

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 9 March 2026

East Malling and Larkfield, Aylesford, Ditton

TM/24/00372/OAEA

East Malling West Malling and Offham,
Aylesford South and Ditton

Location: Land East of Kiln Barn Road and West of Hermitage Lane Aylesford

Proposal: Outline planning application with all matters reserved (except for access, which is to include the Sustainable Movement Corridor from New Road East Malling to Kiln Barn Road) for development of land to west of Hermitage Lane and East of Kiln Barn Road comprised of: a residential-led development of up to 1,300 dwellings including affordable housing; a new village centre including a primary school; ancillary commercial, community and employment floorspace; strategic open space, parkland, child play provision and sustainable drainage infrastructure; new access points and associated transport infrastructure, including demolition of existing vacant buildings. Application supported by an Environmental Statement.

Following the publication of the Committee report, eight representations have been received comprising seven objections and one letter in support. The issues raised by the objections include:

- A lack of infrastructure;
- An increase in traffic locally;
- Over development;
- The loss of the land within the countryside;
- Density of the development;
- Design of the development;
- Impact on heritage assets;
- Lack of amenity;
- Water supply;
- Highway safety; and
- Impact on local wildlife.

These matters have each been considered in detail within the Committee report, and so it is not considered that the matters raised at this stage alter the recommendation to Members contained within the report.

The letter of support highlights the need for new homes, affordable housing, the Sustainable Movement Corridor, the provision of facilities and infrastructure locally.

Officer recommended changes:

Under the Affordable Housing section of the Heads of Terms, it is proposed to add the following wording underlined:

“70% rented and 30% intermediate/affordable home ownership (rented element to include Social rent)”

This is to ensure that Social rent affordable housing is taken into consideration when deciding the final split.

Under the Open Space section of the Heads of Terms, it is proposed to add the following wording:

“A community use agreement for outdoor sports facilities and children and young peoples play areas.”

This is to ensure that the outdoor sports facilities and children and young peoples play areas provided can be used by all who wish to do so.

In paragraph 7.2 of the report, it states that contributions under the planning obligation are “as set out in paragraph 6.176” – this should be “paragraph 6.172”, which includes a table summarising the heads of terms of the s106 agreement.

The following amendments, which have been underlined for ease of reference, are proposed to conditions 10 and 18 listed under paragraph 7.3 of the Committee report:

“10. Prior to the construction of any part of the approved Sustainable Movement Corridor between New Road East Malling and Kiln Barn Road, as shown on drawing Proposed Site Access - Sustainable Movement Corridor (SMC) (Western Section) (Ref: 22-031-104 Rev. E) or a defined part of the Sustainable Movement Corridor, hard and soft landscaping details along the relevant part of the Sustainable Movement Corridor are to be submitted and approved in writing by the Local Planning Authority. The Sustainable Movement Corridor landscaping is to broadly accord with the details shown on the following drawings:

- Illustrative Landscaping - Sustainable Movement Corridor - Existing Vegetation (6116-LLB-XX-XX-DR-L-0009-S4-P01)
- Illustrative Landscaping - Sustainable Movement Corridor - Post-Development Vegetation (6116-LLB-XX-XX-DR-L-0010-S4-P02)
- Illustrative Landscape Section Drawing - Section AA (6116-LLB-XX-XX-DR-L-0006-S4-P01)
- Illustrative Landscape Section Drawing - Section BB (6116-LLB-XX-XX-DR-L-0007-S4-P01)

- Illustrative Landscape Section Drawing - Section CC (6116-LLB-XX-XX-DR-L-0008-S4-P01)

The soft landscaping shall be carried out in accordance with the approved details within the first planting season following the first use of the Western Section of the SMC. The hard landscaping shall be carried out in accordance with the approved details prior to the first use of the Western Section of the SMC.

“18. The details submitted in pursuance of Condition 1 shall show land reserved for parking of vehicles and secure cycle parking. No building hereby approved shall be occupied until the parking area or secure cycle storage to serve that building has been provided, surfaced and drained in accordance with the approved details. Thereafter no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular or cycle access to reserved vehicle parking or cycle storage area unless otherwise agreed in writing with the Local Planning Authority.”

The following informatives are proposed to be added to the existing list under paragraph 7.3 of the Committee report:

“The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to ‘Natural Turf for Sport’, (Sport England, 2011).”

“The relevant phase(s) of the reserved matters will be expected to include the implementation and maintenance for a period of at least five years. It is recommended that the maintenance schedule and programme for implementation is developed by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England’s technical Design Guidance Note entitled ‘Natural Turf for Sport’ (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.”