

## **Planning response submitted by Edenbridge Town Council on Planning Application SE/14/03783/OUT**

### **Land North Of Railway Line And West Of St Johns Way St Johns Way Edenbridge KENT TN8 6HF**

Outline application for mixed use development comprising up to 300 new homes, up to 2.6 hectares of public open space and vehicular access with some matters reserved.

### **Members OBJECT to this application**

#### **Reasons:**

Although members welcome the commitment from the applicant that if development goes ahead there will be a second entrance to the site from Enterprise Way, they object to this proposal on multiple grounds.

The number of dwellings proposed exceeds the number in the allocations DPD and members would wish to see housing of similar density to that existing on the Beeches Estate, as this would be in keeping with the area.

Members would wish to see more shared ownership properties included in the 40% affordable housing balance. The need for social housing is also acknowledged.

Members would wish to reserve judgement on the proposed height and scale of the development due to the varying levels of the proposed site and visibility from existing properties. This is thought to be a particular concern from Shires Walk.

The other major concerns raised relate to the inadequacies of the current infrastructure and services within the town to support development of this size.

The current Doctors' Surgery is already running at an estimated shortfall of ½ a doctor and has an urgent need to find new premises. If the number of houses was to be reduced, to that proposed in the Allocations DPD, it may be possible to find space within the application site to meet this need.

Any expansion to the number of places required at local primary schools would require additional classrooms and other facilities being provided. Currently there is no secondary school in Edenbridge and insufficient places are available at schools within a reasonable distance. This would need to be addressed and solutions planned and implemented before construction could start. The Children's Centre is also at full stretch.

Commuter overcrowding on the Uckfield line from Edenbridge Town Station has been acknowledged and some additional capacity promised from 2015. A further assessment would be needed if this application was to be granted, to take into account additional travellers. It is suggested that the inclusion of a pedestrian and cycle route to access Edenbridge Station, on the Redhill – Tonbridge line from the new homes could be of benefit.

Members welcomed the inclusion of the sustainable urban drainage system included in the plans, but residents expressed strong reservations over the proximity of the pond and open water swales in relation to the proposed children's playground and amenity areas.

It is clear from the paperwork provided that additional capacity will be needed in regard to the removal of waste water, and recent power cuts have raised concerns over the electrical capacity.

A review of the policing levels should also be requested, to accommodate the increased number of residents.

In light of these shortcomings in the services and utilities, members request that should the application be granted, these issues should be resolved in advance and the building be phased at a maximum of 50 properties completed per year.

Members would wish to see opportunities offered to local companies to quote for building and service provision during the construction phase, and would wish to see the offer to restrict access during the build phase extended to make Enterprise Way permanently the premier access route once building is complete, with people directed to use the northern access.

To accommodate additional vehicles, improvements to the roundabout at Commerce Way and St John's Road should be made, at the very least aesthetically, and the junction from Enterprise Way and Station Road reconsidered in light of the application that has been granted for Sainsbury's supermarket.

Finally if allotments are to be provided, the soil will need improvement to be of a suitable condition and with a water supply installed.

Most importantly, without the statutory reports from utility providers and only an indicative layout, it is impossible for members of Edenbridge Town Council and the local community to properly assess this application. Members request that copies of statutory reports be provided, as they are received, and request the opportunity to be consulted and make further comment on design, layout, heights, etc if the proposal is to be taken forward.