

REPORT TO WOULDHAM PARISH COUNCIL 1st October 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 Northeast 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.

PHOENIX SURGERY MOVE TO PETERS VILLAGE

7. Last month we reported the car park construction on the site earmarked for the new Surgery. 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.