

SEVENOAKS TOWN NEIGHBOURHOOD PLAN (A SUMMARY)

2020-2038

SEVENOAKS TOWN COUNCIL

Referendum date:
4th May 2023



SCAN TO VIEW THE STNP 2023



THE SEVENOAKS TOWN NEIGHBOURHOOD PLAN

THE SEVENOAKS TOWN NEIGHBOURHOOD PLAN AND LOCAL NEIGHBOURHOOD PLANNING

Neighbourhood Development Plans allow Town and Parish Councils to introduce planning policies for development and use of land in their designated area. They may add local detail which existing planning policies such as those in the Local Plan (prepared by the District Council), may not cover and can have the benefit of providing additional protection to assets or values which the local community wish to preserve.

The Sevenoaks Town Neighbourhood Plan (STNP) was created with the wishes of the community at its centre. Multiple public consultations were held to inform the content of the STNP, and a Steering Group consisting of representatives from various local businesses and organisations was set up in order to supervise and direct its progress.

An early example of how the STNP was shaped to represent Sevenoaks residents' views is through the 2013 public consultation which was held to ascertain what local residents considered most important for the STNP to address.

The results of this consultation identified the following, which were then incorporated into the key themes and also informed the objectives and policies which the STNP:

- Improve areas that detract from the positive character of the town
- Undertake an integrated transport study
- Improve the gateways into and out of the town, including stations
- Protect the architectural characteristics of the town
- Retain pathways, historic alleyways and promote for pedestrian use
- Support tree retention and tree planting
- Protect Green Belt and green spaces
- Promote an effective pedestrian, cycling and vehicle strategy
- Consider inclusion of Sevenoaks in TfL's Oyster card charging zone
- Consider 20mph speed limits in areas of town

KEY THEMES

The STNP contents are categorised under the following seven themes. These were identified through the 2013 public consultation:

- Character, heritage and identity
- Landscape and blue and green infrastructure
- Movement and the public realm
- Local economy
- Community and culture
- Sports and recreation
- Development and housing

Corresponding objectives, aims and policies have been organised under these seven themes.

KEY THEMES AND CONTENTS

CONTENTS

There are four chapters in the STNP – preceded by an executive summary – which are the: Introduction; About Sevenoaks; Vision and Objectives; and Planning Policies. There are also five Appendices which provide valuable background information in support of the STNP policies.

Executive Summary

Pages 5 to 17 explain the purpose of the STNP, set out the Vision and Objectives and explain the background to the policies.

Chapter 1 – Introduction:

The Introduction explains what constitutes a neighbourhood plan and summarises how the Sevenoaks Town Neighbourhood Plan has been prepared.

Chapter 2 – About Sevenoaks

This Chapter includes what is described as a portrait of the town and this includes a short assessment of the history and heritage of Sevenoaks; the landscape setting to the town; transport and movement; economy and demographics; community infrastructure; and sports and recreation. These paragraphs provide an assessment of the character of the area and how it functions.

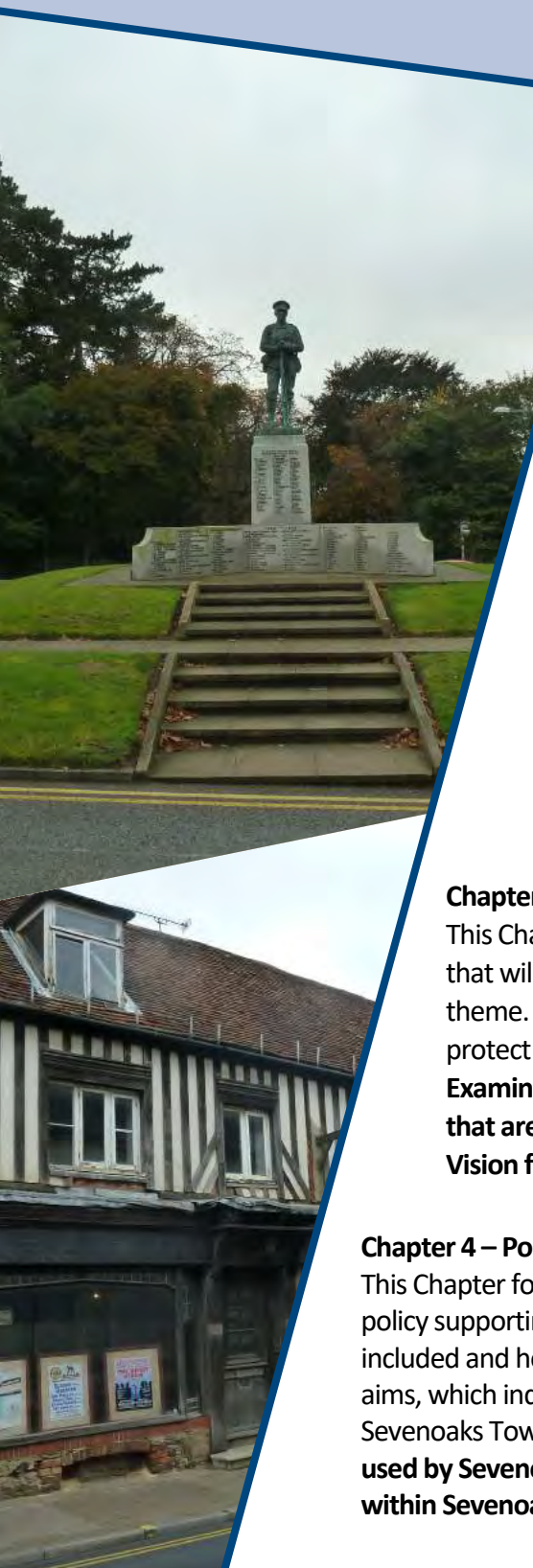
Finally Chapter 2 sets out, on page 34, the issues that need to be addressed to ensure that Sevenoaks evolves in a sustainable way that is supported by local residents and businesses.

Chapter 3 – Vision and Objectives

This Chapter sets out a vision statement, followed by a list of seventeen objectives that will help to realise this vision. These are categorised by the corresponding key theme. The Vision concludes that Sevenoaks should celebrate its uniqueness, protect its special assets and plan for future prosperity. **The Independent Examiner who reviewed the STNP has affirmed that “the seventeen Objectives that are listed on pages 38 and 39 [...] (if implemented) will ensure that the Vision for the town will be successfully achieved.”**

Chapter 4 – Policies

This Chapter focuses, as its namesake suggests, on the policies set out in the STNP. For each policy supporting text provides additional information and context as to why it has been included and how the requirements within it will be met. Also included in this Chapter are aims, which indicate other strategies and ambitions that will be pursued or supported by Sevenoaks Town Council over the life of the Plan. **This Chapter and the policies within it will be used by Sevenoaks District Council Planning Officers when determining planning applications within Sevenoaks Town.**



THE PURPOSE OF THE STNP

VISION AND OBJECTIVES – THE PURPOSE OF THE STNP AND PREDICTIONS OF WHAT IT WILL ACHIEVE

The STNP includes seventeen objectives set out under the Neighbourhood Plan themes. Policies are included to help to deliver the vision and objectives. (See Pages 5-12 of this document)

Once the STNP has been adopted by the Local Planning Authority, a Monitoring and Action Group will be formed in order to measure how well the policies perform in terms of delivering the objectives.

THE ROLE OF THE STNP'S POLICIES AND HOW THEY WILL BE IMPLEMENTED

Once adopted, the policies shown on the next few pages will help to inform the Local Planning Authority (in this case, Sevenoaks District Council) in making decisions on planning applications. They will hold the same statutory weight as the District Council's Local Plan policies.

One of the most important benefits that the STNP could have for Sevenoaks Town is added protection against unwanted larger developments. **The STNP promotes high quality housing and provides design guidance on particular sites that the earlier public consultations had identified as key sites for future development.** Most importantly, it requires major planning applications or proposals within sensitive locations to be submitted to a Design Review panel early in the planning process.

Further detail as to how each policy may be implemented is provided in Chapter 4 – Policies, in the supporting text to each policy.

EXCERPT FROM THE INDEPENDENT EXAMINER'S REPORT DATED 21 DECEMBER 2023

"It is evident that significant effort has been invested in the preparation of the STNP and the resulted document is well presented and clear. **The identification of potential and allocated development sites and the identification of constraints and opportunities for those sites, will undoubtedly help in future decision making process.** It is clear to me that the implementation of these policies in the STNP (as modified) will secure the realisation of the Town Council's Vision and that Sevenoaks will **retain its attractiveness characteristics while at the same time ensuring that a sustainable future is achieved.**"

THEMES, OBJECTIVES, POLICIES AND AIMS

THEME ONE: CHARACTER, HERITAGE AND IDENTITY

Objective One: To respect the town's character and heritage and ensure that all new development is responsive to its context and enhances the setting of the town's historic assets

Policy C1: The Neighbourhood Plan will support developments that sustain, or where practicable, enhance the significance of a heritage asset, or the contribution made by its setting. New development must be designed to preserve, and where possible, enhance the character or appearance of Conservation Areas, taking into account national and local design guidance such as the National Design Guide and Conservation Area Appraisals

Aim C2: The Town Council will work with the District Council and landowners to encourage development of vacant and under-used sites particularly where they have a negative impact on the townscape in Sevenoaks

Aim C3: The Town Council will prepare guidance on the treatment of locally listed buildings and any other buildings with heritage value*

Policy C4: New development in residential areas will be of a high quality and take account of the Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD). Applicants submitting a planning application in residential areas should be encouraged and use best endeavours to include a statement to show how their proposals have responded to the character of their local area and meet the design guidance set out in the SPD

Aim C5: The Town Council will work with the District Council to encourage the naming of new streets to reflect people and places of historic significance to the town

Aim C6: The Town Council will normally require major planning applications or proposals on sites within sensitive locations, to be submitted to a Design Review panel for review early in the planning process. The Town Council will either utilise a panel established by the District Council or utilise another established panel*

Aim C7: The Town Council will work with the District Council and / or other design advisors to prepare design guidance for areas not included within the Residential Character Area Assessment

Objective Two: To protect the setting of local landmarks and the landscape setting of the town

Policy C8: Development in the town will be supported where it protects and enhances the setting of local landmarks

Policy C9: Development will be supported where it protects and enhances the landscape setting and character of the town and visibility to and from the open countryside

Objective Three: To enhance the gateways / arrival points into the town to create a more welcoming impression

Policy C10: The preparation of proposals that enhance the gateways and arrival points into the town will be supported in principle at:

- Sevenoaks station / Station Square;
- Otford Road;
- Seal Road;
- Tonbridge Road;
- Bradbourne Vale Road;
- Bat and Ball junction and station;
- The junction of Seal Road with Greatness Lane and Hospital Road;
- The Vine;
- London Road / High Street junction; and
- London Road / Pembroke Road junction.

Proposals should respond to local character and where appropriate conserve and enhance heritage assets and their settings

* Represents aims where further studies / actions will be pursued by the Town Council over the life of the Plan

THEMES, OBJECTIVES, POLICIES AND AIMS CONTINUED

THEME TWO: LANDSCAPE AND BLUE AND GREEN INFRASTRUCTURE

Objective Four: To protect and enhance blue and green infrastructure, enhance biodiversity and respond to climate change

Policy L1: Proposals for new development should whenever possible deliver a 10% net gain in biodiversity retaining natural features that support wildlife, establishing ecological networks and including new habitats that respond to the local context and the character of the site. New planting and landscapes should respond to the wider landscape through use of native species that support greater biodiversity. Applicants will need to demonstrate the process that they have been through utilising Natural England's Biodiversity Metric 3.1 (or subsequent version) and the options they have considered to deliver biodiversity net gain 

Policy L2: New development will be expected to manage surface water to minimise flood risk and flows to watercourses. Development proposals should normally incorporate sustainable urban drainage (SuDs) as an integral part of the landscape structure

Where practicable SuDs should be positively designed into schemes from the outset as public realm features. These features can include ponds, infiltration basins, swales/rain gardens and wetlands and can make a positive contribution to the biodiversity, character, appearance and sustainable performance of development

Development proposals will be expected to provide appropriate drainage infrastructure in order not to overbear the existing network and to avoid difficulties with local water supplies, sewerage and sewage treatment, and waste disposal 

Objective Five: To recognise the significant contribution that trees and hedgerows make to the town's character and biodiversity

Aim L3: The Town Council will identify areas where trees and hedgerows make a significant contribution to local character and biodiversity* 

Policy L4: Wherever possible, existing trees and hedgerows must be retained and protected as part of development proposals. Proposals to remove trees and hedgerows must be justified and any trees or hedgerows lost through development should be replaced within, or in close proximity to the development site. New tree and hedgerow provision should be of a species that is both suitable for the location and responds to the character and biodiversity of the site within which it is located 

Objective Six: To protect, improve and enhance access to existing publicly accessible open spaces and create new publicly accessible open spaces and green infrastructure

Policy L5: The Neighbourhood Plan supports the development of new public open space and leisure opportunities in the town. This includes new public open space, community use and leisure opportunities at Sevenoaks Quarry (the Tarmac Site) in Greatness when sand extraction has been completed. The timetable for the delivery of this open space must be agreed by the local planning authority (as the decision-making authority) in conjunction with STC, prior to residential development commencing on this site, and subsequently conditioned in any Grant of Planning Permission. 

Aim L6: The Town Council will work with and support Kent Wildlife Trust to enhance access to the Sevenoaks Wildlife Reserve and improve 'on-site' facilities* 

Aim L7: The Town Council will support improvement and restoration proposals for Bradbourne Lakes developed in consultation with the local community* 

Policy L8: The Town Council will support the provision of additional allotments in the town at Bradbourne Vale Road and will protect those on the Quaker's Hall Lane site 

* Represents aims where further studies / actions will be pursued by the Town Council over the life of the Plan

THEMES, OBJECTIVES, POLICIES AND AIMS CONTINUED

THEME THREE: MOVEMENT AND PUBLIC REALM

Objective Seven: To work with the District Council, and Kent County Council, in consultation with neighbouring Parish Councils, to identify a long-term strategic approach to transport in Sevenoaks to respond to and mitigate any impacts of new development on the existing network

Objective Eight: To promote a co-ordinated approach to transport and movement that encourages use of sustainable transport modes, including walking and cycling, and reducing pollution levels, whilst ensuring that the centre is still accessible by car

Policy M1: The Neighbourhood Plan promotes walking and cycling and supports the removal of barriers to pedestrian and cycle movement across the town



Policy M2: The Neighbourhood Plan supports the Sevenoaks District Cycling Strategy and Local Cycling and Walking Infrastructure Plan (LCWIP) and provision of additional cycle facilities to support new development



Policy M3: The Neighbourhood Plan promotes the delivery of a new walking and cycling route that connects Bat and Ball / Otford Road with Dunton Green



Aim M4: The Neighbourhood Plan supports the introduction of a 20mph speed limit close to schools and in some residential areas



Policy M5: The Neighbourhood Plan supports proposals for improved pedestrian and cycle crossing facilities at major junctions across the town



Policy M6: The Town Council will progress proposals to refurbish Bat and Ball station and improve access to the station



Policy M7: The Neighbourhood Plan supports proposals to improve transport interchange facilities at Sevenoaks station



Policy M8: The Neighbourhood Plan supports enhancements to bus services and facilities to serve the town



Policy M9: The Neighbourhood Plan supports measures that will encourage a shift towards the use of greener modes of transport by businesses and residents



Aim M10: The Town Council will work with the District Council, and Kent County Council to ensure that, wherever possible, HGV movements are directed away from the town centre*



Objective Nine: To deliver public realm enhancements to improve the pedestrian experience in the town

Policy M11: The Neighbourhood Plan supports proposals for public realm improvements within the town centre particularly linking key town centre destinations. Such improvements should be part of a town centre-wide strategy to help improve the pedestrian experience in the town centre and should be informed by the character and heritage assets within an area

Where appropriate, the Neighbourhood Plan will support innovative proposals, such as shared surfaces, to improve the pedestrian environment and reduce the impact of traffic in both the town and neighbourhood centres

The Neighbourhood Plan supports the removal of street clutter including unnecessary street furniture and the adoption of a co-ordinated palette of materials and street furniture for the town and neighbourhood centres



Aim M12: The Town Council will identify locations across the town where repairs and improvements to paths and pavements are required to improve the pedestrian environment*



* Represents aims where further studies / actions will be pursued by the Town Council over the life of the Plan

THEMES, OBJECTIVES, POLICIES AND AIMS CONTINUED

THEME FOUR: LOCAL ECONOMY

Objective Ten: To support local businesses and retailers and encourage a more collaborative and entrepreneurial business environment in the centre

Policy E1: Support will be given to the provision of sites for start-up business space across the town. Preferred locations include:

- Allocated mixed-use and employment sites;
- The town centre;
- Neighbourhood centres; and
- Regeneration areas — such as at Bat and Ball.



Aim E2: The Town Council will work with local providers, businesses and the District Council to develop a tourism strategy for the town to promote the visitor economy*

Policy E3: Proposals for increased parking provision will be supported when it can be proven that it is required to support the economic development of a local area. A preference will be for the intensification and improvement of existing car park sites over the development of new car parks. Any new car parks should be designed to the highest quality. New car parks should not be located where they will bring more traffic into residential areas or conflict with key pedestrian and cycle routes

Objective Eleven: To consolidate and enhance both the town centre and secondary shopping areas

Policy E4: Support will be given to the retention and development of indoor and outdoor markets and encouragement to the diversification of their offer



Policy E5: Support will be given to spatial strategies and development proposals that enhance the function, accessibility and appearance of the neighbourhood centres at:

- Northern St John's;
- Southern St John's (Hollybush Parade); and
- Tubs Hill Parade.



* Represents aims where further studies / actions will be pursued by the Town Council over the life of the Plan

THEMES, OBJECTIVES, POLICIES AND AIMS CONTINUED

THEME FIVE: COMMUNITY AND CULTURE

Objective Twelve: To deliver enhanced community assets for the town

Policy COM1: Promote new health and education provision, faith facilities and other necessary community infrastructure as an integral part of new development



Objective Thirteen: To develop and promote a cultural quarter in the town centre and to enhance the town's cultural offer and improve access to existing cultural assets

Policy COM2: The Town Council will promote the development of a cultural quarter in the town centre together with an arts and cultural strategy

Aim COM3: The Town Council will support the development of a new amphitheatre at Knole Environmental Park*

THEME SIX: SPORTS AND RECREATION

Objective Fourteen: To deliver enhanced recreational and sports facilities for the town

Policy S1: The Neighbourhood Plan will support the provision of new sports facilities across the town including the provision of new sports / watersports facilities at Sevenoaks Quarry (the Tarmac Site) at Greatness, which will be required to be delivered either in advance of, or in parallel with, new homes on this site

All new sports facilities must adhere to sports governing body guidance for a particular sport (including schools) and should be developed with community access agreements

The provision of new facilities, and enhancements and improvements to existing sports facilities across the town, will be delivered in line with the Sevenoaks Town Sports Strategy



Policy S2: The Neighbourhood Plan will support the provision of new and enhanced play and outdoor sports and recreational facilities for children and young people



* Represents aims where further studies / actions will be pursued by the Town Council over the life of the Plan

THEMES, OBJECTIVES, POLICIES AND AIMS CONTINUED

THEME SEVEN: DEVELOPMENT AND HOUSING

Objective Fifteen: To promote high quality development that enhances the town and consolidates vacant or under-utilised land

Policy D1: The Neighbourhood Plan recognises that there are sites that may come forward for development, either as windfall or through allocation in the Local Plan, that have potential to deliver benefits that should be secured through the design, layout and use of each site. Planning applications on the following vacant and under-utilised sites within the Neighbourhood Plan area should demonstrate that they will deliver the relevant benefits set out below, in addition to other requirements set out in the Local Plan:

1. Bat and Ball Centre, Bat and Ball*

- Mixed-use development accommodating community use, office use and residential dwellings within buildings of up to four storey;
- A southern access and entrance to Bat and Ball station; and
- A building layout that would facilitate enhanced access to Bat and Ball station and provide an arrival space in front of the new southern entrance to the station.

2. Travis Perkins, Bat and Ball

- A longer term opportunity to relocate light industrial uses northwards to Vestry Industrial Estate / Otford (outside of the Neighbourhood Plan area) and redevelop the site with mixed-use development within compact blocks of up to four storey height;
- Removal of the conflict between the light industrial employment uses and residential accommodation within the Bat and Ball area; and
- Improved access towards Bat and Ball station and better animation of the streets in the area.

3. Cramptons Road, Water Works

- Potential for residential development close to Bat and Ball station. With its proximity to shops and facilities it could be a suitable site for a co-housing project;
- Layout must retain access to the water treatment works to the north of the site. The layout of development should facilitate a potential future pedestrian connection through Sevenoaks Business Centre to Bat and Ball station; and
- The scale and massing of development should respond to the lower scale properties to the west of the site.

4. Carpetright / Wickes, Otford Road

- Relocate existing uses northwards to the Vestry Industrial Estate where they are more appropriate;
- Strengthen the residential character of the area and remove the conflict between the big box retail uses and existing homes;
- Deliver buildings that create a positive frontage to Cramptons Road (houses) and Otford Road (apartments); and
- Respond positively with proposals for the adjacent gasholder station site (Site 5).

5. Sevenoaks Gasholder Station

- Residential development close to Bat and Ball station that supports the regeneration of Northern Sevenoaks;
- A development layout that provides positive frontages to streets and retains, fronts onto and overlooks the pedestrian path (a public right of way) that connects Cramptons Road with Otford Road through the site; and
- A scale and massing that responds to the context (i.e. two storey buildings on Cramptons Road but with potential for four storeys on Otford Road).

6. Bat and Ball Enterprise Centre

- Longer term opportunity to change this area close to Bat and Ball station to mixed-use;
- Strengthen the residential character of the area and improve access to the station for people living in Greatness through pedestrian routes (from Queens Drive) that are overlooked by new development;
- Deliver apartment buildings (with ground floor employment) that create a positive frontage to Bat and Ball Road; and
- Buildings could be up to four storeys in this location.

* Represents a site where further studies / actions may be pursued by the Town Council over the life of the Plan

THEMES, OBJECTIVES, POLICIES AND AIMS CONTINUED

THEME SEVEN: DEVELOPMENT AND HOUSING (CONTINUED)

7. Sevenoaks station and surrounding area

- Significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town;
- There are notable views down London Road towards the Kent Downs AONB to the north and from Granville Road towards the station and AONB and any development should respond sensitively to this setting;
- Scale of buildings to be typically four to six storeys. There may be potential for a taller building to mark the station; and
- Opportunity to reconsider transport interchange and public realm treatment at the station.

8. Edwards Electrical, High Street

- Development proposals to respond to heritage sensitivities (the site is located immediately to the south of, and adjacent to, the Vine Conservation Area);
- Development should respond to the character of the existing streetscape both in terms of materials, design language and height and massing — two / three storeys is appropriate;
- Development should provide a positive and active frontage to the High Street that is aligned to frontages on adjacent plots and is sympathetic to adjacent built form; and
- Potential for mews houses to the rear of the site.

9. Buckhurst Lane (Suffolk Way) sites

- Development proposals to respond to heritage sensitivities (the site is located on the edge of the Sevenoaks High Street Conservation Area) and development will need to respond to the historic development pattern, materials and character of the area;
- Access will need to be maintained to service yards of properties on High Street;
- Potential to provide development that provides a positive frontage to Suffolk Way and Buckhurst Lane;
- Scale and massing of development to respond to the existing context;
- Development should front streets whilst concealing existing service yards from public view; and
- Pedestrian connections through the area to be retained and any trees that are removed to be replaced.

10. Post Office / BT Exchange

- Development proposals to respond to heritage sensitivities (the site is located adjacent to the Sevenoaks High Street Conservation Area and the locally listed Stag Theatre);
- The site is located on elevated ground with land dropping away to the south and development is likely to be highly visible from a number of locations. The height and massing needs to be carefully considered and modelled;
- Potential to re-establish the primacy of London Road through development providing active ground floor uses onto London Road with apartments above. Total building height three storeys plus an additional set back storey;
- Frontage onto London Road should be set back to create a public space that serves the adjacent theatre and provides a setting for the new ground floor uses;
- Development should provide a positive frontage to the lane connecting the car park to the rear of The Stag Theatre with London Road;
- Potential for public realm enhancement to South Park; and
- A comprehensive scheme should be prepared but could be delivered as two independent phases (Post Office and BT Building).

THEMES, OBJECTIVES, POLICIES AND AIMS CONTINUED

THEME SEVEN: DEVELOPMENT AND HOUSING (CONTINUED)

11. Town Council offices, Bradbourne Vale Road*

- Residential development in the form of apartments that provide a frontage to Bradbourne Vale Road with other dwellings to the rear;
- Development up to three storeys; and
- Potential to relocate existing office space to the Community Centre site at Bat and Ball station.

12. Adult Education site, Bradbourne Road

- Potential for sensitive residential conversion of the locally listed college building which maintains the integrity of the existing building;
- Potential for a new build residential annex; this must be subservient to main college building in respect of its design and scale and massing; and
- Existing mature trees and quality of landscape setting to be retained.

Developers will be encouraged to develop buildings constructed to the highest environmental standards to reduce carbon emissions through construction and later life



Policy D2: Should Sevenoaks Quarry (the Tarmac Site) at Greatness be brought forward for development, either as windfall or through allocation in the Local Plan, this should be guided by a masterplan agreed by the local planning authority in consultation with Sevenoaks Town Council (as part of the planning application process), that indicates how development would be laid out to respond to, and provide a significant landscape resource for Sevenoaks, how it will be phased and the supporting infrastructure that would be delivered as part of the development.

Development of the site should also deliver the following benefits for the area:

- The safeguarding of land for community infrastructure including the potential provision of a primary school and medical facilities;
- Green infrastructure including the provision of a new lake and centre for sport, recreation and leisure, a network of walking and cycling routes and play space;
- Transport infrastructure and in particular proposals must demonstrate how vehicular access will be achieved and how any transport impacts will be mitigated, including but not limited to improvements to Bat and Ball junction;
- Re-use of historic buildings - the former oast house should be refurbished, integrated into the development and re-used for community use; and
- A mix of new homes that supports local needs and including affordable homes to meet the requirements of the Local Plan.



Objective Sixteen: To deliver a range of new homes to meet local needs

Policy D3: Where practicable larger residential developments will be expected to provide a range of homes. New housing should contribute to meeting the identified local need. Affordable housing provision will be required as part of all eligible developments



Policy D4: The development of on-site key worker housing will be encouraged as part of larger infrastructure developments and subject to a condition preventing sale or rent on the open market



Objective Seventeen: To provide homes that are energy efficient and minimise environmental impact

Policy D5: The Neighbourhood Plan promotes the delivery of new homes that are energy efficient, that are constructed using materials that reduce the impact on the environment and that are designed to maximise daylight and sun penetration whilst also avoiding overheating



Policy D6: The Neighbourhood Plan promotes the retrofitting of existing homes to increase their energy efficiency



* Represents a site where further studies / actions may be pursued by the Town Council over the life of the Plan

THE STNP AND KEY POINTS

EXAMPLES OF POTENTIAL/PREDICTED BENEFITS TO THE COMMUNITY

1. The STNP precedes the District Council's emerging Local Plan and will therefore introduce **important new policies around such issues as biodiversity net gain and managing surface water to reduce risk of flooding.**

2. The STNP identifies **design principles and the benefits that should be delivered as part of potential development** on vacant and under-utilised sites in the town. This includes guidance on the scale and massing of development that would be appropriate. Whilst site capacities have been removed from the main text of the STNP following advice from planners, this guidance will be important to delivering appropriate development on the identified sites.

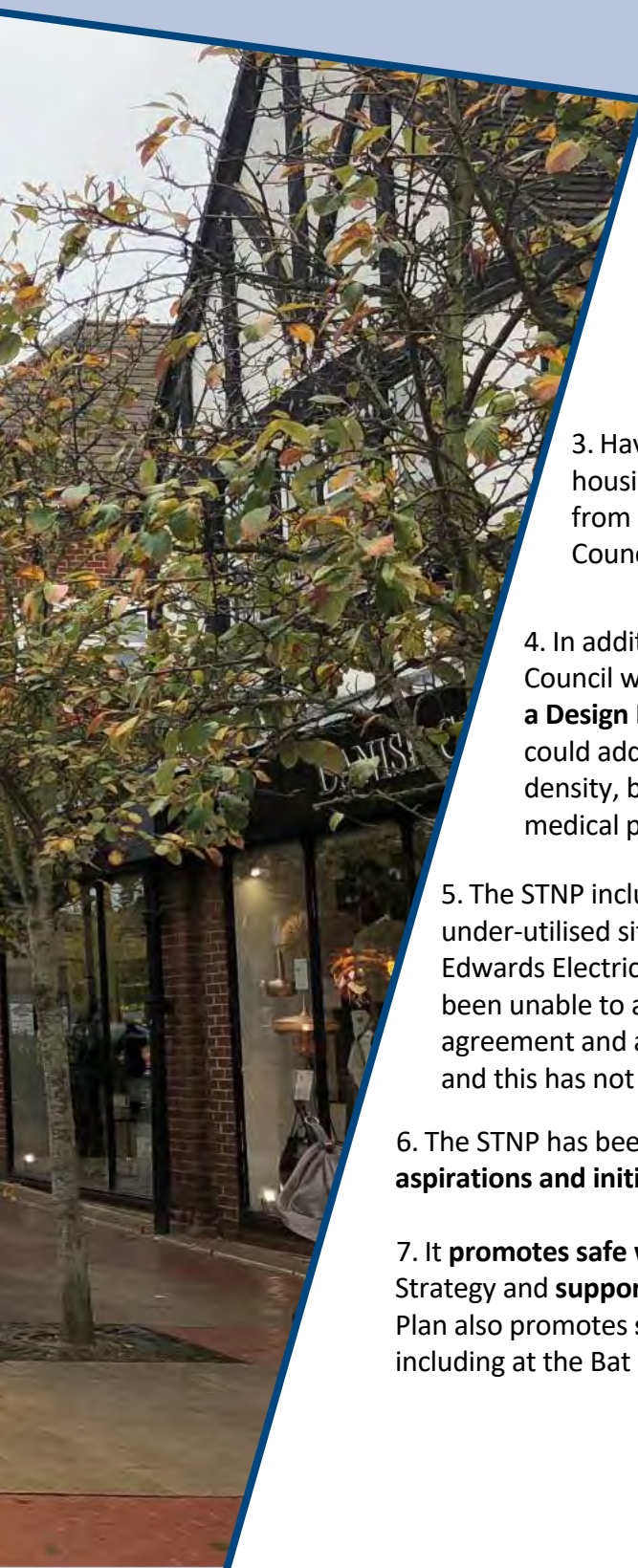
3. Having the STNP adopted and in place, with its policies on high quality housing and design guidance **reduces the risk of unwanted development** from developers being approved by the local planning authority (the District Council)

4. In addition to the above, the STNP puts in place a policy whereby 'The Town Council will normally **require major planning applications to be submitted to a Design Review Panel for review** early in the planning process'. This process could address issues such as concerns with parking provision and housing density, bulk and massing of proposed developments, or concerns about medical provision.

5. The STNP includes a policy that encourages the development of vacant and under-utilised sites and provides design guidance for these sites including the Edwards Electrical site on the High Street which to date the District Council has been unable to allocate in its Local Plan. To allocate a site requires the site owners agreement and a demonstration that the site is deliverable within the plan period and this has not been forthcoming.

6. The STNP has been updated since the early drafts and **incorporates climate change aspirations and initiatives** which will aid in reaching the goal of being **Net Zero by 2030.**

7. It **promotes safe walking and cycling routes** through reinvigorating the dormant Cycle Strategy and **supporting 20 mph zones** close to schools and in some residential areas. The Plan also promotes **safe crossing designs** to be incorporated into new development, including at the Bat and Ball junction.



THE STNP AND KEY POINTS CONTINUED

EXAMPLES OF POTENTIAL/PREDICTED BENEFITS TO THE COMMUNITY CONTINUED

8. The Plan introduces proposals for a Cultural Quarter and improvements to the Public Realm in key areas such as around Sevenoaks Station. These could have **benefit to local businesses, the local economy, and visitors' experience.**

9. The Plan has identified and in some cases already progressed **enhanced community and sports facilities** such as:

- Bat & Ball Station and access ramp
- Bat & Ball Centre (identified as a priority and refurbished as recommended in the Plan. This has been widely successful and benefited the community especially throughout COVID-19)
- Business Hub
- Sevenoaks Day Nursery development
- 3G Hockey Pitch at Hollybush Recreation Ground
- Greatness Football Pavilion
- Oast House at Sevenoaks Quarry

10. Policy **protection of Sevenoaks' character, heritage, and identity**

11. **Proposals for new blue and green infrastructure** including additional allotments and further protection of existing spaces.

12. Provides an overall **indicative development plan for lobbying for additional infrastructure e.g. health and education facilities.**

EXAMPLES OF ADDITIONAL GROUPS WHICH THE STNP POLICIES COULD POTENTIALLY BENEFIT

1. **Local communities and residents** – for instance through development guidance policies which protect local character assets, through policies which aim to improve public transport, and through policies which aim to create new open spaces.

2. **Local businesses** – through implementation of policies E1, E3 and E4 which concern the local economy, as well as introduction of a cultural quarter as proposed in the STNP. The Independent Examiner has predicted that these policies “will be of benefit to local businesses and the wider community”

3. **The environment and the effects of climate change** – one of the main focuses of the STNP is to contribute towards the District Council's aspiration to be Net Zero by 2030. Many policies are promoted to help deliver this target either through land use and development or through helping to facilitate and encourage sustainable lifestyles. Policies and aims which contribute towards this commitment are highlighted in the STNP document with a green leaf symbol.

THE STNP AND KEY POINTS CONTINUED

EXAMPLES OF ADDITIONAL GROUPS WHICH THE STNP POLICIES COULD POTENTIALLY BENEFIT CONTINUED

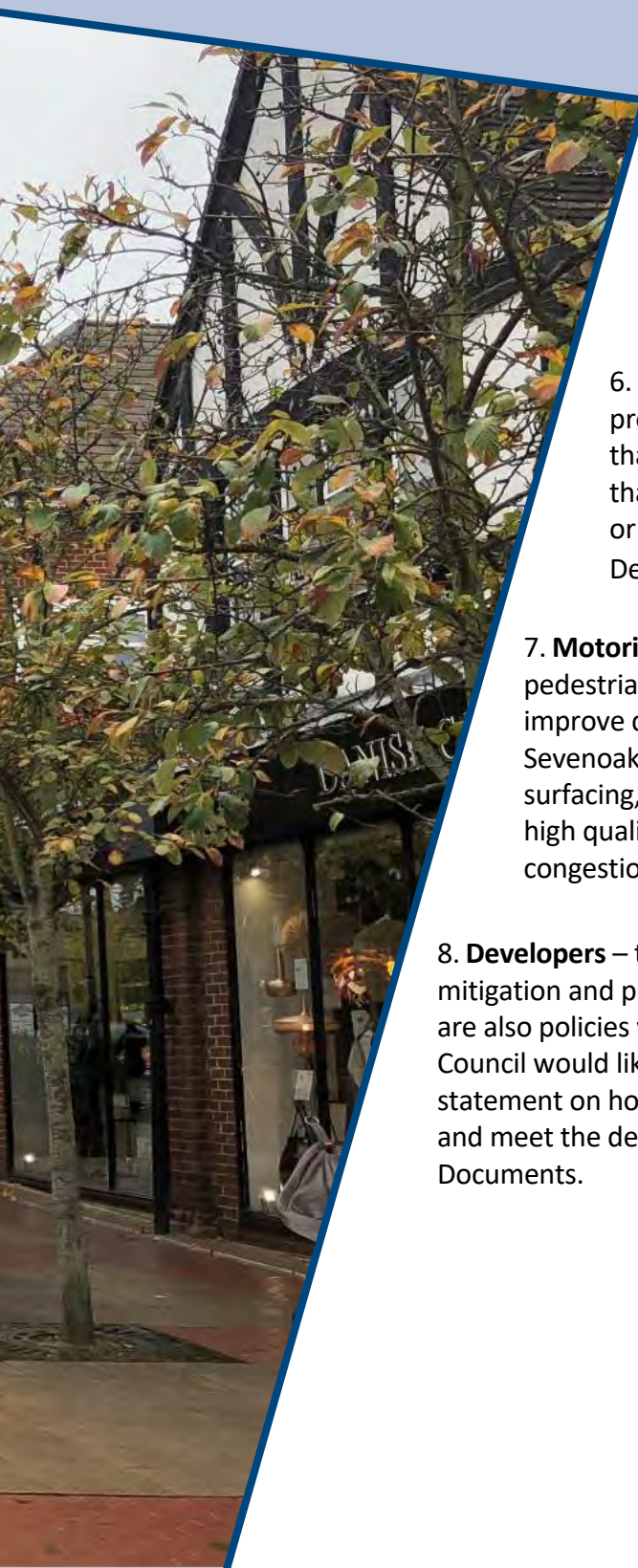
4. **Cyclists and pedestrians** – through active travel policies which promote walking and cycling and the removal of barriers to their movements across town. Also policies which aim to improve and enhance access to publicly accessible open spaces and to create new ones

5. **Visitors and tourists** – through policies concerning public realm improvement and gateways which will provide a more attractive arrival experience into the town, as well as policies which aim to protect and enhance the town's historic assets.

6. **Sevenoaks Town's heritage** – through policies which give added protection to local assets and the town's heritage from development that could detract from their setting. In particular, Aim C6 which states that "the Town Council will normally require major planning applications or proposals on sites within sensitive locations, to be submitted to a Design Review panel for review early in the planning process"

7. **Motorists** – Policy M5, while primarily aimed to benefit cyclists and pedestrians, would also enhance motorist experiences. This policy aims to improve design at the junctions of Pembroke Road/London Road, outside Sevenoaks Station, and at the Bat and Ball junction. It also promotes improving surfacing, lighting and road crossings. Installing these, as well as encouraging high quality design to facilitates traffic movement should aid in reducing congestion and queuing and make the roads safer to drive on.

8. **Developers** – through design guidance policies which outline what kind of provision, mitigation and protection measures will be expected from new developments. There are also policies which outline any additional application documents that the Town Council would like to see. For instance, Policy C4 encourages developers to provide a statement on how their proposals have responded to the character of their local area and meet the design guidance set out in the District Council's Supplementary Planning Documents.





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