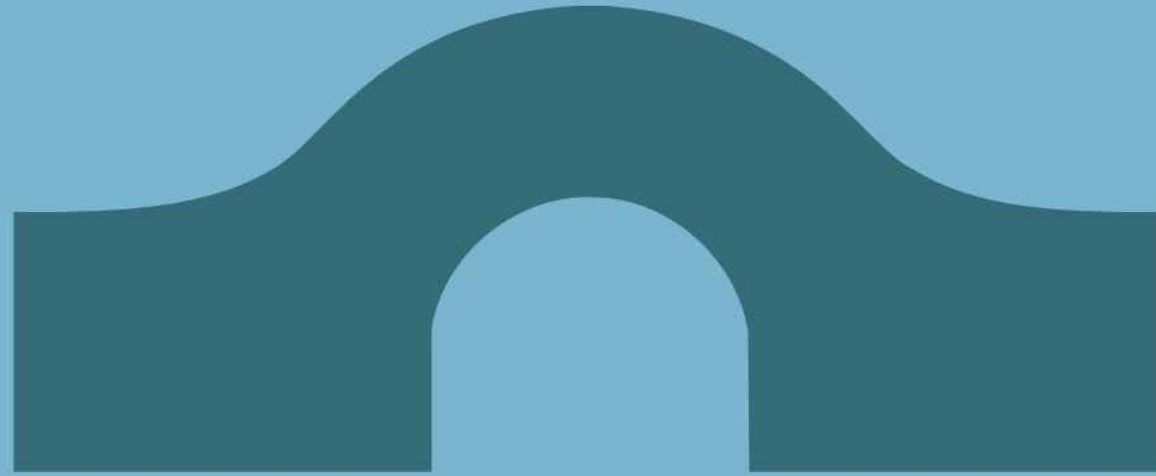




NEDRA

New Edenbridge District Residents' Association

Public Meeting 22 July 2026

Together, we can.



- **19.00** - Welcome & Introduction
- **19.05** - Where we are: Regulation 19 and the timetable
- **19.15** - What's changed since Regulation 18
- **19.30** - Why you need to respond again
- **19.35** - The four tests of soundness with examples
- **19.55** – What the evidence is telling us
- **20.05** - How to respond, and where to get help
- **20.10** – What's next and Q&A
- **20.30** – Meeting close

Where we are in the process

Regulation 19 is the final public stage before the Plan goes to a government inspector

**Reg 18
consultation**

Oct–Dec 2025
DONE — 28,000+
comments received

**Reg 19
publication**

23 July –
17 Sept 2026
WE ARE HERE

Submission

By 31 Dec 2026
(Full Council
1 December)

Examination

2027
Independent
Planning Inspector

Adoption

Dec 2027
(if found sound)

Only 8 weeks to respond — closing 11:59pm, Thursday 17 September 2026.

The period covers the summer holidays, so please don't leave it until you're back!

A good plan gives us...



Protection from speculative development



A real voice for residents



Homes in the right places



Infrastructure that keeps pace



We're not saying no to a plan

Edenbridge needs one



We're saying this plan isn't right

Let's ask for a better one, together!

Regulation 18 (last autumn)

- A conversation with **SDC**
- "What do you think of our ideas?"
- Comments went to SDC, which could change the Plan
- All thoughts welcome, focus on planning considerations

Regulation 19 (now)

- A submission to the **Inspector**
- SDC says the Plan is now 'sound' and legally compliant
- Your comments go directly to the government-appointed Inspector
- Comments carry most weight when tied to the **four 'tests of soundness'**

What's changed in the Plan?

From the Regulation 18 draft to the Regulation 19 version

- SDC has chosen Growth Option 2: the 'baseline' sites plus a large new settlement at Pedham Place as the only option that (almost) fully meets the housing need of 17,460 homes by 2042.
- Green Belt land is being released under 'exceptional circumstances', SDC says it cannot meet its housing need any other way.
- Some sites have been removed following updated flood modelling; others were withdrawn by their promoters.
- New sites have been added, including Broke Hill Golf Course (660 homes), previously ruled unsuitable but reconsidered because it is near a train station.
- Neighbouring councils were asked to take some of Sevenoaks' housing need, all said no.
- The evidence base has been updated.

Four Reg 18 sites are no longer in the Plan:

Site	Was	Why it's out
EDEN2 – Rear of Stanholm, Mill Hill	5 homes	No longer being promoted
EDEN7 – Gabriels Farm House, Mill Hill	10 homes	Withdrawn by the site promoter
EDEN15 – East of Mead Road	120 homes	Current planning application, cumulative impact, distance from centre
EDEN16 – Swan Lane (wider site)	600 homes	'Unnatural extension', cumulative impact, distance from centre, sustainability

Removing a site is not always the end of it, East of Mead Road has now had outline planning GRANTED for 135 homes, and removed sites can come back through appeals or future reviews.

Edenbridge Sites That Have Changed

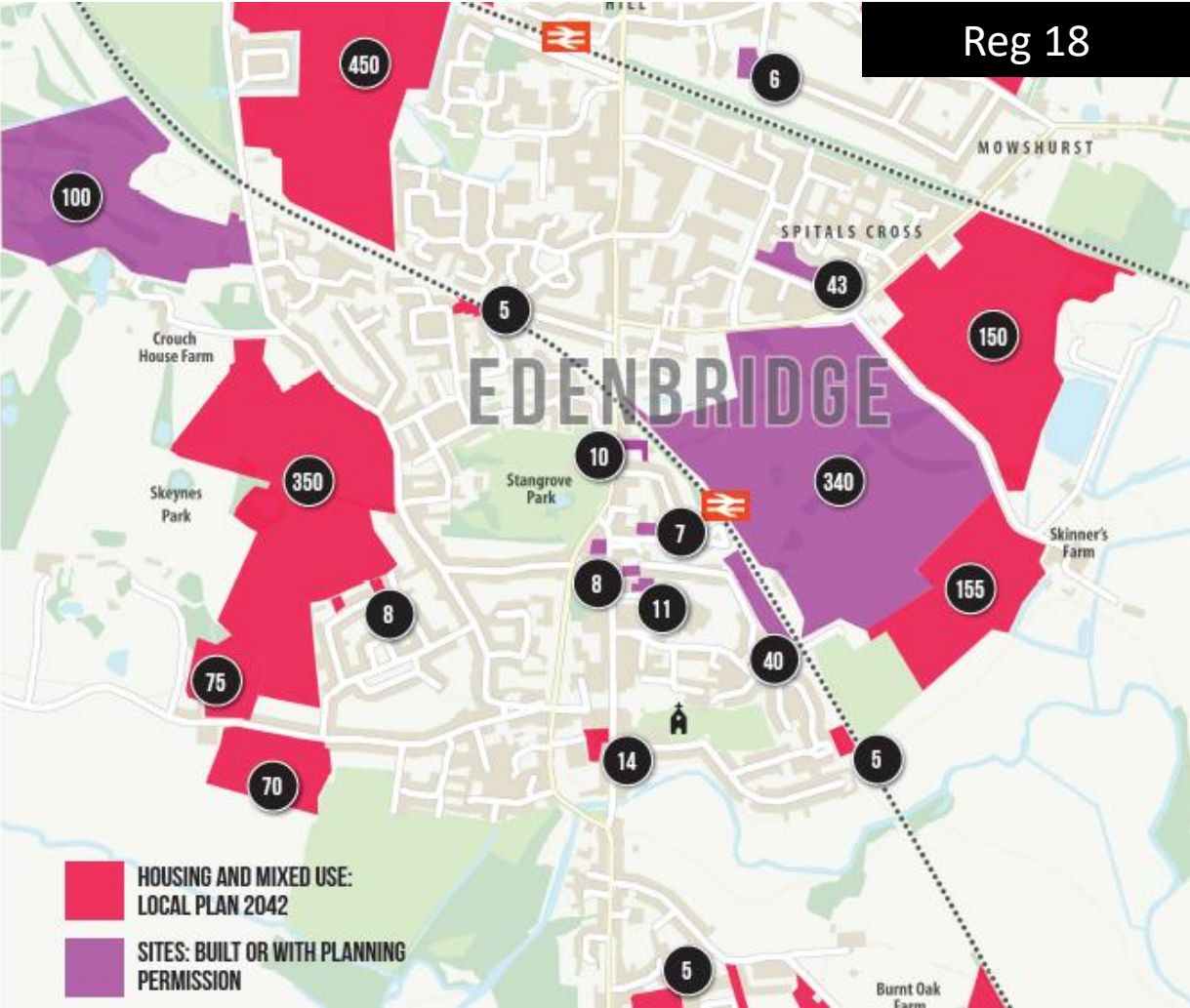


Site	Reg 18	Reg 19	What's changed
Skinner's Lane EDEN 9 / (ST4-18)	150	226	Bigger (76 more). Boundary moved further from the sewage works after odour concerns, said they took it out but just moved it a bit and added 76 more.
Crouch House Rd EDEN 10 / (ST4-19)	300 + (50 C2) Care	321 + (50 C2) Care	Bigger (21 more) – note: total count 348 units, with 50 C2 units converted to 27 C3-equivalent units.
Lingfield Rd Rec Ground EDEN 13 / (ST4-16)	70	100	Bigger (30 more)
Ashcombe Drive EDEN 8 / (ST4-15)	80	93	Bigger (13 more)
Lingfield Road EDEN 11 / (ST4-14)	75	62	Smaller (13 less)
Springfield Road EDEN 4 / (ST2-25)	8	0	Smaller (8 less) - Now proposed as an access road into the Crouch House Road site, despite surface water flooding concerns
Leathermarket, High St EDEN 6 / (ST2-26)	14	0	Still in the Plan and supported for regeneration but no longer allocated for a set number of homes until more evidence is provided.

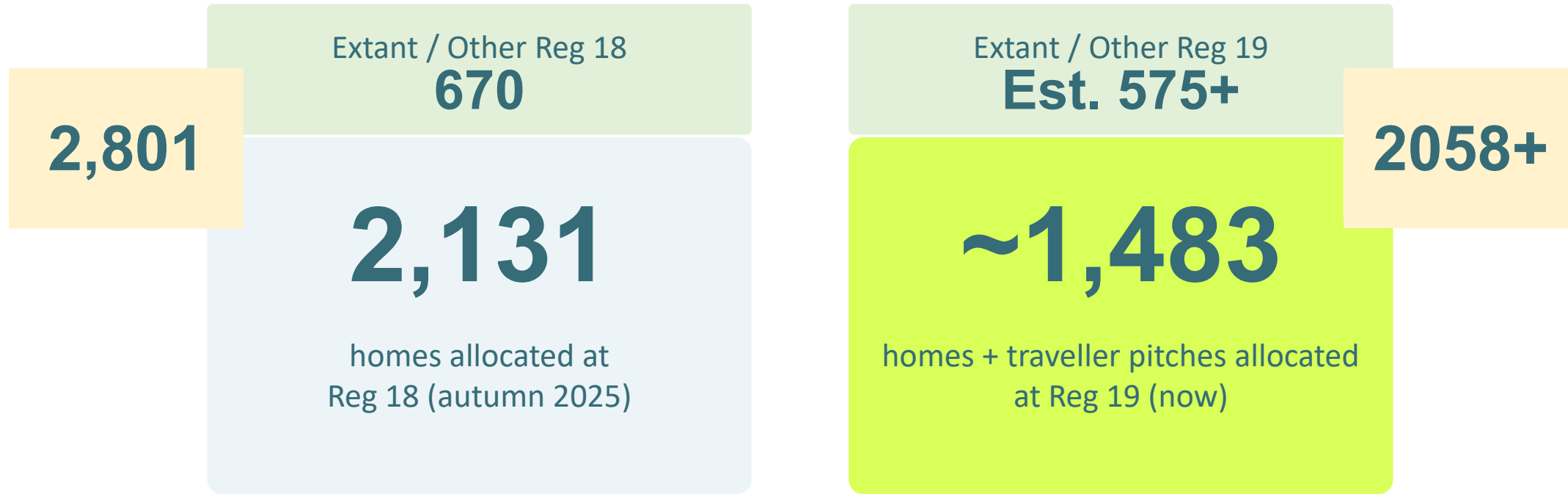
Edenbridge Sites Carried Forward Unchanged



Site	Old ref	Units	Status
Breezehurst Farm, Crouch House Road (ST4-20)	EDEN14	450 (mixed-use)	Unchanged - still Edenbridge's largest single site
Land SW of Skinners Farm (ST4-17)	EDEN12	155	Unchanged
Edenbridge War Memorial Hospital (ST2-27)	EDEN5	34 (mixed-use)	Unchanged
Garage courts north of The Plat (ST2-23)	EDEN1	5	Unchanged
Land east of Cedar Drive (ST2-24)	EDEN3	5	Unchanged
Seven Acres Farm (Policy GT1-1)	EDEN17	5 pitches	Unchanged - Gypsy and Traveller allocation



Units	Status
440	Previous figure Reg 18 minus some built already
135	Added now for what was EDEN 15, taken out of the Plan, but now has outline planning permission



- The headline number is lower, mainly because Swan Lane (600) and **Mead Road (120)** have 'gone'.
- But the sites that remain are concentrated on the west side of town, several have grown, and 'windfall' sites come on top of these figures (no data yet on these), plus we now have the new extant site of Mead Road 135.
- The pressure on infrastructure: roads, schools, GPs, drainage and the sewage works is still the central question for Edenbridge.

Why respond again?

Your last comments don't automatically carry through

Please respond again even if you responded last time

- SDC will send the Inspector only a summary of the Regulation 18 comments... not your response in full.
- If you want the Inspector to see your points in your own words, you need to make them again now, in a Regulation 19 response.
- Making a Regulation 19 response is also how you can ask to take part in the examination hearings in 2027.
- The good news: **you've already done the thinking**. Tonight, we'll show you how to **reframe your Reg 18 points**, so they count at this stage.

The four tests of soundness

The Inspector's checklist and the language that makes your response count

How to name the test in your response

1. Positively prepared

Does the Plan meet the area's real needs, the right amount and kinds of housing, jobs and infrastructure and has SDC worked with its neighbours?

2. Justified

Is this the most appropriate strategy? Did SDC properly consider the reasonable alternatives, and is the evidence behind each choice up to date and robust?

3. Effective

Will it happen? Can the sites, roads, schools and utilities genuinely be delivered, with real funding and named owners, within the Plan period?

4. Consistent with national policy

Does it follow the government's rulebook (the NPPF) for example, the strict rules on when Green Belt land can be released?

An important note

The Planning Inspectorate says that members of the public are not expected to be planning experts. Inspectors simply need to understand what the concern is, why it matters, and what the resident would like to see changed. It also says that all Regulation 19 representations submitted on time will be considered during the examination.

- 1** **What's the problem and name the test** "The Plan is not sound because XYZ problem fails the 'Effective' test..."
- 2** **Point to the evidence** Quote the Plan's own documents, the Infrastructure Delivery Plan (IDP), flood assessment or policy wording, and say what's missing or doesn't add up.
- 3** **Add your experience** "This road floods every winter" or "my GP wait is four weeks", real local knowledge the Inspector can't get elsewhere.
- 4** **Say what would fix it** "The Plan should not allocate this site until X is funded", a change the Inspector could make.

Use your own words — identical copy-and-paste responses carry far less weight.

Examples are illustrative until SDC publishes Reg 19

Health and Community Provision

Ineffective response

“The medical centre is already busy, and it will not cope with thousands of new residents.”

Why this is weak

It is based largely on personal experience and does not identify the planning failure.

Effective response

The Plan is not positively prepared because the medical centre upgrade is only identified between 2032–2042 window, with no confirmed programme or start date. It therefore fails to demonstrate that healthcare capacity will be delivered when needed to support planned growth, making the Plan unsound.

Examples are illustrative until SDC publishes Reg 19

Train Connectivity

Ineffective response

“Edenbridge is not well connected and should not have so much housing.”

Why this is weak

It is a conclusion without demonstrating why the evidence does not support SDC’s strategy.

Effective response

The Plan has not shown that the proposed station improvements, dependent on future Section 106 and other unsecured funding, would increase rail service capacity or materially improve connectivity, so the strategy is not justified and is unsound.

Examples are illustrative until SDC publishes Reg 19

Local Cycling and Walking Infrastructure Plan (LCWIP)

Ineffective response

“The LCWIP could close the High Street and remove parking.”

Why this is weak

It overstates an option without explaining why the supporting evidence is inadequate.

Effective response

The Plan has not shown how potential changes to High Street access, parking and station areas would affect local businesses and people who need to park. Without looking at these issues together, the LCWIP is not effective and is unsound.

Examples are illustrative until SDC publishes Reg 19

Infrastructure Phased with Development

Ineffective response

“National policy says infrastructure must come first, so no houses should be built until everything is finished..”

Why this is weak

National policy allows infrastructure to be delivered in stages as development progresses.

Effective response

The Infrastructure Delivery Plan lists major projects linked to Edenbridge’s growth, but many still lack firm costs, funding or delivery triggers. Housing phases and occupation levels should be tied to their delivery. Without this, the Plan has not shown that growth is deliverable, so it is not effective and not consistent with National Policy.

Likely to count

- Traffic, road safety, parking, trains and buses
- Schools, GPs, water, sewage and utilities capacity
- Flooding and drainage
- Green Belt, wildlife and landscape
- Genuinely affordable homes and housing mix
- Whether infrastructure keeps pace with building

Won't help your case

- Effect on your house price
- Views about developers' motives
- Simply not liking change
- Copy-and-paste template objections
- And at Reg 19 specifically: 'I object' with no link to a soundness argument

What do we know so far

Identifying infrastructure needs are not the same as demonstrating that they will be delivered.

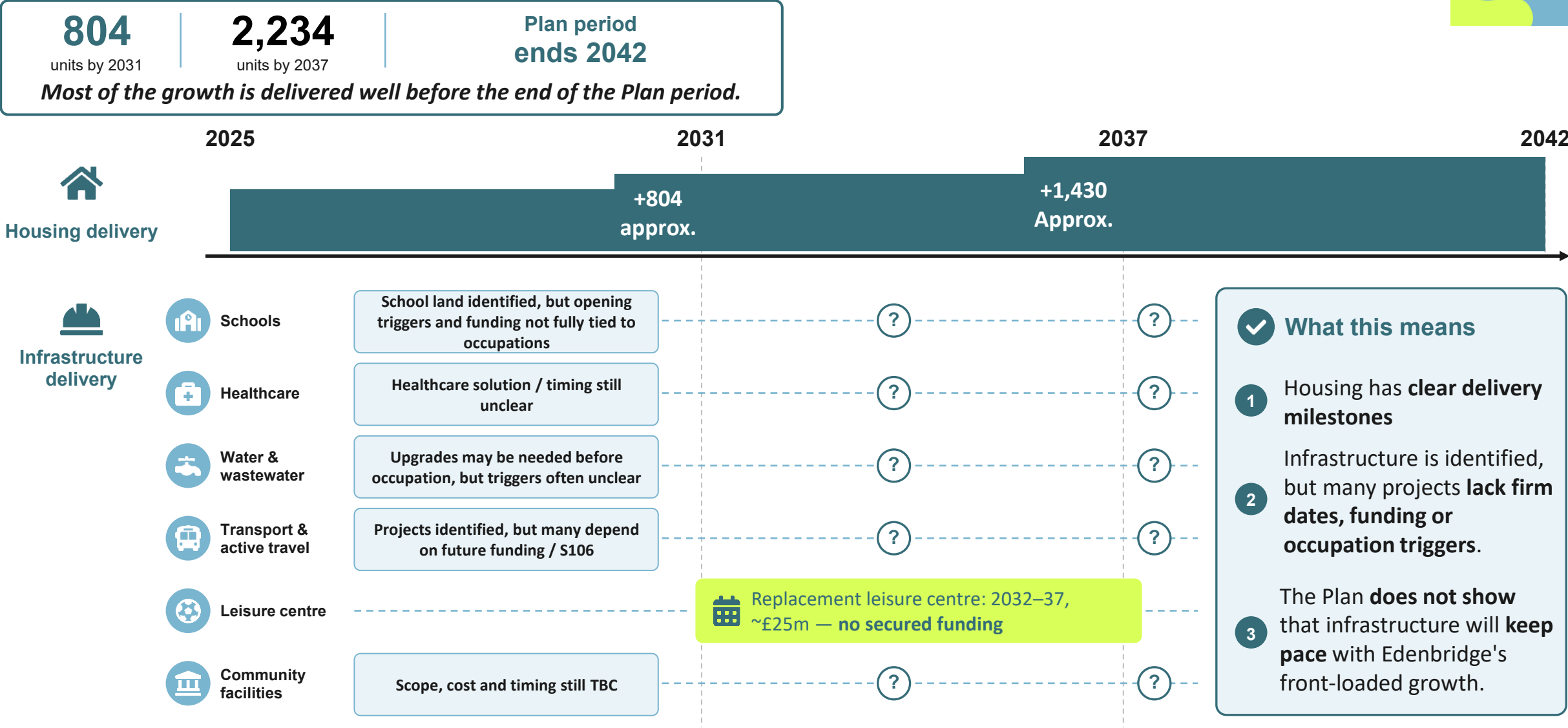
- **Edenbridge is not starting with spare capacity** - important roads, schools, health services, wastewater networks and public transport are already under pressure.
- **Housing delivery is planned earlier than infrastructure delivery** - many essential projects remain unfunded, uncosted, subject to feasibility work or dependent on future developer contributions.
- **Existing problems may be understated** - Existing problems may be hidden by the grading system, a junction already rated F, the lowest grade, can suffer much longer queues and delays without the assessment showing any further decline.

- **Too much is being left until later** – some details can come later, but the Plan should already show that the proposed number of homes can be delivered on time and their main impacts addressed.
- **The cumulative impact has not yet been fully demonstrated** - the question is whether all Edenbridge development can be supported together, not whether each site works in isolation.
- **The Plan needs enforceable safeguards** - clear costs, named delivery bodies, funding sources, dates and occupation triggers so development does not get ahead of essential infrastructure.

Edenbridge Housing is Front Loaded – Infrastructure Lags Behind



The Plan shows clear housing milestones, but not a matching delivery programme for supporting infrastructure



Figures combine homes, dwelling equivalents and Traveller pitches for this exercise.

How to respond, and where to get help

NEDRA, Edenbridge Town Council and Sevenoaks District Council will make sure everyone knows what to do

- Full details will be released by Sevenoaks District Council **23 July 2026**; we'll will send to members and put the direct link on our website and Facebook page.
- Putting a response in means you can say if you would like to speak at the examination hearings in 2027.

Deadline for comments: 11:59pm, Thursday 17 September 2026



Exhibition at Bridges

Maps of the Edenbridge sites, what's changed since Reg 18, the four tests explained, and example wording you can adapt. Dates to be confirmed. Also, watch your emails and Facebook.

In-person drop-in sessions

Bring your Reg 18 response (or just your concerns) and we'll help you turn it into a soundness-based Reg 19 response. Dates and venues to be announced.

Help on our website

Step-by-step guide to Regulation 19 process (short videos), plain-English explainers for each of the four tests, and links to the Plan documents for Regulation 19.

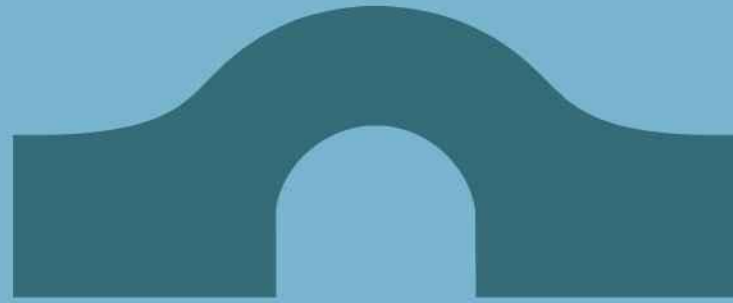
Edenbridge Market – Thursday 30 July 9.00am - 11.00 am

The Bridges Centre – Thursday 30 July 11.00am – 12.00pm

Rickards Hall – Thursday 6 August 12.00pm – 2.00 pm

Rickards Hall – Thursday 27 August 12.00pm – 2.00 pm

Rickards Hall – Wednesday 2 September 4.00pm – 8.00 pm



NEDRA

Q&A

WAYS YOU CAN HELP

JOIN NEDRA once
£5 per person or
£10 per household

Support Reg 19
Events

Help deliver
leaflets

DONATE