

# 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

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:

**ST2 - MX7 Edenbridge War Memorial Hospital**

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

Edenbridge Town Council supports the site for development.

The Memorial Hospital closed November 2023. There is an outstanding issue over the building. The land was originally gifted for a hospital, and the War Memorial is currently sited here also. The justification for protection of the buildings is understood to be with Historic England for consideration.

Due to its location, it is proposed that larger family homes or luxury apartments be built, in-keeping with the surrounding properties in the conservation area. Density should be sensitive to the surrounding area and kept to a minimum. The proximity to Blossoms Park which is home to a thriving cricket club, and the area of Environmental Designation, strengthens the argument for larger homes. Not all land should be treated with the same density, the open space and enjoyment of the cricket field and skate-park warrants careful design to maintain the rural setting of the parkland and NOT to border it with densely packed housing.

The proposal for 34 homes has increased from the initial submission in the previous draft Plan. At that time, the Town Council said that if the site is to be developed, due to its location it should be for larger properties so is unlikely to provide the allocated 30 homes. Therefore, there is question over the actual numbers for suitable dwellings.

Other considerations include where the War Memorial should be sited. The War Memorials Trust "believes that, where possible, a war memorial should be preserved in its original location. The relocation of a memorial can be a high risk, as well as an expensive, project. The Trust only supports the relocation of a war memorial if its current position is putting the memorial at risk or if it is no longer accessible to the public for commemoration".

The Memorial could remain and form part of the new site, or the developer could pay for relocation costs and work with the Town Council to confirm a new suitable alternative location.

Blossoms Park which neighbours the site, has a skate park facility close to the boundary of the hospital site. Fields in Trust recommend that a wheeled sport space should be at least 30metres from the boundary of local residential property. Therefore, any housing design will need to consider this. Providing additional parking for park users may provide a buffer for this.

There are also access concerns to this site and Blossoms Park and any application should provide for improved pedestrian access - improved pavements and crossing.

Alternative development could be as another medical facility or suitable for a care home, hospice or sheltered living facility, should the need in Edenbridge be confirmed by evidence.

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

~~Yes~~ / No (Please delete as appropriate) *Already on list*

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.

