

# Aylesford

PARISH COUNCIL

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[Date]

**Development Site Bushey Wood Phase 1 Bull Lane Eccles - TM/22/00113/OAEA** - Residential development of up to 950 dwellings, provision of a mixed-use local centre (including Class E, F and C3 with potential for retirement homes) provision of land to accommodate a new primary school, replacement sports pitches with changing facilities; associated green infrastructure including landscaping, public open space, allotments, sustainable urban drainage systems, biodiversity enhancements; new accesses from Bull Lane; new access and road/cycleway/footpath link to New Court Road | Development Site Bushey Wood Phase 1 Bull Lane Eccles Aylesford Kent

Supplementary Comment **Agreed** at the meeting of the Planning Committee held on ..... 2023

## **Bushey Wood Development Proposals – Response sent to Tonbridge & Malling Borough Council**

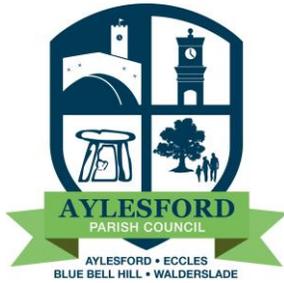
Further to previous comments submitted by the Aylesford Parish Council in 2022, when numerous areas of concern were highlighted that its Members wished to see addressed by changes to the scheme, the imposition of conditions and / or requirements contained within any section 106 Agreement, in the event that the Local Planning Authority is minded to grant permission of the scheme, the Council was alarmed to note that the developers are considering the possibility of taking the proposal to appeal, presumably on the grounds of non-determination, without fully addressing those concerns or those of local residents and neighbouring Parishes.

This has caused significant concern for Members and local residents alike, and the Parish Council would therefore wish to **object** to the scheme in its current form on the grounds that the concerns set out in its previous submission have not been addressed.

Furthermore, in respect of concerns relating to traffic, impacts arising from this development and any other road users encouraged to use the new, upgraded routes as a 'rat run', the Parish Council is concerned that the issue of impacts arising from traffic backing-up in Aylesford village when the railway crossing gates are closed do not appear to have been factored into the impacts of this scheme, an issue of great concern that urgently needs to be addressed.

Members are further concerned about the parking provision for the new development, considering the issue arising in Peters Village. Its Members would therefore request that requirements are based upon evidence of need established by a survey of recently completed major housing schemes in similar, semi-rural settings.

As regards the provision of bus services, with some existing routes being recently reduced in frequency or cancelled altogether, Members are keen to ensure adequate future provision, from



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the point of any first occupation. To that end, it is requested that, in the event of permission being granted, provision be made within a Section 106 Agreement for the developer to subsidise a service for a set period from the outset, for x years or until the route becomes profitable, whichever the sooner.

Finally, despite the long-standing desire for major development to occur in this location, the Parish Council is concerned at the further loss of open countryside and agricultural land.

**Aylesford Parish Council**