

RTPI Development Management Network

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Policy Context

- South East Plan
- TWBC Local Plan with saved policies
- Report to LDF Members Working Party on TWBC approach

Advice:

- Kent DC Forum – coordinated thinking and meetings with key partners
- HCA guidance
- Appeals
- SEEDA – Beyond the crunch report

Previous Process

Requested all relevant developer contributions relating to:

- KCC
Education/Adult Ed/Social Services/Libraries/Youth service/Highways
- TWBC
Recreation and Open Space/Art/Education (lower threshold)/Air Quality/Affordable Housing

.....and we got them!

Impact of the 'credit crunch' on Tunbridge Wells

- Stalled schemes
- Reduced applications/fee income
- This has led to not being able to recruit to vacant posts/cover maternity leave
- Requests for re-negotiation
- Potential to miss housing targets
- Certainly likely to miss affordable housing targets

Current approach



- Pre-application discussions
- Developer to pay costs of independent assessment – instructed by Council
- Alter timing of payments
- Create developer contribution fund rather than individual amounts – Council to decide how this is spent
- Negotiate some reduced contributions
- ‘Overage’ arrangements
- Held meeting with HCA to discuss issues and key sites

Key principles

- Extensive discussions before submission
- Open approach to process from both sides
- New application and legal agreement
- Payment of independent fees