

REPORT TO BURHAM PARISH COUNCIL 24th February 2025

By the Tonbridge and Malling Borough Councillors for

Aylesford North and North Downs Ward
Councillors Dave Davis, Alex McDermott and Roger Dalton

LOCAL PLAN – UPDATE

TMBC MEMBER / PARISH COUNCIL ENGAGEMENT PLAN

1. In our last report we introduce you to the:
 - a. The Local Plan, Engagement and Consultation Strategy.
 - b. TMBC Member, Officer and Parish Council Engagement Plan.
2. These are critical documents in the build-up to the Regulation 18 Consultation that you may well wish to make plans for a significant response from your council and critically from your residents.
3. This Consultation will be not only on this parishes own housing allocation but that of neighbouring parishes and the wider northeast to the Borough that will affect us. It will deal with a mass of conflicting issues and marrying them into a cohesive whole. Thus roads, bus services, all utilities, schools, medical services, farmland, the environment, local commerce and industry to name but a few.
4. We would be grateful if you have any comments or questions about preparing for the Regulation 18 Consultation to raise these with at your upcoming meetings and at any time in the future.

NPPF CHANGES

5. The NPPF is a fundamental planning document and the latest revision was received on 12th December 2024. This results in many changes to the planning regime and the development of the Local Plan. We raise only 2 key ones you must be aware of:
6. **Housing Numbers.** There is a new Standard Method Formula for determining the number of houses to go into the Local Plan. TMBC is now required to produce 1067 houses per year for the lifetime of the Plan. That is an annual increase of 277 dwellings per annum. There is further increase caused by the absence of a TMBC Local Plan that requires a 20 % increase on that figure. The Local Plan is liable to run until 2042 and a such TMBC are required to produce 25,388 dwelling in that time. At present we have about 57,000 homes, so not much short of half as much again.
7. **Green Belt.** The Borough is 71% Green Belt and this has meant that our part in the Northeast has had to bear a disproportionate part of previous building. The new NPPF has a new definition of land in the Green Belt of “Grey Belt”. This is previously used land in the

Green Belt that does not really act as Green Belt ie to prevent urban sprawl. This may relieve some of the pressure on us in the Northeast.

LOCAL DEVELOPMENT SCHEME.

8. A key requirement in the new NPPF was to submit a Local Development Scheme to government by 6th March this year. A copy is attached.

9. This is a key document setting out the principal stages for the submission of our new Local Plan by 12th December 2026.

10. For you, a key date in this document is 1st October 2025, as the planned start date for the Regulation 18 consultation, which is the next major activity for you to do. Critically, before that date, is the completion of any planning activity for that event you wish to make.

DEVOLUTION

11. Since last month's report, KCC's application to be in the Fast Track to become a Unitary Authority has been rejected. We are waiting for government guidance on the ramifications of this in the next few weeks.

TMBC ASB REDUCTION & PC INVOLVEMENT

12. The TMBC ASB Team have been working with many agencies to reduce ASB across the Borough. This has been highly successful, reducing ASB by about a third in the last year. As a result, we have been put forward, and are among the finalist, for National Award for this work.

13. A significant part of this success has been the employment of 4 ASB officers by TMBC.

14. This effect could be magnified, if Parish Councils would like to join us, to contribute to the employment of more ASB Officers. The contributions sought, would be of the order of £2000 to £3000 per council, for the next year. With this, there will be an opportunity for PCs to contribute through a bespoke delivery plan. This will focus on Parishes, bringing a weekly engagement with TMBC officers and parish members and clerks, to plan and tackle issues that your local residents feel require attention. There will also be regular update meetings to make all aware progress and outcomes.

15. As Borough Councillors, we don't get any residents complaining of ASB in Burham although we do have racing on New Court Road and the misuse of off-road bikes and quad-bikes on our PROW and fields.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford

16. It is with a considerable degree of frustration that we must report, that before effective Enforcement action could be taken, that there has been a new planning application put in on

this site that further delays enforcement action. The application, 25/00039/PA, is for a “Proposed Change of Use from Plant Nursery to Siting of 5 mobile homes to comprise of (2 x 1 bed and 3 x 2 bed) providing visitor accommodation”. This is a reduction on that which was refused by officer last time and then subject to an appeal that was dismissed. Roger and Dave have a meeting with officers on this during the coming week but we are not expecting any quick solutions to this.