

# 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:

**MX10 - Land at Breezehurst Farm, 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 for housing for two reasons.

First the site is predominantly open and makes a significant contribution to the Green Belt in containing the expansion of Edenbridge into the countryside. 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 accepts that it makes a significant contribution to the Green Belt in its own right. The Town Council considers, given the significant size of the site, that its individual contribution justifies its retention and that its release would result in a significant intrusion of urban development into the surrounding countryside.

Secondly, the scale of housing development that the release of the site would bring about, represents an excessive level of growth for Edenbridge during the plan period, when the 450 dwellings proposed is 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 road infrastructure leading to this site would require significant intervention to accommodate the proposed scale of development. There are also two railway bridges on Crouch House Road, one at the north end of this site and the other at the south end of this site, both are narrow approach with lorries accessing only via the centre of the road. The main access points in to and out of the town would also need road improvements for the increase volume of traffic.

It should also be noted, Crouch House Road already has an application approved on appeal for 100 retirement units; and a draft proposal in this plan for 91 dwellings (HO16).

**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.

