

**TONBRIDGE & MALLING BOROUGH COUNCIL**  
**PLANNING and TRANSPORTATION ADVISORY BOARD**

**10 March 2015**

**Report of the Director of Planning, Housing and Environmental Health**

**Part 1- Public**

**Matters for Information**

**1 LOCAL PLAN UPDATE**

**This report provides members with an update of progress on the Local Plan.**

**1.1 Progress Since November 2014**

1.1.1 Position Statement

1.1.2 Members will recall that at the last meeting of this Board it was agreed that a Position Statement would be prepared, explaining to a wide audience of interested parties the progress that has been made on the Local Plan and raising awareness of the revised timetable, in particular the first major public consultation exercise now anticipated to be this autumn.

1.1.3 The Position Statement has been uploaded on to the Council's website and copies sent to all Members, all Parish and Town Councils and those who have submitted sites under the Call for Sites exercise. An opportunity has also been taken to contact all of those on our mailing list wishing to be kept informed on development plan matters, alerting them to the version on the website.

1.1.4 Statement of Community Involvement (SCI)

1.1.5 This document has been refreshed and was considered at the last Board meeting. It has now been uploaded to the website following Cabinet endorsement in February.

1.1.6 Sustainability Appraisal (SA) Scoping Report

1.1.7 This document was also considered at the last Board meeting and has now been sent to the three Statutory consultees (Environment Agency, Natural England and English Heritage) inviting comments following Cabinet endorsement in February.

1.1.8 Strategic Housing Land Availability (SHLA) Assessment - Call for Sites Exercise

1.1.9 Progress has been maintained in assessing the sites submitted. The majority of the site visits have now been completed and the analysis concerning constraints, deliverability and suitability is now in hand. The results of the Call for Sites

assessment will inform the overall SHLA which is a key piece of evidence that will, in turn, inform the Local Plan development strategy in addressing the identified Objectively Assessed Need for the Borough.

#### 1.1.10 Employment Land Review

1.1.11 The Employment Land review, another key piece of evidence, has now been completed and uploaded onto the website.

#### 1.1.12 Strategic Flood Risk Assessment (SFRA)

Officers met with the Environment Agency (EA) in January to scope out the SFRA. The EA advised that the Middle Medway Strategy will now be completed in May. Further modelling work is also being carried out in respect of the tidal part of the Medway from Addington Lock. The evidence is clearly critical in influencing future development allocation.

#### 1.1.13 Infrastructure Delivery Plan

1.1.14 Regular meetings are being held with the main infrastructure providers in preparation for more detailed assessments once the issues and options for planning future growth have been prepared. The Local Plan should, as far as practicable, seek to coordinate development and infrastructure investment and so this work will also be important in shaping the ultimate development strategy.

### **1.2 Legal Implications**

1.2.1 The Council as Local Planning Authority is required to prepare a Local Plan for its area.

### **1.3 Financial and Value for Money Considerations**

1.3.1 Ensuring that the Local Plan is prepared in accordance with national planning policy and guidance and based on a robust, up to date and proportionate evidence base will reduce the risks associated with submitting an unsound Plan for examination.

### **1.4 Risk Assessment**

1.4.1 Failure to maintain an up to date Development Plan runs the risk of a lack of control in managing future development in the Borough and potentially increasing appeal costs, however this has to be balanced with making the best use of the Council's resources.

Background papers:

contact: Ian Bailey

Nil

Steve Humphrey

Director of Planning, Housing and Environmental Health Services