

Tonbridge & Malling Borough Council Local Plan: The Way Forward

Regulation 18: Issues and Options September 2016

“The Way Forward” is a document that sets out a potential strategy for the emerging Local Plan for Tonbridge & Malling to 2031. This questionnaire contains 15 questions that specifically relate to “The Way Forward” which we invite you to read beforehand. Hard copies are available at local libraries and at the Council Offices at Kings Hill and Tonbridge Castle.

You can also view “The Way Forward” and complete this questionnaire online at

www.tmbc.gov.uk/localplanconsult

Name	
Organisation	
Address	
Town	
Postcode	
Email address	

Completed questionnaires must be returned by **5pm on Friday 25 November 2016**

Send completed questionnaires to: Local Plan Team

TMBC

Gibson Building

Gibson Drive

Kings Hill

West Malling

ME19 4LZ

Which key objectives does the plan need to address?

The Local Plan has four Objectives as follows:

Plan Objective 1: As far as possible to provide for homes and jobs that are best suited to meet identified local needs.

Plan Objective 2: Support and sustain local communities across the borough, big and small, by planning to meet identified needs, including needs for community facilities.

Plan Objective 3: Protect high value, important natural and heritage assets.

Plan Objective 4: Deliver sustainable growth to support urban and rural economies, making the best use of infrastructure.

Q1. Do you agree or disagree with this set of objectives for the new Local Plan? (See p.17 of “The Way Forward” for more details)

Agree []

Disagree []

Don't know []

Please explain:

What are the building blocks for the Local Plan strategy?

National planning policy has identified a number of key requirements that should underpin strategies in Local Plans. We have interpreted these as three building blocks (see list below) that should form the foundation of any strategy considered for this Local Plan.

Building Blocks

Meeting identified development needs on:

- A. Brownfield land within the built-up confines of settlements.
- B. Land safeguarded in the existing Development Plan for future development, including the area of opportunity.
- C. Land at low risk of flooding within existing settlements.

Q2. Do you agree or disagree with this set of building blocks for the Local Plan strategy?
(See page 19 of “The Way Forward” for more details)

Agree []

Disagree []

Don't know []

Please explain:

Which principles should guide the development strategy for the new Local Plan?

The outcome of the assessment of the building blocks means that in order to effectively respond to Government policy, local evidence and the draft plan objectives, we need to consider opportunities beyond existing settlement confines.

To help guide decision-making on which opportunities should be considered and assessed in more detail a set of principles have been prepared.

The guiding principles identified to guide decisions about the location of future development are as follows:

1. Focussing opportunities adjacent to the principal urban areas of the Medway Gap and Tonbridge, in each housing market area.
2. Focussing opportunities adjacent to a range of settlements across the borough to help support and sustain local communities, big and small.
3. Locating new development in reasonable proximity to transport hubs, utilising and building upon existing infrastructure.
4. Locating new development in the least constrained parts of the borough.
5. To provide a mixed portfolio and location of sites, big and small, to meet a range of needs throughout the duration of the plan period up to 2031, over the short-term (up to 5 years), medium-term (6-10 years) and over the long-term (11-15 years).
6. To deliver a sustainable level of growth to facilitate significant improvements to supporting infrastructure, eg schools, highways and healthcare, for the benefit of existing and new communities.
7. Focussing development on the contribution that larger potential sites could deliver in a proportionate way to meet wider plan objectives and ensure delivery in the plan period.

Please Note: These principles should not be read in isolation.

Q3. Do you agree or disagree with this set of guiding principles? (See p. 22 of “The Way Forward” for more details)

Agree []

Disagree []

Don't know []

Please explain:

What could a sustainable development strategy for the new Local Plan look like?

With the plan objectives, building blocks, guiding principles and the Government's expectations in mind, the overall strategy illustrated on the map at Appendix F of "The Way Forward" could represent a sound direction for the new Local Plan to take.

Q4. Do you agree or disagree that this potential approach to a development strategy could provide a sound direction for the new Local Plan to take? (See p.33 of "The Way Forward" for more details)

Agree []

Disagree []

Don't know []

Please explain:

How should the new Local Plan respond to the economic evidence?

The Employment Land Review concluded that there is just enough supply, in quantitative terms, to meet office needs but there is a shortfall of industrial space of up to 33ha, depending on the scenario for future growth.

Q5. Should the new Local Plan continue to support and focus new economic development at and around existing economic hubs such as the Tonbridge Industrial Estate, New Hythe Lane, Kings Hill, Hermitage Lane and Quarry Wood or should an alternative strategy be considered? (See p.35 of “The Way Forward” for more details)

Yes

No

Don't know

Please explain:

Q6. Should we consider a wide range of employment generating uses within existing economic hubs in the borough? (See page 36 in “The Way Forward” for more details)

Yes

No

Don't know

Please explain:

Q7. Should the Local Plan be supportive of more mixed-use developments, including start-up units within residential schemes? (See p.36 of “The Way Forward” for more details)

Yes

No

Don't know

Please explain:

What should be the future role of Tonbridge Town Centre?

Tonbridge Town Centre has undergone a significant transformation over the past 10 years. More people are living in the heart of the town. At the same time, rapid transformation has occurred in shopping habits and as a result, the character of Tonbridge has evolved.

Q8. What should be the main role of Tonbridge Town Centre moving forward? Should the priority be for shopping or for social and cultural uses or a balance of these or other approaches? (See p.36 of “The Way Forward”)

Please explain:

Q9. Should the Local Plan include a more flexible policy framework for Tonbridge to allow the Town to respond to future market investment opportunities for a range of land uses and developments? (See p.37 of “The Way Forward” for more details)

Yes []

No []

Don't know []

Please explain:

Q10. Do you have other thoughts about how planning policy should guide development in and around the town centre? Please explain:

What should the Green Belt boundaries be in the Local Plan?

As part of the evidence gathering for the new Local Plan, the robustness of the existing Green Belt boundaries was assessed against the five purposes of the Green Belt as identified in the Government's National Planning Policy Framework (NPPF).

Q11. Do you agree or disagree that the Local Plan should put land into the Green Belt east of West Malling? (See p.38 of "The Way Forward" for more details).

Agree

Disagree

Don't know

Please explain:

Q12. Are there any other parcels of land in the borough that you think could be justifiably (as measured against the five purposes) put in, or alternatively removed from the Green Belt, without putting at risk the requirement for the Local Plan to positively address assessed needs in a sustainable way? (See p.38 of "The Way Forward" for more details).

Please explain:

In delivering sustainable growth, what issues are important to you?

It is important that when development takes place, it does so in a way that will achieve a quality living experience for the benefit of local communities. However, in pursuing this objective the Borough Council needs to be mindful of the need for the sites allocated for development in the new Local Plan to be viable and therefore deliverable. With this in mind, the Borough Council needs to understand which local standards are important to you.

Q13. In delivering new development, what features are important to you locally? Please can you rank the following in order of importance, giving 1 for the most important down to 7 for the least important (See p.41 of “The Way Forward” for more details).

- Providing affordable housing (not full market housing—see Glossary for full definition)
- Providing publicly accessible open space
- Stipulating car parking standards
- Controlling housing densities
- Applying internal space standards
- Achieving greater accessibility standards
- Applying water efficiency standards

Are there any other priorities that you think should be considered when delivering new development?

How should the Local Plan respond to the optional National Standards?

One of the outcomes of the Government's Housing Standards Review was the establishment of additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. The Government states that the time to consider exceeding and/ or pursuing the optional space standards is at the plan-making stage.

Q14. Do you think the Borough Council should assess the viability of including the nationally describes space standards in the new Local Plan? (See p.43 of "The Way Forward" for more details)

Yes

No

Don't know

Please explain:

Q15. Do you think the Borough Council should assess the viability of exceeding the minimum standards required by Building Regulations in respect of access and water? (See p.43 of "The Way Forward" for more details)

Yes

No

Don't know

Please explain:

Please add any other comments and continue on a separate sheet if necessary.

The closing date for comments is **5pm on Friday 25 November 2016.**