

# Plan 2040 – a new Local Plan for Sevenoaks District

## Regulation 18 Part 2 - Comments Form

Consultation Period: 23<sup>rd</sup> November 2023 – 11<sup>th</sup> January 2024

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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:

**EDN1 - Edenbridge Town Centre**

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

Edenbridge Town Council has already expressed its disappointment with the Town Strategy proposals which are not all realistically achievable.

The Town Council 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, though the Town Council is pleased to see it included in the site allocations (ST2 MX8).

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 (Market Yard car park 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 (Vision image 3) for 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 a feature 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.

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.

**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](http://www.sevenoaks.gov.uk/plan2040)

Please return this form by email to [planning.policy@sevenoaks.gov.uk](mailto: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 11<sup>th</sup> 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.

