

REPORT TO BURHAM PARISH COUNCIL 26th January 2026

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

REGULATION 18 CONSULTATION

1. The Regulation 18 consultation is now complete and closed.
2. The table below gives the Development Allocation Responses recorded after the consultation closed. It covers Wouldham and “Settlements” where the majority of the housing is proposed to go. From it you can see the development which most affects Burham.

Settlement	Reg 18 Responses	Number of Dwelling Allocated
Aylesford and Eccles	104	2000
Wouldham	110	40
Snodland	144	1300
Hildenborough	157	289
Highham Woods	227	1671
Borough Green	255	3000
East Peckham	271	446

3. The table above only shows proposed sites for new development and excludes that which has extant planning permission. As such, it excludes the Bell Lane and Peters Village Southern extension which are in your parish and are part of the proposed Local Plan.
4. There has been encroachment by dwelling allocation into the Green Belt. This land will be designated Grey Belt if this proceeds into the final Local Plan. That has been heavily opposed in the Regulation 18 Consultation and it is possible land in the north will be looked at again to relieve that pressure.

REGULATION 19 CONSULTATION

5. The next stage on, 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.

6. 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.

LOCAL GOVERNMENT REORGANISATION & DEVOLUTION

7. There has been no change since our last report and we are now waiting for Government decisions on where we are going.