditton Neighbourhood Area Application (Approved June 2015)
  - West Malling Neighbourhood Area Application (Approved September 2016)
  - Hildenborough Neighbourhood Area Application (Approved January 2021)
- 5.5 Approved neighbourhood plans sit alongside the Local Plan to inform decisions on planning applications.
- 5.6 They give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Plans must be led by parish or town councils or neighbourhood forums with the involvement of local stakeholder groups.
- 5.7 Although neighbourhood plans, once adopted, form part of the development plan, they are not programmed by the local planning authority and are therefore not included within this LDS timetable. They must be in general conformity with the strategic policies of the adopted local plan and have regards to any emerging local plans.

### **Resources and Project Management**

- 5.8 Tonbridge and Malling Borough Council has strong corporate commitment to the preparation and adoption of a Local Plan. The Local Plan will be led by the Planning Policy Team. The importance of the work is recognised and supported across the authority with input and expertise from other teams across the Council; and the use of outside consultants (where appropriate); plus, engagement with stakeholders; organisations and the public to help inform and develop the plan.

**Appendix 1: Tonbridge and Malling Local Plan Key Stages**

<b>Event</b>	<b>Date</b>
Local Plan Review, Refresh and Resubmit decision	July 2021
Refresh evidence base	Ongoing – July 2023
Regulation 18 consultation	August – October 2022
Regulation 19 consultation	August – October 2023
Submission of Plan for Examination (Reg 22)	January 2024
Examination (timing to be determined by the Planning Inspectorate)	May 2024 – January 2025
Inspector's recommendation for changes to the Plan	February 2025
Main Modifications consultation	March - May 2025
Inspector's Final Report	June 2025
Adoption of the Local Plan by Tonbridge and Malling Borough Council	July 2025

## Appendix 2: Tonbridge and Malling Local Plan Timetable

Year	2021												2022												2023														
Stage	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Refresh of Evidence Base	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
SA Scoping Report Consultation (Stat consultees only)										■	■	■																											
Reg 18 Consultation (inc Interim SA report)																				■	■	■																	
Reg19 Consultation (inc SA Environmental Report)																																			■	■	■		

Year	2024	2025
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Stage	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Submission to Secretary of State																								
Examination																								
Inspector's recommendation for changes to the Plan																								
Main Modifications consultations																								
Inspector's Final Report																								
Adoption																								