



Edenbridge Town Council

Town Clerk: Caroline Leet



Sevenoaks draft Local Plan 2040 – Regulation 18 consultation

Supplementary responses to full survey questionnaire

Development Strategy Questions 1&2 (consultation survey pages 4-6)

Edenbridge is smaller than Swanley and Sevenoaks, the physical scale of building is smaller, it is less well-connected and has a smaller range of facilities. It already has a high proportion of smaller units with a future need more weighted towards larger family housing. These factors suggest the appropriate density for new development should be less than for the larger towns.

Increasing density to 150 houses per hectare will completely change the character of Edenbridge Town and have a big impact. Edenbridge does not need lots of additional one, two-bedroom flats, it needs family homes.

There are road infrastructure and flood plan issues which strongly support to oppose the release of further Green Belt. Releasing Green Belt could be extremely detrimental to the character of the area and protection of the landscape and therefore, it is necessary that the adopted Plan does emphasis the exceptional circumstance for the release of any Green Belt.

Green Belt boundaries should be given assurance that they will endure beyond the current plan period, which is an extremely important point which should be emphasised in the Plan.

Whilst it is recognised to make efficient use of the land, the high density could have a fundamental impact on the local character of an area. Wording in the policy should be given to allow for considering the appropriateness and protecting each town's area. The high density for a rural Town is out of character and the density levels proposed are too high for the brownfield sites. This would create compact development - flats/apartments being the only viable option to achieve the level, and with no parking, no gardens.

Density should be in the region of up to 45 dwellings per hectare, depending on the site and location. Appropriate density for new development will vary from place to place depending on factors such as the size and sustainability of the settlement, the character of existing development and the nature of development needed.

Policy TLC1 – Town and Local Centres, Edenbridge Questions 11&12 (pages 20-21)

We would love to see the development of the Leathermarket area, but the plan and Town Centre Strategy has an inference of a super mall running from the river round the back of existing retail (i.e. Bradford's) which would be a challenge and it's questionable whether there is enough space. The redevelopment proposal in the plan is potentially too ambitious and not deliverable. The release of the land remains a sticking point.

The suggestion of relocating the market has not been discussed and currently we think it is in the right place (unless there was another proposal).

Keeping car parking facilities in the town are necessary (MYCP and Leathermarket).

The High Street has a high level of residential and pedestrianisation would not work. There are no turning spaces for traffic or suitable diversion points. The artists impression for Vision 3/Edenbridge infers it can be a pedestrianised area blocking the access to the church and a housing area. The image is misleading as the traffic along the High Street stops with nowhere to go. It is also missing the heritage sign for the Old Crowne which is unique and should be retained. It would be wonderful to have something done to this area with a balance of old and new, but the image is wrong and misleading.

Any proposals for enhancing river connections should take account of the significant flood risk and environmental considerations.

Council offices: Doggetts Barn, 72A High Street, Edenbridge, Kent TN8 5AR

Office hours: Monday – Friday 9.00am – 5.00pm **Tel:** (01732) 865368

Email: townclerk@edenbridgetowncouncil.gov.uk **Web:** www.edenbridgetowncouncil.gov.uk

The ideas for the Leathermarket site are currently too imprecise for inclusion as a proposal in the Local Plan. The Town Council's strongly held view is that the plan should include a proposal for the redevelopment of the Leathermarket. But further work is needed to develop a specific proposal for the site that is deliverable and meets the needs of the town.