

Plan 2040 – a new Local Plan for Sevenoaks District

Regulation 18 Part 2 - Comments Form

Consultation Period: 23rd November 2023 – 11th January 2024

Please use a separate form for each Policy or Site that you wish to comment on.

1. Please specify the **policy or site** to which your comments relate:

H7 - Housing Density and Intensification

2. Do you have any comments on or suggested changes to the proposed policy/site?

Edenbridge Town Council notes the NPPF (para 129(b)) which states “It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density”.

It is acknowledged that there is need for new housing, and to optimise the use of brownfield sites and other land opportunities, however consideration should be given to the local character of the area, good design differentiates between built-up areas, urban and rural settings.

The Town Council reiterates its response to the Reg 18 part 1 consultation:

The 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.

Edenbridge is smaller than Swanley and Sevenoaks, the physical scale of building is smaller, it is less well-connected and has a much 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.

Whilst it is recognised to make efficient use of the land, high density could have a fundamental impact on the local character of an area and policy should allow for considering the appropriateness and protecting each town's area. The density levels proposed are too high for the brownfield sites, creating compact development (flats/apartments). Density should be a maximum of 45 dwellings per hectare depending on the site and location.

It is noted that the current draft Plan refers to 2022-23 Reg 18-part 1 consultation, concluding that the preferred density option amongst respondents was ‘optimum’, though acknowledges further work will need to be undertaken to determine appropriate densities.

The Town Council would urge a more flexible approach so as not to harm the existing character of towns and villages across the district. Indeed, the NPPF (para 130) says, “In applying paragraphs 129a and b above to existing urban areas, significant uplifts in the average density of residential development may be inappropriate if the resulting built form would be wholly out of character with the existing area. Such circumstances should be evidenced through an authority-wide design code which is adopted or will be adopted as part of the development plan”.

Would you like to be added to our mailing list to be notified of updates to the Local Plan and future consultations?

No (Please delete as appropriate)

Please give your: **Name and Address, Email and Contact Number** and those of your Agent (if you have appointed one to act on your behalf). If you live in the District, please also note which Parish you live in.

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Comments that are submitted anonymously will not be accepted. Comments will be published and attributed by name/organisation only. Contact details will not be published but will be used to keep you informed of the progress of the Local Plan.

You can review our privacy notice at <https://www.sevenoaks.gov.uk/privacy>

This form can be downloaded from our website:
www.sevenoaks.gov.uk/plan2040

Please return this form by email to planning.policy@sevenoaks.gov.uk or to:
Strategic Planning Team, Sevenoaks District Council, Argyle Road, Sevenoaks, TN13 1HG

All comments must be received by no later than **11:59pm on 11th January 2024**. Comments received after the deadline may not be accepted.

Comments that are considered to be libelous, racist, abusive or offensive will not be accepted.

