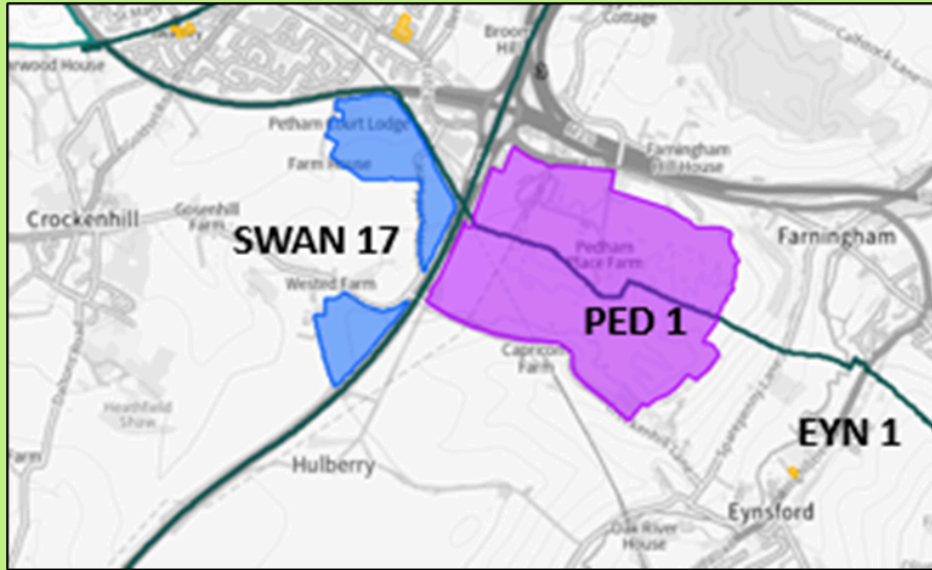


# Have Your Say on Development Affecting our Parish!



The Sevenoaks District Local Plan Reg 18 Consultation outlines how it will deliver 17,175 new homes plus other planning needs up to the year 2042. SDC is seeking your views on the Plan.

Two major sites are being considered that could have significant implications for our community:

- **2,579 new homes at Pedham Place, ref PED1**
- **A 28,000-seater WASPS stadium, ref SWAN17**

There are three main options you can choose from when responding:  
Option 1 - includes housing and employment sites **PLUS** a 28,000 seater Stadium in Crockenhill

Option 2 - includes housing and employment sites, the stadium **PLUS** 2579 new homes at Pedham Place in Eynsford & Farningham

Option - '**None of the Above**' will protect our parish from these developments

**We will be voting None of the Above to protect our village, our Green Belt and National Landscape for future generations!**

Eynsford Parish Council encourage all residents to participate to make your voices heard **by 11 December 2025.**



**Eynsford Parish Council**

**Here are some of the key points that will affect us locally which you may use.**

## **2,579 new homes at Pedham Place, ref PED1**

Residents may wish to comment on:

- Landscape impact - the site lies within the Kent Downs National Landscape (AONB) where development is restricted to projects of national importance. No evidence has been provided of 'exceptional circumstances' to justify this.
- Visual prominence - housing on elevated land could significantly affect views from the Darent Valley and beyond.
- Traffic capacity - Junction 3 of the M25 and local roads are already heavily used with no plans for improvement.
- Sustainability - limited public transport and distances to services raise concerns about car dependency.
- Infrastructure - schools, healthcare and water networks are already heavily under pressure and there is no guarantee that proposed infrastructure would be provided.

## **28,000-seater WASPS stadium, ref SWAN17**

Residents may wish to comment on:

- Noise, lighting and traffic - large-scale events will increase disturbance, congestion and alter life in nearby villages.
- Loss of farmland - the site includes productive agricultural land.
- Impact on green spaces - development would remove open land and public footpaths.
- Need and justification - no evidence of local need or demand has been given and the location is unlikely to be viable.
- Accessibility - Swanley Train Station is around 2km away, and there are limited public transport options.
- Highway and air quality concerns - Junction 3 of the M25 is already congested; additional traffic could worsen air pollution and road safety.

**We believe that Pedham Place and the Stadium are the wrong developments in the wrong location. You do not have to choose Option 1 or 2, you can choose, None of the Above.**

**Please take the time to comment on other sites and policies within the document (e.g. SL1 below). See more about this on our website.**

### **Policy SL1 - Sports and Leisure Facilities**

- SDC has an 'ambition to create a world class cluster of sporting facilities in the north of the District'. The first new facility could be the WASPS stadium but this policy will be an open invitation for many others to follow.
- We could change this if enough people mention it. You may wish to comment that the wording of this policy should be tightened up so it could only apply to the WASPS stadium and not other large-scale sporting facilities.

**However, please do your own research and make your decisions based on your own views.**

For more information visit our website [www.eynsfordparishcouncil.gov.uk](http://www.eynsfordparishcouncil.gov.uk) or follow this QR code

If you need help in completing the form contact us on [clerk@eynsfordparishcouncil.org.uk](mailto:clerk@eynsfordparishcouncil.org.uk) or pop into the parish office.



Visit the Sevenoaks District Council website to complete questionnaire and to read the policy documents [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk) and follow links to the Local Plan or use this QR code.



**Don't forget, the deadline is 11<sup>th</sup> December 2025!**