

Information on the level of GB release in 2019 LP's

Authority	LP status and relevant NPPF	Level of GB	Amount released for development	Ratio of median house price to median gross annual based earnings – DCLG figures for 2018
Tandridge	Reg 22 NPPF 2012 TDC calc OAN to be 7,860 (398dpa) They are providing 6,056 (303dpa) Shortfall = 95dpa (24%)	94% ¹	2% 521ha	15.62%
Sevenoaks	Reg 22 NPPF 2019	93% ²	0.7% ³ 239ha 121 ha – allocations 118– Pedham Place	14.54%
Epping Forest	Reg 22 NPPF 2012	92.4% ⁴	1.5% 526ha	14.40%
Guildford	Adopted April 2019 NPPF 2012 OAN net in full	89%	1.5% ⁵ 335ha	12.53%

¹ TDC HTP (HNS2 – 2019) Para 15 (p6) and Para 20 (p7)

² See exec summary to Reg 22 LP

³ Whilst the Reg 19 plan and the supporting documents do not quantify the amount of the District's Green Belt that is to be developed to meet the suggested target of 10,568 dwellings, page 12 of the Reg 19 Plan says the district is 143sq miles. Converting this to hectares indicates the district is 37,036.8 ha. If 93% of the district is Green Belt, then the Green Belt equates to 34,444.22ha. The two Green Belt allocations promoted in the Reg 19 Plan result in the development of 121 ha (28 ha at Edenbridge and 93 ha at Sevenoaks Quarry). The area of search at Pedham Place is 118 ha. Thus 239 ha are planned to be lost to development – which is circa 0.69% of the districts Green Belt.

⁴ EFDC Background Paper on GB and District Open land (ref EB1603) para 3.13 P6

⁵ see Leaders intro and para 2.25 of adopted plan