

# 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:

**HO17 - Land North of Skinners Lane, 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 for housing on the grounds that its development would represent an unacceptable intrusion of urban development into the countryside.

The proposal site includes two parcels of land fronting Four Elms Road that the Council's Green Belt Assessment recommends for further consideration (SA132 and 133 with a combined area of 9.94ha.) and an adjoining area further back from Four Elms Road not included in the recommendation, resulting in an overall site size of 14.39ha.

The Town Council may be prepared to consider a smaller scale proposal provided it is kept well within the area recommended in the Green Belt Assessment. In accordance with para 147 of the NPPF and to help secure a permanent outer boundary any such proposal should provide for the remainder of the site to be enhanced with provision for public access and to be kept permanently open. This should be a requirement if any future development is agreed.

The Town Council has insufficient information to comment on the figure of 150 dwellings included in the proposal which seems to be at odds with Policy H7 of the Plan on housing density, even if the site is reduced to that recommended in the Green Belt Assessment. It understands this is the figure put forward by the promoter but it has not had access to the promoter's submission or any other justification for the figure.

This site sits next to the site on Four Elms Road already released from the Green Belt for substantial development and this would further encroach on the GB boundary.

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

**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.

Caroline Leet  
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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.

