

# Local Plan: The Way Forward (September 2016) Frequently Asked Questions

## *What is the Local Plan?*

- The Local Plan will set out a strategy that aims to meet identified needs for new homes, jobs, community facilities, roads etc whilst looking after valued heritage properties/areas and important natural features.
- It looks forward fifteen years until 2031 at what kind of place Tonbridge & Malling borough could be.
- The goal is to achieve a future for the borough where people have the ability to live and work and enjoy good access to community facilities.

## *Why is a new Local Plan being prepared now?*

- To respond to the Government's [National Planning Policy Framework](#) published in 2012 and the [Planning Practice Guidance](#) initially published in 2014.
- To respond to local evidence on housing needs, land potentially available for development, jobs and flooding etc.
- To do the best we can through positive future planning to keep important decisions about future development made locally rather than risk losing control.

## *What stage of plan-making is this?*

- This is the first stage of plan-making, formally known as the Regulation 18 consultation.
- It is a time to consider the broad direction and approach to a development strategy and consider the issues the Plan should consider.

## *What is the purpose of this consultation?*

- There are clear purposes of this exercise:
  1. To identify the challenges that the Local Plan needs to address in terms of housing need, economic development, habitat protection etc.
  2. To identify a potential strategy to respond to these challenges.
  3. Overall, to engage local people, groups, businesses and others in those choices.

## *Will there be additional opportunities to take part in plan-making?*

- Yes. This is the first stage. There will be at least one additional consultation stage on the Local Plan next year before the plan is submitted to Government for examination by an independent Inspector.

## *What is the status of the existing Development Plan Documents?*

- The suite of adopted plans (**Core Strategy, Development Land Allocations, Tonbridge Central Area Action Plan, Managing Development and the Environment and the Saved Policies**) still represents the Council's Development Plan.
- The new Local Plan will not replace these documents as the Development Plan for the borough until it is adopted, which is likely to be in the Spring of 2019.
- Until this date, the emerging Local Plan is a material consideration in decisions about planning applications, although the weight it can be afforded at this early stage is limited.

## *Where can I find out more information about the Local Plan?*

- More details about the Local Plan including the latest news, the official timetable etc can be obtained from the Local Plan landing page: [www.tmbc.gov.uk/localplan](http://www.tmbc.gov.uk/localplan)
- Details about this specific consultation including 'The Way Forward' document itself can be obtained from the consultation page: [www.tmbc.gov.uk/localplanconsult](http://www.tmbc.gov.uk/localplanconsult)
- The consultation document is available to view at the Council's offices at Kings Hill and Tonbridge Castle and at libraries throughout the borough.
- There will also be public exhibitions at the following venues:

Thursday 13 October	11am to 2pm	Kings Hill Community Centre
Friday 14 October	10am to 1pm	Larkfield Leisure Centre
Monday 17 October	3pm to 6pm	Angel Centre, Tonbridge
Tuesday 25 October	10.15am to 1.15pm	Hadlow Village Hall
Friday 28 October	1.15pm to 3.45pm	Aylesford Village Community Centre
Tuesday 1 November	4.15pm to 6.45pm	Borough Green Village Hall

## *How can I take part in this consultation?*

- There are many ways that people can take part in this consultation but responses must be made in writing:
  - Online – [www.tmbc.gov.uk/localplanconsult](http://www.tmbc.gov.uk/localplanconsult)
  - E-mail – [localplan@tmbc.gov.uk](mailto:localplan@tmbc.gov.uk)
  - By post - submit responses to the questionnaire to:  
Ian Bailey, Planning Policy Manager, Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent  
ME19 4LZ

## *When is the deadline for comments?*

- The consultation is open for eight weeks from Friday 30<sup>th</sup> September 2016.
- The deadline for the submission of comments is 5pm on **Friday 25<sup>th</sup> November 2016**.