

REPORT TO AYLESFORD PARISH COUNCIL 18th November 2025

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**

ALL WARDS ITEMS

LOCAL PLAN – UPDATE

REGULATION 18 CONSULTATION

1. The critical Regulation 18 public consultation will run from the 10th November to the 2nd January 2026.
2. This consultation is very much that. It is asking the public, local authorities, statutory undertakers, developers and potential developers how they want the Borough to develop between 2024 and 2042. It covers:
 - a. Spatial Strategy – Where everything goes. What changes and what stays the same.
 - b. Effects of climate change.
 - c. Conserving and enhancing the natural environment.
 - d. The historic environment.
 - e. Achieving high quality design.
 - f. All matters of housing and gypsy, traveller and travelling show people sites.
 - g. Supporting a prosperous, inclusive and sustainable economic future.
 - h. Rural issues.
 - i. Infrastructure: Transport. Roads, Active Travel, Parking, Community facilities, Sports Provision and much more.
3. This is the last real chance for you and the public to have a say in how the whole local area is going to progress. All views will be listened to and if possible accommodated in the plan.

REGULATION 19 CONSULTATION

4. The next and final consultation is the Regulation 19 consultation in the summer of 2026.
5. This is almost a consultation in name only. It will be the final plan which will be submitted for central government approval. Changes proposed by the public will only be possible in the unlikely event that major planning errors have occurred.

CONCLUSION.

6. Regulation 18 is the last real chance for the general public to effect change to the developing Local Plan.

TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK

5. A Design and Build contract has now been agreed with ZED Pods Ltd to plan and deliver 12 units of 2-bedroom accommodation on the old commuter car park on Blue Bell Hill. They will put in the planning application to TMBC's planners. Public consultation to follow as part of the planning process.
6. A public meeting was held at the Bridgewood Manor Hotel on 6th November with about 50 to 60 residents attending. Many of the very understandable concerns were dealt with and most people left the meeting with a much more favourable view of this much needed facility.

AYLESFORD NORTH & NORTH DOWNS ISSUES

AYLESFORD BRIDGE CAR PARKS

7. The fundamental decision on charging for the Aylesford Bridge car parks was taken by the TMBC Cabinet on 30 April 2024 with advice from other committees. The key parts of that decision were:
 - a. To charge for the car parks and the amount of those charges.
 - b. The decision not to start charging until the car park extension had been built.
8. That decision was heavily scrutinized by TMBC's Overview and Scrutiny Committee in April 24 and there was agreement that these decisions were in the best interests of the residents of the Borough.
9. It is infuriating that TMBC Cabinet has now had to make the decision to introduce charging for the Aylesford Bridge Car Parks before the car park has been extended.
10. By law charging had to start by 23 November 2025 and this date was set by the date of the 2023 public consultation. Failure to do so would result in the need to go through the whole process of public consultation again. This would have taken a mass of expensive

officer time, that is much better expended on current issues, rather than running a consultation, to arrive at the same result. It was a wise decision not to reconsult.

11. The original decision to construct the extension of the car park in 18 months was reasonable at that time. However two legal issues, that it was not reasonable to foresee, have arisen that have prevented completion of construction:

- a. Southern Water have used their statutory powers to occupy areas of the east and west car parks for temporary use in the construction of a much needed new sewage rising main under the River Midway. This is legal requirement that cannot be ignored.
- b. The new and very complex, Biodiversity Net Gain planning laws, came in on the 2 April 2024. Planning lawyers and planners are still working out how these can sensibly be applied to this project and to minimise the long term financial commitment to residents of the Borough.

12. The ramifications of these two legal requirements are now understood by TMBC and are being worked on as fast as possible.

13. Within TMBC there is a very strong commitment to get this car park extension built as soon as possible and a lot of frustration at present hold ups.

LAND AROUND ECCLES – PUBLIC MEETINGS

14. With the Regulation 18 Consultation this is an ideal time to complete the survey work on what Eccles should be asking for in the Land Around Eccles (Bushey Wood Project). The issues raised in public meetings fell into 3 groups:

- a. Issues associated with the development that should be dealt with by TMBC planners and the developer
- b. Issues that should be raised in the Regulation 18 consultation above.
- c. Issues that should be passed to our KCC Councillor to pursue with Highways and other KCC authorities.

15. We hope to deal with these in the coming weeks.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford (25/00039)

16. There is no change from our May report. You will recall that enforcement action was about to restart after the applicant lost an appeal against that enforcement. Almost immediately the owner submitted another application. This application is still under consideration delaying enforcement action.

Land Rear of Mackenders Lane Eccles Aylesford Kent

17. There is no change from our May report.

18. There is a farm building that has been largely built. It is a building for farm use such as storing farm machinery. This building is permitted development.
19. There is also a caravan on site that is been occupied during the period of construction of the permanent building above which is permitted during that construction. A meeting has been held with the owner and TMBC Enforcement Officers and there is still work going on the approved building. As such continued use of the caravan is lawful until that work stops.
20. Some new containers have been bought onto the site and enforcement officers are assessing whether these need planning permission.

Land On Former Scout Camp Warren Road

21. There is no change from our May report. It remains in the hands of the over stretched court system awaiting further prosecution.

Land North of Lower Warren Road and East of Warren Road

22. There is no change from our May report. The closure of this enforcement action was reported to you earlier. However, also reported, was an application 24/02027/PL had been submitted for a mobile home on the site. We are still waiting for a decision on the planning application before any enforcement action can be taken.

Common Road Blue Bell Hill

23. There is no change from our May report. There has been activity where landowners are trying to sell land in this field. In itself, that is not a planning issue.
24. To date there has been no construction that requires enforcement action however this is still an active enforcement case.
25. Because of the lack of any recent action that requires enforcement action this case will probably be closed in the near future.

AYLESFORD SOUTH AND DITTON

26. We are still waiting for the major development of 435 houses at Bunyards Farm 22/00409 to come to Area 3 Planning. At the applicants request there is a delay whilst they negotiate their developer's contribution and some roads issues with KCC. It will come to Area 3 Planning Committee as soon as this is resolved but this will not now make the December Area 3 meeting..

WALDESLADE WARD

27. Nothing to report this month.