

## **Public Consultation launched: ‘Tonbridge and Malling Local Plan - The Way Forward’ A Potential Development Strategy & Proposals for East Peckham**

Tonbridge & Malling Borough Council is inviting local people, groups, businesses and other key stakeholders to give their views on a potential development strategy for the borough in an eight-week public consultation.

This first public consultation on the potential development strategy, entitled ‘Tonbridge and Malling Local Plan - The Way Forward’, is a key milestone for the Council in preparing a new Local Plan, which will guide and manage future development in the borough up to the year 2031. The Local Plan has to respond positively to government policy for increasing the supply of housing and other development and ultimately the Council will be tested through a Public Examination on the way it has approached that challenge.

The purpose of having a Local Plan is to identify how future needs for new homes will be met, along with jobs, businesses and community facilities such as schools, medical facilities, roads and public open spaces. The Local Plan will also provide a framework for considering and determining planning applications for anything from home improvements to major new developments.

The potential development strategy, ‘The Way Forward’ marks the first stage in plan-making. It explains why the Council is preparing a Local Plan, sets out as simply as possible some of the national and local planning objectives the Council is aiming to achieve, and identifies some of the potential sites that could feature in meeting development needs in the most sustainable way.

Cllr Howard Rogers, Cabinet Member for Strategic Planning and Infrastructure, says: “The Council and its communities have a real challenge in how to meet development needs across the borough. It is important that we rise to that challenge with some positive planning for the future - that is the way we have approached planning in the past, which has put us in a good place to manage and control development in the borough.

“We are very keen to receive the views of residents and local organisations on the strategic direction our Local Plan should take. All comments will be carefully considered and taken into account and there will be further public consultations as the Plan progresses. The potential development strategy, The Way Forward, is the first step in identifying and sharing the issues the borough will face in the coming years. It’s easy to take part in the consultation - people can download the development strategy from our website, complete our online questionnaire, go along to one of the public exhibitions being held across the borough or write to us with their comments.”

Next year, there will be a further consultation on the emerging Plan, which will then be submitted to the Government and a Public Examination held before the Council finally adopts the Plan in 2019.

### **Proposed impact on East Peckham**

The area identified for possible development in East Peckham is the land which backs onto Snoll Hatch Road, Stockenbury and Fell Mead.

### **How to take part in the Public Consultation**

#### **Viewing the consultation documents:**

The potential development strategy ‘The Way Forward’ and other consultation documents can be found on the Council’s website at [www.tmbc.gov.uk/localplanconsult](http://www.tmbc.gov.uk/localplanconsult) or, for those who prefer to see hard copies, the documents are available to view at the Council’s Kings Hill offices and at Tonbridge Gateway as well as at all libraries in the borough. Copies have also been sent to all parish and town councils in Tonbridge and Malling.

#### **Public Exhibitions**

There will be a series of public exhibitions around the borough during the consultation. These will be manned by council officers who will be able to talk to people about the potential development strategy and the Local Plan. Details of the exhibitions are as follows:

Kings Hill Community Centre	Thursday, 13 October	11am - 2pm
Larkfield Leisure Centre	Friday, 14 October	10am - 1pm

Angel Centre, Tonbridge	Monday, 17 October	3pm - 6pm
Hadlow Village Hall	Tuesday 25 October	10.15am - 1.15pm
Aylesford Community Centre	Friday, 28 October	1.15pm - 3.45pm
Borough Green Village Hall	Tuesday, 1 November	4.15pm - 6.45pm

### **Online Questionnaire**

Comments can be submitted online by completing a short questionnaire at [www.tmbc.gov.uk/localplanconsult](http://www.tmbc.gov.uk/localplanconsult) or by emailing [localplan@tmbc.gov.uk](mailto:localplan@tmbc.gov.uk) or in writing to Tonbridge & Malling Borough Council, Local Plans Team, Gibson Building, Gibson Drive, Kings Hill, West Malling ME19 4LZ.

### **Consultation deadline**

All comments must be submitted by 5pm on Friday 25 November.

### **More information about housing figures**

The objectively assessed need for new housing for the borough of Tonbridge and Malling for the plan period (2011-31) is for 13,920 new dwellings or 696 per year. These figures have recently been updated in the light of the sub-national population projections published by the Office of National Statistics in May and new household projections published by the Department of Communities and Local Government in July.

Taking into account new housing that has already been built since 2011, sites that are currently under construction or with planning permission, but not yet started, land allocations in the current development plan yet to come forward and a modest windfall allowance for small sites, there is a residual need for approximately 6,000 new homes in the borough of Tonbridge and Malling.

The Local Planning Authority can demonstrate a five-year housing land supply plus 5% as required by national planning policy.

For more information, please contact: Linda Moreau, Media & Communications Manager  
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