PLANNING PORTAL · LIVE DEMONSTRATION TODAY

# The evidence behind the Plan

What is in the evidence library, where it comes from and how it is used

**130**
datasets and documents in the library

**36**
publishers, from the Office for National Statistics to South East Water

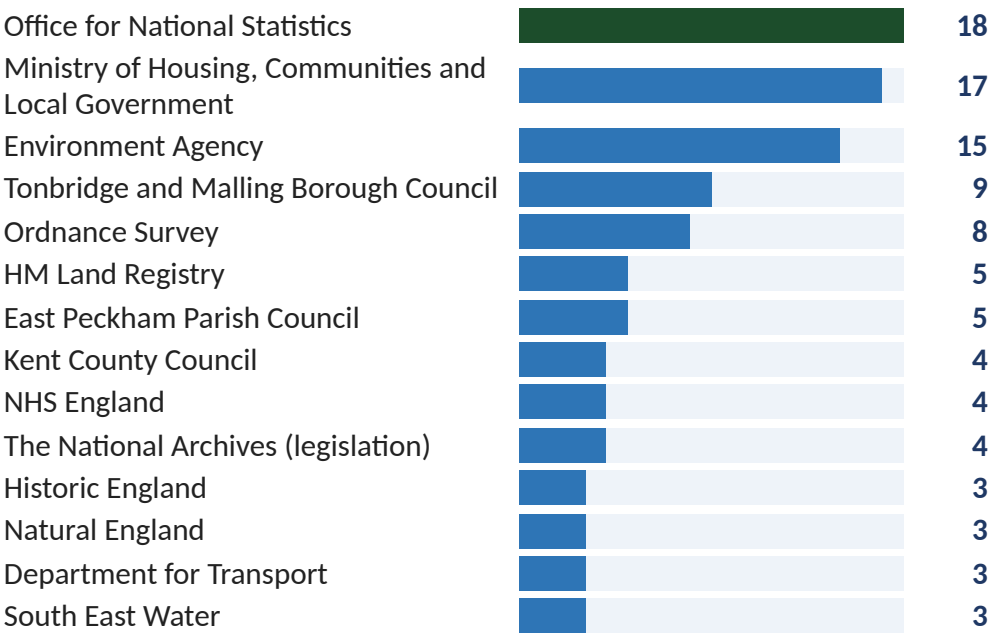
**5,238**
files held, each fingerprinted so changes can be detected

**313,785**
records in the portal database across 44 tables

**40+**
map layers, from flood risk to the 1888 Ordnance Survey map

**4,276**
planning applications mapped, 1946 to 2026

## 1 Who the data comes from




**And 22 more:** Department for Education, Department for Work and Pensions, Department for Energy Security and Net Zero, Defra, Regulator of Social Housing, Home Office, Companies House, Flood Re, British Geological Survey, House of Commons Library, Ofcom, UK Power Networks, SGN, Southern Water, Office of Rail and Road, Financial Conduct Authority, NHS Business Services Authority, NHS Kent and Medway ICB, Tunbridge Wells Borough Council, National Library of Scotland, A Vision of Britain through Time, OpenStreetMap contributors.

**What kind of material:** boundaries, flood maps, census tables, land ownership, house sales, energy certificates, school and GP capacity, water and power network plans, heritage lists, historic maps, LiDAR height data, planning registers, legislation, national policy and the borough's Local Plan evidence.

**Nothing is quoted from drafts.** Published or supplied originals only, with a licence recorded for each.

## 2 How we use it

**80**
in the Data Explorer

**54**
on the Planning Map

**26**
in the Regulation 19 review

**9**
in the population model (v2.0)

**8**
on the Parish Council website

Counts of datasets; one dataset can feed several places. Every figure shown in the portal cites its publisher and the exact file it came from.

## 3 Rules we have worked through

### Local Plan Regulation 18
TMBC's draft plan consultation, December 2025: 586 homes proposed for East Peckham.

### Local Plan Regulation 19
The submission version, September to October 2026: 228 homes (EP1 and EP2). Five Parish Council representations and Topic Paper 7 submitted; 459 TMBC documents held and indexed.

### NPPF December 2024
The national framework the Local Plan was tested against, including the new housing requirement method.

### NPPF August 2026
The revised framework, worked through clause by clause for what changed for Reg 19 and for neighbourhood plans.

### Acts and regulations
Planning and Compulsory Purchase Act 2004, Localism Act 2011, Levelling-up and Regeneration Act 2023, Planning and Infrastructure Act 2025, Local Plan and Neighbourhood Planning Regulations.

### Ministerial direction
The section 27 direction on TMBC and the Minister's letter of 2 November 2026 refusing exceptional circumstances: the plan proceeds to examination.

- Every statement cites the original publisher and the file it came from
- 37 recorded decisions and a corrections log anyone can read
- Superseded figures are retired, not quietly replaced
- Personal data is kept out of the portal and the maps

East Peckham Parish Council, Local Development Committee. Evidence base built pro bono for the Neighbourhood Development Plan.
Residents' drop-in, Saturday 7 November 2026, Jubilee Hall. Figures from the programme registers, 7 November 2026.

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