

Tonbridge and Malling Borough Council

LOCAL DEVELOPMENT FRAMEWORK

**RESPONSE TO
CONSULTATIONS
UNDER
REGULATIONS 25 & 26**

September 2006

Introduction

Background

- 1.1 This document sets out the Council's response to the informal Regulation 25 and the formal Regulation 26 consultations on the Preferred Options Reports for the Core Strategy, the Development Land Allocations and the Tonbridge Central Area Action Plan respectively.
 - 1.2 The Core Strategy, a key planning document, sets out the Council's land use vision for the future, its overall strategy and high level core policies.
 - 1.3 The Development Land Allocations Development Plan Document sets out site specific proposals dealing with housing, employment, retail and safeguarded land for public purposes.
 - 1.4 The Tonbridge Central Area Action Plan sets out the Council's regeneration vision for the central area of Tonbridge. This seeks to balance the opportunities for investment in the central area with the need for improvements to the range of services and amenities available, together with enhancements to the environmental quality of the central area.
 - 1.5 The Council's strategy on public consultation has been informed by the Statement of Community Involvement (SCI). The SCI outlines how the Council plans to establish common ground with the community, promoting consensus on the form and content of the Local Development Documents (LDD) that will be produced to form the LDF.
 - 1.6 The Preferred Options Reports for the Core Strategy, the Development Land Allocations and the Tonbridge Central Area Action Plan represented the second and main public participation and production stage of the Local Development Framework (LDF) process, prior to their formal submission to the Secretary of State and the Public Examination stage.
 - 1.7 The respective Preferred Options Reports were informed by the response to consultation on the Issues Report that was subject to public consultation at the end of 2004. The response to consultation on Issues Report was initially reported to, and accepted at, the LDF Steering Panel meeting held on 16 November 2004. Further late and additional representations to the Issues Report were reported to, and endorsed at, the LDF Steering Panel meetings held on 21 April 2005 and 21 July 2005 respectively. The Response to Consultation of the Issues Report formed part of the consultation process under Reg 25 and was published in a separate document alongside the Preferred Options Reports in September 2005.
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- 1.8 Further informal focussed consultation under Regulation 25 with certain specified official bodies (Annex A) on the Core Strategy and the Development Land Allocations and other related reports and studies took place during the summer of 2005. The principal aim of the informal consultation was to minimise any unnecessary confrontation, especially with official consultees and on matters of detail, at the later statutory stages.
- 1.9 The feedback received during the informal Regulation 25 consultation, and the Council's proposed responses, were reported to, and accepted at, the LDF Steering Panel meeting held on 21 July 2005 (see Part 1).
- 1.10 Formal public consultation under Regulation 26 on the Preferred Options Reports for the Core Strategy, the Development Land Allocations and the Tonbridge Central Area Action Plan took place between September and November 2005, the details of which are set out in the Statement of Compliance. The main purpose of this consultation was to create opportunities for people and organisations to help shape the content of the plans by sharing their knowledge and views with the Council, to be fed into the final versions of the respective Reports.
- 1.11 The feedback received during the formal public Regulation 26 consultation, and the Council's proposed responses, were reported to the LDF Steering Panel meeting held on 6 June 2006. The Core Strategy, the Development Land Allocations DPD and the Tonbridge Central Area Action Plan were adopted by Council at its meeting held on 11 July 2006 as a material consideration for Development Control and for submission to the Secretary of State.

How to Use the Schedules

- 1.12 The representations received by the Council, and the relevant Council responses, are set out in the following three schedules.
- 1.13 The first schedule, **Part 1**, (pink sheets of paper) sets out and responds to the informal consultation under Regulation 25 in relation to an early officer-level draft of the **Preferred Options Reports for the Core Strategy, the Development Land Allocations Development Plan Documents** and also in relation to other related reports and studies.
- 1.14 The representations and responses in the schedule are grouped according to official consultee or site specific representation, generally following the page number and/or chapter/paragraph headings and/or policy numbers and/or site specific representation of the relevant draft Preferred Options Report or the other related reports and studies

The second schedule, **Part 2**, (yellow sheets of paper) sets out and responds to the formal consultation under Regulation 26 in relation to the **Preferred Options Report (Core Strategy and Development Land Allocations)**. The representations in the schedule generally

follow the format of the Preferred Options Report, being, chapter/paragraph headings and/or policy numbers and/or annex headings.

1.15 The responses under Parts 1 and 2 are ordered according to type of respondent as follows:

- 1 Official Consultee
- 2 Parish Council
- 3 Interest Group
- 4 Consultant
- 5 Land Owner
- 6 House Builder
- 7 Public

1.16 The third schedule, **Part 3**, (blue sheets of paper) sets out responses to formal consultation under Regulation 26 made in relation to the **Tonbridge Central Area Action Plan**. The representations and responses in the schedules are grouped according to category of respondent but do not follow any particular format or order in terms of issues.

1.17 Maps illustrating any site-specific representations are included at the end of the document on the green pages.

Support and Assistance

1.18 A table of contents features at the beginning of each schedule to help with locating particular representations and/or responses.

1.19 Should you require any assistance navigating through the schedules please contact a member of the Planning Policy Team @ telephone: 01732 876 358.

