

# 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:

**HO16 - Land West of Crouch House Road, Edenbridge**

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

Edenbridge Town Council objects to the release of this Green Belt site on the grounds that it is open and makes a significant contribution to the Green Belt in containing the expansion of Edenbridge into the countryside.

The site is landlocked and cannot be viewed properly from any public viewpoint. The Town Council has been unable to obtain access to the site during the consultation period. Without further information including access to the site, it is not satisfied that exceptional circumstances exist sufficient to justify its removal from the Green Belt and it therefore maintains a Green Belt objection.

The Town Council notes that the Green Belt Assessment recommends the site for further consideration on the basis that its release would not lead to a harmful impact on the wider Green Belt but it also accepts that it makes a significant contribution to the Green Belt in its own right. The Green Belt Assessment states that the site is “enclosed” by the built-up area of Edenbridge. This is clearly an error as it adjoins open countryside on two sides. The existing boundary to the Green Belt is clear and the Council is concerned that the new boundary could be vulnerable to pressure for further release of adjoining land in the same ownership.

The Council also considers that the scale of housing development the release of the site would represent an excessive level of growth for Edenbridge during the plan period, when considered together with Green Belt development already committed and other Green Belt sites around the town also proposed for release. This objection to the scale of Green Belt development proposed for the town is set out in more detail in the Town Council’s response to Policy ST1.

The topography of this site is prone to being extremely wet, and there is also numerous ponds.

The Town Council should be allowed the right to make further comment of this site.

The Plan has identified two sites for Crouch House Road (MX10 & HO16), and the infrastructure impact should be considered collectively.

**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.

