

REPORT TO BURHAM PARISH COUNCIL 30th September 2024

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

1. Some government guidance has been given on the new Government's change to the National Planning and Policy Guidance (NPPF) document. This has been done in a very swift consultation from 30th July until 24th September. This is a major planning document that is relatively easy and quick for the Government to change. Some planning law will need longer with new acts of Parliament to change
2. It is now clear that, TMBC must go back to a new Regulation 18 consultation, but with a planned submission date, post the Regulation 19 Consultation, of December 2026.
3. There is an increase in the housing needs assessment from 820 to 1057 houses per annum. Over a 20-year plan period this would be an increase from 16,400 to 21,140 or increase of 4,740 on the plan we were working on up to July.
4. Some increase of building in the Green Belt is proposed, but we still expect a mass of pressure, to build in the North East of the Borough where there is no Green Belt protection.
5. Whilst there was some clarity, that could be presented to the TMBC Housing, Planning and Scrutiny Select Committee last Tuesday 24th September, there is still a lot more to digest, and even more coming out of the Ministry of Housing, Communities and Local Government. The December meeting of HPSSC will have much more clarity but many things will still be uncertain.

AGILE

6. There has been no significant progress this month on this massive project.

APPLICATION TM22/02377/FL THREE HOUSES ON COMMON ROAD

7. This application is for three houses on the disused land on the Burham quadrant of the junction of Chatham Road, Common Road, Maidstone Road and Mill Lane in Blue Bell Hill. It was not ready to come to the September Area 3 Planning Committee, so must wait until the November meeting to get a decision. We still have concerns over this prominent development on the ridge of the ANOB and the parking issues it raises.

UPDATE ON TM/23/03168 KOOLAND ROCHESTER ROAD BURHAM ME1 3SN

8. This application was refused in February 2024 and as such became a TMBC enforcement action. However the applicant appealed and that appeal has now been accepted and the appeal notification letter from the Planning Inspectorate is attached.
9. No enforcement action can be taken until the outcome of this appeal is determined.
10. You may wish to take part in this appeal. Submissions must be made within 6 weeks from the appeal Start Date of 26th September 2024.

PHOENIX SURGERY MOVE TO PETERS VILLAGE

11. A car park has been constructed on the site earmarked for the new Surgery in Peters Village. At a meeting of the Lower Medway Drainage Board, that Dave Davis sits on, he met Richard Hall, the Trenport Director, who also sits on that Board. They spoke and Richard said that the car park was a rough temporary measure to accommodate car parking for the shops and hall during snagging restitution by Bam Nuttall's on the drainage system. The site is still the intended location of the Surgery.