

Planning & Transportation Cabinet Advisory Board

5 August 2019

Is the final decision on the recommendations in this report to be made at this meeting?

No

Consultation on Draft Local Plan 2016 – 2036 (Regulation 18) and Sustainability Appraisal

Final Decision-Maker	Cabinet
Portfolio Holder(s)	Cllr McDermott – Leader and Portfolio Holder for Planning and Transportation
Lead Director	Lee Colyer – Director of Finance, Policy and Development (Section 151 Officer)
Head of Service	Steve Baughen – Head of Planning
Lead Officer/Author	Steve Baughen - Head of Planning
Classification	Non-exempt
Wards affected	All

This report makes the following recommendations to the final decision-maker:

1. To agree to undertake a six week period of consultation on the Draft Local Plan 2016 – 2036 (Regulation 18) and Sustainability Appraisal from 20th September – 1st November 2019
2. That the Head of Planning be authorised to make minor modifications to the Draft Local Plan and Sustainability Appraisal prior to 20th September 2019 to ensure robustness and for consistency, with any minor modifications to be agreed with the Portfolio Holder for Planning and Transportation.

Explain how this report relates to the Corporate Priorities in the Five Year Plan:

The Local Plan will be a key element in ensuring that the planning system in Tunbridge Wells borough operates in a “genuinely plan led” way (as required by national planning policy), and in terms of place shaping. The Draft Local Plan is an important step in the process of producing a new Local Plan.

Our Borough

The Draft Local Plan proposes place shaping and other policies which set out a spatial strategy for the borough for the period until 2036 to deliver housing, employment, leisure and other uses, and the infrastructure to support such growth, together with a suite of policies including those which prioritise active travel, those which allocate land for new education facilities and support the production of Neighbourhood Development Plans.

When the planning system operates in a “genuinely plan led” way this enables residents, businesses and developers to have much greater certainty and clarity over the location of new development, which is a key element in delivering high quality investment in the borough.

Through the range of policies in the Draft Local Plan, which cover a large scope of different considerations, it will be important in supporting prosperity, wellness and inclusivity.

Our Services and Providing Value

Operating in a “genuinely plan led” way, particularly though the clarity which this provides, will enable Planning Services to operate more efficiently, and to maximise the quality and value of service provided.

Consultation on the Draft Local Plan will also be important in realising one of the Eight Big Projects: Creating a New Local Plan for the Borough.

Timetable	
<i>Meeting</i>	<i>Date</i>
Agreed for publication by Portfolio Holder	9 th July 2019
Agreed for publication by Head of Service	9 th July 2019
Management Board	17 th July 2019
Cabinet Advisory Board	5 th August 2019
Cabinet	15 th August 2019

Consultation on Draft Local Plan 2016 – 2036 (Regulation 18) and Sustainability Appraisal

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The Draft Local Plan is an important step in the production of a new Local Plan, which will set out the spatial strategy for development in the borough until 2036. Once adopted, the new Local Plan will form the planning framework against which planning applications are assessed.
- 1.2 The Draft Local Plan has been prepared following consultation on a document which looked at the Issues and Options facing the borough, and is informed by a suite of evidence documents.
- 1.3 It is now at the stage that public consultation should be undertaken on the Draft Local Plan. The results of this consultation will be taken into account when preparing the Pre-Submission Local Plan, which is the next stage in the production of the new Local Plan.
- 1.4 The purpose of this report is to seek the views of the Planning & Transportation Cabinet Advisory Board ahead of a decision by Cabinet to undertake public consultation on the Draft Local Plan and its Sustainability Appraisal from 20th September – 1st November 2019.
- 1.5 Due to the file size of the appendices, compressed copies of the Draft Local Plan (Appendix A) and Policies Maps (Appendix B) have been included. The full (i.e. non-compressed) versions are published as Supplementary Reports to this paper, and do not contain any new or additional further than the compressed versions.

2. INTRODUCTION AND BACKGROUND

National Planning Policy Framework [NPPF] (2019)

- 2.1 A Local Plan is a long-term strategic planning document, which sets out the spatial vision, strategic objectives, and the overarching development strategy for an area and establishes the planning policy framework necessary to deliver them. Planning applications are assessed against the policies within a Local Plan.
- 2.2 National planning policy for “Plan Making” is set out in chapter 3 of the NPPF. Key elements of this include:
 - Paragraph 15: *“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social*

and environmental priorities; and a platform for local people to shape their surroundings”;

- Paragraph 31: *“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence”;*
- Paragraph 21: Strategic policies should look ahead over a period of 15 years from adoption;
- Paragraph 35: *“Local plans and spatial development strategies are examined [by the Planning Inspectorate] to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are ‘sound’ if they are:*
 - a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*
 - b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*
 - c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*
 - d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework”;*
- Paragraphs 24 and 27: *“Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other”, and with other bodies/organisations on strategic matters that cross administrative boundaries: effective and on-going joint working and demonstration that cross-boundary matters are being addressed and progressed should be demonstrated through “statements of common ground”;*
- Paragraph 32: *“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains)”;*
- Paragraph 33: *“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary”.*

The Tunbridge Wells Local Plan 2016 - 2036

- 2.3 Once adopted, the Local Plan 2016 – 2036 for Tunbridge Wells borough will set the agenda for development across the borough to 2036 and will replace the

existing planning framework which is set out in a number of documents, including: the Tunbridge Wells Borough Local Plan 2006 (saved policies), the Core Strategy 2010, the Site Allocations Local Plan 2016. Additionally the made Hawkhurst Neighbourhood Plan also forms part of the planning framework.

- 2.4 The Local Plan 2016 – 2036 will contain overarching place shaping policies for each parish and settlement within the borough, as well as specific site allocations to deliver the strategy, and detailed development management policies to be applied to all new developments across the borough.
- 2.5 There are a series of stages in the preparation of a new Local Plan. For Tunbridge Wells borough, these are summarised below:

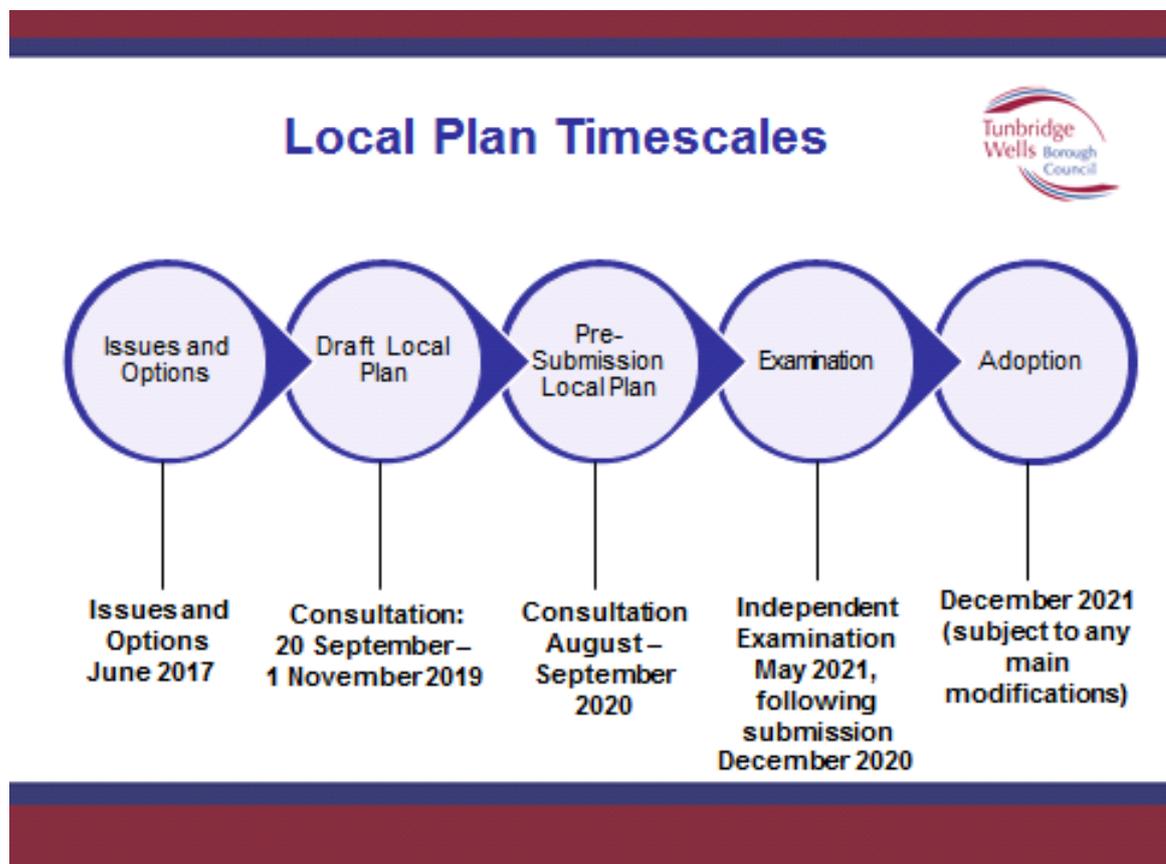


Figure 1: Local Plan Timescales

Evidence

- 2.6 As set out above, the NPPF requires that Local Plans and policies are underpinned by relevant and up-to-date evidence. Considerable evidence gathering has been undertaken by the Council since 2016 to inform the development and preparation of the Draft Local Plan. A full list of the evidence documents is provided in **Appendix D**. Work on the final drafts of several of these is being undertaken at present, although the preparation of the Draft Local Plan has been informed by updates of findings and reviews of drafts. All evidence documentation will be available on the TWBC Local Plan website before the start of the consultation period.

2.7 The Planning Advisory Service [PAS] is a local government group funded directly by the Ministry of Housing, Communities and Local Government which provides consultancy and peer support, learning events and online resources to help local authorities understand and respond to planning reform. In March – April 2019 a review was undertaken by PAS of the evidence base for the Draft Local Plan, as part of a national pilot project. This review concluded:

- *“The evidence base that is already in place or scheduled for completion in the near future is that it is adequate and proportionate to the spatial planning issues that are evident in the borough”;*

- TWBC is a good case study of an authority addressing significant growth pressures in context of major planning constraints, most notably the extent of the Area of Outstanding Natural Beauty (AONB), Green Belt designations, and consequential evidence requirements for its Local Plan.

TWBC Local Plan “Issues and Options” document

2.8 The Local Plan Issues and Options document was published in summer 2017, for public consultation. This set out the main issues facing the borough, with reference to seven themes, and sought early views about the best way to approach the specific challenges presented by each theme. Most importantly, it proposed five possible spatial options for the physical location of new development across the borough to meet identified needs that would meet the challenges to different degrees, and in different ways. Further information on the Issues and Options document is provided in the Draft Local Plan [**Appendix A** to this report] at paragraphs 1.3 – 1.7 on pages 10 – 11. A total of 6,686 comments were received in response to this consultation, with 551 individual responses to the consultation including from residents and individuals (465 responses), organisations and companies including developers and planning agents (39); parish and town councils (15); statutory bodies and utilities (14); resident, amenity, and other groups (11) and from adjoining authorities (7).

The Draft Local Plan – Regulation 18 consultation

2.9 The Draft Local Plan has been developed since the Issues and Options consultation. This has involved reviewing the comments received as part of the Issues and Options consultation, liaison and engagement with Parish and Town Councils, Neighbourhood Plan Groups, the Town Forum, discussions with infrastructure providers, consultees, neighbouring authorities and Kent County Council (please see below for further information), consideration of the findings of the evidence base and a review of different approaches to planning policies taken by authorities across the country.

2.10 Reports on different approaches to policy (as well as reports on changes in national policy, draft Local Plans of neighbouring authorities, etc) have been presented to the monthly Planning Policy Working Group [PPWG] at TWBC. The PPWG provides informal feedback on draft material/documentation and help build consensus on the content of the Local Plan, to assist officers in formulating formal proposals, and as a Members’ sounding board for planning

policy development. Through out this period all Members of TWBC have been invited to the PPWG meetings, and attendance has been broad and considerable. There have also been frequent briefings to all Members, and meetings to discuss matters with individual Members and different political groups.

2.11 The reports to the PPWG have generally followed the approach of:

- a) an initial report setting out draft proposals for planning policies, together with examples of different options and approaches taken elsewhere, and information on the consultation responses from the Issues and Options consultations for the PPWG's comments, before;
- b) a further report which presents a final draft of these policies.

2.12 The opportunity has been taken to look afresh at all Local Plan policies, to ensure that the policies proposed in the Draft Local Plan reflect current and future pressures and changes in national planning policy since 2006 and 2010 when the previous Local Plan and Core Strategy were prepared, and to address issues which arise in the determination of planning applications as a result of the wording of some current policies in the adopted Local Plan/Core Strategy/Site Allocations Local Plan.

2.13 The Draft Local Plan – please see below - has now been reviewed by the PPWG, and work has been completed on the Sustainability Appraisal (**Appendix E**). It is now recommended that consultation be undertaken on the Draft Local Plan and Sustainability Appraisal for a six week period from 20 September 2019 until 01 November 2019 (please see sub-section 6.0 below). This is referred to as a Regulation 18 consultation. Consultation would be undertaken in accordance with the TWBC Statement of Community Involvement (2016).

2.14 Other supporting documentation will be available for review during the consultation period alongside the Draft Local Plan and Sustainability Appraisal, including the Infrastructure Delivery Plan, Habitats Regulations Assessment, Equalities Impact Assessment and various topic/background papers covering a range of different matters.

Following steps in overall plan making process

2.15 The results of the Regulation 18 consultation (and any changes to national policy, Neighbourhood Plans, government guidance, etc) will be taken into account as part of the preparation of a revised (“Pre-submission”) version of the Local Plan. Subject to the outcomes of this Regulation 18 consultation, it is intended that the Council will produce a full Pre-Submission Local Plan to be published for a further consultation from August to September 2020 (for a period of eight weeks to take account of the summer period).

2.16 The Local Plan will then be submitted towards the end of 2020 for public examination by the independent Planning Inspectorate (who acts on behalf of the Secretary of State). If the submitted Local Plan is found “sound”, it will then

be for the Full Council of TWBC to decide to formally adopt the Plan: this is programmed to occur before the end of 2020.

- 2.17 Once adopted, it will, together with “made” (approved) neighbourhood plans, form the Development Plan: planning applications will be assessed against the policies within the Development Plan. It will supersede the Local Plan 2006, Core Strategy 2010 and Site Allocations Local Plan 2016.

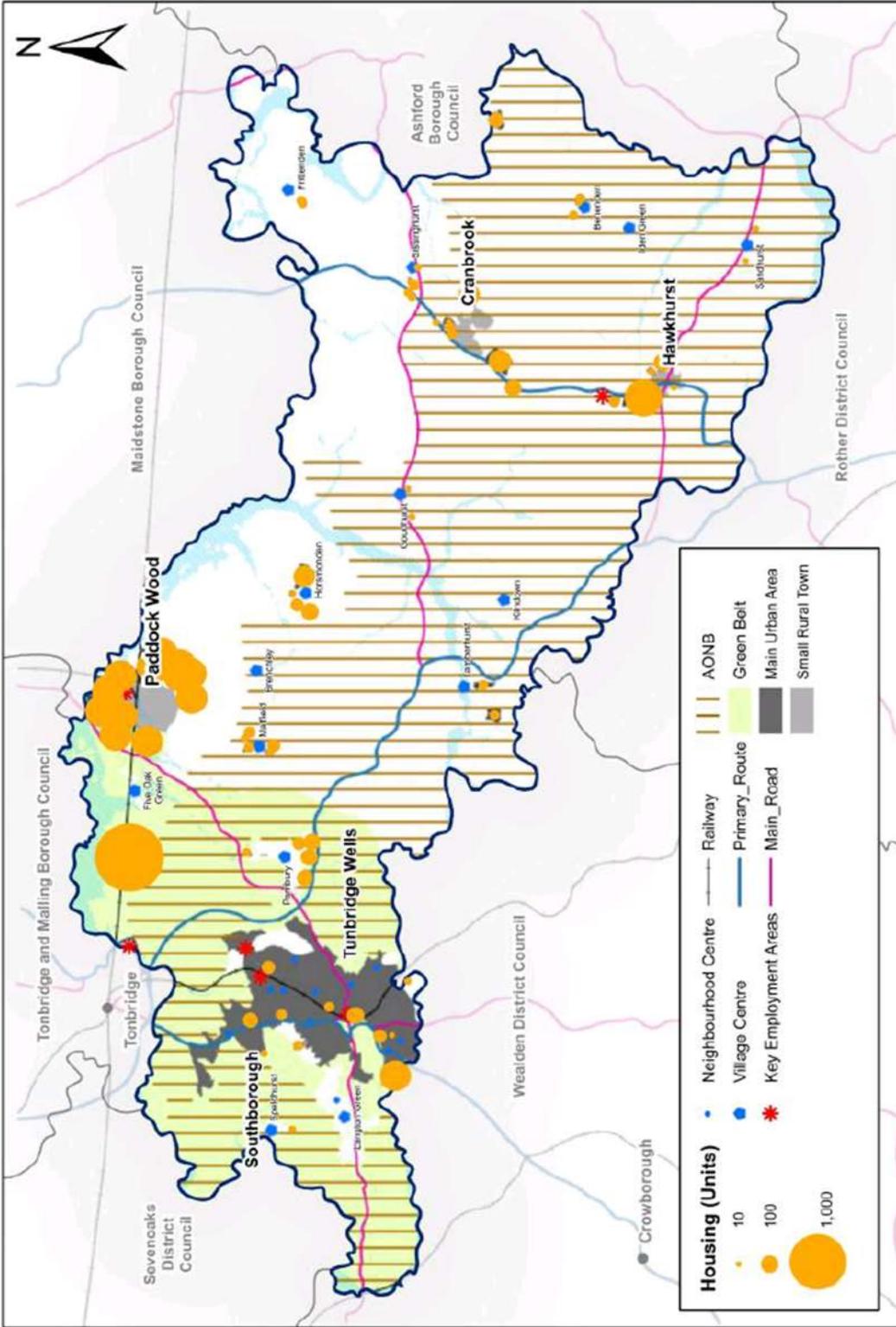
Positively prepared and justified

- 2.18 The NPPF sets out that the amount of housing which a Local Planning Authority should plan for as part of a Local Plan is derived through the “standard method”. For TWBC this equates to 678 houses year (or 13,560 for the plan period 2016 – 2036), and is a substantial increase from the amount (300 houses per year) that the Core Strategy (2010) needed to plan for.
- 2.19 Given the fact that there have already been completions and grants of planning permission for housing since 2016, plus an allowance can be made for housing to be delivered on sites which aren’t allocated (e.g. through the redevelopment of existing developed areas), the Draft Local Plan needs to allocate sufficient land for 7,639 houses, plus a buffer.
- 2.20 The evidence gathered has indicated a need to provide for a minimum of 14 hectares of employment land, and to plan positively for the town centres (particularly given the national structural changes in retailing).
- 2.21 As detailed above, one of the tests of soundness of a Local Plan (which will be tested at examination by the Planning Inspectorate) is whether the plan provides a strategy which, as a minimum, seeks to meet the area’s development needs. The Draft Local Plan attached at **Appendix A** proposes to do this, and to plan for the timely delivery of infrastructure to support this growth. This will be set out in the Draft Infrastructure Delivery Plan which will be available as one of the documents to support the Draft Local Plan during the public consultation.
- 2.22 Full details of how this will be planned for are set out in the Draft Local Plan (**Appendix A**) and the Policies Maps (**Appendix B** – which form part of the Local Plan itself), and are summarised in the Key Diagram (reproduced from page 38 of the Draft Local Plan) below. This includes strategic allocations at Capel/Paddock Wood and Tudeley, to be delivered on a comprehensive masterplanned basis, together with a strategic employment site adjacent to Kingstanding Way by North Farm in Royal Tunbridge Wells.
- 2.23 The trajectory of when housing is anticipated to be delivered on the different sites which are proposed to be allocated is provided in **Appendix C**: this will form an appendix to the Draft Local Plan itself in the consultation version of this plan. The total capacity of all the identified sites in the Draft Local Plan provides for some 14,776 net additional dwellings, as compared to the minimum requirement of 13,560 dwellings. This provides a sufficient amount of oversupply (essentially a “buffer”) equivalent to some 9%, which is important as

not all sites which are allocated or are granted planning permission are “built out”.

2.24 In order to accommodate this growth, the Draft Local Plan proposes both the release of land from the Green Belt and some major development sites in the AONB. It is understood that such proposals are sensitive and may involve considerable change to the countryside, settlements and the character of some areas. Every effort is made to minimise these impacts. A number of “topic” or “background papers” are being produced which will elaborate on why the Draft Local Plan is considered an appropriate strategy for delivering the housing, employment, infrastructure and other needs of the Borough.

2.25 These will be available on the TWBC Local Plan section of the website when the consultation period commences on 20th September 2019.



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Figure 2: Key Diagram, from page 38 of Draft Local Plan

Duty to Cooperate

- 2.26 As outlined above, officers have been engaged through-out the period of preparing the Draft Local Plan with adjacent authorities, the County Council, and other organisations. This has included the Portfolio Holder for Planning and Transportation attending some meetings with counterparts from Sevenoaks District [SDC] and Tonbridge and Malling Borough Councils [TMBC]. Statements of Common Ground have been signed with SDC and are due to be signed shortly with Wealden District Council, and the intention is that other Statements of Common Ground will be signed with the other councils, infrastructure providers and consultees in due course.
- 2.27 The strategic sites at Capel and Paddock Wood and Tudeley are in relative close proximity to the borough boundaries. Both TMBC and MBC are fully aware of these proposals, and discussions have taken place about the cross-boundary implications of these proposals.

Sustainability Appraisal

- 2.28 As above, at paragraph 2.2 of this report, the NPPF sets out that Local Plans should be informed by a Sustainability Appraisal, which evaluates the social, economic, and environmental impacts of policies and strategies to determine to what extent they are in agreement with sustainable development objectives, and assessing alternative options. This is also required by legislation. The Sustainability Appraisal that has informed the Draft Local Plan is attached at **Appendix E**. The report to Cabinet will recommend that consultation be undertaken on the Sustainability Appraisal as well.

3. AVAILABLE OPTIONS

Option 1: Undertake “Regulation 18” consultation on the Draft Local Plan and Sustainability Appraisal (supported by Infrastructure Delivery Plan, Equalities Impact Assessment and other documentation) between 20th September and 1st November 2019

- 3.1 As summarised in this report, the development of the Draft Local Plan has been ongoing since evidence gathering commenced in 2016. The Draft Local Plan is now at a stage that it is appropriate that consultation be undertaken on it, and the proposed spatial strategy for growth and proposed policy approaches within this.
- 3.2 This would be in accordance with the current timetable for the production of the Local Plan 2016 – 2036 [**Figure 1**].

Option 2: Do not undertake “Regulation 18” consultation on the Draft Local Plan and Sustainability Appraisal (supported by Infrastructure Delivery Plan, Equalities Impact Assessment and other documentation) at this time

3.3 As above, there has been considerable work undertaken to this point to develop the Draft Local Plan, as part of the overall timetable set out in **Figure 1**. To not undertake Regulation 18 consultation at this point would jeopardise this overall timetable. There are potential negative implications of not progressing a Local Plan, including:

- planning applications will continue to be assessed against planning policies which were developed in a very different context;
- TWBC cannot presently demonstrate a “five year supply” of housing which makes parts of the Borough vulnerable to speculative planning applications and development;
- there is ultimately a risk that the Secretary of State may intervene and take over preparation of the Local Plan.

3.4 This is a Draft Local Plan. Consultation on the Draft will be used to inform the Pre-Submission version of the Local Plan: TWBC will be considering the consultation responses to the Draft Local Plan in late 2019 and early 2020, and thereafter deciding whether changes to the policies or approach are required. Full Council will ultimately make the final decisions in a) summer 2020 to undertake the final round of consultation (Regulation 19 consultation) before submission of the Plan to the Planning Inspectorate for Examination and b) in winter 2021 to adopt the Plan (if found sound following examination).

4. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

4.1 The preferred option is Option 1: that the consultation is undertaken from 20th September – 1st November 2019. This would be in accordance with the overall timetable for the production of the Local Plan, and reflects the extensive work undertaken in the preparation of the Plan to this point.

4.2 To not undertake consultation at this time will jeopardise the overall timetable, and increase the length of time that planning decisions are not being made in a “genuinely plan-led” approach (due to the age of the existing Local Plan/Core Strategy/Site Allocations Local Plan and the fact that the borough cannot at this time demonstrate a five year supply of housing).

4.3 There is ongoing work to finalise exact wording and formatting of the Draft Local Plan and Sustainability Appraisal (and the Infrastructure Delivery Plan) to ensure that the policies are as robust and clear as possible. The recommendation therefore includes the provision for this work to be undertaken and finalised between the date of decision and the start of the consultation period.

5. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

5.1 As set out in paragraphs 2.10 – 2.12 above, the TWBC cross-party PPWG (to which all Members have been invited) has been consulted through-out the production of the Draft Local Plan. Frequent briefings have been provided to all

Members, and meetings have been held with individual Members and different political groups at TWBC. The PPWG has agreed the Draft Local Plan.

- 5.2 As above, there has been ongoing liaison and engagement with Parish and Town Councils, Neighbourhood Plan Groups and the Town Forum in the preparation of the Draft Local Plan, including at least two meetings or workshops with each. Presentations have also been given to Capel Parish Council and Paddock Wood Town Council at public meetings on the proposed strategic allocations in those Parishes.
- 5.3 There have been a series of informal consultations on iterations of the Infrastructure Delivery Plan with infrastructure providers and statutory consultees, and there are ongoing discussions with these. Liaison, discussion and work on cross-boundary issues has been undertaken with neighbouring authorities and Kent County Council, and these are ongoing. This has resulted in the signing of one Statement of Common Ground, with the expectation that a number of others will be agreed in due course.

6. NEXT STEPS: COMMUNICATION AND IMPLEMENTATION OF THE DECISION

Communicating that the consultation period will start on 20 September and run until 1 November 2019

- 6.1 The autumn edition of “Local” will have a number of pages dedicated to the Draft Local Plan consultation, including the “headlines” of the spatial strategy in the Draft Local Plan and key policies, and information on Draft Local Plan exhibitions (please see below) and how residents and businesses can engage with the consultation. This will be delivered to every residence and business in the Borough in the w/c 16 September, before the consultation period starts on 20 September.
- 6.2 Preliminary arrangements have already been made to communicate via a range of media, press briefings, social media. A new Local Plan webpage will be released before the consultation.
- 6.3 A number of meetings with various groups and stakeholders have already taken place and more are planned to take place over the course of the next few months. These include the following:

Parish Chairmen’s Group:

- A Local Plan briefing was provided by the Head of Planning on the 25 June;
- 17 September – Parish Chairmen will be provided with a briefing by officers and the consultation pack at this meeting;

The Royal Tunbridge Wells Town Forum:

- 5 September - the planning working group of the Town Forum will be provided with a briefing at this meeting;

Planning Agents' Forum:

- An Officer of the Planning Policy team to attend the Agents Forum on 4 September to brief planning agents on the Draft Local Plan and consultation;

Capel/Paddock Wood:

- Two meetings were held in May as high level briefings to Paddock Wood and Capel Parish/Town Councils;
- A specific developer, consultee and infrastructure and stakeholders meeting was undertaken on 18 July 2019;
- Officers have committed to a further briefing with residents in Capel over the summer (date to be confirmed);

Business community:

- Planning policy officers are currently engaging with the Council's Economic Development team to ascertain the most appropriate way of engaging with local businesses to raise awareness of the draft Local Plan (events and dates to be set);

Neighbouring Authorities:

- Meetings/skype meetings are being held with neighbouring authorities as part of the Duty to Cooperate requirements, and recent discussions have been had with Tonbridge and Malling, Maidstone, Wealden and Sevenoaks;
- Further discussions are due to take place with Ashford, Rother, Kent and East Sussex county councils. One of the key matters discussed on each occasion is the progress of respective Local Plans: TWBC has been and will be informing each authority of the consultation period and arrangements;

Infrastructure Providers and other stakeholders:

- A number of meetings are currently taking place with infrastructure providers and other stakeholders including Southern Water, Highways England, Natural England, the High Weald AONB Unit and KCC to raise awareness before the start of the consultation period and tying in with the work on the Infrastructure Delivery Plan;

Schools:

- It is intended to carry out a number of events at local secondary schools. All schools across the borough are being contacted with the consultation dates to gauge interest in being involved through special school assemblies or focused events;

Other:

- Meetings have taken place with the Tunbridge Wells Access Group as well as the National Association for the Blind to inform them of the proposals and consultation on the Draft Local Plan. Additionally, Policy officers have been working with the Council's Corporate Governance Team on the Equalities Impact Assessment of the Draft Plan to ensure that consideration of all groups has been taken into account, and as part of these, officers are ensuring that they are liaising with all groups as appropriate.

Exhibitions

6.4 10 exhibitions will be held in the first two weeks of the consultation period, so that residents, businesses etc can attend, review documentation and exhibition panels, and discuss matters with officers. These will be attended by officers from TWBC Planning Services, and at certain exhibitions supported by officers from KCC Highways. The following chart indicates the preliminary arrangements for these exhibitions:

	Location of Exhibition and provisional venue	Provisional time open to the public	Parishes covered
Week 1 Saturday 21 September	Capel Capel Community Centre, Falmouth Place, Five Oak Green	10am-2pm	Capel; Paddock Wood
Week 1 Tuesday 24 September	Paddock Wood Mascalls School, Maidstone Road, Paddock Wood	4.30pm-8pm	Capel; Paddock Wood
Week 1 Thursday 26	Royal Tunbridge Wells Royal Victoria Place, Retail Outlet – unit number to be confirmed	12pm-7pm	Bidborough; RTW (Unparished areas); Rusthall; Southborough; Speldhurst
Week 1 Friday 27 September	Cranbrook Vestry Hall, Cranbrook	4pm-7pm	Benenden; Cranbrook & Sissinghurst; Frittenden
Week 2 Saturday 28	Royal Tunbridge Wells Royal Victoria Place, Retail Outlet – unit number to be confirmed	10am-3pm	Bidborough; RTW (Unparished areas); Rusthall; Southborough; Speldhurst
Week 2 Monday 30	Hawkhurst British Legion, Unity	4pm-7pm	Hawkhurst;

	Location of Exhibition and provisional venue	Provisional time open to the public	Parishes covered
September	Hall, Hawkhurst		Sandhurst
Week 2 Tuesday 1 October	Horsmonden Horsmonden Village Hall, Back Lane, Horsmonden	4pm-7pm	Brenchley & Matfield; Horsmonden
Week 2 Wednesday 2 October	Pembury Pembury Village Hall, 49 High Street, Pembury	4pm-7pm	Pembury
Week 2 Thursday 3 October	Paddock Wood Mascalls School, Maidstone Road, Paddock Wood	4.30pm-8pm	Capel; Paddock Wood.
Week 2 Friday 4 October	Lamberhurst Lamberhurst Village Hall, The Broadway, Lamberhurst	4pm-7pm	Goudhurst; Lamberhurst

- 6.5 The timings and venues of the exhibitions across the borough are intended to be accessible to all: the range of timings should allow all groups (young, elderly, working, etc.) to access the events and input into the process.
- 6.6 Consideration has been given to holding exhibitions in every parish. However, there are resourcing implications with such an approach, and it is considered that the exhibition locations and venues as set out above will allow the opportunity for the majority of residents to access at least one of the exhibitions if desired.
- 6.7 Officers will discuss with Neighbourhood Plan Groups whether they wish to have a presence at the exhibitions as well (given the interaction between Neighbourhood Development Plans and the Local Plan), and it may also be appropriate for other local groups/stakeholders to also be present at some of these meetings, and opportunities to allow this are being considered through wider discussion; for example, the Clinical Commissioning Group (representing NHS doctors) have expressed an interest in attending some exhibitions as an opportunity to engage with residents and patients about the future GP provision in the settlement(s)/parishes.

Consultation arrangements

- 6.8 A new Local Plan section of the TWBC website is being produced. All documentation will be available on this section of the website, and it will be integrated with a new modernised consultation portal. Forms for submission of comments on the Draft Local Plan and Sustainability Appraisal which explain the scope of comments etc. will be available.
- 6.9 Efforts will be made to maximise the use of the TWBC website and portal (as this is the most efficient way for comments to be made, received and analysed). Paper copies of all documents will be available at the TWBC Gateway, libraries, and Parish and Town Councils through-out the consultation period, with the ability to submit comments via other (non-digital) means.

7. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Legal including Human Rights Act	The recommendations within the Report comply with the specific requirements contained within regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012 (“the Regulations”) and acting on the recommendations is within the Council’s powers as set out in the Regulations.	Jo Smith Senior Lawyer (Planning) 9 th July 2019
Finance and other resources	There is a statutory duty to produce a Local Plan and sufficient financial resources have been allocated within the Medium-Term Financial Strategy. In addition the Local Plan Reserve is available to fund the phasing of the work and as at the 31 March 2019 had a balance of £489,000.	Lee Colyer, Director of Finance, Policy and Development 4 th July 2019
Staffing establishment	There are no staffing implications.	Anita Lynch HR Manager 4 th July 2019
Risk Management	The Local Plan not being adopted effectively (together with housing not being delivered in right areas / types) is a risk on the Corporate Risk Register. The timely progression of the new Local Plan is identified as Current Control/ Mitigation in place/ Action. Agreement to undertake the consultation as recommended would ensure that Local Plan continued to progress towards adoption, therefore reducing (in the long term) the risk	Steve Baughen Head of Planning 11 th July 2019

	of the Local Plan not adopted, and the associated consequences of this.	
Data Protection	The Regulation 18 consultation will involve the processing of personal data. Individuals will be informed about the use of their data in the Privacy Notice. We do not consider that the processing will result in a high risk to individuals' interests under the General Data Protection Regulation.	Sarah Lavallie – Corporate Governance Officer 10 th July 2019
Environment and Sustainability	<p>The Draft Local Plan will be a key long lived policy document in terms of future place shaping. As such it is critical in supporting measures to mitigate global warming and the emerging climate crisis. As set out by the International Panel on Climate Change (IPCC) global emissions must decline by 45% by 2030 (from 2010 levels), and reach net-zero by around 2050 if not earlier. Given the longevity of the Local Plan, policies to support delivery of low or zero carbon emissions and the provision of renewables will be essential.</p> <p>Undertaking public consultation will enable the provision of feedback on sustainable development and is therefore recommended.</p> <p>The plan includes policies for the protecting of the natural environment that go beyond the requirements of Section 40, National Environment and Rural Communities Act 2006 to “have regard” to conserving biodiversity and in line with current guidance sets out a proactive approach to achieving measurable net gains for biodiversity.</p> <p>The spatial approach and policies of the Local Plan seek to minimise adverse effects on the nationally important landscape of the High Weald AONB in line with its statutory duty to have regard to “conserving and enhancing the natural beauty”. The plan is underpinned by a strong landscape evidence base and proposals for development have considered the effects on the designated landscape at every stage. Policies seek a high standard of design in</p>	<p>Karin Grey Sustainability Manager 11th July 2019</p> <p>David Scully Landscape & Biodiversity Officer 12th July 2019</p>

	the High Weald AONB and require developers to take account of the High Weald AONB Management Plan and supporting guidance.	
Community Safety	No community safety issues arise as a result of this report	Terry Hughes Community Safety Manager 22 nd July 2019
Health and Safety	No comments	Mike Catling Corporate Health and Safety Advisor 11 th July 2019
Health and Wellbeing	Undertaking public consultation on the Draft Local Plan will help to promote health and wellbeing in the community. It will also provide the opportunity for feedback to ensure that the Plan adequately promotes health and wellbeing opportunities. This is through taking into consideration the public's views on topics such as active travel, and building health opportunities into the environment to enable residents to make healthier life choices.	Rebecca Bowers – Health Improvement Team Leader 10 th July 2019
Equalities	<p>Decision-makers are reminded of the requirement under the Public Sector Equality Duty (s149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups. The decisions recommended through this paper could directly impact on end users.</p> <p>The draft Local Plan contains policies and plans to guide future development within Tunbridge Wells borough which could be relevant to people with protected characteristics such as people with disabilities and different age groups. As part of the proposed consultation we will contact organisations and groups that may be relevant or have an interest with regard to the protected characteristics of disability, race, sex, age, religion/belief, sexual</p>	Ingrid Weatherup – Corporate Governance Officer 10 th July 2019

	orientation and gender reassignment. Consultation responses from individuals may raise issues relating to a protected characteristic which will also be considered.	
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8. REPORT APPENDICES

The following documents are to be published with and form part of the report:

- **Appendix A:** Draft Local Plan 2016 – 2036
(A high resolution version is available to view and download as a separate document under the supplementary papers to this report)
- **Appendix B:** Draft Local Plan Policies Maps – which form part of the Local Plan
(A high resolution version is available to view and download as a separate document under the supplementary papers to this report)
- **Appendix C:** Draft Local Plan housing trajectory
(which will be incorporated into the Draft Local Plan as an appendix to the Plan itself in the version subject to consultation)
- **Appendix D:** Evidence base for Draft Local Plan
- **Appendix E:** Draft Sustainability Appraisal

9. BACKGROUND PAPERS

Please refer to **Appendix D**. All papers are available here:

<http://www.tunbridgewells.gov.uk/residents/planning/planning-policy/evidence-base>