

REPORT TO AYLESFORD PARISH COUNCIL 15th September 2026

By the Tonbridge and Malling Borough Councillors for

Aylesford North and North Downs Ward

Councillors Dave Davis, Alex McDermott and Roger Dalton

Aylesford South and Ditton Ward

Councillors Rob Cannon, Steve Hammond and Colin Williams

Walderslade Ward

Councillor Des Keers

LOCAL GOVERNEMENT REORGANISATION

1. On Monday the 7th September the Minister for Housing and Local Government cancelled the proposed elections for the new Unitary Authorities. This means that TMBC and KCC will run until further notice and this will require TMBC to have elections on 6th May next year.

LOCAL PLAN

2. Council met on the third of September, to consider the Local Plan going out to Regulation 19 consultation. Matters have now come to a head. The Council's Objectively Assessed Need is now 20,106 houses. This is determined from a Government formula and that formula is populated from data again laid down by Central Government. It is effectively a diktat by Westminster as to what TMBC must produce to help them meet a target of 1.5 million homes by the next election.

3. However, South East Water, again following Government rules, have calculated in their Water Management Programme 2024 (WMP24) that they can only produce water for an additional 6318 houses by 2042. This is a detailed engineering plan of what can be achieved not a fantasy figure..

4. With such a glaring reality gap, of 13,788 houses, the plan TMBC was proposing to the public was unworkable. At the Council meeting TMBC made the decision that we could not present this plan to the public until the shortfall or water was overcome or the housing numbers reduced to a level which South East Water could meet. TMBC has been in discussion with ministers. We have not rejected the whole plan but have tried to get time and ministerial effort to get a workable plan.

5. In less than 15 hours of making that decision, as we expected the minister's letter was received instructing us to go out to the Regulation 19 Consultation on 11 September for 6 weeks.

6. TMBC have now got to implement a Phase 19 Consultation on a plan they feel is unworkable unless there is a totally secure provision of water to all the houses in the Borough. This is not TMBC's plan now but the ministers. There is a real risk that new houses will be adequately supplied with water but existing houses at the end of mains losing their supply..

7. It is essential the full implications of this plan are put to our residents. We would be most grateful for your help in promulgating this issue through helping us with public meetings and by any other means you have.

8. Things are moving very fast and we will update you at your meeting if there are major changes.

PARKING PLANS UPDATE

9. Until the change of Local Government reorganisation was announced, Phase 16 of the local parking plan was going to be the last phase that would be done by TMBC. That has just completed its informal consultation and will be considered by the Joint Transportation Board (JTB) in November. From that the options selected by JTB will go forward to Formal Consultation and then on to implementation next summer.

10. Phase 17 is fully populated and if the time scale of local government reform permits will go forward to implementation in the summer of 2028.

11. Phase 18 and onwards looking towards implementation in 2029 will be open soon for any applications from all sources, as normal. Like Phase 17 this is dependent on the Future of the Local government reorganisation.

PLANNING APPLICATIONS

12. Land East of Kiln Barn Road and West of Hermitage Lane Aylesford.(24/00372/OAEA. The planning application for the 1300 house at Bradbourne House was refused on two grounds:

- a. Concerns about the locking up apparently viable ragstone mineral resources.
- b. Concerns over the proximity to the Grade 1 listed buildings of the proposed Active Travel routes.

The minister has called this application in and we expect a hearing by the Planning Inspectorate by Christmas and a decision early next year.

13. St Andrews Close in British Legion Village. The application for the 50 dwelling retirement home, at the end of St Andrews Close, was refused on parking grounds. The applicant had proposed 38 parking places where the Kent Design Guide specified 50. The applicant did review the opportunities for more parking places and came up with a further 6 places but that was still considered to be too few for this application and so it was refused.

TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK

14. Work has now started on the 12 Temporary Accommodation homes on the Old BBH Coach Car Park. Roger Dalton and Dave Davis were please to attend the formal start of construction on the ground with the very high specification accommodation being delivered to site in the next month or so.

15. We are expecting all the work to be complete and this much needed accommodation to be available to TMBC residents by in the spring of next year.

AYLESFORD NORTH & NORTH DOWNS ISSUES

ENFORCEMENT ACTIONS IN PROGRESS

16. Nursery Rochester Road Aylesford(25/00039) This Application has been formally refused. As a result, the full Enforcement Notice was served before the landowner appealed which he now has done. Therefore the two actions can be dealt with by the Planning Inspectorate together and we should then have a clear decision on this long standing case. An appeal statement is currently being drafted for its submission to PINS on the 22nd September 2026.

17. Land Rear of Mackenders Lane Eccles Aylesford Kent Further inspections have been undertaken, and the owner has been requested to submit a full planning application for the residential use of the caravan and the new containers. An application was expected to be made by the 5 August 2026. However the officer dealing with this has now retired and we cannot get a full update on this at present.

18. Land On Former Scout Camp Warren Road. Enforcement is still waiting for County Court action here. This matter is still on-going and our officers are considering the validity of the previously served Enforcement Notice against the current development. There is no change to this at present.

19. Land North of Lower Warren Road and East of Warren Road. As reported before, the only outstanding enforcement action on this site is the new building which does require planning permission, and the owner and his agent have been contacted to submit this application. They had until 5 August 2026 to submit application. No application has been submitted. A temporary stop notice was issued on the 12th August 2026 with an expiration date of the 7th October 2026. The stop notice prohibits any engineering work and operational development. Further investigation is underway to establish next steps.

AYLESFORD SOUTH AND DITTON

20. The two major issues, are covered in the Planning applications above at paragraphs 14 and 15.

WALDESLADE WARD

21. There is nothing to report this month.