

Sevenoaks Local Plan Regulation 18 Consultation – Questions and Answers

Edenbridge Pop-up Session – Monday 10 November 2025

Development Strategy

Question	Answer
How many of the proposed sites need to go ahead to meet your target for the district?	The target for the District is 17,175 over 15 years. If all the sites in Option 1 (16,321 units) come forward, this does still not meet need. Option 2 (18,900 units) meets need with a small buffer of 1,725 or 1.5 years supply.
How does a 63% increase in housing targets across the district equate to an increase of 60% in the number of homes in Edenbridge. It feels like Edenbridge is being overly targeted, why? Why have there been so much more house buildings in Edenbridge than other areas of the District - past, present and future?	Edenbridge is the District's third town (after Sevenoaks town and Swanley) as set out in the settlement hierarchy and therefore it is a focus for growth. All towns across the District have increased growth, both in terms of urban, brownfield and grey belt sites. The proportions of proposed growth in different locations is shown in the pie chart on P. 51 of the Plan

Green Belt and grey belt

Question	Answer
<p>Your interpretation of the wording of purpose a in NPPF) is flawed. Can you justify it please? (ref to SDC Green Belt Final Assessment stage 1 and 2)</p>	<p>Purpose a) refers to checking 'the unrestricted sprawl of large built-up areas'. The Green Belt Assessment uses the ONS definition of large built-up areas, which is settlements with a population in excess of 75k. Although there is currently some discussion regarding the definition of 'large built-up areas', our consultants used the ONS definition, since this is proposed by a government department, and has been used by other authorities in the development of their Plans.</p>
<p>Did the green belt consultants do local consultations to find out residents' views on the connection between town and countryside?</p>	<p>The definition of GB is now tightly defined by central government as grey belt: land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. The green belt purposes relate to: (d and e are excluded from grey belt) a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; d) to preserve the setting and special character of historic towns; and As this is a central government definition, within national policy, we are unable to modify this definition of grey belt.</p>

	Purpose c (safeguarding the countryside from encroachment) is not part of the grey belt definition.
How exactly is the Swan Farm site redefined as “grey belt”. / Why do you think open fields and farmland are grey belt?	<p>The central government definition of grey belt is: Grey belt: land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. The green belt purposes relate to: (d and e are excluded from grey belt)</p> <p>a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; d) to preserve the setting and special character of historic towns; and</p> <p>As this is a central government definition, within national policy, we are unable to modify this definition of grey belt. Swan Farm is now considered provisional grey belt because it does not perform strongly against the above three purposes</p>
Swan Lane site being described as grey belt is stretching the point somewhat	
What makes Option 2 over option 1?	The difference between the two options is the inclusion of Pedham Place (near M25 J3) in Option 2
If option 2 is adopted there is an excess of 1175. Will the excess be considered in reducing the number of units in GF sites and how is this decided?	If option 2 is progressed, this would leave a small buffer. We are meant to progress a plan with a one year buffer (1,145 units), to allow for there to be flexibility if certain sites do not come forward as planned. Therefore, any potential 'surplus' is very modest and will likely be used up

	by any sites which are found to be unsuitable (for various reasons) between the Reg.18 and Reg.19 stages, if Option 2 is progressed.
Eden13 is adjacent to wide open green space and fields and is prime agricultural land (a negative factor). Why has this been classed as get belt?	<p>All sites have been through the SHELAA (site assessment process) and these are available on our evidence base page and include consideration of agricultural land quality.</p> <p>The central government definition of grey belt is: Grey belt: land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. The green belt purposes relate to: (d and e are excluded from grey belt)</p> <p>a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighboring towns merging into one another; d) to preserve the setting and special character of historic towns; and</p> <p>As this is a central government definition, within national policy, we are unable to modify this definition of grey belt.</p>
please explain the selective use of NPPF clause 143a b, c, d, e. Only use a b and d not c and e.	<p>This is due to the new definition of what constitutes 'grey belt' which was published in December 2024. The central government definition of grey belt is: Grey belt: land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the</p>

	<p>application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. The green belt purposes relate to: (d and e are excluded from grey belt)</p> <p>a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighboring towns merging into one another; d) to preserve the setting and special character of historic towns; and</p> <p>As this is a central government definition, within national policy, we are unable to modify this definition of grey belt. Green Belt purposes c and e are now excluded from this definition.</p>
What brief did arup get on their survey?	<p>Arup (the consultants who undertook the GB assessment) were asked to help us update our Stage 2 GB Assessment, so that it reflects the revised NPPF and can be used to help identify 'grey belt' land.</p>
Who says a site is grey belt? SDC or is it a result of NPPF definition? Once it's redesignated grey can it ever revert to Green Belt?	<p>The grey belt assessment (which is published on our evidence base page) identifies provisional 'grey belt' land, using the NPPF definition. However, just because it is identified as 'provisional grey belt', this does not automatically mean it should be considered for development. It needs to be in a sustainable location, there had to be need for the use proposed, the site needs to meet the golden rules and its development must not undermine the wider green belt. So not all grey belt sites will be taken forwards for development, so will remain 'grey belt' in the Green Belt.</p>

<p>Can you argue a site is Grey Belt if it is adjacent to already designated grey belt that isn't developed?</p>	<p>Grey Belt is defined based on the central government definition (either brownfield land or not strongly performing against purpose a, b or d). The grey belt assessment (which is published on our evidence base page) identifies provisional 'grey belt' land, using the NPPF definition. However, just because it is identified as 'provisional grey belt', this does not automatically mean it should be considered for development. It needs to be in a sustainable location, there had to be need for the use proposed, the site needs to meet the golden rules and its development must not undermine the wider green belt. So not all grey belt sites will be taken forwards for development, so will remain 'grey belt' in the Green Belt.</p>
<p>1. Has anyone from the planning department actually visited the green belt site at Swan Lane Farm?</p>	<p>Yes, site visits have taken place.</p>
<p>How can you say that this Plan will protect Green Belt when Edenbridge will lose up to 82% of its Green Belt?</p>	<p>The plan does include a number of sites in the Green Belt, across the District. However, collectively, if all the sites are taken forwards (including Pedham Place), this amounts to 2% of the Green Belt in the District, and we would go from 93% Green Belt to 91% Green Belt, thereby protecting the vast majority of the Green Belt</p>
<p>How has the greenbelt area around Edenbridge suddenly changed from high performing greenbelt not recommended for inclusion to now being greybelt?</p>	<p>This is due to the new definition of what constitutes 'grey belt' which was published in December 2024. The central government definition of grey belt is: Grey belt: land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in</p>

	<p>footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. The green belt purposes relate to: (d and e are excluded from grey belt)</p> <ul style="list-style-type: none">a) to check the unrestricted sprawl of large built-up areas;b) to prevent neighboring towns merging into one another;d) to preserve the setting and special character of historic towns; and <p>As this is a central government definition, within national policy, we are unable to modify this definition of grey belt.</p>
--	---

Housing

Question	Answer
<p>Edenbridge needs 46 affordable homes over 5 years. According to the housing needs study. Extrapolating this into a 15 year plan. Edenbridge only needs 150 affordable houses. So, with a site requirement of 50% affordable, Edenbridge only needs 300 houses. Why so many more?</p>	<p>The District has undertaken a 5-year rolling programme to prepare Parish Housing Needs Surveys for all parishes in the District. These studies look at need arising from within the Parish specifically, but do not consider wider housing needs across the District or people moving into the District. The Targeted Review of Local Housing Needs (TRLHN) 2025 forms the District's evidence base on district-wide need and identifies a need for 353 affordable homes per year across the District up to 2042.</p>
<p>A number of your documents are very out of date. How can you say it meets local needs when only Sevenoaks has an up-to-date housing need policy?</p>	
<p>Housing for older people... are these apartments or bungalows? All the 'older people' I know do not want apartments.</p>	<p>Policy H4 - Housing for Older Persons sets the policy requirement for housing for older persons on sites. This is informed by the Targeted Review of Local Housing Need (TRLHN) (2025) which is the Councils evidence base documents for housing and consider type and tenure requirements. Site specific requirements for housing for older people will also be informed by Local Housing Needs Surveys which have been undertaken for all parishes across the District.</p>
<p>Re old people's homes, are there plans for bungalows?</p>	
<p>If gypsy and traveller sites are granted, do they contribute to council tax in the same way as householders?</p>	<p>This is not a planning consideration as part of the Local Plan or planning application process when planning for the Gypsy and Traveller community. For further details on Council Tax please contact our Revenues and Benefits team.</p>
<p>What is meant by affordable housing?</p>	<p>Emerging Policy H2, Provision of Affordable Housing, sets the highest affordable housing requirement at 50% (on grey</p>

Is it the case that 80% of the affordable homes built on grey belt will be social housing.	belt sites). This reflects the % cap of 50% set by the National Planning Policy Framework. This figure is based on evidence surrounding what developers can realistically deliver whilst still making sites viable. We will apply this 50% target to all major grey belt sites and work with developers and housing providers to maximise affordable homes. In addition, we have published an addendum to the Affordable Housing SPD (2011), reflecting the 50% requirement on grey belt sites, and specifying that viability assessments will not be accepted on grey belt sites, in line with national policy. Policy H2 also sets a number of additional requirements for affordable housing provision, with the aim that on site provision of affordable homes will be achieved wherever possible. We will be preparing a new Affordable Housing SPD ahead of the Regulation 19 publication in Summer 2026 and this will be available for public consultation. The price of the affordable housing unit depends on the Open Market Value in the local area and the tenure of affordable housing being proposed. This will be calculated on a case-by-case basis. The Councils Affordable Housing Supplementary Planning Document (SPD) glossary provides the % of Open Market Value depending on the Affordable Housing product proposed. For affordable housing, the tenure split is expected to be 80% Social Rent and 20% Shared Ownership. This tenure split is informed by the Targeted Review of Local Housing Needs (TRLHN 2025) and best reflects the evidenced tenure needs across Sevenoaks District.
What is meant by affordable housing in Edenbridge	
Page 27 I15 refers to genuinely affordable homes. Figures in Plan 2042 mention mean salaries of around £34k. If 5x salary is a general multiplier, (5 x 34 = 170k + deposit £50k = £220k) then how can you ensure homes can be bought at genuinely affordable prices?	
Who are these new houses for in Edenbridge. As little industry. Assumes commuters so rail and road infrastructure needs to be improved	The proposed housing in Edenbridge through Local Plan allocations is 2,131 units which have come forwards from sites assessed as suitable through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and

How many houses are you assuming will be built in and around Edenbridge?	are in line with the proposed Development Strategy at Policy ST1. The housing need in the Local Plan is calculated using the Government's standard method, which calculates need using population and household growth projections. These homes are intended for people already living in the District, as well as future generations, such as young people, families and older residents, so they can stay in the area. It also helps meet demand arising from those moving into the District, who work locally and those who need affordable housing options.
Page 19 mentions migration from London. Does this really represent District housing need, and can't you argue to reduce the 17,175? How do you know people are moving from London? Have you surveyed householders on new estates, such as Oakley Park in Edenbridge, to determine numbers from the District and from further afield?	
What happens if Social Housing is not taken up ?	If the homes built for social housing aren't taken up by a housing association or similar provider, they don't just sit empty. Usually, the developer will look for another registered provider to manage them. If that still doesn't happen, the homes may be sold as affordable housing under a different tenure (like shared ownership) or, as a last resort, sold on the open market. The expectation is always to keep them as affordable homes wherever possible.
You have shown 23 pitches for proposed traveller sites; there are 169 pitches that still need to be allocated. Where will these be? How will you consult on this	The 23 pitches currently proposed in the Regulation 18 consultation meet part of the overall need. The Gypsy and Traveller Accommodation Assessment (GTAA) 2025 identifies that Sevenoaks District needs 192 new pitches by 2042. So far, promoters of suitable sites have come forward with 23 proposed pitches and additional work will be undertaken ahead of Regulation 19 to identify pitches to meet the remaining 169 pitches need. It is expected and recommended through the GTAA 2025 that many of these pitches are able to be met on existing sites (i.e. temporary permissions to permanent or new pitches on existing sites). There will be further consultations when new site options are put forward, offering more chances for community
What is the rational for more Gypsy / traveller sites in our area? They don't currently get along. This is an abnormal concentration, is it not?	
The Sevenoaks District Local plan, aimed at the gypsy and traveller community, states that 192 pitches are required by 2042. Out of the 23 proposed pitches identified in Sevenoaks district, 10 pitches (43.5%) are in Edenbridge (population 9,200). This is a disproportionate density	

<p>relative to Sevenoaks (population 29,500) and Swanley (population 17,200). Why?</p>	<p>input. Whilst emerging Policy GT2 promotes social cohesion on new and existing Gypsy and Traveller sites, this is not a consideration as part of the SHELAA (site assessment process) for new sites. This will be a consideration at Development Management stage, where applicable. Our current Development Strategy does not look at the split of sites across settlements, rather it looks at available sites in sustainable locations and adjacent to top-tier settlements, which are considered to be suitable through the SHELAA assessment process. As part of this Regulation 18 consultation, you are able to comment on the proposed Development Strategy (Policy ST1) which is applied to all types of sites across the District.</p>
<p>What is the av size of a pitch for the traveller sites to include the static, tourer, parking, boundary fence? How did you calc that 192 pitches are needed?</p>	<p>In planning terms, a Gypsy and Traveller pitch is typically made up of one static caravan and one touring caravan. Depending on the planning application applied for, a pitch could also include a dayroom or parking. Our Housing team manage site licenses for Gypsy and Traveller pitches, which do include specific space standards, distances from boundaries etc. but this is not a consideration in the planning for the Gypsy and Traveller community through the Local Plan. Our colleagues in Housing will comment on individual planning applications relating to site specific requirements.</p>
<p>As most of the areas in the plan for Edenbridge are considered Designated Protected Areas. Can you explain what this means for Developments on these sites</p>	<p>Established under the Leasehold Reform Act 1967, regulations are in place to ensure that rural affordable housing remains available to house local people who are in housing need in perpetuity. Areas where a Designated Protected Area (DPA) applies are defined by Parish. If a shared ownership home is located within a DPA, the</p>

	<p>maximum share that can be purchased is limited to 80%. The Registered Provider (RP) retains the remaining 20% share. Alternatively, a lessee can purchase 100% of their home but the RP has first refusal to buy back the home at point of sale. Social Housing located within a DPA is protected from the Right to Acquire. This means the landlord RP can influence and manage the future occupancy of the home. DPA status is crucial for Rural Exceptions Housing as it means housing can be secured to meet local needs in perpetuity, which is a requirement of Core Strategy Policy SP4 (rural exceptions housing) and emerging Local Plan policy H3. The Housing Policy team can provide information on which parishes are affected.</p>
<p>Is there a presumed housing density? Obviously higher density means less requirement for land e.g continental model</p>	<p>Yes - emerging Policy H7 - Housing Density and Intensification sets expected densities on sites within different locations. The number of units included in the Regulation 18 document are the numbers promoted by the landowners/developers. We will be undertaking further capacity testing on all sites ahead of Regulation 19 next Summer 2026 and it is expected the proposed capacities in this document will closely align with emerging Policy H7.</p>
<p>Page 92 Are there 10% = 1717 homes in Plan 2042 on smaller sites? Plan seems to concentrate on the larger settlements</p>	<p>For inclusion as a proposed Local Plan allocation, a site must be capable of accommodating a minimum of 5 units, or be at least 0.15 hectares in size. Accordingly, small sites are not considered for allocation at Policy ST2. The Housing Supply table considers 900 units for sites of 1-5 units (windfall allowance) which is calculated using the 9-year average of units delivered on sites of 1-5 units. In addition, emerging Policy H6 - Smaller Sites, sets out our approach to small sites across the District.</p>

<p>Is the tilted balance (NPPF 11d) being 'gamed' by developers who hold back on building where planning permission given (3978 in plan) to make it look like SDC not meeting housing targets?</p>	
<p>Can SDC insist that once PP is given, then developers build? If not does this affect SDC's 5-year supply when it isn't SDC's fault? Not meeting 5-year supply has been mentioned in applications such as Four Elms Road to promote their site</p>	<p>The tilted balance, or 'Presumption in favour of sustainable development' at Paragraph 11d, relates to the Council's performance in the Housing Delivery Test (HDT), which looks at annual housing completions, and the 5 Year Housing Land Supply (5YHLS), which looks at granted permissions which have either not started or are under construction. Currently, the results of the HDT and the Council's position in respect of the 5YHLS mean that the presumption in favour of sustainable development is applied to planning applications in Sevenoaks District. 'Land-banking' or works not being completed do clearly have an effect on the outcomes of these studies, however it is not considered at the current time that, even if all permissions were built out in a timely manner, the Council would be in a position to disengage the presumption. The Council is limited with mechanisms that can encourage developers to build out their sites, however we are aware that central government are currently exploring options for this key issue.</p>

Transport and Infrastructure

Question	Answer
What pressure can you exert on the bus company to reinstate the circular bus route to bring people into town?	We acknowledge concerns about local bus services and connectivity. While we cannot directly install or reinstate bus routes, we work closely with Kent County Council (as the local transport authority) and bus operators through the Local Plan and Infrastructure Delivery Plan process. This engagement helps identify what public transport improvements are necessary to support proposed growth and ensures these are reflected in the Infrastructure Delivery Plan.
No bus transport across Edenbridge so residents cannot get to local services e.g. doctors. Will you install bus services?	
Electricity cuts three times in last two months. Will you be assessing demand/supply?	We have worked closely with all infrastructure providers that serve Sevenoaks District to understand what's needed to support the growth proposed in the emerging Local Plan. This has helped us identify infrastructure requirements and also any existing pinch-points and capacity constraints that need to be addressed. The emerging projects that have been identified are set out in the Infrastructure Delivery Plan Statement October 2025 and is available to view and comment on as part of the public consultation. It can be viewed online here : We will continue to engage with infrastructure providers to develop the Infrastructure Delivery Plan further as the Local Plan progresses, with projects being refined and more detail added on phasing, costs and delivery mechanisms. This iterative approach ensures that infrastructure
Sewage system - can they cope?	
If this is an infrastructure led plan, what influence do you have over greater transport capacity for students, commuters and road users	
Have you had any preliminary discussions of these plans with statutory consultees eg water companies	
Infrastructure for Trains, drains, electric, gas and roads?	
Will infrastructure needs be identified and implanted before large scale housing development	

Where is the infrastructure plan - with the scale of development proposed I'd have thought the infrastructure plan would come first.	provision remains responsive, deliverable, and aligned with our strategic objectives.
Will all these sites around Edenbridge be subject to a coordinated master plan to benefit the town rather than piecemeal developments.	
What additional infrastructure is needed beyond schools, health centers and sewage to support the proposed increase in Edenbridge?	
Who is going to coordinate the infrastructure development	
When will infrastructure delivery plan be available? Edenbridge cannot cope without huge investment	
Where do I find Infrastructure Delivery Plan statement?	
Are you going to make plans for additional parking on streets that are already at capacity for parking by taking away their additional car parks to build on?	We understand the pressures around car parking in Edenbridge. Proposed Policy T3 Vehicle Parking expects applicants to demonstrate an appropriate level of car parking informed by local data, circumstances and proximity to public transport infrastructure and services. The car parking standards set out in Annex 1 provide a starting point for determining parking levels for both residential and non-residential developments. Any forthcoming planning application for development would need to demonstrate how parking demand has been
Will the parking spaces be increased?	
Edenbridge currently needs more parking facilities, what are the plans for this considering high level of development?	

Currently it is really difficult to find parking around Lidl during weekends. Are there plans to improve the parking spaces in Edenbridge?	assessed and how the proposed provision responds to that need. This will be considered as part of the planning application process.
What are the criteria for required transport infrastructure? Are roads included in the requirement and, if not, why?	We are working closely with KCC Highways to model and measure the expected impact that the growth proposed in the emerging Local Plan will have on the transport network across the District. A second stage Transport Assessment has been undertaken to determine the transport implications of the proposed site allocations, and this is available to view and comment on as part of the public consultation. As the Local Plan progresses, further transport modelling work will be undertaken to better understand the traffic flow, capacity issues and mitigation required to accommodate the proposed growth. All transport improvement projects identified will be set out in the Infrastructure Delivery Plan by Regulation 19.
With 600 housing units planned for Eden 16, how can 2,600 household trips per day (TRICS) be safely accommodated by a rural lane with obvious pinch points?	
How is it envisaged that Crouch House Road and adjoining lanes will cope with the dramatic increase in traffic?	
Access to Edenbridge via Crockham hill to the north is already very busy what improvements are planned?	
What will be done about access off swan lane to hundreds of houses as it's a small lane	
What are the plans to improve the 3 main B Roads to Edenbridge	
Access to Edenbridge via Crockham Hill to the north - already busy -what improvements are planned?	
Has there been any real evaluation of the impact of commercial traffic on local roads during the many years of building	
Has KCC Highways modelled the expected impact?	

Can Edenbridge (rural lanes, narrow, single lane bridges) remain sustainable with a further 2,800 homes and associated industry?	
What connectivity between Edenbridge and Sevenoaks on B2042? The roads are not wide enough for 2 cars in some places. (Ide Hill to Bessells Green).	
How will the roads be improved to accommodate the extra 2800 houses	
How are you proposing to deal with all the extra traffic on b roads?	
Swan Lane at the junction of pit lane has a severe bend in the road that has seen cars turn over how is this being mitigated in the development of EDEN16?	
What changes to the road infrastructure are planned, especially to swan lane as it lacks footpath?	
How will you manage the extra traffic going through Crockham Hill if the extra development around Edenbridge goes ahead?	
Has Jacobs taken into account the large areas in Edenbridge because they are not in all the documentation they have been added	

What are the plan for roads and traffic, extra 1000s of people and cars - Edenbridge cannot cope now.. Swan lane area cannot handle that extra traffic	
How is the improvements, that will be required to the roads In Edenbridge by assessed and implemented.	Infrastructure projects identified in the Infrastructure Delivery Plan form part of the Local Plan (once adopted) and are then material considerations in the determination of planning applications. This means that if there is a piece of infrastructure that is deemed necessary on a particular site, it will be secured through a legal agreement (Section 106) at planning application stage. The timing of infrastructure delivery will be secured through the Section 106 agreement, which will specify, based on the urgency of the project, the stage of development at which the infrastructure must be provided.
Are you going to ensure the infrastructure is in place first before development, with schools being already oversubscribed, healthcare too and limited police.	
How do you ensure developers build the infrastructure	
There are widespread concerns about the provision of infrastructure to meet this transformational development. How can we be confident this will be provided?	
Given previous developments made commitment to community development but didn't follow through. How will you ensure this doesn't happen again.	
What is the transport strategy for Edenbridge? Particularly Trains, Buses etc...	<p>Transport improvements for the town will be informed by the Infrastructure Delivery Plan (IDP), which identifies projects needed to support growth, and by the outcomes of transport modelling undertaken as part of the Local Plan evidence base. All transport improvement projects identified will be set out in the Infrastructure Delivery Plan by Regulation 19.</p> <p>Further to this, a Local Walking and Cycling Infrastructure Plan (LCWIP) for Edenbridge is in progress. These plans propose new walking, wheeling and cycling routes to</p>

	<p>encourage people to move more sustainably. The Edenbridge LCWIP will be completed in time for the next Local Plan consultation.</p> <p>As the Local Plan progresses, we will continue to work with Kent County Council (as the local transport authority), transport operators, and other stakeholders to refine proposals and delivery mechanisms.</p>
There seems to be more emphasis placed on rail connectivity. I hope SDC carry out a proper survey and realise the two Edenbridge stations have limited capacity.	<p>We have worked closely with infrastructure providers, including Network Rail and KCC Highways, to understand what's needed to support the growth proposed in the emerging Local Plan. This has helped us identify emerging infrastructure requirements and also any existing pinchpoints and capacity constraints that need to be addressed.</p> <p>The proposed growth set out in the Local Plan may have an impact on train capacities and frequency of services. Any improvements/changes suggested by Network Rail to accommodate additional passengers will be identified in the Infrastructure Delivery Plan.</p> <p>An outline application for Land North of Town Station Cottages, Forge Croft, Edenbridge (20/02988/OUT) included improvements to Edenbridge Town Station, including the creation of a new car park and associated facilities improvements. This has been granted outline planning permission. The Section 106 for this planning permission includes covenants for the creation of a new parking area for 36 spaces, pickup and drop off area and a step-free access ramp leading to the northern platform at</p>
Increase of population means British rail need to improve their train service, what will happen there?	
What are the plans to increase rail capacity given development in Uckfield down the line.	
What cooperation with adjacent councils and combined impact of new homes across different boroughs on rail capacity? Railway infrastructure in Edenbridge is outdated. The trains are diesel and are not planned for upgrading until 2040. Will this be taken into account?	
Some of your planned developments assume the train line between Edenbridge and Tonbridge will not shut. How do you know this line remains open?	
Will there be plans to increase the current frequency of one train per hour due to the growing population?	

	<p>Edenbridge Town Station. A financial contribution is payable at the relevant trigger point to be spent towards the station car park and/or on improvements such as new ticket machines, barriers, signage, any project to provide a new passenger footbridge, infrastructure/safety improvements to the Little Mowhurst level crossing or such other passenger infrastructure at or in the vicinity of Edenbridge Town Station as Network Rail and the Council may agree is appropriate.</p>
What plans are there to upgrade the railways. For 10 years now Southern have been underperforming and not meeting their targets.	
What are the plans for train transport and improvement at Edenbridge town train station?	
Edenbridge trainlines are diesel operated - these aren't ecofriendly and so how can this be upgraded?	
Our train services are very poor in comparison to Swanley and Sevenoaks. What steps are being taken to improve and increase this service.	
What improvements are you going to make to the railway services from Edenbridge to London that are already under considerable pressure and far less adequate compared to services from Sevenoaks or Swanley. Our village station and line cannot compete with these stations	
Rail network needs to be electrified and converted to dual rail	
Improvement to rail services that are already at capacity and are only once an hour. How will this be addressed with the increased capacity?	
Are there plans to make both stations fully wheelchair accessible, with parking?	

Are there plans to enhance wheelchair accessibility at Edenbridge Town train station due to the growing population and transportation needs?	
How is the improvements, that will be required to the roads In Edenbridge by assessed and implemented.	Infrastructure projects identified in the Infrastructure Delivery Plan form part of the Local Plan (once adopted) and are then material considerations in the determination of planning applications. This means that if there is a piece of infrastructure that is deemed necessary on a particular site, it will be secured through a legal agreement (Section 106) at planning application stage. The timing of infrastructure delivery will be secured through the Section 106 agreement, which will specify, based on the urgency of the project, the stage of development at which the infrastructure must be provided.
Are you going to ensure the infrastructure is in place first before development, with schools being already oversubscribed, healthcare too and limited police.	
There are widespread concerns about the provision of infrastructure to meet this transformational development. How can we be confident this will be provided?	
Railway infrastructure in Edenbridge is outdated. The trains are diesel and are not planned for upgrading until 2040. Will this be taken into account?	
Given previous developments made commitment to community development but didn't follow through. How will you ensure this doesn't happen again.	
How are all of the infrastructure improvements being funded?	Where infrastructure is necessary to mitigate the impact of development, it will be secured through developer contributions via Section 106 agreements at planning application stage. This ties the developer into either providing the necessary infrastructure directly or making a financial contribution towards its delivery. The agreement will also specify the timing of provision based on the urgency of the project.
Where is the money coming from for the infrastructure?	
Who pays for improve infrastructure? Is it the Council?	

<p>National rail and highways agency have both confirmed limited scope for development of transport links on Edenbridge. How are Sevenoaks DC going to fix this?</p>	<p>We have worked closely with infrastructure providers, including Network Rail and KCC Highways, to understand what's needed to support the growth proposed in the emerging Local Plan. This has helped us identify emerging infrastructure requirements and also any existing pinchpoints and capacity constraints that need to be addressed.</p> <p>The proposed growth set out in the Local Plan may have an impact on train capacities and frequency of services. Any improvements/changes suggested by Network Rail to accommodate additional passengers will be identified in the Infrastructure Delivery Plan.</p> <p>A second stage Transport Assessment has been undertaken to determine the transport implications of the proposed site allocations, and this is available to view and comment on as part of the public consultation. As the Local Plan progresses, further transport modelling work will be undertaken to better understand the traffic flow, capacity issues and mitigation required to accommodate the proposed growth. All transport improvement projects identified will be set out in the Infrastructure Delivery Plan by Regulation 19.</p>
<p>Will the relatively new medical centre be improved to offer weekend Minor Injury Unit with Xray department - or do we still have to journey 20-25 mins away?</p> <p>How do you plan to improve the medical centre when it is already difficult to get an appointment</p>	<p>We engage closely with the NHS and the Integrated Care Board through the Local Plan and Infrastructure Delivery Plan process to understand what health infrastructure is necessary to support proposed growth. This includes identifying whether additional capacity or new facilities are required and ensuring these are reflected in our Infrastructure Delivery Plan.</p>

Why was the health centre not future proofed against further development	
Has KCC now confirmed the secondary school will get built?	<p>To ensure the proposed growth is supported by the required education infrastructure, we work closely with Kent County Council, who are the statutory education provider for the District. They are best placed to assess future education needs and determine the most appropriate locations, delivery, and timing for provision.</p> <p>There is safeguarded land for a secondary school within Edenbridge up until 2042, subject to a legal agreement and sufficient demand being demonstrated in the local area.</p> <p>The Infrastructure Delivery Plan October 2025 Statement sets out education requirements identified by KCC. For Edenbridge, this consists of additional primary school places (either through the expansion of existing schools and/or provision of new) and a requirement for new secondary school.</p> <p>We will continue to engage with KCC and other infrastructure providers to develop the Infrastructure Delivery Plan further as the Local Plan progresses, with projects being refined and more detail added on phasing, costs and delivery mechanisms. This iterative approach ensures that infrastructure provision remains responsive, deliverable, and aligned with our strategic objectives.</p>
Is there a plan for a second primary school and to bring back a Secondary school to this town?	
In the existing planning near the new health centre is provision for a secondary school but the catchment area is too small to make this viable. So how big!	
Will there be a new school built in Edenbridge?	
Will the Edenbridge Secondary school be a comprehensive or a grammar school?	
So more primary school places? What happens when the children get to secondary school age? More traffic or is there plans for a secondary school? Who is responsible for actually building it and will the land just be left?	
Page 271 How many primary places needed for 2801 homes?	
Page 287 Policy T1 Cycle Routes for Edenbridge. How can plan address woeful lack of cycle lanes in/around the town?	

LCWIP - Sevenoaks and Swanley, Where is Edenbridge?	to move more sustainably. The Edenbridge LCWIP will be completed in time for the next Local Plan consultation.
How is it proposed to increase connectivity between Sevenoaks and Edenbridge? Edenbridge is isolated within SDC but actually closer to east Grinstead	We recognise that connectivity between Edenbridge and Sevenoaks is currently limited, and we are committed to improving sustainable transport options. We'll continue to work with KCC and local transport providers to explore opportunities for better links, including potential improvements to bus services.
Is new police station included with infrastructure improvements	This isn't something that Kent Police has highlighted to us so far, but we will pick it up with them following the close of the public consultation.

Climate Change and Flood Risk

Question	Answer
Edenbridge is already a water-stressed area. How will this be addressed.	The draft Plan acknowledges that Sevenoaks District is within a wider area of water stress. We are proposing that new build homes will have to meet the strictest building control regulations on water use, which is currently optional under national policy (see Policy W3). Utility providers will need to advise us on the capacity of their systems to connect new development to water and wastewater services and where and what new infrastructure would be needed. If, for whatever reason, that infrastructure cannot be provided, then it may prevent sites from progressing. The Infrastructure Delivery Plan which sits alongside the Plan will need to set out how this will be achieved and that will be available in more detail by the next consultation in Summer next year.
How will fresh water be supplied.	
Where will water come from, be stored and sewage go?	
Where is the freshwater coming from. The S.E is per capita the driest area in Europe!	
Where would the water source ie reservoirs etc	
How do you plan to stop flooding if you plan to build on areas that flood already	Our Strategic Flood Risk Assessment has identified flood zones and other sources of flooding (like surface water run off and groundwater) across the District. It is a requirement of national policy that new development does not increase flood risk onsite or elsewhere and all sites will need to demonstrate compliance with this through appropriate drainage strategies (see Policies W1 and W2). When selecting sites, national policy does highlight that sites of a lower flood risk should be preferred over those of a higher risk. However, it is not always possible to do so given the level of growth this Plan is being asked to address. It is part of the balancing act - there may be sites which do not have a flood risk but have other issues have stopped them being
What about the natural springs in Springfield Road it will flood surrounding area	
What steps are being taken to stop the flooding on Clinton Lane and Haxted Road. As this causes major issues in the Autumn and Winter	
Many of the proposed developments are on the Eden Flood plan. Has consideration being made for Climate Change.	

Have you taken into account increasing flood risk, given that flooding has occurred in Edenbridge?	found suitable. Where parts of a site are in a flood zone, it is an expectation that the site would be laid out so that built development avoids those parts. It is also a requirement of national policy that where there is a remaining flood risk on the site, it must be demonstrated that the development would be safe over its lifetime. It is important that residents alert us to specific flooding issues in their consultation responses so that we can flag these if they are not already covered by our own assessment.
Your docs state that it is policy to not select sites on flooded areas yet there are various sites that are and have been selected. What is the reasoning?	
Do you assess the climate impact through carbon release/lack of sequestration when fields are dug up	No, this is not something we measure. The Climate Change chapter (Chapter 4) sets out policies which seek to minimise carbon emissions from new development, however we do accept that there are going to be some unavoidable impacts, for example, through the loss of sequestration from fields that are developed.

Air Quality

Question	Answer
<p>Has Air Quality been measured recently in Edenbridge, particularly since Oakley Park and Lidl retail site built?</p>	<p>Air quality is not currently monitored in Edenbridge. Any development meeting the current criteria, of major developments over 1000sqm, are required to submit an air quality assessment as part of their application where they must show they will have neutral or positive impact on air quality. Emerging Policy AQ1 requires Air quality assessments for all major housing developments of 10 units or more and most development within 50 metres of a strategic Road Network or route with heavy traffic.</p>

Natural Environment

Question	Answer
No mention of protected species. Has Natural England been consulted and an assessment been made under the habitat regulations.	Protected species are protected by means of legislation and through licensing by Natural England. As such it falls outside of the scope of a Local Plan. However, they are a material consideration and where there is a reasonable likelihood of protected species being present and affected by development, an ecology survey is required to be submitted, which will be assessed by KCC's Ecological Advice Service. Natural England has been consulted as part of this Regulation 18 consultation. Whilst a habitat regulations assessment has been undertaken for the previous Regulation 18 consultation, which is available to view on our evidence base. A new iteration will be produced for our Regulation 19 consultation.
Bats, newts and other endangered species near Swan Lane site. What is being done to protect them?	Protected species are protected by means of legislation and through licensing by Natural England. As such it falls outside of the scope of a Local Plan. However, they are a material consideration and where there is a reasonable likelihood of protected species being present and affected by development, an ecology survey is required to be submitted, which will be assessed by KCC's Ecological Advice Service.
where tree preservations are in place on the sites identified, will these be upheld?	Yes. Tree Preservation Orders are made under legislation and remain in force unless formally revoked. Even where development is proposed, TPO protections still apply. Any works to protected trees, such as felling, pruning, or removal, must be justified within the planning application and assessed by the Local Planning Authority. Planning

	<p>decisions will weigh the importance of retaining protected trees against the development proposal, and consent for works will only be granted where it is considered necessary and acceptable under policy.</p>
<p>What control does the planning authority have to improve river quality in the Eden?</p>	<p>In allocating sites or determining planning applications, a proposal's relationship and potential impact on any watercourses will be a consideration and policy W3 would apply, which sets out that development will not be permitted where it would result in increased pollution of surface water sources and supports development that would maintain or improve the physical state, biodiversity and natural function. Sites within the catchment of the river Eden could include measures which support the biodiversity and quality of the river Eden and the Local Nature Recovery Strategy for Kent and Medway (yet to be published) is likely to be a useful tool in terms of the measures that it sets out which could be used to help improve the quality of rivers etc.</p>
<p>with regard to Biodiversity net gain can the planning authority direct a developer to a preferred option or does the developer get the choice?</p>	<p>The framework for biodiversity net gain is set by the Government through Defra and Natural England. A biodiversity hierarchy is incorporated to steer biodiversity net gain on-site first, followed by off-site and with statutory credits from Natural England as a last resort. This also includes a spatial risk multiplier which essentially penalises off-site options the further away they are from the development site. Initially, where off-site is required, it seeks to steer it to locations within the authority area or the same national character area; followed by outside of those areas. Through the emerging Local Plan we are seeking to steer any off-site gain to within the district,</p>

	where feasible, however we cannot direct a developer to particular options.
How will the biodiversity and special characteristics of Edenbridge be preserved with massive development on agricultural land with mature oaks /hedgerows?	The Council is developing development briefs for sites proposed for allocation and they will set out our expectations for the development coming forward, including a vision and policy priorities. Examples of draft development briefs can be found in our evidence base and for example may set out an expectation that a proposal is landscape led and that existing trees, hedgerows and other landscape features are retained. This will operate alongside policy requirements set out in the emerging Local Plan and the National Planning Policy Framework and requirements set down in legislation.
Tree preservation; How many trees felled in Swan Lane development of 600 houses?	At this stage, the number of trees that may be felled is unknown. When a planning application is submitted, the applicant must provide an arboricultural survey and impact assessment. These documents will be reviewed by the Council's Arboricultural and Landscape Officers. National policy (NPPF paragraph 136) recognises that trees contribute significantly to the character and quality of urban environments and help mitigate and adapt to climate change. The decision-making process will seek to retain existing trees wherever possible and incorporate new planting opportunities.
Page 21 mentions rich biodiversity of Rivers Darent, Medway and Eden. Only River Eden will be affected by Plan 2042. What protection is there in Plan to maintain rich biodiversity of River Eden and how might this be affected by housing sites close to river and Edenbridge's flood zone?	In accordance with national policy, sites proposed for allocation are primarily sited outside areas at risk of flooding; this includes the flood zone for the river Eden. Proposals will be expected not to increase flood risk, and any surface water drainage will need to demonstrate that it

	<p>will not increase flood risk either on-site or elsewhere. Policy W3 also seeks to ensure development will not result in the pollution of water. Where a site includes land serving as a buffer to a watercourse, measures to restore natural habitats could be secured and the Kent and Medway Local Nature Recovery Strategy, once published, is likely to be a key tool in guiding the type of measures that would help protect and restore biodiversity.</p>
<p>Page 29 OB19. BNG seems to be controlled by builders. Are SDC checking? Can plan address this?</p>	<p>Biodiversity Net Gain (BNG), including the framework for how it operates, has been established at a national level through legislation and guidance. This includes which planning applications are required to provide BNG, the information that is required to be submitted and when. Legislation sets out the deemed condition that applies to applicable applications, which requires the submission of a biodiversity gain plan detailing specified information and its approval by the local planning authority prior to the development's commencement. The local planning authority therefore is involved at various stages, including, in some instances, receipt and review of monitoring reports and if a breach of condition is reported, investigation through its enforcement function. However, in the absence of further detail in this question it is not possible to address the final part of this question and it is recommended more detailed comments are provided as part of the consultation.</p>
<p>Page 236/242 Who decides TPOs and SSSIs? Locally designated sites? Are there lists for District?</p>	<p>TPOs are made by the Council to protect specific trees or groups of trees in accordance with relevant legislation. The Council also determines applications for works to protected trees. Sites of Special Scientific Interest (SSSIs) are designated by Natural England at a national level. Locally</p>

	<p>designated sites, such as Local Wildlife Sites, are identified through partnership work and ecological surveys. Lists of TPOs and designated sites within the District are maintained by the Council and can be accessed via our online mapping system or by contacting the Planning Department. SSSIs and Local Wildlife Sites etc can also be viewed on our online mapping system.</p>
--	---

Employment

Question	Answer
Page 35 Does plan allow employment space sufficient for breadwinners in 2800 new homes	The Economic Needs Study (ENS), available on our evidence page, sets out the figures for future job demand in the District. A number of the of proposed sites include land for employment uses, and some are proposed solely for employment uses. There will always be a significant number of people who commute out of the District for work, but by planning for the land recommended through the ENS, it is considered that there will be sufficient opportunity for residents to work within the District too.
Page 112 Cambridge Econometrics. Do SDC have actual figures for future job demand in the district?	

Town Centres and Employment

Question	Answer
Despite new housing developments (eg bellway) the high street remains run down with empty shops. There is no guarantee extra development will improve situation	Although we cannot guarantee that new residents will use the shops in the Edenbridge Town, the amount of new development proposed is likely to result in increased footfall. Additionally, we propose Policies EDN1 and TLC1 (pages 142 and 137 of the draft Plan) which set out a vision for Edenbridge and how planning applications should take account of the town centre. These have been informed by our Town Centres Strategy which is available on the website. The Economic Needs Study (ENS), available on our evidence page, sets out the figures for future job demand in the District. A number of the of proposed sites include land for employment uses, and some are proposed solely for employment uses. There will always be a significant number of people who commute out of the District for work, but by planning for the land recommended through the ENS, it is considered that there will be sufficient opportunity for residents to work within the District too.
Most of Edenbridge development is proposed for "Grey Belt" so 50% will be affordable housing. Sounds good in principle but in reality where will everybody work? Trains to London are over £30 per day + not affordable on a low wage. Buses to Sevenoaks, Tunbridge Wells etc. are few. I fear there will be high levels of unemployment	
How will you reinvigorate the high street without a secondary school?	
There's very limited/vague planning for the high street. How are Sevenoaks DC going to encourage an active local community rather than purely commuters?	
How are you going to deliver vibrant high streets? What research, evidence is there to determine what is required?	
Page 25 mentions regeneration needs of Swanley and New Ash Green centres. Why is Edenbridge not included in this paragraph?	Policy EDN1 on page 142 sets out the vision for the town centre and Policy TLC1 on page 137 sets out a more general policy on how applications in town centres will be considered. The text on page 25 forms part of the high-level introduction to the District. If you feel it should be re-worded so as not to single out particular areas at that point, please do include that in your consultation response.

Historic Environment

Question	Answer
<p>How will you take into account Policy HEN3 given the historic roman features in the swan lane area (Marl Pits)</p>	<p>The emerging Local Plan contains policies for the Historic Environment, including Policy HEN3, that refers directly to archaeology. The known sites and areas of archaeological interest within the District are included within the Historic Environment Record (Kent HER) as Archaeological Notification Areas (ANA). Kent County Council has defined Archaeological Notification Areas (ANA) to guide when to consult the County Archaeologist on applications that may affect archaeological assets. This ANA layer guides us when to consult KCC archaeology on applications. KCC advise on the need for archaeological investigation on an application site through their consultation response on an application. They can require different types of archaeological investigation (e.g. desk-based assessment, geophysical survey, trial trenches etc) as a condition of an application or pre-determination. Depending on the results, a developer may be request to leave archaeological remains in situ or to excavate and record the archaeology. This would be guided by the County Archaeologist.</p> <p>In addition, KCC are consulted on our draft polices and draft sites allocations, so have an opportunity to comment on archaeology within a site as part of the current consultation.</p>

Sports and Leisure

Question	Answer
<p>Will the once local leisure centre come back under the council control or effectively be run as a private business as it is now?</p>	<p>Sevenoaks District Council awarded the continued operation of Edenbridge Leisure Centre to Sports and Leisure Management Ltd, trading as Everyone Active, from 01 May 2025 for a period of five years, with the option to extend for 2 years. As part of the impending Local Government Reorganisation, all assets and contractual obligations will automatically transfer to the new unitary authority. The Council has recently invested over £500,000 into its leisure sites which has included a refresh of the fitness equipment, a new food and beverage offering and the creation of a new spin studio all at Edenbridge Leisure Centre. However, the Council is also actively reviewing both the short- and long-term options for the centre with teams looking at both the customer experience within the centre alongside the longevity of the plant and fabric of the building. To date options to replace or refurbish the centre have been financially unviable. Everyone Active are currently considering submitting CIL bids to support capital improvements to the changing village (wetside) and the All Weather Pitch.</p>
<p>What plan is there for Edenbridge Leisure Centre which is heavily used, but in need of modernisation sooner rather than later?</p>	
<p>We need tennis padel and squash courts included re infrastructure now are present in Edenbridge</p>	<p>We have a Sports Facility Strategy and Playing Pitch and Outdoor Sports Strategy, both of which are on our website and assess what facilities are in demand and lacking in the District. It didn't identify a specific need for additional squash facilities but does show a significant demand for padel. We will use this to guide what facilities developer's</p>

	should provide or contribute to when there is a requirement to do so.
--	---

Tourism

Question	Answer
Page 29 OB18. Hotel accommodation to promoter Edenbridge as a tourist destination?	<p>The Kent Accommodation Study shows that there is a shortage of tourist accommodation across the District and that this is restricting the success of tourism to day visitors. The Council is keen to increase the tourism offer and we are proposing Policy EMP5 (page 131 of the draft Plan) which seeks to support appropriate proposals for new accommodation and facilities. We hope this will support diversification of the rural economy and welcome your comments on this policy.</p>

Development Briefs

Question	Answer
<p>Scant information is available on Eden 16600 units, GF, MX. Is more information available so that our submissions can be more informed?</p>	<p>As this site was submitted within the most recent Call for Sites process, a development brief for EDEN16 has not been prepared at this stage. If this site is to progress to the next Regulation 19 consultation, a Development Brief will be prepared which will contain more information about the type of development proposed for the site. There will be opportunity to comment on the draft development brief at the Regulation 19 consultation planned for Summer 2026 and the briefs will be updated where relevant based on these consultation comments.</p>
<p>Will SDC be applying its minimum density policy to all Edenbridge sites and if so, can you assure us that this will not lead to more dwellings being allocated?</p>	<p>Yes, all sites will be expected to comply with Policy H7 - Housing Density and Intensification. The numbers of units proposed within this current Regulation 18 consultation are the site capacities put forwards by site promoters and therefore, following capacity testing and density work, it may be the case that these numbers go up or down ahead of Regulation 19 next Summer 2026.</p>
<p>Provision of new or improved green spaces that are accessible to the public. The existing green spaces are to be built on, where will the new space be?</p>	<p>All major developments, which include developments over 10 dwellings, will be required to incorporate good quality open space, including natural or wild green space as required within Policy OS1 Open Space and Recreation. The Development Briefs for the sites will also define further design requirements for the open space included within the development. Policy HW1 encourages the use of green and open spaces for social prescribing and interaction.</p>

<p>Why are some new, major sites not listed, or maybe they do not have one? Particularly EDEN12 and EDEN16</p>	<p>For this 2025 Regulation 18 consultation, draft development briefs have been prepared for certain sites which are considered potential allocations for development, as listed in Chapter 1, Policy ST2 Housing And Mixed-Use Site Allocations within the Local Plan document. The sites for which development briefs have been produced have either featured within previous Local Plan consultations or have the potential for significant positive impact due to their scale. Further development briefs will be produced for the sites which progress to the next Regulation 19 consultation planned for Summer 2026.</p>
<p>Error in SDC Development Briefs list - EDEN12 listed as document name on website</p>	<p>Thank you for making this error. EDEN9 Land north of Skinners Lane currently has a Development Brief. This has been incorrectly titled EDEN12. We will rectify this error.</p>
<p>How can SDC ensure Development Briefs are followed? Are they just suggestions?</p>	<p>The development brief will be adopted as part of the Local Plan. Once adopted, the brief becomes a material consideration in determining any future planning application relating to all or part of the site and proposals will be expected to demonstrate accordance with the development brief for that site.</p>

Site Specific Queries

Question	Answer
What improvements to access for eden15/16? Access through Hever and Mead Rd - Kent fire and Rescue submissions? Sewage / southern water? Are they being consulted	As part of this Regulation 18 consultation, we expect further details to be submitted by the site promoter relating to the proposed site access and capacity. In addition, we would expect key infrastructure providers, such as KCC highways, to comment at a site-specific level regarding the access and surrounding highway capacity. We will also be consulting with utilities providers, as part of our Infrastructure Delivery Plan (IDP), such as Southern Water and the emergency services, at both a site specific and cumulative level. There has not been any permission on this site, as this is a consultation stage within the Local Plan process. Any concerns regarding ongoing works without planning permission should be raised with our Planning Enforcement team for investigating.
In regards to access on swan lane, I don't see how more volume of traffic with 2 railway bridges will work for access to the main road.	
The entrance to Eden 13 site seems to have already been built. Why is this before a decision has been made?	
Any alteration to existing private access from crouch house road to church farm and crouch houses and oast	
Why is Kent and surrey golfclub land considered unsuitable?	The Strategic Housing and Economic Land Availability Assessments (SHELAAAs) set out reasons for unsuitability outcomes in detail. These can be found on the evidence base page of our website. Unsuitable sites are listed at Appendix E.
Golf Course Extant Site - on your display seems too large for 100 home retirement village. How many new homes on this site? 100, 140 or more?	Kent and Surrey Golf Course and Country Club, Crouch House Road, Edenbridge has planning permission (19/02834/OUT) for the erection of a continuing care retirement community for the elderly, alongside a new golf clubhouse with hotel accommodation. This was allowed at appeal in 2021. In addition, the site currently has a planning application which is pending a decision (23/03649/HYB) for an integrated retirement community
What are the current plans for the old golf course? The planned retirement village has disappeared from the company's website.	

	of up to 140 units (Use Class C2). Both applications and the associated documents can be found on the Council's planning application portal.
Why does EDEN9 Site have no mention of an eastern boundary?	EDEN9 is proposed for allocation for 150 units, which is why there is a green boundary on our Interactive Map on our website. There is a separate boundary, under a different reference, which is shown as discounted, blue, as it has been superseded by the EDEN9 site submission. In other words, there are two separate site submissions in one location, which is why there are both green and blue site boundaries. The SHELAA assessment for EDEN9 discusses all boundaries of the site in the 'site description' section.
Ref EDEN9 site - Why is part of it blue and part of it green on maps on website. When blue means discounted as not suitable. On main LP map it shows the entire area of EDEN9 for 150 units	

Site Selection Process

Question	Answer
What is the Timeline (order) for each development?	Phasing details for each site are included in the individual Strategic Housing and Economic Land Availability Assessments (SHELAAAs). This sets out whether a site is likely to come forwards in the short term (years 1-5) or longer term (years 6-10 or 11+). A detailed housing trajectory, setting out the year by year delivery up to 2042 will be prepared and published at Regulation 19 stage in Summer 2026.
What timescale is envisaged for implementation of housing developments over the period of the plan?	
Why is land of Hartfield Road considered unsuitable?	The Strategic Housing and Economic Land Availability Assessments (SHELAAAs) set out reasons for unsuitability outcomes in detail. These can be found on the evidence base page of our website. Unsuitable sites are listed at Appendix E.
What are 'discounted sites'?	Discounted sites are sites which were submitted to us through the SHELAA process but have been discounted for some reason. This could be that they have been withdrawn, have since gained planning permission, have been superseded by a different site boundary or proposal, or are not capable of accommodating a minimum of 5 units (or is less than 0.15hectares. A mixed-use site is typically a site which proposes residential development and another use, such as employment, community or gypsy and traveller use. A mixed-use could be any mix of uses.
Please define/explain "mixed use".	
Swan Lane Crouch House Road (Breezehurst) - Is this Compulsory purchase of the land?	These sites have been proposed by the landowners and developers. This is different for each site. The Council are not looking to purchase these sites, and it is expected that

Has the land already been purchased, will it be compulsory purchased?	the planning process, through the Local Plan and planning application stage, will be undertaken by the relevant site promoter for each site.
Who has brought this land? And who will own it?	
Has the land for development already been bought?	
What other areas of Land ie. not grey belt, have been identified as part of this consultation?	All sites considered through the Local Plan process are available to view at Policies ST2, EMP2, COM2 and GT1 of the Regulation 18 consultation document and include a mixture of urban sites, PDL sites and sites in the Green Belt. All sites can also be viewed on our Interactive Map which is available on the evidence base page of our website.
What is the thinking behind the very high densities proposed on some of the proposed site allocations?	Emerging Policy H7 - Housing Density and Intensification sets expected densities on sites within different locations. The number of units included in the Regulation 18 document are the numbers promoted by the landowners/developers. We will be undertaking further capacity testing on all sites ahead of Regulation 19 next Summer 2026 and it is expected the proposed capacities in this document will closely align with emerging Policy H7.

Consultation

Question	Answer
What happens if there is a rejection of the local plan by the public	Comments that we receive on the Local Plan will inform the version of the Plan that we take to Regulation 19. We will consider every comment that is made to us and will use this information to make amendments across policies, site allocations etc.
Is this process of giving information to the people of Edenbridge simply that - you are telling us this is happening no matter what the opinions of the locals?	No, we are consulting the public on the current version of the Local Plan, as we move forward to Summer 2026 all comments that we receive on this round will inform the version of the Plan that is presented to the public at Reg 19.
Will the views of existing residents actually have any effect or is the consultation process simply a legislative requirement?	All views and comments that are presented to us through this consultation period hold weight. Comments on sites or policies we receive will inform you of the version of the Plan we move forward with at Regulation 19 next Summer.
How can we consult on a plan with no detail. In particular Eden 16 (off Swan Lane)	You can see more about this site, and all sites, being consulted on in the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2025 which can be viewed on the evidence base page . For EDEN16 specifically, please see SHELAA Appendix C – Suitable Sites, page 573-577. These documents will be updated ahead of Regulation 19 next year, as well as the preparation of a Development Brief, which will take into account responses received as part of this current consultation.

How can we object to the new housing being built? How will the train / public transport be improved? How will the roads / car parking be improved?	Objections to specific developments can be made through our online consultation portal, where objections and comments can be left on a site-by-site basis. Infrastructure improvements including rail/ road networks and parking provision etc. are laid out in both the development briefs for each site allocation, every site will have its own development brief by Reg 19, and also the Infrastructure Development Plan (IDP) which can be viewed on our evidence base on the SED website.
What time will the survey be shut on the 11th Dec?	The consultation will close at Midnight on 11.59pm on Thursday 11 December 2025.
Where we can find out what the colour purple, green and orange means?	The interactive map on our evidence base webpage mirrors the SHELAA categorisation. Green sites are Suitable, Red are Unsuitable, Purple are Contrary to Strategy and Blue are Discounted sites. Maps at pop-up sessions have separate colour-coding dependent on the type of site (i.e. housing, mixed-use etc.) and the key is available on each map.
When do we get to comment on developers' plans for industrial build. Is this before the plan goes forward?	All sites, including any commercial and employment sites, can be commented on as part of the online survey until Thursday 11 December 2025
Why is there so little time to digest and comment on this plan	We understand why it may seem there is not a long time to digest the Local Plan due to the length of the document itself and also all of the supporting evidence base documents that go hand in hand with the Plan but Central Government states that there is a minimum of 6 weeks required to public consultation at the Regulation 18 stage, we are consulting for a period of 7 weeks from 23rd

	<p>October - 11th December. We also are holding 30 pop up sessions across the District to help residents understand the Local Plan by allowing them to ask questions/ review material available at these sessions and we believe this is sufficient time to make informed judgements and submit comments to us.</p>
When is Reg19 due to be concluded	<p>Regulation 19 Publication will take place in Summer 2026, providing another opportunity for community engagement in the Local Plan process, and will run for a minimum of 6 weeks. We are looking to submit the Plan for independent examination by the end of 2026.</p>

Other queries

Question	Answer
As there are thousands of new homes to be built in Edenbridge, how is this affecting the current house prices?	This is not a planning consideration when planning for new homes as part of the Local Plan process and therefore we do not have this data available.
All documents refer to nature and maintains natural landscape, yet what is being proposed is totally the opposite of this.	No comment - please submit your responses formally to the consultation
Swan lane have proposal massive concerns wildlife deer hedgehogs etc. it will destroy natural habitat	No comment - please submit your responses formally to the consultation
Equally originally we were to retain X-ray unit in new Edenbridge health centre but due to catchment dropped does this mean we get it back.	No comment - please submit your responses formally to the consultation
Edenbridge has a population of about 9,200 people whereas Swanley has a population of around 17,200. Edenbridge Train lines (both Town & Kent) are diesel however Swanley and Sevenoaks are electric. To update Edenbridge to electric would be prohibitively expensive. The approx. number of train passengers per day in Edenbridge (1240 per day) and Swanley (3685 per day). Swanley and Sevenoaks are therefore much more suitable as transport hubs than Edenbridge! Significant weighting is being placed upon transport hubs - with particular emphasis on train stations. Edenbridge has been allocated a score of 10 (5 for Kent and 5 for Town) whereas Swanley has been allocated a weighting score of 9.	No comment - please submit your responses formally to the consultation

<p>To give some context to the numbers can you tell us how many housing units were completed in Sevenoaks last year (including affordable housing)?</p>	<p>For the 2024/25 monitoring year, which runs from 1st April to 31st March, a total of 145 dwelling units were completed. This included 34 affordable housing units.</p>
<p>The last assessment found that Edenbridge had a need for 400 houses who is going to live in all the new homes where will they work. Trains at max capacity.</p>	<p>No comment - please submit your responses formally to the consultation</p>
<p>In the Settlement Hierarchy no scoring has been to be given to access to areas via roads. Why is this?</p>	<p>This is laid out in more detail in the Settlement Hierarchy Methodology, but in short for a service to be scored it must be within safe walking distance and not just be accessible via a road. Also note it is not the roads themselves that are scored in this work it is the services that serve residents/ visitors of the area.</p>
<p>Why does it settlement hierarchy look at the number of stations instead of the level of service?</p>	<p>The settlement hierarchy looks at the distance of stations to settlements and the level of service The scoring system is as below Peak Scoring: One service departing per hour: 1 point, Two or more services departing per hour: 2 points Off-Peak Scoring: One service departing per hour: 1 point, Two or more services departing per hour: 2 points Number of Lines: One point has been given for each additional line serving the station Fast Service to London: One point has been given if the station has a fast service to London Footfall: One point for train stations which had over 500,000 entries and exits in 2023/24. Within Walking Distance: One point has been given where the station is within walking distance (up to 1.2km) from the settlement</p>

	<p>Within Cycling Distance: One point has been given where the station is within cycling distance (between 1.2km and 5km) from the settlement.</p> <p>Please also note where a settlement is just within cycling distance this scoring was capped at 2 points to reflect the limited access.</p>
The policies mention the number of dwellings but not population. Given the current population is circa 9000 people what is predicted population	<p>ONS data currently says the average household is 2.35 people. If all sites were to go ahead as they currently are being proposed in the emerging local plan, for Edenbridge this could be an increase of 5,007 people from 2,131 dwellings.</p>
Four elms site - map shows consented but recent social media says its withdrawn- Do you know the situation please?	<p>Land at Four Elms Road has a planning consented (granted in early 2024 under reference 20/02988/OUT) for the erection of 340 dwellings, including affordable housing, land for a 4 form entry Secondary School, including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements. The reasoning for the placement of the proposed residential and secondary school as part of this team can be viewed through this planning application reference on the Councils planning portal on the website. In addition, the site promoters did submit an updated proposal, which if granted would have superseded the above application. However, this application was withdrawn in recent months and therefore the above planning permission under the reference 20/02988/OUT still stands.</p>
Why was the land behind and around the library not used to replace the secondary school instead of putting houses on it?	
Will DLSL report and ROL report be distributed to all?	<p>Any necessary light assessments for developments would be determined through the planning application process on</p>

	a site-by-site basis and would be able to view through the planning portal system.
What is the percentage of the completed development land in Edenbridge vs other areas identified?	In Edenbridge there are 574 dwellings with extant planning permission (permissioned sites not yet started or currently under construction). For the whole district there are 3978 extant permissions for dwellings.
How many houses are there in Edenbridge	There are presently 4558 dwellings within the Edenbridge town council boundary.
How many residential properties are currently empty or long-term vacant, and what measures are being taken to address this?	As of 31 March 2025, there are 3,978 dwellings permissioned and not yet started or currently under construction. There are currently 506 properties in the Sevenoaks district and 32 within the Edenbridge Town council boundary which have been unoccupied and unfurnished for 6 months or more.
Can you start the survey, then come back another day? Can residents suggest additional policies?	If you leave it too long the survey may time out. If you would like to prepare an answer on a word processor and copy and paste this in if you feel you need more time. Residents are welcome to comment on all policies and make any suggestions they feel would be needed and or wanted.
Eden15 site, developers RichBorough wants to submit before end of year/ local plan, what will consultation process be? Will they be told to wait for a local plan?	As the Local Plan progresses through the process, proposed allocations gain more weight at planning application status - until full weight is gained at the successful adoption of the Local Plan and any allocations. Some site promoters choose to 'twin-track' the allocation process with a planning application. Planning applications submitted prior to Local

	<p>Plan adoption are considered against adopted national and local policy, and the relevant weight is given to emerging policies and site allocations dependent on the stage of the Local Plan. Whether a concurrent planning application is submitted on proposed site allocations is at the discretion of the site promoters.</p>
<p>What is the likelihood that this process will be superseded by the imminent local government reorganisation? Won't Sevenoaks Council be disbanded in two years due to wider government reorganization of local government? How will any promises be honored by replacement?</p>	<p>Government Reorganisation LGR) is currently taking place in Kent and therefore there is a degree of uncertainty regarding future strategic plan-making across the subregion. However, it is important to progress this Local Plan in line with the agreed timetable, to ensure that local priorities are delivered, for residents, businesses and visitors, and as the organisation evolves into a unitary authority. LGR is likely to take several years, and it is important to have an up-to-date plan in place as soon as possible</p>
<p>Each site appears sustainable but if all sites are built is this really sustainable?</p>	<p>Sustainability is assessed through the settlement hierarchy (access to facilities and services and public transport) and also Sustainability Appraisal, which sits alongside the Local Plan. If the sites are built out, they will be accompanied by the necessary infrastructure to support growth, as detailed in the IDP (Infrastructure Delivery Plan)</p>
<p>You need 17,000 houses. Plans A and B provide just short and just over this amount. Is acceptance of the plan therefore a mere formality?</p>	<p>This is a genuine consultation where we want to understand the views of local residents, businesses, community groups and stakeholders regarding the sites and the policies within the Plan. There will be a second round of consultation in summer 2026 and then a public examination in 2027. We need to try and produce a plan</p>

	<p>which meets full need, and our ability to do this will be interrogated at examination. We are also discussing with neighboring authorities (under the Duty to Cooperate) whether they are able to assist with unmet need.</p>
<p>In the event of national emergency where will be grow food I.e a war</p>	<p>Agricultural land value is a consideration through the site assessment process and the intention is to try and avoid building on the best and most versatile agricultural land, where possible. Even if all the Green Belt sites in the consultation come forward, this would reduce the Green Belt by 2% i.e. SDC would go from 93% to 91% Green Belt.</p>
<p>What happens if your strategic plan is not accepted by the planning inspectorate</p>	<p>If the plan is not found to be 'sound' at examination, the Plan cannot be adopted. We would not then have an up-to-date plan in place and therefore ad-hoc proposals could come forward (without local input, priorities, infrastructure etc.) and would be determined in accordance with national policy. As Local Government Reorg is taking place, it is unlikely that a replacement plan, covering a much wider geography, will be in place for several years.</p>
<p>Validity of NPPF and it's status</p>	<p>The revised National Planning Policy Framework (NPPF) was published in December 2024 and sets out government planning policies for England and how these are expected to be applied</p>
<p>We are purchasing a property we have learned is surrounded by 2 proposed development sites (in Edenbridge) what advice would you give to us in this situation ?</p>	<p>We are not able to provide legal/conveyancing advice. These are draft Local Plan proposals, and the final draft of the Plan (Reg.19) will be published next summer, for public examination and adoption in 2027.</p>

<p>What is the position with the developers putting in planning applications before the consultation and Local Plan is finished? Are these sites done deals?</p>	<p>Some site promoters chose to 'twin-track' their proposals i.e. to promote them for a site allocation as well as submitting a planning application. However, the inclusion of a site in a Reg.18 consultation only has very limited weight at this stage. As the Plan progresses, through Reg.19 publication and examination, the inclusion of a site in a submitted draft plan would be a material consideration in the assessment of the planning application, though of limited weight. But this is only if a site is not very controversial, since it has not yet been tested at examination.</p>
<p>The land currently allocated home of the 17,000 target does that include? And at what point would compulsory purchase kick in should it be needed?</p>	<p>The target for the District is 17,175 over 15 years. If all the sites in Option 1 (16,321 units) come forward, this does still not meet need. Option 2 (18,900 units) meets need with a small buffer of 1,725- or 1.5-years supply. The Council is not intending to use CPO (Compulsory Purchase Order) powers to assemble land, as land is being promoted to us through the 'call for sites'. These land promoters/developers would also then progress a planning application on the sites in due course (i.e. the Council does not purchase or buy the land, it is the promoters/developers that bring these sites forward for development).</p>
<p>Page 29 Can any VISION (OB11) ever be planned? Surely up to landowners and developers (unless compulsory purchase be considered).</p>	<p>OB11 relates to the delivery of market and affordable homes to reflect the latest information on housing needs. We have policies in the Plan related to housing delivery and Policy H2 sets out requirements in relation to the delivery of affordable housing, including 50% affordable housing on grey belt land. For planning permission to be granted, development proposals need to be in accordance with both national and local planning policies. The Council is not</p>

	intending to use CPO (Compulsory Purchase Order) powers.
If all LAs challenged governments figures for grey belt, then would government actually take on challenge of producing local plans?	Our Leader wrote to central government to object to the new standardised method for calculating housing need and the resultant 63% increase in the housing target for 63%, together with policy changes such as 'grey belt'. Although a response was received, the NPPF has been published and the upshot is that we need to plan to meet this full need (1,145 homes per year over the 15-year plan period, so 17,175 in total). The Leader is intending to write to Government again, following Ministerial changes, seeking a meeting to discuss the implications of National Planning Policy changes on our District. Whether government would intervene to produce plans on behalf of the local authorities remains to be seen, but central government does have these powers and has used them recently, for example to direct Stockport to publish a consultation draft plan before Christmas.
Page 38 1.6 How does government SAM work? Does it take into account that SDC has given permission for 3,978 homes that are still to be built (which suggests either developer land-banking or market isn't as SAM predicts?)	Yes, the table on P.50 of the plan outlines the different components of housing supply. The 3,978 units of extant (sites with planning permission / in construction) count towards our 17,175 unit target.