



19 March 2024

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Dear Hannah,

Implications of Pedham Place for Housing Supply and Inclusion of Edenbridge Green Belt Sites

The Town Council has already submitted responses to the draft Local Plan and the site allocations for Edenbridge. As you know there is great concern with the proposed housing numbers to be imposed on Edenbridge. Whilst we appreciated there is currently no firm decision on the sites to go forward in the Reg 19 Plan, the Town Council would like to express its real concern about the proposals.

We have looked at the numbers that the District Council is expected to provide for, and question if Pedham Place is to be included in the Reg 19 Plan, then surely the release of Green Belt around Edenbridge is not justifiable at all. Each site proposed does have strong Green Belt features. Below are some observations:

Housing Requirement and Overall Supply

Requirement:	10,680
Provision with baseline sites and Pedham Place	11,000
Surplus	320

(Note: I've taken 11,000 as the provision figure with Pedham Place from Table 1.2 of the plan but Table 1.3 puts the provision figure at 10,967 leaving a smaller surplus of 287).

Edenbridge Sites

Site	No. of Units
Ashcombe Drive/Meadow Lane (off Hilders Lane)	80
Crouch House Road	91
North of Skinners Lane	150
Breezehurst Farm	450
East of Mead Road	120
Total	891

Note: Total units taken from Local Plan

If the Edenbridge Sites are Omitted

Removing all the sites would reduce provision by 891 to 10,109, a **shortfall of 571**.

Removing all the sites except Hilders Lane would reduce provision by 811 to 10,189, a **shortfall of 491**.

(95.4% of the requirement would still be met).

Removing Mead Road alone would reduce provision by 120 leaving a **surplus of 200**.

So if the Mead Road site is removed the requirement is still met.

It would also still be met if Mead Road and Crouch House Road (combined capacity 171 units) were both removed or Mead Road and Skinners Lane were both removed.

Removing Mead Road plus any other combination of sites, including any option with removal of Breezehurst Farm, leaves a shortfall.

Other Green Belt Sites in the Baseline

Other Green Belt sites are proposed for release in the baseline around Sevenoaks, Swanley, Hartley and West Kingsdown. There may be calls for some of these to be deleted if Pedham Place is confirmed for inclusion. The combined total of these is **745** units (excluding Sevenoaks Quarry already identified in the Sevenoaks Neighbourhood Plan).

If all these Green Belt sites were deleted, together with all the Edenbridge Green Belt sites, so that Pedham Place is the only site released from the Green Belt, provision would be reduced by **1,636** units, a **shortfall of 1,316 units**.

While including Pedham Place means there is scope to omit some of the Green Belt sites in the baseline, most of them will still be needed if the housing requirement is to be met in full.

The Town Council does recognise the challenges but does not feel that there is sufficient justification to keep the Green Belt sites allocated in Edenbridge in the Plan should Pedham Place be included.

We would also ask that should any of the sites be put forward to the Reg 19 Plan, that there must be some assurances given that the quoted housing numbers for each site are not exceeded in any subsequent planning application, and that there will be enhancements to secure the amended Green Belt boundary as a result of development.

Yours sincerely

Caroline Leet
Town Council