**INFORMATION INCLUDING REPORTING FOLLOWING ATTENDANCE AT THE POP-UP MEETING IN SEVENOAKS ON MONDAY 4TH DECEMBER 2023 & FARNINGHAM PARISH COUNCIL MEETING ON 6TH DECEMBER 2023**

Information suggests there's currently a 50:50 chance of the Pedham Place site being considered. This implies we need a lot more Option 1 voters before the deadline if we want to object to the proposals. The response from us has been low so far. I also understand some people are confused by how to vote on the survey and so they have avoided responding. I hope details below help.

1. If you are against the Pedham Place proposal, select Option 1 on the survey: <https://engagement.sevenoaks.gov.uk/strategic-planning/da474463/consultation/subpage.2023-08-10.6956339472/>
2. In the additional comments section, add your reasons specifically with reference to Pedham Place and why it is not viable (planning references only, not house prices) into the comments box. An example submission is available to use for ideas and guidance ONLY and PLEASE REPHRASE OR TAKE BULLET POINTS FROM THIS otherwise there’s a risk all identical submissions will be dismissed along with this example submission. When completing the survey, please note there is a time limit when completing the form and it is best to draft this on a Word document (or similar) and then copy and paste it when you complete the online survey to avoid the form timing out.
3. You will then need to write to the local Councillor for your area. I’ve looked them up and they are (example email also provided):
Eynsford: <https://cds.sevenoaks.gov.uk/mgUserInfo.aspx?UID=6107&J=1>
Farningham: <https://cds.sevenoaks.gov.uk/mgUserInfo.aspx?UID=108&J=1> & [Councillor details - Councillor Alan White | Sevenoaks](https://cds.sevenoaks.gov.uk/mgUserInfo.aspx?UID=6120&J=1). I believe Councillor White is the main person concerned.
If you copy and paste from your comments document onto an email to the Councillor saying you are for or against the proposal, this will start to give the Councillors an idea of how everyone would like this proposal to transpire.
4. Farningham Parish Council have also asked that we do the same to express your views to Helen Penney, the Farningham Parish Council Clerk, email: clerk@farninghamparishcouncil.org. They have not submitted their report yet nor do they have a view at this moment as to what their report will say. This will be concluded by 20th December, when they are likely to hold another in person meeting everyone can attend. To obtain updates/minutes from the meetings held (and other useful village information), register your email on their website: <https://www.farninghamparishcouncil.org/index.html>.
5. If you haven’t already, please register your email with [www.beesnotwasps.org](http://www.beesnotwasps.org) to receive updates and useful information. This site has been set up for locals with the aim of sharing information and keeping information in one place. There has been one leaflet drop and there will be another alerting everyone to this local proposal.
6. If you would like to add your number to the WhatsApp group, please click here: <https://chat.whatsapp.com/G27nDT7LJQi64vy4yYGL3H>.

If you have any questions you wish to pose to SDC about their 2040 plan, contact details are: email: planning.policy@sevenoaks.gov.uk, tel: 01732 227000.

**Optional Reading: Background information and key points you may or may not be aware of:**

The main Sevenoaks District Council (SDC) website link to information is: <https://www.sevenoaks.gov.uk/plan2040>.

A couple of useful Facebook groups to join: <https://www.facebook.com/groups/197889910908245> & <https://www.facebook.com/sevenoaksdc/>.

A news release from Kent Online: <https://www.kentonline.co.uk/dartford/news/could-a-20-minute-village-and-a-28-000-seater-stadium-solv-298045/>.

Farningham Parish weren’t included to have a pop-up meeting until the local Parish Council requested one. This is the reason the Farningham date has been set for 4th January 2024. The development is in the Farningham Parish and has a Swanley postcode and falls under Farningham Parish for planning purposes but because it has a Swanley postcode, there is often a “falling between stools” situation. This was highlighted to the land owners and SDC previously and this information seems to have been bypassed again this time for this new proposal (dare I say it, possibly conveniently).

The new proposed stadium is not included on the Pedham Place site and is proposed the other side of the M25 in Swanley. The stadium could attract 28000 people per match in addition to the 2500 houses that are proposed on the site. What is clear is that 2500 houses would not all be built at once and the percentage of affordable housing would not be achievable bearing in mind the investment required to make the M25 junction and infrastructure safe and able to support the demands of such a proposal. This initiative is very unlikely to solve the affordable housing issues due to the costs involved. It is also frequently the case that with affordable housing the first house purchased may well be affordable, but the remaining ones may not be and there’s previously been no Governmental pressure to provide any more than that.

It is understood that the WASPS debts have been kindly paid off by someone...who that someone is, we don’t seem to know but what a fabulously convenient setup to help facilitate this development “if the land fails” as section 15 of this document: <https://cds.sevenoaks.gov.uk/documents/s55101/07%20-%201%20-%20Local%20Plan%20consultation%20-%20DCAC%20-%2031%20Oct%2023%20-%20report.pdf?J=1>

If you are not in favour of the Pedham Place proposal, it is essential to select Option 1 on the survey and that in the further comments, we refer directly to planning reasons why this proposal is not viable. Impact on house prices will not be considered and really shouldn't be mentioned. It needs to have planning references like traffic and infrastructure, environment issues like pollution, noise, surface water run-off, AONB drivers, green belt protection, etc. The local particulates for our area are at “danger level” and air quality and pollution are planning reasons to be included in comments. It is significant and a hot topic in recent times after the sad death of Ella Kissi-Debrah earlier this year. Some of the arguments that stood before will stand again and the Parish Council will use that as the basis of their report if they feel objection to this proposal is their decision. A proposal for Dunton Green was also refused and the reasons that was refused can also be referred to and will apply to this proposal too.

It is not enough to just do the survey. It is also important to get in touch with our local counsellors and make sure they're taking this up and representing us adequately.

One of the residents has been in touch with Campaign to protect Rural England (CPRE) re Pedham and received the reply herewith.

There is a process to this proposal and stages. This consultation is the first stage. There will be others if it is deemed viable, with another consultation at a date to be scheduled and then ultimately the developers of the land then having to seek planning permission also.

There are also some impending instructions due from the inspectorate regarding housing criteria. It would be good to establish the implications of this at another pop-up.

It was highlighted at the Parish Council Meeting that Dartford have more than their quota of housing and that, as a neighbouring district, Sevenoaks could ask for some of that to be their housing quota, which may indicate that the proposal for Pedham Place will not be required at all to meet the Sevenoaks quota, if other sites can be considered more viable.

Please note that banners and posters should be on private property as banners and posters on non-private land would require permission and possibly be illegal. The Farningham Parish Council will consider advertising their decision and report more publicly also after it was raised at the meeting.

We are collecting evidence of the traffic from Googlemaps that shows how busy the junction is. We are working on an upload area to submit the evidence and you can add these attachments as proof to your survey submission.