

OUR NEIGHBOURHOOD PLAN: WE NEED YOUR THOUGHTS!

our neighbourhood plan - our future

**NEIGHBOURHOOD
PLAN POLICIES**

DROP-IN SESSIONS

Saturday 9th February
10am - 12pm
Meeting Room
Brenchley Memorial Hall

Saturday 9th March
10am - 12pm
Matfield Pavilion

Do you have views or queries?
Come along and meet
the Steering Group.

B&M

website: www.bandmnp.com
email: bandmnp@gmail.com

Drop-in sessions are being arranged on 9th February in the Meeting Room at Brenchley Memorial Hall and on 9th March at Matfield Pavilion to enable the community to discuss any ideas or queries with members of the neighbourhood plan Steering Group. The group is currently redrafting policies to take account of the feedback received since the public meeting in November, which should be completed during the next couple of weeks.

Some common questions asked about the new TWBC Local Plan and the Neighbourhood Plan processes

What is the TWBC Local Plan?

The new TWBC Local Plan will guide housing and economic development in the Borough. The current TWBC Local Plan dates from 2006 and is out of date, particularly with current government housing targets for the borough. A new TWBC Local Plan is being prepared for the period up to 2033, following a large number of public consultations. TWBC's most recent timetable indicates a public consultation period for the draft Local Plan for eight weeks from 5th August 2019, with a submission to the Inspector for examination in August 2020.

What are the housing targets for the Borough?

The government has stated a target of upwards of 13,000 homes until 2033, which equates to around 650 houses a year. This is double the target considered

at the time of the Parish Plan Survey and a much higher percentage of this housing will now be built in the rural areas.

Why did TWBC have the Calls for Sites?

TWBC must demonstrate that it has made the best attempt to satisfy the government's housing requirements when the draft TWBC Local Plan goes before the Government's planning inspector. In order to meet its target TWBC invited a submission of sites during two Calls for Sites in September 2017 and June 2018. In Brenchley and Matfield Parish 34 sites were submitted in the Calls for Sites and a further 10 sites have been added as late submissions. A link to an interactive map can be found on the New Local Plan page of the TWBC website, while images are posted on the Call for Sites page at www.bandmnp.com.

Who is putting the sites forward ?

Any landowner, organisation or developer was free to submit land for consideration for development to TWBC. So, although

the call is initiated by the borough, it was entirely up to the those parties whether they submitted land for consideration.

Who will allocate the final sites?

TWBC has made a detailed evaluation of each site to assess whether it has potential for development, having reference to the Borough's own recently determined planning policies, as well as to nationally applicable policies such as the National Planning Policy Framework. The final sites are currently being selected by TWBC for inclusion in the new TWBC Local Plan and TWBC will also make the decision on the number of houses allocated to each site. Small sites of less than 10 homes will not be allocated in the TWBC Local Plan and would be subject to the usual planning application process. Some parishes had few Call for Sites submissions, such as only one site in Bidborough, and these parishes will have a correspondingly low allocation in the TWBC Local Plan.

When can I object to the allocated sites?

The first opportunity to comment will be when the sites deemed appropriate for development are allocated in the draft TWBC Local Plan, which will go to public consultation during the Summer 2019.

Why are planning applications coming forward before the Neighbourhood or TWBC Local Plan are adopted?

TWBC's current Local Plan is out of date and the borough also needs to demonstrate a five year supply of housing on a rolling basis. Until TWBC can meet these criteria, it remains vulnerable to planning applications from developers.

What is the role of the Parish Council?

The Parish Council has no role in the site allocations and has the same opportunity to comment on the draft Local Plan and future planning applications as parishioners. Many developers request an

opportunity to present their proposed plans at a PC meeting, which any member of the public is welcome to attend.

How can I find information?

Information on PC meetings is posted on the Parish notice boards, on the parish website, in Roundabout and on the Facebook pages of each village.

What is the role of the Neighbourhood Plan?

The Neighbourhood Plan must have conformity with the TWBC Local Plan and TWBC has been working with neighbourhood plan groups throughout the borough, inviting feedback of local knowledge. The Brenchley and Matfield Neighbourhood Plan is not responsible for allocating sites in the parish but is creating policies that include housing mix, access and movement, design and quality, community facilities, the protection of heritage and the preservation of views. When a Neighbourhood Plan is adopted it becomes a statutory planning document, which must be taken into consideration when considering planning applications in the parish.

How can I comment on a planning application?

Planning applications and their associated documents can be viewed on the TWBC website. Anybody can comment on a planning application, which must be in writing and include details of your name and address, the application number and site address. You can place your comment on the TWBC planning website as a registered user, send an email to planning@tunbridgewells.gov.uk or by post to the Case Officer at Planning Services, TWBC, Town Hall, Mount Pleasant Road, Royal Tunbridge Wells, Kent TN1 1RS. You might also forward your comments to the Parish Council before it discusses the relevant planning application.