

Housing and Planning Scrutiny Select Committee

17 March 2026

Part 1 - Public

Matters for Cabinet - Non-key Decision



Cabinet Member	Cllr Mike Taylor – Cabinet Member for Planning
Responsible Officer	Eleanor Hoyle - Director of Planning, Housing & Regulatory Services
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Local Plan Regulation 18 (Stage 2) Consultation - Update

1 Summary and Purpose of Report

- 1.1 The purpose of this report is to provide an update to Members on the Tonbridge and Malling Borough Council Local Plan Regulation 18 (stage 2) consultation that took place between 10th November 2025 and 2nd January 2026. The report also seeks to update Members on Local Plan transport work and the financial implications of this work.

2 Corporate Strategy Priority Area

- 2.1 The report will contribute to the following corporate priorities:
- Efficient services for all our residents, maintaining an effective council.
 - Sustaining a borough which cares for the environment.
 - Improving housing options for local people whilst protecting our outdoor areas of importance.
 - Investing in our local economy.
- 2.2 The Local Plan once progressed to adoption will be the key planning document for Tonbridge and Malling, setting out the Council's strategy for land use, therefore contributing to the achievement of all of the Council's Corporate Priorities.

3 Recommendations

- 3.1 HPSSC is asked to recommend to Cabinet to:

- NOTE the responses received to the Regulation 18 consultation and ENDORSE their publication on the Council's website.
- ENDORSE the Regulation 18 Local Plan consultation question response summaries and associated officer response should as published on the Council's website.
- CONFIRM that the Regulation 18 Local Plan consultation responses will be fully considered in the preparation of the Tonbridge and Malling Borough Council Regulation 19 Local Plan.
- NOTE the update provided in relation to progress on Transport evidence for the Local Plan and NOTE the potential cost implications of the work proposed.

4 Introduction and Background

- 4.1 Following the Cabinet Decision on 29th October 2025, the Council consulted upon a second Regulation 18 Local Plan for an eight-week period between 10th November 2025 and 2nd January 2026.
- 4.2 The Regulation 18 (2) Local Plan contained a draft vision and objectives for the borough, a draft spatial strategy for the area and included a number of housing and employment allocations to meet the borough's housing and employment need between 2024 – 2042. The Plan also contained a number of topic-based chapters setting out fully formed draft strategic and non-strategic policies.
- 4.3 Alongside the Regulation 18 Local Plan, the Council published numerous supporting documents including its Interim Sustainability Appraisal, Interim Habitats Regulations Assessment and Interim Combined impact Assessment (Equalities and Health) as well as an Interim Infrastructure Delivery Plan. A suite of other supporting documents and evidence bases were also published covering matters relating to housing, the economy, infrastructure, climate change, Green Belt and the natural and historic environment. All documents were available as part of the consultation on the Council's Local Plan website.
- 4.4 In addition, the Council undertook a fourth 'Call for sites', given that the Regulation 18 (2) Local Plan was not able to provide a sufficient buffer to the Government's housing requirement. A draft Active Travel Strategy was also consulted upon within the same consultation period.

5 Consultation engagement

- 5.1 The Regulation 18 Local Plan consultation was undertaken in accordance with the Council's adopted Statement of Community Involvement (2022) and its supporting Local Plan Engagement and Consultation Strategy (2024). Notification of the consultation was sent to all those held on the Local Plan consultation database either by email or post, which also includes statutory consultees, Duty to

Cooperate partners including relevant Local Authorities, Town and Parish Council's, other consultation bodies and interested parties. The Consultation was further promoted through various channels including the Council's website, TMBC app notifications (My TMBC) and social media platforms as well as a leaflet drop to all addresses within Tonbridge and Malling and adjacent postcode areas. To support accessibility and provide different ways to take part, we also hosted a virtual exhibition and provided an explainer video. All details of the consultation were published on our Commonplace consultation platform as well as the Council's website.

- 5.2 During the consultation period the Council held a programme of in-person drop-in sessions at Kings Hill and Tonbridge. In addition, the Leader of the Council attended 27 community group and parish and town council meetings, supported at many of these by the Cabinet Member for Planning. Virtual drop-in sessions were also held for Parish Councils as well as a number of officer meetings also.
- 5.3 In terms of reach, the online consultation platform received over 14,000 visitors. The Local Plan pages on our website were viewed 36,000 times; social media posts reached over 55,000 people and the virtual exhibition boards received over 5,000 views. Approximately, 2,150 people attended public meetings.

6 Responses to the Regulation 18 Local Plan Consultation

- 6.1 Following the Council's extensive engagement methods, there were a total of 6456 contributions received from 2,206 respondents. The previous Regulation 18 Local Plan Consultation in 2021/2022 received over 4,000 representations from 2,228 people. For our latest consultation, the majority (71%) of responses were received via our consultation platform. The remaining 29% of responses were submitted via email (963), with a very small number of responses received by post (38). All responses received by email or post have been entered into our consultation system by officers where the submissions related to a specific question / topic. Given the nature and sometimes length of the responses i.e. many did not answer specific consultation questions, officers took a 'best fit' by question or topic approach to inputting these responses.
- 6.2 Where submissions contained supporting information, such as landscape reports or specific site information that is not necessarily directly relevant to the consultation but is relevant to a site, then these documents have been added to the consultation system and have been made publicly available. A full list of PDFs and links to these documents are provided on our website (link below).
- 6.3 Nearly half of the responses (460) received by email / post were repeat representations relating mainly to draft site allocations (and other matters) as set out below.
 - 308 email repeat representations relating to draft allocation TO1 (North Tonbridge).

- 37 email repeat representations relating to draft allocation SN1 (North of Holborough).
- 76 email repeat representations relating to draft allocations in and around Hildenborough (H12, TO4, HI1, TO3).
- 39 email repeat representations relating to draft allocation KH1 (Broadwater Farm).

6.4 We also received the following:

- A response from East Peckham Parish Council with 653 signatures.
- A questionnaire from Kings Hill Parish Council with 164 signatures.
- A questionnaire from Hildenborough Parish Council with 120 signatures.
- A response from East Malling and Larkfield with 257 signatures.

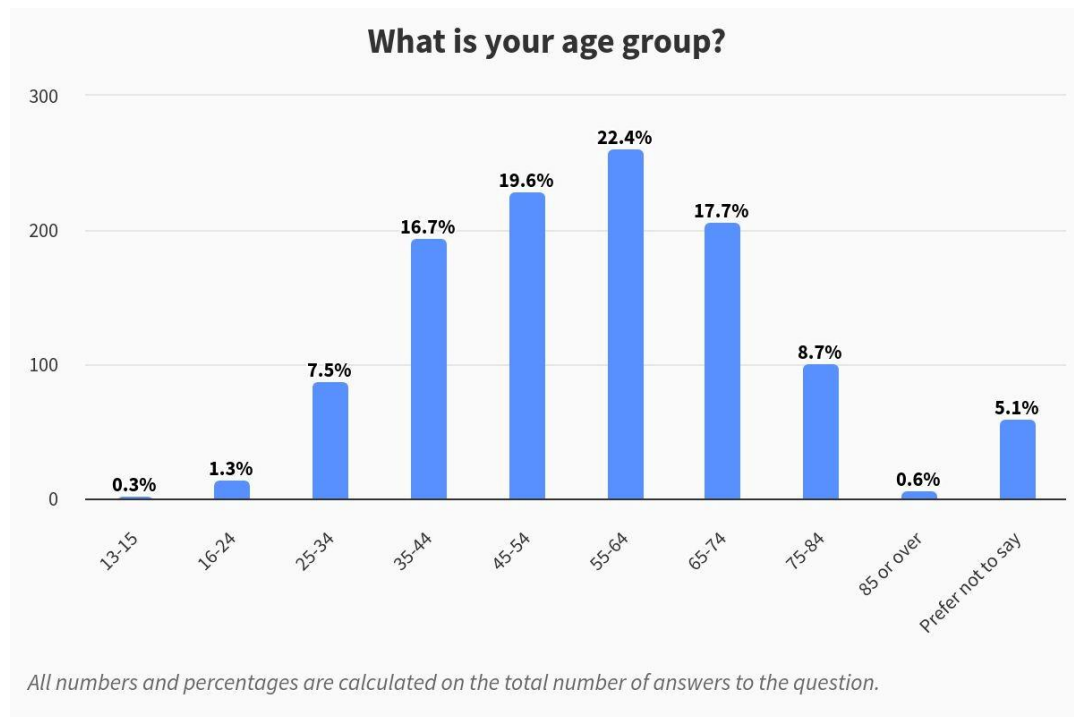
6.5 In addition to consultation responses, we received a total of 28 site submissions (17 new sites) as part of the Land Availability Assessment call for sites and one new site put forward to be considered as a Local Green Space. The assessment of the sites submitted will take place in due course and will be made publicly available via the public map, as per other call for sites information. We received 15 responses in relation to the Draft Active Travel Strategy Consultation.

7 Respondent profiles

7.1 The following graphs set out data on those who responded to the consultation. Providing this information was not compulsory and was provided only where respondents opted to do so. Around 1,180 respondents provided this data.

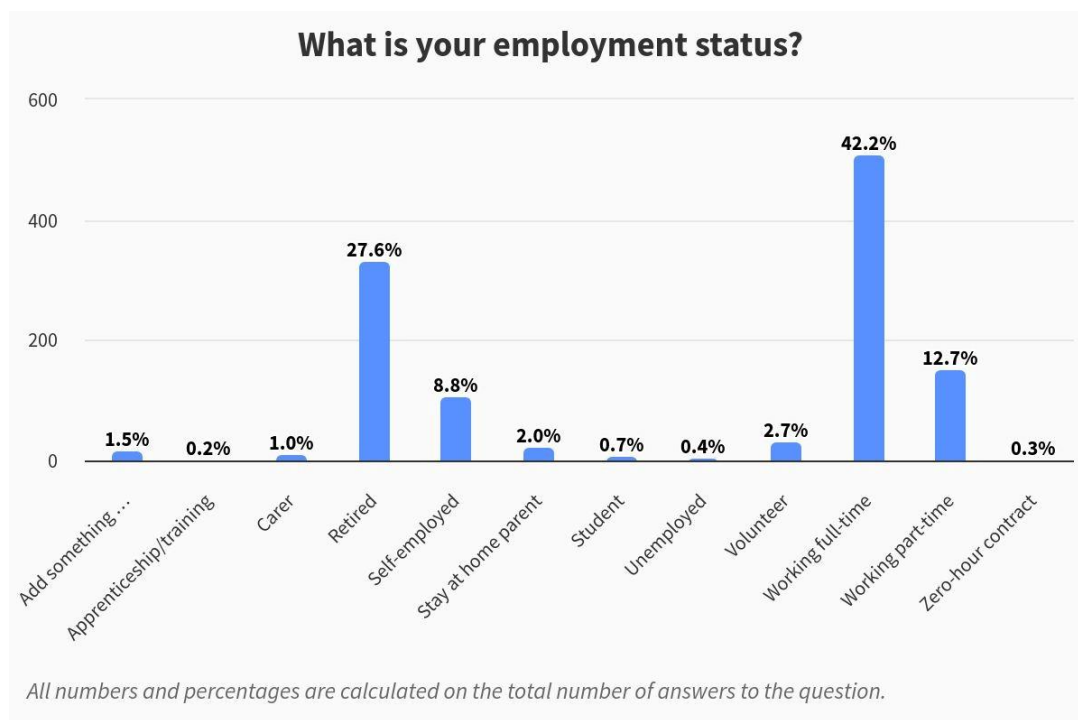
7.2 The majority of respondents (67.5%) were of a working age (16 – 64), with a smaller proportion (27%) of respondents over 65. There was a good range of people from different age groups taking part in the consultation.

Figure 1: Age group of respondents



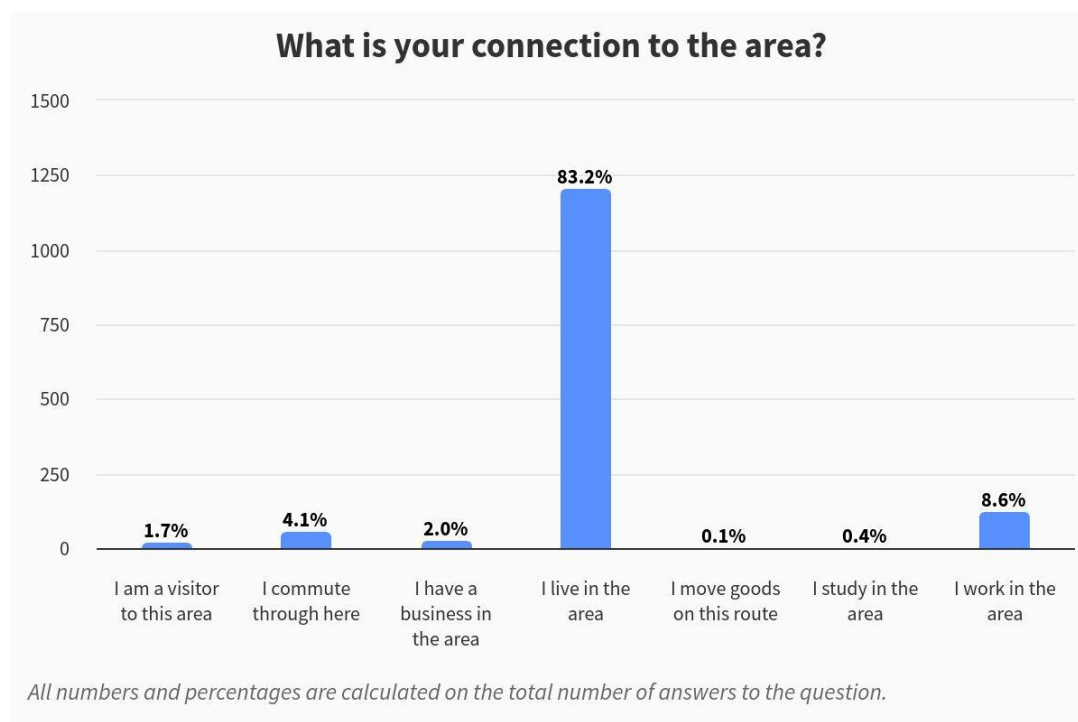
7.3 The majority of respondents were employed (64%), either working full-time or parttime, with 0.9% of respondents studying or in an apprenticeship and 27% of respondents having retired.

Figure 2: Employment status of respondents



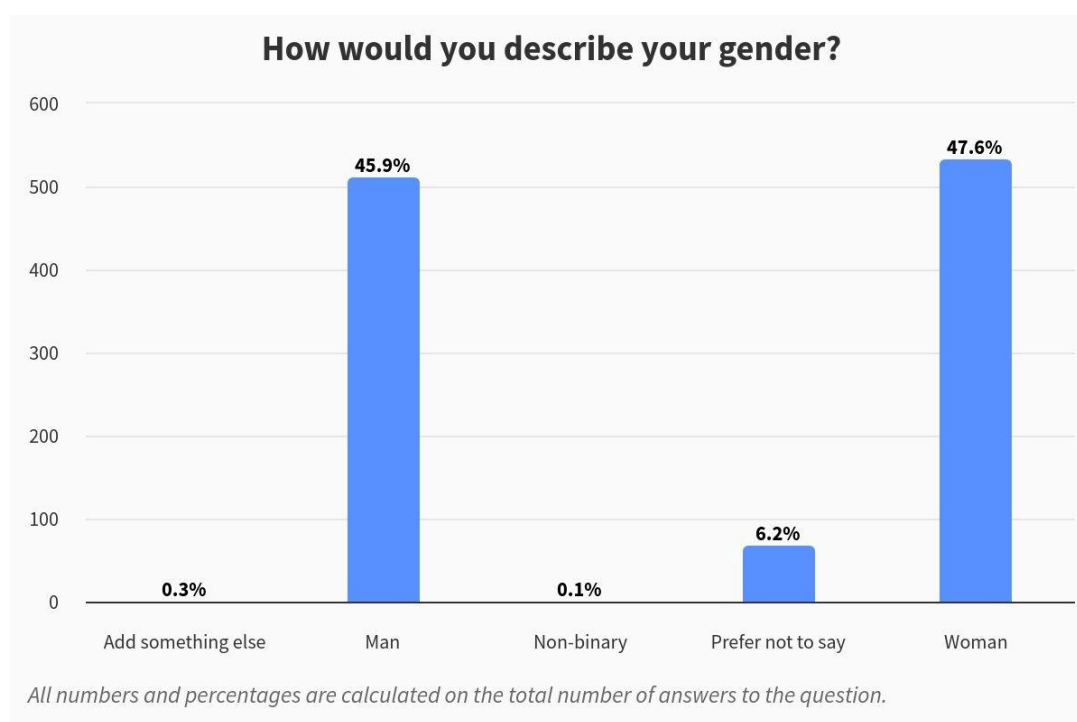
The majority of respondents who took part in the consultation lived in the area (83.2%) with 10.6% either working or having a business in the area.

Figure 3: Respondents connection to the area



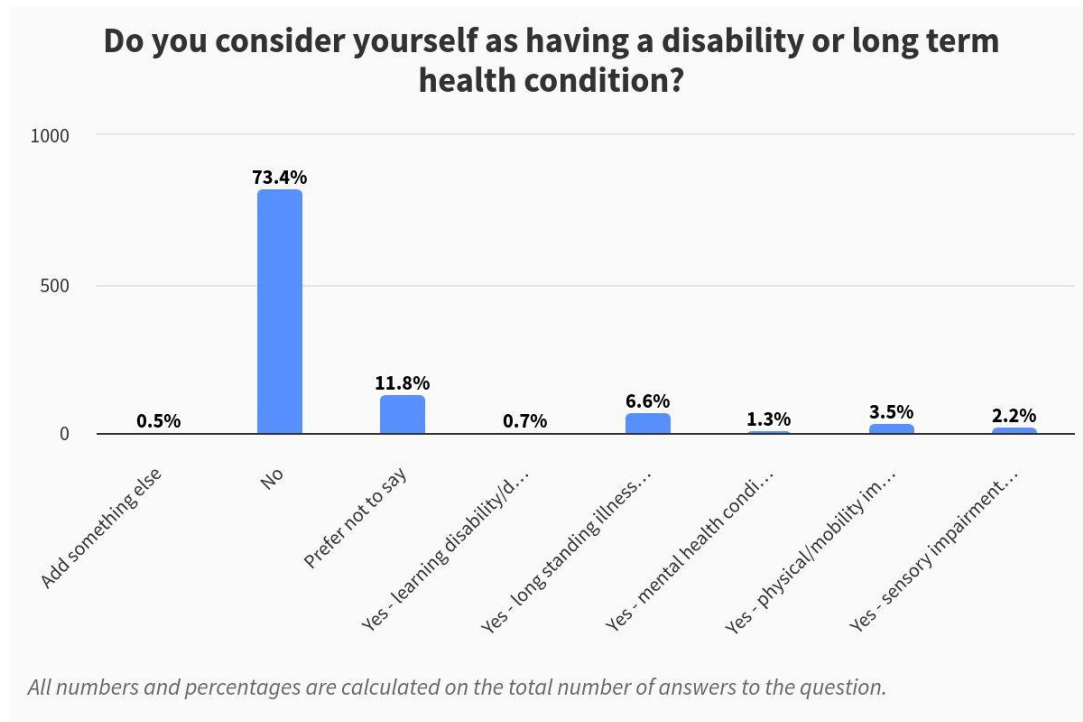
7.4 Slightly more women (47.6%) took part in the consultation compared to men (45.9%).

Figure 4: Respondents gender



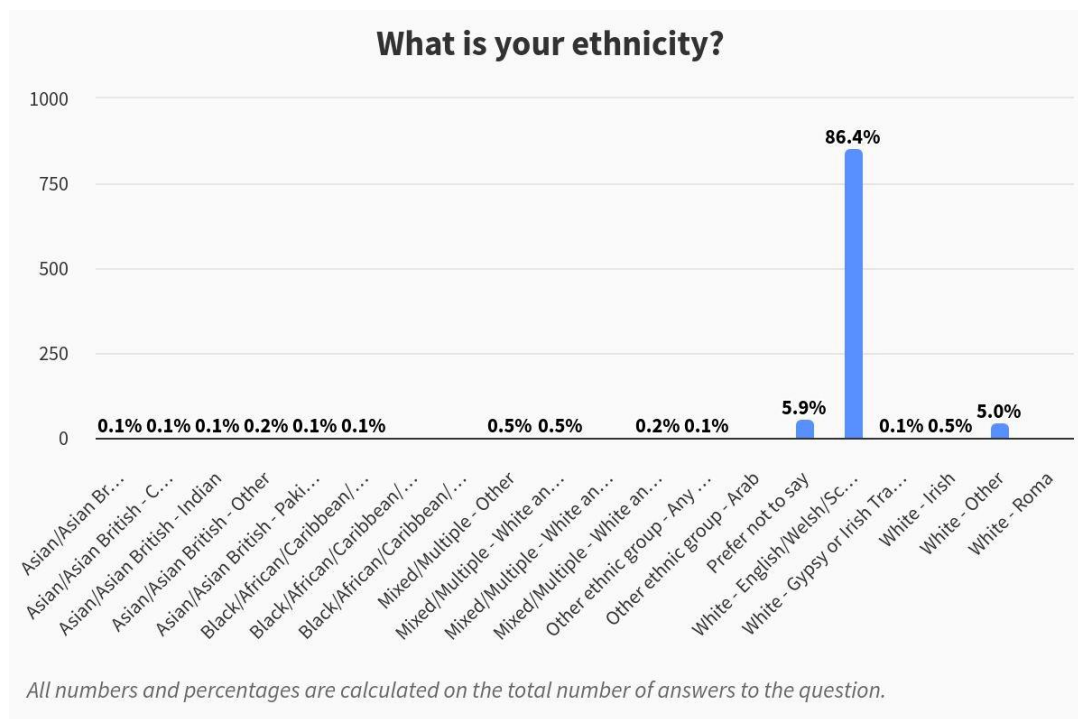
- 7.5 Whilst most respondents, did not have a health condition or disability (73.4%) around 14% of respondents did.

Figure 5 Health of respondents



- 7.6 Most respondents were white (91.4) with only 2.7% of respondents of another ethnicity.

Figure 6 Respondents ethnicity



8 Progress since the Regulation 18 Local Plan consultation closed

- 8.1 Members will be aware that the timetable to meet the Government's Local Plan submission deadline of 31st December 2026 is extremely challenging and that it is pertinent to meet our Local Development Scheme timetable if we are to submit a Plan by December 2026 to be examined under the current planning system.
- 8.2 Since the 2nd of January, when the consultation closed, officers both within the Planning Policy Team, with support from officers in the Development Management Teams have:
- Input 963 responses from consultees who emailed or sent their response by post into the consultation system to allow for analysis of all responses submitted.
 - Organised and published all comments submitted in response to the consultation on a question-by-question basis. This includes comments that were made in relation to Local Plan policies and sites.
 - Redacted personal information from all PDFs that were submitted to support consultation responses and / or the promotion of sites, so that these can be made publicly available.
 - Considered and analyse responses to all questions relating to the various Local Plan chapters / policies and consider work required to progress the Plan and policies for the Regulation 19 Local Plan.
 - Reviewed all consultation submissions relating to draft site allocations.
- 8.3 Consultation responses and analysis of these responses as well as links to supporting information submitted have been published on the Council's website at www.tmbc.gov.uk/local-plan-responses.

9 Local Plan and Draft Active Travel Strategy consultation questions and analysis

- 9.1 The consultation set 113 questions in total as identified below:
- Vision and objectives – Questions 1 – 3
 - Spatial Strategy – Questions 4 – 14
 - Climate change – Questions 15 – 25
 - Natural Environment - Questions 26 – 43
 - Historic Environment - Questions 44 – 51
 - Design – Questions 52 – 55

- Housing – Questions 56 – 68
- Development in rural areas – Questions 69 – 80
- Economic growth and development – Questions 81 – 90
- Infrastructure – Questions 91 – 98
- Policy A1: Housing and Employment Allocations - Question 99
- Development allocations map – Questions 100, 111 - 112¹
- Evidence base Questions – Questions 113 – 114
- Sustainability Appraisal – Questions 115 – 116
- Draft Active Travel Strategy- Questions 117 - 123

9.2 The consultation was structured around gathering views on the draft vision and objectives, the draft spatial strategy, local plan policies and the proposed development sites. This was presented in a simple question format designed to capture sentiment and collect specific concerns or support on the relevant aspects of the Draft Regulation 18 Local Plan. The questions were designed to provide an opportunity for respondents to tell us what aspects of the plan were supported, what respondents objected to as well as provide information on suggestions where we can improve the Plan and / or its policies. The word limit for responses was not limited, and respondents could answer as many questions as they wished, or just those questions of individual interest. Supporting information could also be uploaded in relation to proposed allocations and the Sustainability Appraisal. Information uploaded by respondents generally included photographs of sites and issues, technical documentation, vision documents and reports or additional information relating to site constraints / objections.

9.3 Whilst we did receive a small number of complaints in relation to the usability consultation platform, the majority of people engaged with the system quite easily, and the level of issue raised is considered usual with a consultation exercise of this scale. This is evidenced by 71% of the responses received being via the consultation system. The majority of those who did not engage with the consultation platform were those who sent in repeat / standardised representations as per 6.3 above or those submissions of a technical nature, such as those from developers who wished to submit supporting information and other organisations.

¹ Please note that question numbering jumped from 100 to 111 and therefore questions 101 – 110 did not exist.

10 Local Plan consultation analysis

- 10.1 Analysis for each of the consultation questions has been published on our website (link above). The analysis has been carried out using a consistent, transparent and methodical approach across all questions. The following sections explain how we have presented the analysis.

Sentiment Question

- 10.2 For each consultation question the number of responses to the sentiment question have been broken down. This provides a clear overview of the level of engagement and the balance of opinion relevant to each question.
- 10.3 It is worth noting that not everyone answered the sentiment questions. Also, for responses received by email or post, where text was required to be added by officers into the consultation system, officers did not answer sentiment questions on behalf of respondents, unless the response related directly to a site allocation. This is because in most instances the response did not explicitly state whether a policy was supported or not. The sentiment question for site allocations was answered because it was not possible to input a response without answering this question, which related to the technicalities of the consultation system. Officers therefore answered the sentiment question in accordance with the nature of the response, which was mostly an objection to the site.
- 10.4 We have indicated for each question how many people did not answer the sentiment question compared to how many comments were received in relation to the question. There is sometimes a mismatch in the numbers that we report, because some respondents only answered the sentiment question only and did not make a comment and vice versa.
- 10.5 In addition to the above, the officer summaries indicate sentiment responses from on specific policies (as relevant) for Specific Consultees, District and Boroughs, Town and Parish Councils and other organisations. This is to demonstrate the level of support from those with a strategic or technical interest on specific elements / policies contained in the Regulation 18 Local Plan. We have also published at Annex 1 how specific consultees and other organisations responded to the sentiment questions.

Summary of issues raised

- 10.6 A summary of issues raised has been provided. This section has been drafted following a review of all comment received with the analysis then grouped into key themes, and in most cases presented separately for supportive, neutral, opposed responses, as well as for those responses submitted with no stated sentiment. This approach has ensured that different viewpoints have been captured accurately and proportionately.

- 10.7 Where coordinated or template representations were submitted, these are identified and reported separately. This has been done to maintain transparency while avoiding distortion of thematic conclusions.
- 10.8 Many respondents wished to comment on the overall housing requirement, which is dictated by Government. Given that this is not within the gift of TMBC, we did not include a specific question on this. However, where responses of this nature were received by email, these responses were generally inputted either in the vision and objectives section or within the spatial strategy section and reported accordingly.

Specific Consultation Bodies and other organisations

- 10.9 The response summaries have also provided a dedicated summary for Specific Consultation Bodies and other organisations. A list of the specific consultation bodies and other organisations is provided in Annex 1. The sub-section in the analysis summaries has been provided to reflect responses that are either strategic or technically important in relation to plan-making. Annex 2 provides a summary of how the Specific Consultation Bodies and other organisations responded to the sentiment questions.

Officer response

- 10.10 Each consultation question concludes with an officer response, which may provide clarification and explain the approach taken in the Regulation 18 Local Plan as necessary, set out where areas of concern can be addressed and / or propose amendments for the next stage of plan-making.

Analysis reporting generally

- 10.11 Overall, it is hoped that the analysis provides Members with a balanced, evidence-based picture of consultation feedback, which clearly distinguishes different respondent groups and demonstrates how the Local Plan can evolve to respond to issues raised as the Local Plan progresses to the next stage.

Draft site allocations - Further consultation analysis to be completed –

- 10.12 In the nine weeks that we have had since the consultation closed it has not been possible to complete the reporting on the responses that we received in relation to draft site allocations in time for HPSSC publication. However, this work will be near to completion shortly and will be shared with Members informally as soon as possible.
- 10.13 The consultation provided a map where people could drop a pin and comment on a draft allocation or allocations. In line with normal trends, a significant proportion of responses were received (2705) as part of the consultation relating to this aspect of the Regulation 18 Local Plan.

- 10.14 Most respondents felt negatively about the site that they commented upon. This has been noted, however, as part of plan making, we are required to address the Government's housing requirement and therefore we are not able to address the negative feelings that our communities may have in relation to delivering housing and employment growth.
- 10.15 Work is progressing on the Council's growth strategy for the next stage of the Local Plan and consultation responses will continue to be considered alongside this work to refine the growth strategy. A number of site promoters submitted information relating to site allocations and this information can be viewed via our website.
- 10.16 Whilst understanding objections and support to the draft allocations is important to progressing our Local Plan, it has been necessary to firstly focus on the main topic-based aspects of the Plan in order to progress the Local Plan at the pace that is required and to meet the LDS timetable. The focus of reporting to Members for this Committee is therefore on these key topic-based themes, with reporting on site allocation responses to follow very shortly. We will continue to work with Members as we progress the Plan towards its next Regulation 19 stage.

11 Next steps

- 11.1 The next stage in the preparation of the Local Plan will be to produce a Regulation 19 Draft Local Plan. The Local Development Scheme identifies this to be published and consulted upon in quarter 2 2026 / 2027, ahead of submission by the end of December 2026. The following sets out in general terms the Local Plan work programme leading up to the publication of the Regulation 19 Local Plan.
- a) Procure further evidence to support the Regulation 19 Local Plan, taking into account advice from the Planning Advisory Service. This will include updating housing, economy, infrastructure, flood risk, sites related evidence (Green Belt, landscape, heritage), density, urban capacity etc.
 - b) Review the Local Plan and its policies taking into account consultation comments, as identified in the analysis summaries and other relevant information and evidence. In addition, draft site allocation policies, where these are required for specific sites.
 - c) Consider the draft NPPF in view of the emerging Local Plan. Where it is prudent to do so, ensure that emerging policies are future-proofed as far as possible, whilst being mindful that this Plan will be assessed against the December 2024 NPPF.
 - d) Consider and update the Local Plan growth strategy, including working with developers, infrastructure providers and other stakeholders to understand / test the capacity and deliverability of sites. It is worth noting that additional

resource has been provided to the Planning Policy Team to progress work on strategic and other sites to support the plan-making process.

- e) Work with infrastructure providers to progress the Infrastructure Delivery Plan, taking into account emerging site allocations.
- f) Work with Local Authority and other partners to progress Duty To Cooperate matters including Statements of Common Ground (SoCG) and Memorandums of Understanding (MoUs), as relevant.
- g) Update relevant supporting documents and produce other topic papers such as that required for housing.
- h) Obtain relevant legal advice on plan-making as required, alongside facilitating a Planning Inspectorate Advisory visit.
- i) Undertake further engagement with Members, other organisations and other Council services as relevant.
- j) Update the Council's Statement of Community Involvement.

12 Local Plan Transport Evidence base

- 12.1 The Cabinet report of 29th October 2026, recognised Members significant concerns in respect of ensuring that infrastructure was developed to support both new and existing communities and in respect of traffic and highways modelling. A motion was proposed and supported to progress enhanced engagement with infrastructure providers and to ensure a robust transport evidence base for the Local Plan.
- 12.2 The transport evidence to date comprises a comprehensive suite of technical assessments which are designed to understand existing conditions, forecast future travel demand and evaluate transport impacts of potential growth scenarios associated with the emerging Local Plan for the Regulation 18 stage in plan-making. Work has also been undertaken to provide detailed assessments of 27 key junctions to identify potential improvement schemes that will be required to support proposed growth. In addition, the Council has also published a Draft Active Travel Strategy to set out opportunities to enable walking and cycling across the borough, to improve connectivity, reduce car dependency and guide investment in active and sustainable travel. Together, the work undertaken so far ensures the Local Plan at the Regulation 18 stage is supported and informed by robust analysis in relation to transport capacity and constraints, effects of development on the highway and public transport networks, likely mitigation and infrastructure requirements and opportunities to enhance sustainable travel. The evidence is both robust and proportionate for the Local Plan Regulation 18 stage.

- 12.3 The work undertaken so far also clearly sets out what further transport related work is required to inform and support the next stage in plan-making for the Regulation 19 Local Plan. This includes:
- 1) Further testing of a preferred growth scenario for Regulation 19, which will involve running a new model scenario that incorporates updated site selections, revised housing and employment trajectories, incorporating up-to-date information and consultation feedback for example from National Highways, Kent County Council and other stakeholders as relevant.
 - 2) More detailed junction design work and identifying whether any additional junctions will require mitigation as per the preferred growth scenario that will be tested. This will involve designing mitigation options, testing layouts, signalisation and capacity improvements. This will include liaison with National Highways and Kent County Council.
 - 3) Integrating the findings into the Infrastructure Delivery Plan, including aligning proposed allocations with required transport improvements and identifying delivery pathways (S106, external funding, phasing).
- 12.4 In addition to the above, the Council has recently procured a Bus Study. This study will examine the current local bus network operating across Tonbridge and Malling, to understand how the network and related infrastructure could be improved to support the proposed spatial strategy and developments in the Local Plan. The study is required to help demonstrate how mode shift from the private car could be achieved during the plan period, to help mitigate the trip impacts of growth. The study will feed into the overall transport evidence base.
- 12.5 In addition to the above, we have discussed with our consultants whether the evidence obtained thus far would justify more detailed modelling in certain locations, taking into account what is reasonable and proportionate to be progressed to support the Local Plan. Whilst we are unable to fully answer this question currently, on the basis that the Regulation 19 scenario testing will be required to inform this, it is likely that further detailed modelling (VISSIM / Microsimulation) could be justified based on the current evidence for two locations in the borough; Tonbridge area and M20 (Junction 6).
- 12.6 We have not yet received the costings for the transport work for Regulation 19. However, we have enquired about any additional costs associated with microsimulation. Costs to undertake microsimulation for the whole Tonbridge area is likely to be in the region of £45k and to develop a new model for the M20 (Junction 6) could be in the region of up to £80k. However, this could be lower dependent on whether an existing model can be updated. This is currently being investigated.
- 12.7 Where other highways modelling issues were identified as part of the evidence for Regulation 18, junction modelling will be undertaken as part of the existing work

programme with the Council's Highways consultants and in collaboration with National Highways and Kent County Council, as well as other stakeholders as relevant. Work relating to specific sites will be considered with site promoters. It will be necessary for site promoters to ensure that they have fully evidenced how highways impacts can be mitigated. Any work of this nature will be reviewed by the Local Plan team and the Council's Highways consultants.

13 Other Options

- 13.1 The Government has made it clear that local plans should be progressed as quickly as possible and submitted no later than 31st December 2026. The Government have made it clear that it is unacceptable for local authorities not to make a local plan and that if plans are not in place, the Government will intervene under new intervention powers to ensure housing delivery. Should the Council not succeed to submit a Local Plan by the end of December 2026 date, then plan-making will need to be undertaken under a new planning system and in accordance with a new NPPF, which is due to be published in July 2026.
- 13.2 Progressing a Local Plan under the new Planning system would result in starting the plan-making process from the beginning given that there are new requirements and processes under the new plan making system to follow. This would result in a delay to adopting a local plan and therefore a continued and real risk of speculative development, and for a much longer period of time. This risks the inability to plan strategically which particularly affects the delivery of and consideration of infrastructure on a strategic basis. It would also mean instability and uncertainty regarding future decisions about growth in the area given that future strategic plan-making will be undertaken across the sub-region when Local Government Reorganisation takes place. There is also a risk of Government intervention, as reported to this Committee previously. Given the above, it is therefore important to progress this Local Plan in accordance with the Local Plan timetable to ensure that communities and stakeholders have certainty and that priorities for our communities can be delivered and can continue to be delivered when Local Government Reorganisation takes place.

14 Financial and Value for Money Considerations

- 14.1 Local Plan costs were estimated and reported to HPSSC on 12th February 2025 and a budget of £105,791 for 2026/27 for transport modelling was estimated. Given the work required alongside the costs of the Bus Study at approximately £32K, additional funding will be required should microsimulation be required to support the Regulation 19 Local Plan.
- 14.2 There is a current underspend of approximately £56k, however, this underspend is accounted for to progress studies that did not occur in the 2025/26 financial year but will occur in 2026/27. For example, to progress the Strategic Flood Risk Assessment Level 2, a density study and work on Gypsy and Traveller sites.

- 14.3 Following the Regulation 18 consultation, we are now in a position to understand the further work required to progress the Local Plan. We will shortly be reviewing the budget for 2026/27 to understand the position against the estimated costs presented in February 2025. It is worth noting, that the additional transport work discussed in section 12 (Bus Study and Microsimulation) was not budgeted for in the February 2025 estimate as at this stage the requirement for this work was not known.
- 14.4 Should microsimulation modelling be progressed, then further funds may be required, over and above those estimated in February 2025 and subsequently agreed by Full Council as part of budget setting. The Local Plan budget is kept under review with the Finance team.

15 Risk Assessment

- 15.1 The Council provided an up-to-date risk assessment for the purposes of the previous HPSSC report (3rd February 2026). There have been no updates since this time. However, the below remains to be relevant.
- 15.2 The preparation of the new local plan will provide the council with an up-to-date Local Plan on adoption. This will alleviate the current risks associated with not having an up-to-date development plan in place. There is a requirement to meet current National Planning Policy in delivering a new Local Plan and this will be tested at examination. The Government have been clear that it is unacceptable for LPAs to not make a Local Plan and the intervention criteria has been updated. The Government are also clear that plans should continue to be progressed under the existing planning system without delay and have provided transitional arrangements to achieve this where all plans will need to be submitted no later than 31st December 2026.
- 15.3 The Risk assessment has been re-provided at Annex 3.

16 Legal Implications

- 16.1 Local Planning Authorities are required to prepare and keep an up-to-date development plan for their area. The Planning and Compulsory Purchase 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the requirements and the statutory process for the preparation of a Local Plan.

17 Consultation and Communications

- 17.1 The Council adopted a Statement of Community Involvement (SCI) in September 2022, and a Local Plan Engagement Strategy was adopted by Cabinet in December 2024. These documents set out the consultation and communication arrangements that have been implemented in relation to the Regulation 18 Local Plan consultation. It has been advised for the Council's SCI to be updated ahead of the Regulation 19 consultation by the Planning Advisory Service.

18 Cross Cutting Issues

18.1 Climate Change and Biodiversity

18.1.1 Adaptation and resilience have been considered.

18.1.2 Climate change advice has not been sought in the preparation of the options and recommendations in this report. The Local Plan itself once adopted will seek to address climate change mitigation and adaptation and will seek to reduce carbon emissions as relevant to new and existing development.

18.2 Equalities and Diversity

18.2.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users. An Equalities Impact assessment was prepared alongside the Local Plan and this will be updated to inform the Regulation 19 Local Plan.

18.3 Data Protection

18.4 As part of the consultation data has been collected via our Common Place consultation system. The relevant privacy policy can be accessed here: <https://www.commonplace.is/privacy-policy> The Council has published a comments record, however this has been checked and meets GDPR requirements. In addition, personal data has also been redacted from other related consultation documents that were submitted. The Council's Privacy Policy can be accessed here: <https://www.tmbc.gov.uk/council/local-plan-privacy-notice>

Background Papers	- Statement of Community Involvement https://www.tmbc.gov.uk/downloads/download/470/statement-of-community-involvement - Local Plan Engagement Strategy https://democracy.tmbc.gov.uk/documents/s82843/Updated+Annex+1+-+TMBC+Local+Plan+Engagement+and+Consultation+Strategy.Final.pdf - Analysis summaries (presented on a chapter basis) and consultation responses / List of additional material submitted as part of the Regulation 18 consultation www.tmbc.gov.uk/local-plan-responses
Annexs	Annex 1 – List of Specific Consultation Bodies and other organisations Annex 2 – Sentiment question responses from Specific Consultation Bodies and other organisations Annex 3 - Risk Assessment