

REPORT TO AYLESFORD PARISH COUNCIL 20th January 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**

ALL WARDS ITEMS

A HAPPY NEW YEAR AND OUR BEST WISHES TO ALL OF YOU.

LOCAL PLAN – UPDATE

REGULATION 18 CONSULTATION AYLESFORD VILLAGE AND ECCLES

1. The Regulation 18 Consultation finished on the 2nd January. The table below gives the Development Allocation Responses recorded after the consultation closed. However there may still be a few comments in the pipeline waiting to be collated.
2. . The table shows all the settlements, that put in a number of responses higher than Aylesford Village & Eccles combined. When comparing the responses you must allow for the size of the settlement.

Settlement	Reg 18 Responses	Number of Dwelling Allocated
Aylesford and Eccles	106	2000
Wouldham	112	40
Snodland	144	1300
Hildenborough	158	289
Highham Woods	306	1671
Borough Green	267	3000
East Peckham	271	446

3. This is a success for your council and your residents.
4. The two settlements of Aylesford and Eccles are smaller than the others with a combined total of 1100 houses. The pro rata result is therefore good. We can only wait for the Regulation 19 iteration of the Local Plan to see the final results of our work.
5. We are hoping that there may be a slight reduction in the number of dwellings to be put between Aylesford and Eccles so that some form of Green Gap can be put in to separate the villages and maintain their separate identities.

REGULATION 18 CONSULTATION AYLESFORD SOUTH AND DITTON

6. In Aylesford South and Ditton Ward, the two largest and most contentious land allocations in the Regulation 18 consultation already have verified planning applications submitted. As such, these will need to be considered under the present planning laws set out principally the NPPF. In the absence of a five-year building land supply these will most probably be approved at appeal even if they are refused at the area planning committees.
7. We now have tentative dates for these applications to be considered by TMBC:
 - a. Bunyards Farm application should be coming to Area 3 Planning Committee on 29 January. This will be confirmed the day after your Council meeting.
 - b. The Bradbourne application is programmed to come to a joint meeting of Area 2 & Area 3 at a meeting to be set up in March in current plans. It comes before a combined meeting because it has significant components in both planning committees area.
8. The other smaller new development sites especially those in British Legion Village are probably welcomed.

REGULATION 19 CONSULTATION

9. The next stage will be the Regulation 19 Consultation in the summer this year. Whilst we will be free to make further comments, they will not be considered by TMBC. Those comments will be passed to the Planning Inspectors who will determine whether the Local Plan can be given final approval or not and whether any adjustments should be made in the light of consultation comments made.
10. When the Local Plan is in position, TMBC or its replacement unitary authority will be in a powerful position, to say where it does or doesn't want future development.
11. In the new unitary authorities, the existing Local Plans, at amalgamation, will carry full weight until the unitary authority develops its own Local Plan. Any joining Borough or District without a Local Plan will be in a very weak position compared with those who have a Local Plan in place.

12. It would be useful to know APC feelings on a “rock” or “hard place” . Assuming a bad case, and the worst aspects of the Regulation 18 consultation are still in Regulation 19 Plan, do the Parish feel that they would want to support or reject the Regulation 19 Plan?

13. Support would mean that only the large-scale developments in the plan would be approved but there would still be the opportunity for small scale windfall projects.

14. Rejection would result in the only protection against uncontrolled development being those set out in the National Planning Policy Framework such as the Kent Downs Area of Outstanding Natural Beauty.

TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK

5. Progress is being made on the 12 units of Temporary Accommodation on the Blue Bell Hill Car park.

6. The planning application was submitted by ZPods the Design and Build firm selected to deliver the project.

7. TMBC full Council, will sit as a planning committee, at their meeting on 27th January, to consider this application. This is standard practice for all significant TMBC projects. This ensures a very open debate on the application with all TMBC members have a vote on all planning aspects of the application.

AYLESFORD NORTH & NORTH DOWNS ISSUES

LAND AROUND ECCLES (BUSHEY WOOD)– PUBLIC MEETINGS

8. Now that Regulation 18 is complete we can now return to the to completing 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 have been 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.

9. We hope to deal with these in the coming weeks by putting out a final leaflet/survey to the Eccles residents explaining where we are and seeking their final view on what we should put to the planners to negotiate with the applicant.

10. We would be grateful if you could confirm your continued support for this project by :

- a. Agreeing to pay for a final leaflet / survey to the 550 houses in Eccles. This leaflet may need to be an A3 leaflet to fully explain the points set out in Paragraph 8 above.
- b. Providing an Non Eccles APC Councillor to take the place of Ian Craig.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford (25/00039)

11. 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

12. There is no change from our May report.

13. 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.

14. 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.

15. 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

16. 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

17. You will recall that this enforcement has been delayed by a planning application 24/02027/PL that has been withdrawn and we have now asked for enforcement action to continue.

Common Road Blue Bell Hill

18. There has been no activity on this site in recent months and none where enforcement action was appropriate since it was reopened. It has therefore been closed but all the history will be retained on file and the case can be reopened at short notice.

AYLESFORD SOUTH AND DITTON

19. As mentioned on the Regulation 18 report above, Bunyards Farm 22/00409 should come to Area 3 Planning committees January meeting,.

WALDERSLADE WARD

20. Nothing to report this month.