



17<sup>th</sup> September 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 23<sup>rd</sup> September 2024**.

**Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.**

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/yfHcJJoLp8U> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](https://sevenoakstown.gov.uk) or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning & Environment Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Committee when making its recommendations, please [click here](#).

**Town Clerk**

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

**Committee Members – Quorum minimum of six members**

Cllr Ancrum – Mayor  
Cllr Camp – **Chair**  
Cllr Dr Canet  
Cllr Clayton  
Cllr Daniell – Deputy Leader  
Cllr Dr Dixon  
Cllr Granville  
Cllr Gustard

Cllr Layne  
Cllr Michaelides  
Cllr O'Hara  
Cllr Shea  
Cllr Skinner OBE – **Vice Chair**  
Cllr Varley  
Cllr Willis  
Cllr Wightman – **Leader**

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**Town Clerk**

### PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

## **AGENDA**

- 1 APOLOGIES FOR ABSENCE  
To receive and note apologies for absence.
- 2 REQUESTS FOR DISPENSATIONS  
To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).
- 3 DECLARATIONS OF INTEREST  
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.
- 4 MINUTES (Pages 7-34)  
To receive and agree the Minutes from the Planning Committee Meeting held on 9<sup>th</sup> September 2024.
- 5 DEVELOPMENT MANAGEMENT COMMITTEE (Pages 35-39)  
a) To receive notice that the below application is due to be discussed by the Development Management Committee on 26<sup>th</sup> September 2024. This was previously allocated to Cllr Shea.

- **21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road**

### INFORMATIVE:

On 10<sup>th</sup> May 2021, and subsequently on amended versions of the plan on 26<sup>th</sup> July 2021, 6<sup>th</sup> September 2021 and 20<sup>th</sup> March 2023, Sevenoaks Town Council recommended refusal on the following grounds and with an added informative and accompanying note (see attached).

- Layout and density of the development are not consistent with the Allocated Development Management Plan of 2015 (including but not limited to policies SP1, SP7) or the Local Plan for the site, being very significantly taller and more dense.  
In addition, it is not consistent with the Sevenoaks Town Neighbourhood Plan

(STNP) Policy D1, which states that that any development at the Sevenoaks Gasholder Station should be designed at "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)."The STNP has been signed off by the District Council as well as the Independent Examiner, who described the policy information as "of significant value to the decision maker (as well as to, for example, local residents and businesses)." For this reason the Town Council believes that the guidance as set out in Policy D1 should be given weight and be used by developers as a set list of minimum requirements for the site.

- The ten-storey rotunda tower is overdeveloped, overbearing, out of character and of a height incongruous with the residential character of the area. There are no buildings above four storeys in that locality and the loss of the former industrial gasometers which it mimics is welcomed by residents of the area;
- The design and materials are out of keeping with the SDC Residential Character Area Assessment for the areas local to it;
- The rotunda tower would be intrusive to the green belt and SSSI which it would be immediately adjacent to;
- The rotunda tower would be solid, impermeable to light and views, and internally lit at night, unlike the predecessor (and now non-existent) gasometer, impacting visual amenity for a considerable distance;
- The townhouses on Cramptons Road are not in keeping with the Residential Character Area Assessment. The mismatch in heights of windows to neighbouring homes create significant issues of overlooking and loss of privacy;
- Parking is insufficient with a risk of overspill on-street parking in an area with already high demand. Works would significantly reduce existing on-street parking. Sevenoaks Town Council recommends that the KCC policy of one space per unit be adhered to;
- Lack of social housing - The proposal includes a very small number of homes at a discounted market price on the initial sale only. Sevenoaks Town Council recommends that 40% of the units be made available as affordable social rented housing, as per SDC policy, in perpetuity.
- In addition, Sevenoaks Town Council reiterated the detailed informative report which was previously submitted in response to previous versions of this planning application, dated 10th May 2021, 26th July 2021 and 6th September 2021. The report is attached for reference.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRWTKFBK0LO00>

c) To nominate a Northern Ward Councillor to attend the meeting, if deemed appropriate.

6 DEVELOPMENT MANAGEMENT COMMITTEE

a) To receive notice that the below application is due to be discussed by the Development Management Committee on 26<sup>th</sup> September 2024. This was previously allocated to Cllr Clayton.

- **24/00859/FUL – Hollybush Tennis Centre, Holmesdale Road**

INFORMATIVE:

On 20<sup>th</sup> May 2024, and subsequently on amended versions of the plan on 17<sup>th</sup> June, 15<sup>th</sup> July and 29<sup>th</sup> July, Sevenoaks Town Council recommended refusal, unless:

- Satisfactory details of light levels from the floodlights, as well as impact assessments for Holmesdale Road and Knole Road are submitted
- A noise impact assessment is completed which fully reflects the impact of the balls striking the court walls, and the likely intensity of use
- Hours of opening are restricted as recommended by the Environmental Health Officer to match the existing courts, 8:30am to 8:00pm.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SB9TXEBKFJ700>

c) To nominate an Eastern Ward Councillor to attend the meeting, if deemed appropriate.

7 CONSULTATION ON PROPOSED REVISIONS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING SYSTEM (Pages 41-61)

a) To receive reminder that the Ministry of Housing, Communities and Local Government is consulting on proposed changes to the National Planning Policy Framework as well as wider changes to the planning system.

b) To note that full details on the consultation, which will remain open until 11:45pm on 24<sup>th</sup> September 2024 are available via the below link:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

c) To receive completed draft response as prepared by the Working Group formed on 12<sup>th</sup> August 2024 and comprising Cllr Shea, Cllr Wightman, Cllr Camp and Cllr Clayton and to agree final response for submission to the consultation.

8 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PROPOSED NEW BUSINESS PARK

a) To receive reminder that Sevenoaks District Council is consulting on its early ideas for a small business park on Otford Road to replace its waste bin storage site. This would include four, small industrial units and a drive through.

b) To note that further information and opportunity to comment is available via the following link, with the deadline to comment being 6<sup>th</sup> October 2024.

<https://www.sevenoaks.gov.uk/businesspark>

c) To discuss and agree a response to the consultation.

9 ASSETS OF COMMUNITY VALUE

To receive notice that the Town Council's nomination for the Allotment Gardens, Hawthorn Lane has been successful, with the allotments now being listed as an Asset of Community Value.

b) To note that decision is still awaited on the scout huts above Heathfield Road allotments, the horse fields on Bradbourne Vale Road and the Adult Education Centre nominations, and that nomination for the Post Office, Sevenoaks Hospital, Mill Lane and Oakhill Road scout huts, and the Bus Station building are pending completion.

c) To note that Sevenoaks District Council has advised that, should the Town Council wish to nominate Spring House (as proposed by Cllr Shea), this should be a separate application from the Hospital, and to consider whether STC do so.

10 APPEALS (Pages 63-65)

To receive notice that the following Appeal has been DISMISSED and planning application Refused by the Planning Inspector:

- **APP/G2245/D/24/3345556: 23/03677/HOUSE – 16 Knole Road**

11 HIGHWAY IMPROVEMENT PLAN (Pages 67-104)

To receive a report detailing Sevenoaks Town Council's recent meeting with Kent County Council regarding its Highway Improvement Plan, and to receive initial comments from County Council Officers.

b) To receive recommendation from the Movement & Net Zero Working Group on any next steps.

12 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 105-107)

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the four weeks ending 16<sup>th</sup> September 2024.

13 PLANNING APPLICATIONS (Pages 109-112)

a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

**Members of the public wishing to speak and address the Planning & Environment Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).**

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 16<sup>th</sup> September 2024.

14 PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 9<sup>th</sup> September 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

[https://youtube.com/live/9X\\_CZn3uXAw](https://youtube.com/live/9X_CZn3uXAw)

**Present:**

**Committee Members**

Quorum minimum of six members

|                              |                  |                               |                  |
|------------------------------|------------------|-------------------------------|------------------|
| Cllr Ancrum – Mayor          | <b>Apologies</b> | Cllr Layne                    | <b>Present</b>   |
| Cllr Camp – <b>Chair</b>     | <b>Apologies</b> | Cllr Michaelides              | <b>Present</b>   |
| Cllr Dr Canet                | <b>Present</b>   | Cllr O’Hara                   | <b>Apologies</b> |
| Cllr Clayton                 | <b>Present</b>   | Cllr Shea                     | <b>Present</b>   |
| Cllr Daniell – Deputy Leader | <b>Present</b>   | Cllr Skinner OBE – Vice Chair | <b>Apologies</b> |
| Cllr Dr Dixon                | <b>Present</b>   | Cllr Varley                   | <b>Present</b>   |
| Cllr Granville               | <b>Apologies</b> | Cllr Willis                   | <b>Apologies</b> |
| Cllr Gustard                 | <b>Apologies</b> | Cllr Wightman – Leader        | <b>Apologies</b> |

**Also in attendance:**

Town Clerk

Planning Committee Clerk

**Prior to the commencement of the meeting and in the absence of the Chair or Vice Chair, Cllr Tony Clayton as Deputy Mayor of the Town Council was nominated to Chair the meeting.**

**PUBLIC QUESTION TIME**

None.

296 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

297 **DECLARATIONS OF INTEREST**

None.

298 **MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 27<sup>th</sup> August 2024.

**It was RESOLVED** that the minutes be approved.

299 **STREET NAMING AND NUMBERING**

The Committee noted the creation of three new addresses relating to the following development site:

- **Development behind and above what was The Hardware Centre, 36-41 London Road**

300 HAS MAD DOCUMENTS FOR AMENDMENT 7: A SPEED LIMIT ON VARIOUS ROADS, SEVENOAKS IN THE DISTRICT OF SEVENOAKS

a) The Committee received and noted documents on deposit from Kent County Council (KCC), announcing that it has officially made the above Order to reduce the speed limit to 20mph on various roads in Sevenoaks Town. It was noted that this had previously been advertised as Amendment 34.

b) Cllr Clayton noted that the following roads were incorrectly shown in the plans as having 30mph signs leading into them, as well as a number of repeater signs having been erected in locations where they were obscured by hedges or other traffic furniture:

- Nursery Close – not included in the original plans
- Wildernes Avenue – private
- Emily Jackson – private
- Akehurst Lane – private

c) The Planning Committee Clerk advised that Town Council Officers had visited each of the above roads, confirming that none of them had received the signage indicated in the plans, and raising the issue to KCC to ensure that they wouldn't be erected at a later date. KCC had confirmed that they would not be erecting signs at the locations – including at Nursery Close which is not privately owned.

d) It was **RESOLVED** that Cllrs forward any further issues to the Planning Committee Clerk for collating monitoring, and reporting to KCC if unresolved during any upcoming additional works.

e) Cllr Shea advised that the East-West Walking, Wheeling and Cycling route, which interacts with some of the 20mph roads – is estimated for delivery by October/November 2024. This as per recent update that she had received from Sevenoaks District Council.

301 CONSULTATION ON PROPOSED REVISIONS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING SYSTEM

a) The Committee received and noted an initial draft response to the Ministry of Housing, Communities and Local Government's consultation on proposed changes to the National Planning Policy Framework. This as prepared by a Working Group comprising Cllr Shea, Cllr Wightman, Cllr Camp and Cllr Clayton. **(See Appendix)**

b) It was noted that the remainder of the Town Council's draft response would be presented for approval of the Planning & Environment Committee on 23<sup>rd</sup> September 2024.

c) Councillors were encouraged to forward any comments on the draft responses so far, or suggested responses to questions which had not yet been considered. These would be considered by the Working Group when it next meets on Thursday 12<sup>th</sup> September.

302 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PROPOSED NEW BUSINESS PARK

a) The Committee received notice that Sevenoaks District Council (SDC) is consulting on its early ideas for a small business park on Otford Road to replace its waste bin storage site. This to include four small industrial units and a drive through café.

b) Cllr Shea advised of the following information that she had received from SDC Officers:

- The site has been assessed as unsuitable for housing due to contamination of the land and flood risk.
- Relocation of the bin storage had not yet been confirmed
- Need for the proposed use had been identified by consultants following a market study which identified demand for small light industrial units for start-up businesses, and the District Council had received various enquiries from businesses about hosting a drive through café.
- The proposals were understood to be at an advanced stage, with SDC having already approved a process for borrowing funds to deliver the scheme

c) Councillors expressed concern about the impact of contamination and flood risk on the café and industrial units, and it was agreed that the Town Council should raise that in its upcoming response.

d) It was **RESOLVED** that a draft response be prepared following the exhibition on 14<sup>th</sup> September 2024, so as to be informed by information received from SDC Officers as well as comments from the public in attendance. Councillors were encouraged to attend if able to, and to provide comments for consideration and agreement of the Planning & Environment Committee on 23rd September 2024.

303 SEVENOAKS DISTRICT COUNCIL CONSULTATION ON PLANNING VALIDATION CHECKLIST

a) The Committee received and noted the Town Council's response to the District Council's consultation on proposed changes to its planning validation requirements. This as agreed at the Town Council meeting on 2<sup>nd</sup> September 2024 and prepared by Cllr Clayton, Cllr Shea and Cllr Wightman.

b) It was noted that the District Council's Development Management team had recently agreed to add more detailed descriptions to Minor Material Amendments applications to indicate what the changes were. The Town Clerk recommended that this request be added to the Town Council's response for completeness, and the Councillors further requested that descriptions be more detailed as to their contents. For instance, to clarify what "Changes to fenestration" are proposed.

c) It was **RESOLVED** that the Planning Committee Clerk forward the additional responses as outlined above to the District Council's Validation team.

304 PLANNING APPLICATIONS

(a) No members of the public registered to speak on individual applications.

- (b) The Committee considered planning applications received during the two weeks ending 2<sup>nd</sup> September 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

305 PRESS RELEASES  
None.

There being no further business the Chair closed the meeting at 8:30pm.

Signed .....  
Chair

Dated .....

DRAFT

# Planning Applications Considered

Applications considered on 9-9-24

|                                                                                                                                                                                                                                                                                                  |                       |                          |                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|------------------------|-------------------------|
| <b>1</b>                                                                                                                                                                                                                                                                                         | <b>Plan Number</b>    | <b>Planning officer</b>  | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                                                                                                                                                  | <b>24/00040/HOUSE</b> | Summer Aucoin 23/09/2024 | Cllr Michaelides       | N/A                     |
| <b>Applicant</b>                                                                                                                                                                                                                                                                                 |                       | <b>House Name</b>        | <b>Road</b>            | <b>Locality</b>         |
| Mrs T Martin                                                                                                                                                                                                                                                                                     |                       |                          | 25 The Drive           | Town                    |
| <b>Town</b>                                                                                                                                                                                                                                                                                      |                       | <b>County</b>            | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                                                                                                                                                  |                       |                          |                        | 02/09/24                |
| <b>Convert the loft space into habitable space with 3no dormers to the front, side and rear elevations. Alterations to fenestrations including new double glazed bays to the front, small upstairs window to front and side, plus barge boards, soffits and fascia and guttering throughout.</b> |                       |                          |                        |                         |

## Comment

Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied there will be no loss of amenity or privacy to No.27 via overlooking, and unless the Conservation Officer is satisfied that there won't be a negative impact on the Conservation Area.

|                  |                       |                         |                        |                         |
|------------------|-----------------------|-------------------------|------------------------|-------------------------|
| <b>2</b>         | <b>Plan Number</b>    | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                  | <b>24/00736/HOUSE</b> | Abbey Aslett 13/09/2024 | Cllr Layne             | Fuller Long Limited     |
| <b>Applicant</b> |                       | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr & Mrs Herron  |                       |                         | 3 Park Lane            | Eastern                 |
| <b>Town</b>      |                       | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                  |                       |                         |                        | 22/08/24                |

## 24/00736/HOUSE - Amended plan

Replacement of windows to double glazing (like for like), new picket fence to the front and new porch. Conversion of garage to a habitable room and associated alterations to the fenestration, replacement of glass roof between the study and dining room with a new flat roof and lantern light external insulation, reinstatement of existing cladding, chimneys to be repaired, addition of a curb. . Landscaping works.

A summary of the main changes is set out below:

References to insulation under cladding removed.

## Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer and Conservation Officer are satisfied with the changes.

# Planning Applications Considered

Applications considered on 9-9-24

|                  |                    |                         |                         |                     |
|------------------|--------------------|-------------------------|-------------------------|---------------------|
| <b>3</b>         | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b>  | <b>Agent</b>        |
|                  | 24/00737/LBCALT    | Abbey Aslett 13/09/2024 | Cllr Layne              | Fuller Long Limited |
| <b>Applicant</b> |                    | <b>House Name</b>       | <b>Road</b>             | <b>Locality</b>     |
| Mr & Mrs Herron  |                    |                         | 3 Park Lane             | Eastern             |
| <b>Town</b>      | <b>County</b>      | <b>Post Code</b>        | <b>Application date</b> |                     |
|                  |                    |                         | 22/08/24                |                     |

## 24/00737/LBCALT - Amended plan

Replacement of windows to double glazing (like for like), new picket fence to the front and new porch. Conversion of garage to a habitable room and associated alterations to the fenestration, replacement of glass roof between the study and dining room with a new flat roof and lantern light external insulation, reinstatement of existing cladding, chimneys to be repaired, addition of a curb. Landscaping works. Removal of internal wall between the kitchen and dining room, reciting of internal stud bathroom wall at first floor level, increased width and height of two doorways at first floor level, removal of first floor WC, installation of wall and ceiling insulation. Woodburner.

A summary of the main changes are set out below:

References to insulation under cladding removed.

### Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer and Conservation Officer are satisfied with the changes.

|                  |                    |                         |                         |                       |
|------------------|--------------------|-------------------------|-------------------------|-----------------------|
| <b>4</b>         | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b>  | <b>Agent</b>          |
|                  | 24/01305/FUL       | Abbey Aslett 13/09/2024 | Cllr Dr Dixon           | NJA Town Planning Ltd |
| <b>Applicant</b> |                    | <b>House Name</b>       | <b>Road</b>             | <b>Locality</b>       |
| Mr & Mrs Mclean  |                    |                         | 5 Mount Harry Road      | St Johns              |
| <b>Town</b>      | <b>County</b>      | <b>Post Code</b>        | <b>Application date</b> |                       |
|                  |                    |                         | 22/08/24                |                       |

## 24/01305/FUL - Amended plan

Demolition of existing garage, subdivision of land and construction of new dwelling with basement. New access and parking, fencing and associated landscaping.

A summary of the main changes are set out below:

Main changes include corrections to the block plan to show the correct positioning of the house, solar panels included on elevation and updated landscape information.

### Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied.

# Planning Applications Considered

Applications considered on 9-9-24

|                  |                    |                            |                        |                          |
|------------------|--------------------|----------------------------|------------------------|--------------------------|
| <b>5</b>         | <b>Plan Number</b> | <b>Planning officer</b>    | <b>Town Councillor</b> | <b>Agent</b>             |
|                  | 24/01708/HOUSE     | Stephanie Payne 19/09/2024 | Cllr Wightman          | Robinson Escott Planning |
| <b>Applicant</b> |                    | <b>House Name</b>          | <b>Road</b>            | <b>Locality</b>          |
| Mr & Mrs Abson   |                    | Site of Little Wood        | Woodland Rise          | Wilderness               |
| <b>Town</b>      |                    | <b>County</b>              | <b>Post Code</b>       | <b>Application date</b>  |
|                  |                    |                            |                        | 29/08/24                 |

## 24/01708/HOUSE - Amended plan

**Erection of entrance gates and piers.**

**A summary of the main changes are set out below:**

**Further arboricultural information on the works have been provided.**

### Comment

**Proposed from the Chair with Cllr Wightman's apologies:**

**Sevenoaks Town Council recommended approval, subject to:**

- The Arboricultural Plan being implemented to the satisfaction of the Tree Officer and
- The Planning Officer being satisfied that there is no encroachment to neighbouring properties.

|                  |                    |                         |                        |                         |
|------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>6</b>         | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                  | 24/01811/LBCALT    | Abbey Aslett 23/09/2024 | Cllr Graville          | TRS Surveying           |
| <b>Applicant</b> |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr J Moir        |                    |                         | 2 High Street          | Town                    |
| <b>Town</b>      |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                  |                    |                         |                        | 02/09/24                |

## 24/01811/LBCALT - Amended plan

**Replacement of windows with handmade heritage windows to match existing detailing and design, with the exception of having sealed glazing. External redecoration of external joinery.**

**A summary of the main changes have been set out below:**

**Changes to the window details to show glazing will be putty, and that the windows will be hand painted finished. Further information provided in heritage report and a window location plan provided to the location of W13-16.**

### Comment

**Proposed by Cllr Michaelides with Cllr Granville's apologies:**

**Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the proposed enhancements.**

# Planning Applications Considered

Applications considered on 9-9-24

|                  |                    |                         |                        |                         |
|------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>7</b>         | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                  | 24/01851/CONVAR    | Anna Horn 19/09/2024    | Cllr Dr Dixon          | Rapleys LLP             |
| <i>Applicant</i> |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| C/O Agent        |                    |                         | 7 Mount Harry Road     | St Johns                |
| <i>Town</i>      |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                  |                    |                         |                        | 29/08/24                |

**Variation of condition 2 of 23/03114/FUL to Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works with amendment to create individual access to plot 1 & 2. additional basement level with external stairs. Alteration to fenestration.**

## Comment

**Sevenoaks Town Council recommended approval, provided:**

- Kent Highways has no objections to the second access point onto Mount Harry Road,
- The Planning Officer is satisfied that the increased fenestration on the left flank of Plot 2 does not detract from the amenity of the future inhabitants of Plot 1 - with obscure glazing to be considered, if necessary, and
- The driveway be conditioned to be permeable, as per Policy L2 of the Sevenoaks Town Neighbourhood Plan.

|                  |                    |                                |                        |                         |
|------------------|--------------------|--------------------------------|------------------------|-------------------------|
| <b>8</b>         | <i>Plan Number</i> | <i>Planning officer</i>        | <i>Town Councillor</i> | <i>Agent</i>            |
|                  | 24/01962/FUL       | Samantha Yates 18/09/2024      | Cllr Daniell           | 7 Acorns Ltd            |
| <i>Applicant</i> |                    | <i>House Name</i>              | <i>Road</i>            | <i>Locality</i>         |
| Mr D Vincent     |                    | Unit 5, Morewood Close Industr | Morewood Close         | Kippington              |
| <i>Town</i>      |                    | <i>County</i>                  | <i>Post Code</i>       | <i>Application date</i> |
|                  |                    |                                |                        | 28/08/24                |

**Change of use of part of the building into a Children's Day Nursery.**

## Comment

**Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the updated travel plan and the amount of outdoor amenity space available to the children.**

|                  |                    |                         |                        |                          |
|------------------|--------------------|-------------------------|------------------------|--------------------------|
| <b>9</b>         | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>             |
|                  | 24/02049/HOUSE     | Abbey Aslett 18/09/2024 | Cllr Granville         | Carmen Austin Architectu |
| <i>Applicant</i> |                    | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>          |
| Mr & Mrs Warren  |                    |                         | 49 St Botolphs Road    | Town                     |
| <i>Town</i>      |                    | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i>  |
|                  |                    |                         |                        | 28/08/24                 |

**First floor side extension, and two storey side extension. Rear single storey extension with rooflights. Single storey extension to front with stone portico. Enlarge existing dormer and create additional dormer to front. New detached garage with rendered walls. Convert existing integral garage into gym. Changes to fenestration. Render walls above brick base, add stone banding and windowsills. Remove concrete roof tiles and replace with slate. Solar panels and sun tunnels on roof. New steps and railings to existing terrace. Changes to landscaping. Fill in existing swimming pool.**

## Comment

**Proposed by Cllr Michaelides with Cllr Granville's apologies:**

**Sevenoaks Town Council recommended refusal on the grounds of negative impact to the Conservation Area.**

# Planning Applications Considered

Applications considered on 9-9-24

|                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                         |                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|------------------------|-------------------------|
| <b>10</b>                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Plan Number</b> | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                      | 24/02069/HOUSE     | Abbey Aslett 18/09/2024 | Cllr Gustard           | MKA Architects LTD      |
| <b>Applicant</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                    | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr E McIlrath                                                                                                                                                                                                                                                                                                                                                                                                                        |                    | Squirrels               | 24 Oakhill Road        | Kippington              |
| <b>Town</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |                    | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                         |                        | 28/08/24                |
| Two storey rear extension, single storey rear extension, alterations to roof, dormer windows, solar panels, rooflights, demolition of existing garage, creation of basement parking. <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SHT0QKBKI2V00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SHT0QKBKI2V00</a> |                    |                         |                        |                         |

## Comment

Proposed by Cllr Varley with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, subject to :

- The Planning Officer being satisfied there is no loss of amenity to neighbours,
- The Arboricultural Officer being satisfied with the proposals to protect the established Oak tree
- A condition being set that any trees to be lost should be replaced, as per Policy L4 of the Sevenoaks Town Neighbourhood Plan
- A condition being set that the driveway should have a permeable finish, as per Policy L2 of the Sevenoaks Town Neighbourhood Plan

|                  |                    |                          |                        |                         |
|------------------|--------------------|--------------------------|------------------------|-------------------------|
| <b>11</b>        | <b>Plan Number</b> | <b>Planning officer</b>  | <b>Town Councillor</b> | <b>Agent</b>            |
|                  | 24/02127/HOUSE     | Summer Aucoin 18/09/2024 | Cllr Clayton           | WealdDesigns            |
| <b>Applicant</b> |                    | <b>House Name</b>        | <b>Road</b>            | <b>Locality</b>         |
| Mr L Davis       |                    |                          | 33 Prospect Road       | Eastern                 |
| <b>Town</b>      |                    | <b>County</b>            | <b>Post Code</b>       | <b>Application date</b> |
|                  |                    |                          |                        | 28/08/24                |

Loft conversion with dormer extension to rear, dormer and rooflight to front.

## Comment

Sevenoaks Town Council recommended approval, provided:

- The Conservation Officer being satisfied that the rear dormer - which will be visible from St Johns Hill - is in scale with the building and meets Conservation Area criteria
- The Planning Officer being satisfied there is no overlooking of neighbouring properties.

|                  |                    |                           |                        |                         |
|------------------|--------------------|---------------------------|------------------------|-------------------------|
| <b>12</b>        | <b>Plan Number</b> | <b>Planning officer</b>   | <b>Town Councillor</b> | <b>Agent</b>            |
|                  | 24/02149/CONVAR    | Samantha Yates 17/09/2024 | Cllr Varley            | Andrew Wells Planning & |
| <b>Applicant</b> |                    | <b>House Name</b>         | <b>Road</b>            | <b>Locality</b>         |
| Mr & Mrs Barry   |                    | Garnetts                  | Grassy Lane            | Kippington              |
| <b>Town</b>      |                    | <b>County</b>             | <b>Post Code</b>       | <b>Application date</b> |
|                  |                    |                           |                        | 27/08/24                |

Variation of condition 3 of 22/00375/FUL to subdivision of the plot and erection of one new detached dwelling with associated access with amendment to approved drawings and allow an erection of an attached garage/plant room.

## Comment

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied there is no loss of amenity to neighbouring properties,
- The Planning Officer being satisfied with the Tree Protection Plan
- Permitted development rights being removed to prevent the garage from being extended or built higher.

# Planning Applications Considered

Applications considered on 9-9-24

|                                                                |                    |                           |                         |                   |
|----------------------------------------------------------------|--------------------|---------------------------|-------------------------|-------------------|
| <b>13</b>                                                      | <b>Plan Number</b> | <b>Planning officer</b>   | <b>Town Councillor</b>  | <b>Agent</b>      |
|                                                                | 24/02150/HOUSE     | Samantha Yates 14/09/2024 | Cllr Willis             | Offset Architects |
| <b>Applicant</b>                                               | <b>House Name</b>  | <b>Road</b>               | <b>Locality</b>         |                   |
| Mrs E Felton                                                   | 1 Knole Paddock    | Seal Hollow Road          | Town                    |                   |
| <b>Town</b>                                                    | <b>County</b>      | <b>Post Code</b>          | <b>Application date</b> |                   |
|                                                                |                    |                           | 23/08/24                |                   |
| <b>Single storey rear extension with internal alterations.</b> |                    |                           |                         |                   |

*Comment*

**Proposed by Cllr Michaelides with Cllr Willis' apologies:**

**Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied with the development.**

|                  |                    |                            |                         |                  |
|------------------|--------------------|----------------------------|-------------------------|------------------|
| <b>14</b>        | <b>Plan Number</b> | <b>Planning officer</b>    | <b>Town Councillor</b>  | <b>Agent</b>     |
|                  | 24/02165/HOUSE     | Stephanie Payne 23/09/2024 | Cllr Dr Canet           | Harringtons 2006 |
| <b>Applicant</b> | <b>House Name</b>  | <b>Road</b>                | <b>Locality</b>         |                  |
| Mr I Gilmartin   |                    | 7 Oakdene Road             | Northern                |                  |
| <b>Town</b>      | <b>County</b>      | <b>Post Code</b>           | <b>Application date</b> |                  |
|                  |                    |                            | 02/09/24                |                  |

**Demolish garage and erection a single storey rear extension with roof lights. Extend the roof from a hipped end to a gable end and extend the front and rear dormers with Juliet balcony.**

*Comment*

**Sevenoaks Town Council recommended approval.**

|                  |                    |                             |                         |                   |
|------------------|--------------------|-----------------------------|-------------------------|-------------------|
| <b>15</b>        | <b>Plan Number</b> | <b>Planning officer</b>     | <b>Town Councillor</b>  | <b>Agent</b>      |
|                  | 24/02173/HOUSE     | Christopher Park 23/09/2024 | Cllr Layne              | OPEN Architecture |
| <b>Applicant</b> | <b>House Name</b>  | <b>Road</b>                 | <b>Locality</b>         |                   |
| S & H Cullum     |                    | 5 Vine Court Road           | Eastern                 |                   |
| <b>Town</b>      | <b>County</b>      | <b>Post Code</b>            | <b>Application date</b> |                   |
|                  |                    |                             | 02/09/24                |                   |

**Demolition of existing coal store and chimney to be replaced with single storey ground floor extension to the side/rear of the dwelling and landscape alterations to suit. Removal of outbuilding.**

*Comment*

**Sevenoaks Town Council recommended approval provided:**

- The Planning Officer is satisfied that that the side boundary does not impact or destabilise the grounds at No.7, with condition to be put on any required boundary treatments to secure this
- The Planning Officer is satisfied that there is sufficient width to the side of the house.

# Planning Applications Considered

Applications considered on 9-9-24

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                          |                   |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------|-------------------|---------------------|
| 16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Plan Number     | Planning officer         | Town Councillor   | Agent               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 24/02178/CONVAR | Summer Aucoin 23/09/2024 | Cllr Clayton      | Sevenoaks Plans Ltd |
| Applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | House Name               | Road              | Locality            |
| Mr & Mrs Burns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                          | 35 Wickenden Road | Eastern             |
| Town                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | County                   | Post Code         | Application date    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                          |                   | 02/09/24            |
| Variation of condition 2 (approved plans) of 23/03047/HOUSE to Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway extension with glass balustrade and ramp. Alteration to fenestration. with amendment to Demolish wall to add an extra parking area. Alteration to approved fenestration with additions and proposed rooflight and solar panels. Internal alterations. |                 |                          |                   |                     |

## Comment

Sevenoaks Town Council recommended approval, provided at least part of the front wall, and the Rowan tree in the front garden can be conditioned to be retained in order to protect the residential character of the street.

The Town Council also requested that Sevenoaks District Council Planning Officers check the levels of the new parking, to ensure that parked cars do not dominate the street, and that a planning condition be set to ensure that the parking surface is permeable as required in Policy L2 of the Sevenoaks Town Neighbourhood Plan.

**Sevenoaks Town Council Planning & Environment Committee 09-09-2024**

**Agenda Item 7:**

**Initial draft response to the below consultation, as prepared by a Working Group comprising Cllr Shea, Cllr Clayton, Cllr Wightman and Cllr Camp. Draft answers provided in green up to Question 45, with the remainder due to be provided 23<sup>rd</sup> September 2024.**

*Proposed reforms to the National Planning Policy Framework and other changes to the planning system: Consultation by the Ministry of Housing, Communities and Local Government*

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

**Question 1: Do you agree that we should reverse the December 2023 changes made to paragraph 61?**

Yes/No, with textbox to explain your answer.

No – it is important that Local Planning Authorities are able to look on exceptional circumstances to help them meet housing numbers – especially in authorities which are made up of a high percentage of Green Belt. Neighbourhood Development Plans can be, and in Sevenoaks Town Council's case, have been, particularly successful in helping the Town meet housing demand through the targeted identification of Green Belt sites – with the significant advantage that NDPs are well consulted-upon and publicly endorsed.

**Question 2: Do you agree that we should remove reference to the use of alternative approaches to assessing housing need in paragraph 61 and the glossary of the NPPF?**

Yes/No, with textbox to explain your answer.

No.

**Question 3: Do you agree that we should reverse the December 2023 changes made on the urban uplift by deleting paragraph 62?**

Yes/No, with textbox to explain your answer.

Yes – STC appreciates that there is need for more housing in urban areas, however considers there to also be an important need also to accommodate urban uplift in rural areas. Development in rural areas can happen and should be encouraged, in the appropriate circumstances.

**Question 4: Do you agree that we should reverse the December 2023 changes made on character and density and delete paragraph 130?**

Yes/No, with textbox to explain your answer.

No - protections need to continue to exist to safeguard the character and heritage of towns and villages.

**Question 5: Do you agree that the focus of design codes should move towards supporting spatial visions in local plans and areas that provide the greatest opportunities for change such as greater density, in particular the development of large new communities?**

Yes/No, with textbox to explain your answer.

Yes, Sevenoaks Town Council supports the use of spatial plans and recommends that placemaking be considered at this stage. The Town Council is using its adopted Neighbourhood Development Plan as the basis for two spatial Masterplans for the Town and hopes that other Towns will follow suite. These will provide the basis for future developments to encourage placemaking to be incorporated to their designs at the early stages, and cohesion between individual developments.

**Question 6: Do you agree that the presumption in favour of sustainable development should be amended as proposed?**

Yes/No, with textbox to explain your answer.

No – Sevenoaks Town Council recommends that shouldn't happen without clear and robust government legislative guidance, and considers that clarification is required as to the components and criteria of what "sustainable development" encompasses. This is currently missing and the definition ambiguous, creating opportunity for developers and landowners to provide alternative interpretations ranging from durability, eco-friendliness, affordability or contribution to housing numbers. Historically, this policy has been used by developers to support planning applications in areas of low housing supply for developments not suitable for the site. If the MHCLG is minded to strengthen the presumption, then there must be clear guidelines as to what it "sustainable" means, and there needs to be consideration of the impact on existing the community.

**Officer note:**

Section 16 states the following: *"Currently, the presumption is triggered when there are 'no relevant development plan policies', or those which are 'most important for determining the application are out-of-date [...]' To bring clarity, we propose making clear that the relevant policies are those for the supply of land".*

I don't believe Neighbourhood Plans currently count in the definition of "relevant development plan policies" – which is why the presumption is still triggered in Sevenoaks Town despite having a current NDP. Unfortunately, it makes sense that the STNP wouldn't count in either the previous or new definition, as it does not allocate housing sites or propose housing numbers to count toward the supply requirements. It may be worth asking however, if NDPs could be considered towards this anyway, *if* they do allocate a certain % of the housing supply. This could help other Towns that do have an NDP in place but not a up to date Local Plan, in protecting their local character.

**Question 7: Do you agree that all local planning authorities should be required to continually demonstrate 5 years of specific, deliverable sites for decision making purposes, regardless of plan status?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council supports this, as it enables longer term planning and fits better with Neighbourhood Development Plans (NDPs), Masterplans and planning for sustainability. It should also reflect needs expressed in NDPs.

**Question 8: Do you agree with our proposal to remove wording on national planning guidance in paragraph 77 of the current NPPF?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council supports this, however recommends that this needs to be set against a continuous evaluation of need as well as supply, to prevent over-supply where it isn't needed. Clarification is also needed on oversupply in regards to whether it relates to completed homes, or simply deliverable sites which have been Granted planning permission but which have not commenced/finished construction.

**Question 9: Do you agree that all local planning authorities should be required to add a 5% buffer to their 5-year housing land supply calculations?**

Yes/No, with textbox to explain your answer.

No – Sevenoaks Town Council does not consider this isn't necessary.

**Question 10: If yes, do you agree that 5% is an appropriate buffer, or should it be a different figure?**

Yes (5% is an appropriate buffer) / No (It should be a different figure), with textbox to explain your answer if you believe a different % buffer should be used

No.

**Question 11: Do you agree with the removal of policy on Annual Position Statements?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 12: Do you agree that the NPPF should be amended to further support effective co-operation on cross boundary and strategic planning matters?**

Yes/No, with textbox to explain your answer.

Yes – as Town in a district which is 93% Green Belt and with neighbouring districts similarly constrained, Sevenoaks Town Council supports this amendment, as it considers cooperation to be vital to delivering housing in the South East.

**Question 13: Should the tests of soundness be amended to better assess the soundness of strategic scale plans or proposals?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council considers it important that these tests include community engagement and a joined up approach between the developer and Local Authority responsible for infrastructure. Infrastructure plans need commitments from Highway and railway, water and sewage companies to deliver the required infra, ahead of or alongside any planning application which would require their cooperation or input. These strategic scale proposals also need to be done transparently and with public consultation in order to give residents the confidence that

the infrastructure will be delivered with or before development. Currently this doesn't appear to be part of the test of soundness and proposes no confidence that the area will be able to support the additional housing.

Sevenoaks Town Council also considers that the developer needs to be responsible for implementing any required infrastructure, so it is planned into the scheme and the impact on local community pre-emptively mitigated, as opposed to the developer paying for enhancements which will take place after development.

**Question 14: Do you have any other suggestions relating to the proposals in this chapter?**

Textbox.

Sevenoaks Town Council considers that government legislation needs to change with a timeframe for delivery upon identification of housing land, and granting of planning permission. Currently there is no obligation for this, and delivery of housing is primarily contingent on private developers and the profitability of their sites.

In addition, the Town Council considers that if Local Planning Authorities are judged by land supply calculations and forward plans for housing delivery, there should also be a system to go alongside which measures actual delivery. There are many sites which have secured planning permission, but have not and do not appear to be planning to deliver in the near future. Government legislation therefore needs to be centrally amended to secure this.

**Question 15: Do you agree that Planning Practice Guidance should be amended to specify that the appropriate baseline for the standard method is housing stock rather than the latest household projections?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 16: Do you agree that using the workplace-based median house price to median earnings ratio, averaged over the most recent 3 year period for which data is available to adjust the standard method's baseline, is appropriate?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council recommends that any method of calculating the baseline needs to recognise that there are some places, including Sevenoaks Town, where part of local housing market is dominated from salaries from elsewhere – primarily London which has a higher average salary.

**Question 17: Do you agree that affordability is given an appropriate weighting within the proposed standard method?**

Yes/No, with textbox to explain your answer.

No – Sevenoaks Town Council advises that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

**Question 18: Do you consider the standard method should factor in evidence on rental affordability? If so, do you have any suggestions for how this could be incorporated into the model?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council reiterated its earlier point, that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

**Question 19: Do you have any additional comments on the proposed method for assessing housing needs?**

Sevenoaks Town Council reiterated its earlier point, that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

**Question 20: Do you agree that we should make the proposed change set out in paragraph 124c, as a first step towards brownfield passports?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 21: Do you agree with the proposed change to paragraph 154g of the current NPPF to better support the development of PDL in the Green Belt?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 22: Do you have any views on expanding the definition of PDL, while ensuring that the development and maintenance of glasshouses for horticultural production is maintained?**

Textbox for providing any further views.

Sevenoaks Town Council recommended that the definition should be left as it is and not expanded.

**Question 23: Do you agree with our proposed definition of grey belt land? If not, what changes would you recommend?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council considers there to already be a suitable mechanism for releasing such land by proving exceptional circumstances – and that the decision as to where Green Belt Land could be suitably released or redefined as Grey Belt should be made at a local level.

**Question 24: Are any additional measures needed to ensure that high performing Green Belt land is not degraded to meet grey belt criteria?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town recommends that a robust methodology for allocating grey belt sites is needed, and that this should be done impartially and not led by developers. The current criteria isn't considered sufficiently tight enough to protect valuable high quality Green Belt land from being put forwards by developers.

**Question 25: Do you agree that additional guidance to assist in identifying land which makes a limited contribution of Green Belt purposes would be helpful? If so, is this best contained in the NPPF itself or in planning practice guidance?**

Yes and it should be contained within the NPPF / Yes and it should be contained within PPG / No, with textbox to explain your answer.

Yes – Sevenoaks Town Council advises that this should be done by local authorities, not landowners/developers.

**Question 26: Do you have any views on whether our proposed guidance sets out appropriate considerations for determining whether land makes a limited contribution to Green Belt purposes?**

Yes/No, with textbox to explain your answer.

No.

**Question 27: Do you have any views on the role that Local Nature Recovery Strategies could play in identifying areas of Green Belt which can be enhanced?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council supports the idea of Local Nature Recovery Strategies, and would encourage their use in particular at locations where the Green Belt forms the boundary between distinct communities or parishes/towns and is degraded. They could be used to recover vulnerable parcels of open space which separate communities and whose loss would cause town and parish boundaries to be merged and lost without an adequate recovery strategy.

**Question 28: Do you agree that our proposals support the release of land in the right places, with previously developed and grey belt land identified first, while allowing local planning authorities to prioritise the most sustainable development locations?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 29: Do you agree with our proposal to make clear that the release of land should not fundamentally undermine the function of the Green Belt across the area of the plan as a whole?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 30: Do you agree with our approach to allowing development on Green Belt land through decision making? If not, what changes would you recommend?**

Yes/No, with textbox to list what changes you would recommend.

Yes, Sevenoaks Town Council agrees with this approach, provided affordable housing and infrastructure is secured, as this system only achieves acceptable benefits when a high proportion of affordable housing is delivered through it. The Town Council also advised that development on the Green Belt must be plan-led.

**Question 31: Do you have any comments on our proposals to allow the release of grey belt land to meet commercial and other development needs through plan-making and decision-making, including the triggers for release?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council advised that there needs to be a clear and unambiguous stipulations for developers to be required to provide affordable housing and infrastructure.

Commercial activities must demonstrate that they will do no external harm to the Green Belt and are sustainable – for instance that they will not cause any pollution to the surrounding area via watercourses etcetera.

**Question 32: Do you have views on whether the approach to the release of Green Belt through plan and decision-making should apply to traveller sites, including the sequential test for land release and the definition of PDL?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council advises that there is vast unmet traveller site need, and recommended that adequate provision should be allocated via local plans – including facilities.

**Question 33: Do you have views on how the assessment of need for traveller sites should be approached, in order to determine whether a local planning authority should undertake a Green Belt review?**

Yes/No, with textbox to explain your answer.

Yes, - provision need for traveller sites should not be excluded from the approach and should be actively provided for.

**Question 34: Do you agree with our proposed approach to the affordable housing tenure mix?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council advises that clarification is needed as to what proportion would be social rent, what the definition of “major” is, and finally that 50% affordable housing should be a requirement – not a target.

**Question 35: Should the 50 per cent target apply to all Green Belt areas (including previously developed land in the Green Belt), or should the Government or local planning authorities be able to set lower targets in low land value areas?**

Answer choices: The 50% target should apply to all Green Belt areas (including previously developed land in the Green Belt) / The Government or local planning authorities should be able to set lower targets in low land value areas, with textbox to explain your answer.

50% target.

**Question 36: Do you agree with the proposed approach to securing benefits for nature and public access to green space where Green Belt release occurs?**

Yes/No, with textbox to explain your answer.

Yes

**Question 37: Do you agree that Government should set indicative benchmark land values for land released from or developed in the Green Belt, to inform local planning authority policy development?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council advises that this only works with compulsory purchase and purchases which are moving forwards, as it could lead to landbanking where land owners don't

develop their land as they prefer to wait until its value increases. Compulsory purchase orders are therefore needed to support this.

**Question 38: How and at what level should Government set benchmark land values?**

Textbox.

Sevenoaks Town Council advises that this must be assessed regionally and with a localised measure of values that will permit the golden rules to be implemented for development of affordable housing.

**Question 39: To support the delivery of the golden rules, the Government is exploring a reduction in the scope of viability negotiation by setting out that such negotiation should not occur when land will transact above the benchmark land value. Do you have any views on this approach?**

Yes/No, with textbox to explain your answer.

Yes, Sevenoaks Town Council supports this in principle.

**Question 40: It is proposed that where development is policy compliant, additional contributions for affordable housing should not be sought. Do you have any views on this approach?**

Textbox.

Sevenoaks Town Council agreed that, if 50% affordable housing has been secured through a development and it is policy compliant, additional should be not be sought to the detriment of other provisions such as infrastructure.

**Question 41: Do you agree that where viability negotiations do occur, and contributions below the level set in policy are agreed, development should be subject to late-stage viability reviews, to assess whether further contributions are required? What support would local planning authorities require to use these effectively?**

Yes/No, with textbox to explain your answer, including what support you consider local authorities would require to use late-stage viability reviews effectively.

No, Sevenoaks Town Council advises that trying to unpick these types of negotiations could introduce more uncertainty and delay development.

**Question 42: Do you have a view on how golden rules might apply to non-residential development, including commercial development, travellers sites and types of development already considered 'not inappropriate' in the Green Belt?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council considers that there should be community benefits for non-residential development including infrastructure and access improvements.

**Question 43: Do you have a view on whether the golden rules should apply only to 'new' Green Belt release, which occurs following these changes to the NPPF? Are there other transitional arrangements we should consider, including, for example, draft plans at the regulation 19 stage?**

Yes/No, with textbox to explain your answer.

Yes, Sevenoaks Town Council considers that this should apply to draft Local Plans.

**Question 44: Do you have any comments on the proposed wording for the NPPF (Annex 4)?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 45: Do you have any comments on the proposed approach set out in paragraphs 31 and 32?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council advised that the proposed approach should not be a blanket policy, and should require support of a Local or Neighbourhood Plan. It should therefore follow on either from Local Plans having evaluated the Green Belt site for allocation as Grey Belt, or from having been identified in the Neighbourhood Development Plan for potential housing.

In addition, Sevenoaks Town Council considers that this would also be a valuable approach for securing development outside of Green Belt land as well, and would therefore be in favour of expanding its use to sites within urban areas which already have planning permission but which have remained undelivered and the land undeveloped for long periods of time.

**Question 46: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

**Question 47: Do you agree with setting the expectation that local planning authorities should consider the particular needs of those who require Social Rent when undertaking needs assessments and setting policies on affordable housing requirements?**

Yes/No, with textbox to explain your answer.

**Question 48: Do you agree with removing the requirement to deliver 10% of housing on major sites as affordable home ownership?**

Yes/No, with textbox to explain your answer.

**Question 49: Do you agree with removing the minimum 25% First Homes requirement?**

Yes/No, with textbox to explain your answer.

**Question 50: Do you have any other comments on retaining the option to deliver First Homes, including through exception sites?**

Yes/No, with textbox to provide any further comment.

**Question 51: Do you agree with introducing a policy to promote developments that have a mix of tenures and types?**

Yes/No, with textbox to explain your answer.

**Question 52: What would be the most appropriate way to promote high percentage Social Rent/affordable housing developments?**

Textbox.

**Question 53: What safeguards would be required to ensure that there are not unintended consequences? For example, is there a maximum site size where development of this nature is appropriate?**

Textbox.

**Question 54: What measures should we consider to better support and increase rural affordable housing?**

Textbox.

**Question 55: Do you agree with the changes proposed to paragraph 63 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

**Question 56: Do you agree with these changes?**

Yes/No, with textbox to explain your answer.

**Question 57: Do you have views on whether the definition of 'affordable housing for rent' in the Framework glossary should be amended? If so, what changes would you recommend?**

Yes/No, with textbox to recommend changes.

**Question 58: Do you have views on why insufficient small sites are being allocated, and on ways in which the small site policy in the NPPF should be strengthened?**

Yes/No, with textbox to explain your answer.

**Question 59: Do you agree with the proposals to retain references to well-designed buildings and places, but remove references to ‘beauty’ and ‘beautiful’ and to amend paragraph 138 of the existing Framework?**

Yes/No, with textbox to explain your answer.

**Question 60: Do you agree with proposed changes to policy for upwards extensions?**

Yes/No, with textbox to explain your answer.

**Question 61: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

**Question 62: Do you agree with the changes proposed to paragraphs 86 b) and 87 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

**Question 63: Are there other sectors you think need particular support via these changes? What are they and why?**

Yes/No, with textbox to explain your answer.

**Question 64: Would you support the prescription of data centres, gigafactories, and/or laboratories as types of business and commercial development which could be capable (on request) of being directed into the NSIP consenting regime?**

Yes/No, with textbox to explain your answer.

**Question 65: If the direction power is extended to these developments, should it be limited by scale, and what would be an appropriate scale if so?**

Yes/No, with textbox to suggest an appropriate scale.

**Question 66: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

**Question 67: Do you agree with the changes proposed to paragraph 100 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

**Question 68: Do you agree with the changes proposed to paragraph 99 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

**Question 69: Do you agree with the changes proposed to paragraphs 114 and 115 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

**Question 70: How could national planning policy better support local authorities in (a) promoting healthy communities and (b) tackling childhood obesity?**

Textbox.

**Question 71: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

**Question 72: Do you agree that large onshore wind projects should be reintegrated into the NSIP regime?**

Yes/No, with textbox to explain your answer.

**Question 73: Do you agree with the proposed changes to the NPPF to give greater support to renewable and low carbon energy?**

Yes/No, with textbox to explain your answer.

**Question 74: Some habitats, such as those containing peat soils, might be considered unsuitable for renewable energy development due to their role in carbon sequestration. Should there be additional protections for such habitats and/or compensatory mechanisms put in place?**

Yes/No, with textbox to explain your answer.

**Question 75: Do you agree that the threshold at which onshore wind projects are deemed to be Nationally Significant and therefore consented under the NSIP regime should be changed from 50 megawatts (MW) to 100MW?**

Yes/No, with textbox to explain your answer.

**Question 76: Do you agree that the threshold at which solar projects are deemed to be Nationally Significant and therefore consented under the NSIP regime should be changed from 50MW to 150MW?**

Yes/No, with textbox to explain your answer.

**Question 77: If you think that alternative thresholds should apply to onshore wind and/or solar, what would these be?**

Textbox.

**Question 78: In what specific, deliverable ways could national planning policy do more to address climate change mitigation and adaptation?**

Textbox.

**Question 79: What is your view of the current state of technological readiness and availability of tools for accurate carbon accounting in plan-making and planning decisions, and what are the challenges to increasing its use?**

Textbox.

**Question 80: Are any changes needed to policy for managing flood risk to improve its effectiveness?**

Yes/No, with textbox to explain your answer.

**Question 81: Do you have any other comments on actions that can be taken through planning to address climate change?**

Yes/No, with textbox to explain your answer.

**Question 82: Do you agree with removal of this text from the footnote?**

Yes/No, with textbox to explain your answer.

**Question 83: Are there other ways in which we can ensure that development supports and does not compromise food production?**

Yes/No, with textbox to explain your answer.

**Question 84: Do you agree that we should improve the current water infrastructure provisions in the Planning Act 2008, and do you have specific suggestions for how best to do this?**

Yes/No, with textbox to explain your answer.

**Question 85: Are there other areas of the water infrastructure provisions that could be improved? If so, can you explain what those are, including your proposed changes?**

Yes/No, with textbox to explain your answer.

**Question 86: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

**Question 87: Do you agree that we should we replace the existing intervention policy criteria with the revised criteria set out in this consultation?**

Yes/No, with textbox to explain your answer.

**Question 88: Alternatively, would you support us withdrawing the criteria and relying on the existing legal tests to underpin future use of intervention powers?**

Yes/No, with textbox to explain your answer.

**Question 89: Do you agree with the proposal to increase householder application fees to meet cost recovery?**

Yes/No, with textbox to explain your answer.

**Question 90: If no, do you support increasing the fee by a smaller amount (at a level less than full cost recovery) and if so, what should the fee increase be? For example, a 50% increase to the householder fee would increase the application fee from £258 to £387.**

Yes/No, with textbox to explain what you consider an appropriate fee increase.

**Question 91: If we proceed to increase householder fees to meet cost recovery, we have estimated that to meet cost-recovery, the householder application fee should be increased to £528. Do you agree with this estimate?**

Answer options: Yes / No – it should be higher than £528 / No – it should be lower than £528 / No - there should be no fee increase / Don't know, with text box to explain "No" response (if applicable) as well as evidence demonstrating what you consider the correct fee to be.

**Question 92: Are there any applications for which the current fee is inadequate? Please explain your reasons and provide evidence on what you consider the correct fee should be.**

Yes/No, with textbox to explain your answer.

**Question 93: Are there any application types for which fees are not currently charged but which should require a fee? Please explain your reasons and provide evidence on what you consider the correct fee should be.**

Yes/No, with textbox to explain your answer and provide reasons on what you consider the correct fee to be.

**Question 94: Do you consider that each local planning authority should be able to set its own (non-profit making) planning application fee?**

**Please give your reasons in the text box below.**

Yes/No, with textbox to explain your answer.

**Question 95: What would be your preferred model for localisation of planning fees?**

Answer options: Full Localisation – Placing a mandatory duty on all local planning authorities to set their own fee. / Local Variation – Maintain a nationally-set default fee and giving local planning authorities the option to set all or some fees locally. / Neither / Don't Know, with text box to explain your answer.

**Question 96: Do you consider that planning fees should be increased, beyond cost recovery, for planning applications services, to fund wider planning services?**

Yes/No, with textbox to explain your answer and explain what you consider an appropriate increase would be and whether this should apply to all applications or, for example, just applications for major development?

**Question 97: What wider planning services, if any, other than planning applications (development management) services, do you consider could be paid for by planning fees?**

Yes/No, with textbox to explain your answer.

**Question 98: Do you consider that cost recovery for relevant services provided by local authorities in relation to applications for development consent orders under the Planning Act 2008, payable by applicants, should be introduced?**

Yes/No.

**Question 99: If yes, please explain any particular issues that the Government may want to consider, in particular which local planning authorities should be able to recover costs and the relevant services which they should be able to recover costs for, and whether host authorities should be able to waive fees where planning performance agreements are made.**

Textbox.

**Question 100: What limitations, if any, should be set in regulations or through guidance in relation to local authorities' ability to recover costs?**

Textbox.

**Question 101: Please provide any further information on the impacts of full or partial cost recovery are likely to be for local planning authorities and applicants. We would particularly welcome evidence of the costs associated with work undertaken by local authorities in relation to applications for development consent.**

Textbox.

**Question 102: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

**Question 103: Do you agree with the proposed transitional arrangements? Are there any alternatives you think we should consider?**

Yes/No, with textbox to explain your answer.

**Question 104: Do you agree with the proposed transitional arrangements?**

Yes/No, with textbox to explain your answer.

**Question 105: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

**Question 106: Do you have any views on the impacts of the above proposals for you, or the group or business you represent and on anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how. Is there anything that could be done to mitigate any impact identified?**

## Agenda Item 5 - Development Control Committee

### INFORMATIVE for Sevenoaks District Council

#### Sevenoaks Town Council report on its views on Planning Application 21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road

##### Comments:

This scheme is to regenerate the former gasholder site which lies between Cramptons Road and Otford Road. The proposal is for the creation of 136 new homes on the site which is just under a hectare in area, and the use of this brownfield site for housing in this important site is consistent with planning at District and Town level.

Primary **access** to and from the site is to be from the Otford Road opposite Bakers Yard, with a secondary, one-way, inwards only route from Cramptons Road.

On the Cramptons Road frontage, 8 **townhouses** are proposed. These have three storeys and flat, green roofs. The front façade is ‘crenellated’ giving the homes an appearance of a Spanish mountain village, albeit in red brick with bronze coloured window frames, doors, balustrades and trims. Externally, the houses have two parking spaces and bin/ bike stores at the front but no other garden. They each have a roof terrace accessed from the second floor bedrooms, which look across the street at the existing houses, and full height windows to first floor bedrooms with one having a small balcony. All but one window is full height on the Cramptons Road façade of each house. These homes are earmarked as “Discounted Market Sale”. The level of discount is 20%, and this is the only “**affordable**” **housing** in the scheme, there being no social rented accommodation included. These homes make up 5% of the total number of units. The external finishes to the buildings are red/ brown/ mixed brick with bronze coloured window frames, panels and balustrades to the balcony available to every flat.

In the development behind are two further townhouses, back to back with those on Cramptons Road, and on either side, South and North, are two four-storey blocks of apartments. The **North Block** stands on a podium which houses parking spaces, bike spaces and plant. Flats are a mix of two and three bedrooms and one studio flat. Lifts are included and there is one wheelchair-accessible designed townhouse (although since this will be in private ownership, not RSL, it’s appeal will be limited).

To the West, and closest to the Otford Road, stands a **rotunda**. This is designed to reflect the gas towers which previously occupied the site. It stands 10 storeys high and at almost exactly the same height as the tallest of the two gasometers which stood here. The façade treatment picks out the structure of the fretwork of the gas towers, with vertical spines picked out in white tiles on the outer face and highlighted with glazed green and yellow tiles on the inward faces, horizontal features every few storeys as per the old towers and set against warm grey brickwork (or possibly red, depending on which document you look at) with bronze window frames, insert panels and balconies. Internally, each floor includes a mix of seven one-, two- and three-bedroom flats. It is stepped away from the boundary with Otford Road by the car parking spaces around it.

A **garden** in the centre of the development is landscaped extensively on varying levels and using excavated material to create grassy mounds in the central area with paths running between, and 'natural play' spaces incorporated. There are indications that this space will be open to the public, a most welcome development in a neighbourhood with no public green spaces. There is a comprehensive planting strategy of trees, shrubs and biosolar roofs. The **PROW** which runs through the site currently will be opened up and fully integrated as an access route across the site.

**Car parking** is arranged in a number of locations: in the podium of the rotunda and the North block, in front of the Cramptons Road Townhouses, around the western side of the rotunda and south and west of the South Block. There are 97 spaces in this scheme of 136 homes, 16 of them dedicated to the 8 townhouses, being on their driveways. The remaining spaces divided by the remaining units gives a rate of 0.63 spaces per unit. 184 covered cycle spaces are designed into the scheme in a variety of locations.

In addition to low parking provision, there will be a loss of **informal on-street parking** on Cramptons Road. My estimate is in the region of 15 spaces along the stretch which the townhouses will occupy. Many existing Cramptons Road residents are reliant on on-street parking, and increasingly live in multicar households as young family members cannot afford to move into homes of their own and continue to live with parents. On street parking is also used extensively by visitors and workers at the nearby industrial units and other commuters. The loss of spaces will have a considerable impact upon the neighbours.

The low parking provision is justified by the developer on the basis of the sustainable location of the scheme and the provision of a **travel plan**, with a Travel Plan Coordinator post for five years. Car sharing schemes will be promoted (although I know of none in Sevenoaks, the scheme given as an example does not extend this far out of London at present) and the viability of a Car Club is being explored. Walking, cycling and public transport are to be promoted, although the document correctly notes the infrequency and limited operating hours of buses and trains in this location.

It would be fair to say that **residents** around this site are upset by the proposal. They received a consultation during the winter which many report having had a three-day turnaround on to meet the deadline, and they are upset by the scale of project being vastly different from that which has been widely consulted on through the STNP and Northern Masterplan development of recent years. All I have spoken to or been in contact with are concerned about the precedent for density on other sites such as the waterworks and quarry, although pretty well everyone is keen for the brownfield site to be developed for housing to meet local needs. None miss the gas towers, and almost all are surprised by the design inspiration they have offered. I have detected no love for the industrial heritage of the site. In talking to them, I was hard pressed to find anyone who could remember the last time the gas towers were fully raised and occupying the void of the frame, although the answer to that seems to be sometime in the mid 1990's, perhaps earlier. Many then consider the solid 10-storey design to be overbearing and dominating on their neighbourhood. They have serious concerns about parking in particular – both the loss of parking spaces on street which are already in keen demand and overflow parking from residents of the scheme which has significantly fewer than the KCC policy 1 space per unit.

As of 11pm yesterday, approximately 125 comments had been lodged on the planning portal by members of the public.

The analysis of the local facilities recognises the close access to supermarkets and small retailers at St John's, but misunderstands the rhythm of Sevenoaks – in listing leisure facilities, it describes two local private gyms but doesn't make clear the distance to the civic leisure centre and pool; in describing healthcare, it mentions the hospital and the private medical centre, but makes no study of GP's or their capacity for 136 new households; describing schools, it includes Dorton House which was highly specialised and is now closed, makes no distinction between state and private schools and suggests access to primary schools already operating on very tight catchment areas. The application sets out where social infrastructure lies but offers no analysis of their capacity for a large, unplanned-for development. Having been asked in pre-application to include pedestrian and cycle routes, there is no analysis of this at all.

With all that said, the design is interesting, unusual and sustainably built, and I especially welcome the inclusion of public green space and play facilities in this neighbourhood which has none, as well as the significant improvements to the PROW which traverses the site, and which is open and secure through the proposed development. It effectively remediates this brownfield site and opens up the space.

#### Additional information relating to STC's decision advice:

Sevenoaks Town Council recommended **refusal** on the following grounds:

##### Layout and Density of Building

- ADMP – the Allocated Development Management Plan adopted by SDC in 2015 identifies this site as having the potential for 39 new homes at a density of 40 homes per hectare;
- STNP – the Sevenoaks Town Neighbourhood Plan, which goes to Public Referendum on 4th May 2023 states in Policy D1 that any development should be designed at 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)"
- Local Plan – SDC's previous draft local plan mooted the possibility of increasing density on this site in order to achieve housing targets. It suggested a maximum of 98 homes on the site, although of course this isn't adopted policy currently.

It is clear that this proposal is considerably more dense than foreseen by either local council in any of its' planning documents, adopted or otherwise. The planning document in force is the ADMP at 39 homes.

The height of the rotunda is a factor of the proposed density. At ten storeys, it would become a landmark site on this gateway into Sevenoaks where no landmark has been envisaged thus far. It will be visible and distinct from a considerable distance, and is considerably higher than anything else in the area by some six storeys.

##### Design, Appearance and Materials

The SDC Residential Area Character Assessments for the surrounding areas identifies it as an area characterised and identified by two-storey terraced housing with some flats of three-storeys, and proposes developments are in keeping with that style. For Cramptons Road it notes the detracting view of the gas holders, still standing at the time of the assessment. The assessment for Berwick Way notes that the residential character is harmed by views of the gas holders.

The rotunda is very far removed from that character, and its height is incongruous with the residential character in the immediate neighbourhood and the town as a whole. It will dominate the existing neighbourhood of two-storey terraced homes.

The nearest 'tall' building is perhaps the Conway offices at 4/5 storeys, and that is very visible from the surrounding countryside including the SSSI Nature Reserve. I do not believe that a building of this height and dominance is appropriate or desirable in this location.

The industrial heritage of the gas towers drawn upon by the architect is not one which defines Sevenoaks or which is missed by its residents. The gas towers were last full over 25 years ago, only their fretwork has been visible in the time since, and their dismantling was broadly welcomed. Unlike the unused gas holders, this building will be impermeable to light and internally lit at night impacting the **visual amenity** for a considerable distance. There is no precedent for individual tall buildings in Sevenoaks which is characterised by two storey houses and low blocks of flats.

The townhouses on Cramptons Road are not in keeping with the residential Character Area Assessment, being three-storey, flat roofed with variable façade and full-height windows roof terraces to the upper floors at the front. They have an uncomfortable relationship with the neighbours opposite, with roof terraces at a level similar to upstairs bedroom windows, creating issues of **overlooking and loss of privacy**.

### **Adequacy of Parking**

The scheme envisages parking levels of 0.7 spaces per unit. This is not compliant with KCC design guidance which requires 1 space per unit for homes in a suburban location. It is noted that the 0.7 figure includes the 8 townhouses which each have two spaces allocated, and therefore the ratio for the remaining properties with shared parking access is close to 0.6 spaces per unit.

Whilst I applaud the intention to reduce reliance on cars, it does not seem probable that the infrastructure of frequent busses, fast rail connections and safe cycle lanes can be in place in time to persuade residents that personal vehicles are not needed. I recommend that a 1:1 ratio should be adhered to, as per KCC policy.

The scheme will cause the loss of some 15 on-street parking spaces in Cramptons Road. Residents frequently report that parking is at a premium in this location and is used not only by residents of increasingly multigenerational homes but also visitors to the several industrial facilities in the area.

### **Lack of Social Housing**

It is vital that a scheme in this location of this mix makes 40% of homes available as Affordable Housing in accordance with national and district policy. Discounted sale values to the initial buyers of just 5% of the stock is not acceptable, and will not serve the 800 families on the local housing list who do not have the capital to purchase property.

**Informative:**

The application includes a comprehensive **travel plan**, which includes frequent reviews of resident journeys and a car club as mitigation for lower parking levels and assumptions of residents not needing personal transport in this location. With the further delay to fast services from Bat and Ball Rail Station and with existing bus routes being tailored to a neighbourhood of car owners, Any Travel Plan must be binding and enforceable.

The application also considers that the scheme makes a positive contribution to the green spaces of the area, and indeed there are very few **green public spaces** or play facilities in the Cramptons Road/ Moor Road/ Swanzy Road area. Public access to maintained public space and play facilities must be permanently ensured.

The applicant states that the infrastructure for **vehicle charging points** can be provided. Any development should be conditional upon comprehensive provision of charging points for electric cars and bikes given their rapid increase in popularity and availability.

The scheme as submitted is substantially larger than envisaged in the ADMP or STNP. It is vital that **infrastructure** is able to cope with 136 new families in the area and at present healthcare and education (particularly primary education) are at capacity. The applicant's Design and Access Statement draws attention to schools which are operating at very tight catchments, plus one which doesn't exist any longer. It covers medical centres without reference to a single GP practice, which we know to be under great pressure. Public transport infrastructure in this location is not designed for dense, low-car owning developments with few bus services serving the area at infrequent intervals and, whilst the site is undeniably close to a rail station, the services from Bat and Ball station do not compete for most London-bound commuters with those at Sevenoaks station. Bat and Ball junction is highly congested with unsignalled and hard-to-use pedestrian crossings and zero cycle infrastructure. Significant investment will be needed in local infrastructure to meet the expectations of this development and should be reflected in the **Section 106/ CIL heads of terms**.

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**Sevenoaks Town Council Planning & Environment Committee 23-09-2024**

**Agenda Item 7:**

**Final draft response to the below consultation, as prepared by a Working Group comprising Cllr Shea, Cllr Clayton, Cllr Wightman and Cllr Camp. Draft answers provided in green.**

*Proposed reforms to the National Planning Policy Framework and other changes to the planning system: Consultation by the Ministry of Housing, Communities and Local Government*

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

**Question 1: Do you agree that we should reverse the December 2023 changes made to paragraph 61?**

Yes/No, with textbox to explain your answer.

No – it is important that Local Planning Authorities are able to look on exceptional circumstances to help them meet housing numbers – especially in authorities which are made up of a high percentage of Green Belt. Neighbourhood Development Plans can be, and in Sevenoaks Town Council’s case, have been, particularly successful in helping the Town meet housing demand through the targeted identification of Green Belt sites – with the significant advantage that NDPs are well consulted-upon and publicly endorsed.

**Question 2: Do you agree that we should remove reference to the use of alternative approaches to assessing housing need in paragraph 61 and the glossary of the NPPF?**

Yes/No, with textbox to explain your answer.

No.

**Question 3: Do you agree that we should reverse the December 2023 changes made on the urban uplift by deleting paragraph 62?**

Yes/No, with textbox to explain your answer.

Yes – STC appreciates that there is need for more housing in urban areas, however considers there to also be an important need also to accommodate urban uplift in rural areas. Development in rural areas can happen and should be encouraged, in the appropriate circumstances.

**Question 4: Do you agree that we should reverse the December 2023 changes made on character and density and delete paragraph 130?**

Yes/No, with textbox to explain your answer.

No - protections need to continue to exist to safeguard the character and heritage of towns and villages.

**Question 5: Do you agree that the focus of design codes should move towards supporting spatial visions in local plans and areas that provide the greatest opportunities for change such as greater density, in particular the development of large new communities?**

Yes/No, with textbox to explain your answer.

Yes, Sevenoaks Town Council supports the use of spatial plans and recommends that placemaking be considered at this stage. The Town Council is using its adopted Neighbourhood Development Plan as the basis for two spatial Masterplans for the Town and hopes that other Towns will follow suite. These will provide the basis for future developments to encourage placemaking to be incorporated to their designs at the early stages, and cohesion between individual developments.

**Question 6: Do you agree that the presumption in favour of sustainable development should be amended as proposed?**

Yes/No, with textbox to explain your answer.

No – Sevenoaks Town Council recommends that shouldn't happen without clear and robust government legislative guidance, and considers that clarification is required as to the components and criteria of what "sustainable development" encompasses. This is currently missing and the definition ambiguous, creating opportunity for developers and landowners to provide alternative interpretations ranging from durability, eco-friendliness, affordability or contribution to housing numbers. Historically, this policy has been used by developers to support planning applications in areas of low housing supply for developments not suitable for the site. If the MHCLG is minded to strengthen the presumption, then there must be clear guidelines as to what it "sustainable" means, and there needs to be consideration of the impact on existing the community.

In addition, Sevenoaks Town Council recommends that Neighbourhood Development Plans should be included in the definitions of "relevant development plan policies" when they allocate the proposed site in question or allocate a considerable/significant contribution towards the Town/Parish's housing supply requirements.

Neighbourhood Development Plans should be given a more significant weight in the decision making process, as they locally endorsed policy documents supported at Referendum and created in direct collaboration with community groups. They are frequently more up to date than principle Authority documents and should be used as a representation of local residents' priorities.

**Question 7: Do you agree that all local planning authorities should be required to continually demonstrate 5 years of specific, deliverable sites for decision making purposes, regardless of plan status?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council supports this, as it enables longer term planning and fits better with Neighbourhood Development Plans (NDPs), Masterplans and planning for sustainability. It should also reflect needs expressed in NDPs.

**Question 8: Do you agree with our proposal to remove wording on national planning guidance in paragraph 77 of the current NPPF?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council supports this, however recommends that this needs to be set against a continuous evaluation of need as well as supply, to prevent over-supply where it isn't needed. Clarification is also needed on oversupply in regards to whether it relates to completed homes, or simply deliverable sites which have been Granted planning permission but which have not commenced/finished construction.

**Question 9: Do you agree that all local planning authorities should be required to add a 5% buffer to their 5-year housing land supply calculations?**

Yes/No, with textbox to explain your answer.

No – Sevenoaks Town Council does not consider this isn't necessary.

**Question 10: If yes, do you agree that 5% is an appropriate buffer, or should it be a different figure?**

Yes (5% is an appropriate buffer) / No (It should be a different figure), with textbox to explain your answer if you believe a different % buffer should be used

No.

**Question 11: Do you agree with the removal of policy on Annual Position Statements?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 12: Do you agree that the NPPF should be amended to further support effective co-operation on cross boundary and strategic planning matters?**

Yes/No, with textbox to explain your answer.

Yes – as Town in a district which is 93% Green Belt and with with neighbouring districts similarly constrained, Sevenoaks Town Council supports this amendment, as it considers cooperation to be vital to delivering housing in the South East.

**Question 13: Should the tests of soundness be amended to better assess the soundness of strategic scale plans or proposals?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council considers it important that these tests include community engagement and a joined up approach between the developer and Local Authority responsible for infrastructure. Infrastructure plans need commitments from Highway and railway, water and sewage companies to deliver the required infrastructure, ahead of or alongside any planning application which would require their cooperation or input. These strategic scale proposals also need to be done transparently and with public consultation in order to give residents the confidence that the infrastructure will be delivered with or before development. Currently this doesn't appear to be part of the test of soundness and proposes no confidence that the area will be able to support the additional housing.

Sevenoaks Town Council also considers that the developer needs to be responsible for implementing any required infrastructure, so it is planned into the scheme and the impact on

local community pre-emptively mitigated, as opposed to the developer paying for enhancements which will take place after development.

**Question 14: Do you have any other suggestions relating to the proposals in this chapter?**

Textbox.

Sevenoaks Town Council considers that government legislation needs to change with a timeframe for delivery upon identification of housing land, and granting of planning permission. Currently there is no obligation for this, and delivery of housing is primarily contingent on private developers and the profitability of their sites.

In addition, the Town Council considers that if Local Planning Authorities are judged by land supply calculations and forward plans for housing delivery, there should also be a system to go alongside which measures actual delivery. There are many sites which have secured planning permission, but have not and do not appear to be planning to deliver in the near future. Government legislation therefore needs to be centrally amended to secure this.

**Question 15: Do you agree that Planning Practice Guidance should be amended to specify that the appropriate baseline for the standard method is housing stock rather than the latest household projections?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 16: Do you agree that using the workplace-based median house price to median earnings ratio, averaged over the most recent 3 year period for which data is available to adjust the standard method's baseline, is appropriate?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council recommends that any method of calculating the baseline needs to recognise that there are some places, including Sevenoaks Town, where part of the local housing market is dominated from salaries from elsewhere – primarily London which has a higher average salary.

**Question 17: Do you agree that affordability is given an appropriate weighting within the proposed standard method?**

Yes/No, with textbox to explain your answer.

No – Sevenoaks Town Council advises that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

**Question 18: Do you consider the standard method should factor in evidence on rental affordability? If so, do you have any suggestions for how this could be incorporated into the model?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council reiterates its earlier point, being that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

**Question 19: Do you have any additional comments on the proposed method for assessing housing needs?**

Sevenoaks Town Council reiterates its earlier point, being that it is a challenge to give affordability the appropriate weighting because local weighting doesn't take into consideration the average salary of those working within a Town versus commuting from that Town into London – and especially in Towns where a large percentage of local people work in higher earning areas such as London.

In addition, there is no enforcement or legal framework to bind developers to deliver the required percentage of affordable housing, which gives leeway for sites to achieve planning permission with no or significantly less affordable housing provision than required under policy. It therefore would not matter which weight affordable housing is given, because this will be overridden in a case by case basis when developers prove that it is not viable.

This impacts and undermines affordability because it causes the housing prices to rise. If land prices are set by the market, landowners will continue to underdeliver on affordable housing because it is not financially viable for them to do so.

**Question 20: Do you agree that we should make the proposed change set out in paragraph 124c, as a first step towards brownfield passports?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 21: Do you agree with the proposed change to paragraph 154g of the current NPPF to better support the development of PDL in the Green Belt?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 22: Do you have any views on expanding the definition of PDL, while ensuring that the development and maintenance of glasshouses for horticultural production is maintained?**

Textbox for providing any further views.

Sevenoaks Town Council recommended that the definition should be left as it is and not expanded.

**Question 23: Do you agree with our proposed definition of grey belt land? If not, what changes would you recommend?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council considers there to already be a suitable mechanism for releasing such land by proving exceptional circumstances – and that the decision as to where Green Belt Land could be suitably released or redefined as Grey Belt should be made at a local level.

**Question 24: Are any additional measures needed to ensure that high performing Green Belt land is not degraded to meet grey belt criteria?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town recommends that a robust methodology for allocating grey belt sites is needed, and that this should be done impartially and not led by developers. The current criteria isn't considered sufficiently tight enough to protect valuable high quality Green Belt land from being put forwards by developers.

**Question 25: Do you agree that additional guidance to assist in identifying land which makes a limited contribution of Green Belt purposes would be helpful? If so, is this best contained in the NPPF itself or in planning practice guidance?**

Yes and it should be contained within the NPPF / Yes and it should be contained within PPG / No, with textbox to explain your answer.

Yes – Sevenoaks Town Council advises that this should be done by local authorities, not landowners/developers.

**Question 26: Do you have any views on whether our proposed guidance sets out appropriate considerations for determining whether land makes a limited contribution to Green Belt purposes?**

Yes/No, with textbox to explain your answer.

No.

**Question 27: Do you have any views on the role that Local Nature Recovery Strategies could play in identifying areas of Green Belt which can be enhanced?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council supports the idea of Local Nature Recovery Strategies, and would encourage their use in particular at locations where the Green Belt forms the boundary between distinct communities or parishes/towns and is degraded. They could be used to recover vulnerable parcels of open space which separate communities and whose loss would cause town and parish boundaries to be merged and lost without an adequate recovery strategy.

**Question 28: Do you agree that our proposals support the release of land in the right places, with previously developed and grey belt land identified first, while allowing local planning authorities to prioritise the most sustainable development locations?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 29: Do you agree with our proposal to make clear that the release of land should not fundamentally undermine the function of the Green Belt across the area of the plan as a whole?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 30: Do you agree with our approach to allowing development on Green Belt land through decision making? If not, what changes would you recommend?**

Yes/No, with textbox to list what changes you would recommend.

Yes, Sevenoaks Town Council agrees with this approach, provided affordable housing and infrastructure is secured, as this system only achieves acceptable benefits when a high proportion of affordable housing is delivered through it. The Town Council also advises that development on the Green Belt must be plan-led.

**Question 31: Do you have any comments on our proposals to allow the release of grey belt land to meet commercial and other development needs through plan-making and decision-making, including the triggers for release?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council advises that there needs to be a clear and unambiguous stipulations for developers to be required to provide affordable housing and infrastructure.

Commercial activities must demonstrate that they will do no external harm to the Green Belt and are sustainable – for instance that they will not cause any pollution to the surrounding area via watercourses etcetera.

**Question 32: Do you have views on whether the approach to the release of Green Belt through plan and decision-making should apply to traveller sites, including the sequential test for land release and the definition of PDL?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council advises that there is vast unmet traveller site need, and recommends that adequate provision should be allocated via local plans – including facilities.

**Question 33: Do you have views on how the assessment of need for traveller sites should be approached, in order to determine whether a local planning authority should undertake a Green Belt review?**

Yes/No, with textbox to explain your answer.

Yes, - provision need for traveller sites should not be excluded from the approach and should be actively provided for.

**Question 34: Do you agree with our proposed approach to the affordable housing tenure mix?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council advises that clarification is needed as to what proportion would be social rent, what the definition of “major” is, and finally that 50% affordable housing should be a requirement – not a target.

**Question 35: Should the 50 per cent target apply to all Green Belt areas (including previously developed land in the Green Belt), or should the Government or local planning authorities be able to set lower targets in low land value areas?**

Answer choices: The 50% target should apply to all Green Belt areas (including previously developed land in the Green Belt) / The Government or local planning authorities should be able to set lower targets in low land value areas, with textbox to explain your answer.

50% target.

**Question 36: Do you agree with the proposed approach to securing benefits for nature and public access to green space where Green Belt release occurs?**

Yes/No, with textbox to explain your answer.

Yes

**Question 37: Do you agree that Government should set indicative benchmark land values for land released from or developed in the Green Belt, to inform local planning authority policy development?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council advises that this only works with compulsory purchase and purchases which are moving forwards, as it could lead to landbanking where land owners don't develop their land as they prefer to wait until its value increases. Compulsory purchase orders are therefore needed to support this.

**Question 38: How and at what level should Government set benchmark land values?**

Textbox.

Sevenoaks Town Council advises that this must be assessed regionally and with a localised measure of values that will permit the golden rules to be implemented for development of affordable housing.

**Question 39: To support the delivery of the golden rules, the Government is exploring a reduction in the scope of viability negotiation by setting out that such negotiation should not occur when land will transact above the benchmark land value. Do you have any views on this approach?**

Yes/No, with textbox to explain your answer.

Yes, Sevenoaks Town Council supports this in principle.

**Question 40: It is proposed that where development is policy compliant, additional contributions for affordable housing should not be sought. Do you have any views on this approach?**

Textbox.

Sevenoaks Town Council agreed that, if 50% affordable housing has been secured through a development and it is policy compliant, additional should be not be sought to the detriment of other provisions such as infrastructure.

**Question 41: Do you agree that where viability negotiations do occur, and contributions below the level set in policy are agreed, development should be subject to late-stage viability reviews, to assess whether further contributions are required? What support would local planning authorities require to use these effectively?**

Yes/No, with textbox to explain your answer, including what support you consider local authorities would require to use late-stage viability reviews effectively.

No, Sevenoaks Town Council advises that trying to unpick these types of negotiations could introduce more uncertainty and delay development.

**Question 42: Do you have a view on how golden rules might apply to non-residential development, including commercial development, travellers sites and types of development already considered 'not inappropriate' in the Green Belt?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council considers that there should be community benefits for non-residential development including infrastructure and access improvements.

**Question 43: Do you have a view on whether the golden rules should apply only to 'new' Green Belt release, which occurs following these changes to the NPPF? Are there other transitional arrangements we should consider, including, for example, draft plans at the regulation 19 stage?**

Yes/No, with textbox to explain your answer.

Yes, Sevenoaks Town Council considers that this should apply to draft Local Plans.

**Question 44: Do you have any comments on the proposed wording for the NPPF (Annex 4)?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 45: Do you have any comments on the proposed approach set out in paragraphs 31 and 32?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council advises that the proposed approach should not be a blanket policy, and should require support of a Local or Neighbourhood Plan. It should therefore follow on either from Local Plans having evaluated the Green Belt site for allocation as Grey Belt, or from having been identified in the Neighbourhood Development Plan for potential housing.

In addition, Sevenoaks Town Council considers that this would also be a valuable approach for securing development outside of Green Belt land as well, and would therefore be in favour of expanding its use to sites within urban areas which already have planning permission but which have remained undelivered and the land undeveloped for long periods of time.

**Question 46: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council's experience is that delivery of these different services and infrastructures – in particular GP Surgeries – is poorly coordinated, and the ability to engage NHS services in this process is especially difficult. The Town Council therefore advises that developer contributions towards such infrastructure need to be kept in the area and conditioned to be used appropriately within that area – as opposed to being given to a larger body which may use the contributions as they choose.

**Question 47: Do you agree with setting the expectation that local planning authorities should consider the particular needs of those who require Social Rent when undertaking needs assessments and setting policies on affordable housing requirements?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council considers that local planning authorities should explicitly consider those requiring social rent as well as the vast range of different needs within this, with social housing needing to remain a mix so as to meet the specific needs of that area.

**Question 48: Do you agree with removing the requirement to deliver 10% of housing on major sites as affordable home ownership?**

Yes/No, with textbox to explain your answer.

Yes – however Sevenoaks Town Council advises that the affordable element should be retained at 50%. The 10% requirement doesn't allow flexibility to meet the needs of the local community, and the mix of affordable housing should be prescribed at a local level – while meeting the 40/50% affordable housing provision requirement.

**Question 49: Do you agree with removing the minimum 25% First Homes requirement?**

Yes/No, with textbox to explain your answer.

Yes – but the affordable element should be retained at 50%. The 25% doesn't allow flexibility to meet the needs of the local community, and the mix of affordable housing should be prescribed at a local level – while meeting the 40/50% affordable housing provision requirement.

**Question 50: Do you have any other comments on retaining the option to deliver First Homes, including through exception sites?**

Yes/No, with textbox to provide any further comment.

No comment.

**Question 51: Do you agree with introducing a policy to promote developments that have a mix of tenures and types?**

Yes/No, with textbox to explain your answer.

Yes – particularly for larger sites where there is flexibility to meet a larger range of tenures, with the priority being to ensure that the housing needs of different cohort groups are met.

**Question 52: What would be the most appropriate way to promote high percentage Social Rent/affordable housing developments?**

Textbox.

Sevenoaks Town Council considers that Government grants and support is needed, given the high land and building costs. This must be taken seriously at government level and budget set for affordability.

**Question 53: What safeguards would be required to ensure that there are not unintended consequences? For example, is there a maximum site size where development of this nature is appropriate?**

Textbox.

Sevenoaks Town Council considers excellence of design to be highly important, with priority of high-quality builds, density, housing mix, landscaping, accessibility, public transport, and interconnectivity with the community that these developments are set in. Public transport must include links to employment and proximity to education.

The Town Council considers maximum size to be less relevant compared to the quality of Masterplanning and design to ensure that the new community is well connected to its environment.

In addition and most importantly – housing must be designed to be indistinguishable from non-social rent and integrate the different types of housing together. A robust maintenance programme for communal areas must be considered as part of the planning permission in order to ensure that the façade and appearance of the buildings are maintained.

**Question 54: What measures should we consider to better support and increase rural affordable housing?**

Textbox.

There is currently little allowance in current Local Plans for new housing near old villages, which causes them to diminish. District and principle authorities should be required to make provisions for rural as well as major developments in their Local Plans, with explicit requirement to keep urban settlements economically sustainable.

Transport links are imperative, with links to employment and proximity to education needed to keep the community sustainable.

Designs should be consistent with the scale of the rural setting, in order to integrate the development into the existing community.

**Question 55: Do you agree with the changes proposed to paragraph 63 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 56: Do you agree with these changes?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council is supportive of this and would recommend that Parish/Town Councils be included in the definition of community-based groups.

**Question 57: Do you have views on whether the definition of 'affordable housing for rent' in the Framework glossary should be amended? If so, what changes would you recommend?**

Yes/No, with textbox to recommend changes.

Yes – Sevenoaks Town Council supports amendments to make it easier for organisations that are not Registered Providers to include community-led developments.

**Question 58: Do you have views on why insufficient small sites are being allocated, and on ways in which the small site policy in the NPPF should be strengthened?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council considers that the key reason as to why insufficient small sites are being allocated is that Local Plans currently rely on landowners to put forwards their sites, as opposed to the Local Planning Authority or community group being able to identify it themselves. It requires the landowner's permission, as opposed to in Neighbourhood Development Plans which can identify potential development sites without necessarily requiring permission from the landowner. Sevenoaks Town Council therefore recommends that (1) incentives be introduced for landowners to propose their sites for housing, and (2) that the ability for principle and planning authorities, as well as local community groups to suggest sites as in the Neighbourhood Planning process be extended to the Local Plan process.

In addition, the Town Council considers that compulsory purchase orders and external fair valuations should apply to small sites that cannot be unlocked through the private sector, in order to give councils ability to compel the issue on the basis of a fair valuation.

With regards to section 16c (whether a definition distinguishing between small and medium sites would improve clarity): Sevenoaks Town Council agrees that small sites are defined too broadly, and that there should be distinction between small and medium sites.

Finally, Sevenoaks Town Council agrees with the suggestion in section 16d that authority-specific small-site strategies would help implement the 10% small site allocation requirement.

**Question 59: Do you agree with the proposals to retain references to well-designed buildings and places, but remove references to ‘beauty’ and ‘beautiful’ and to amend paragraph 138 of the existing Framework?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council considers that Local Planning Authorities should be required to have a local design guide and design codes.

**Question 60: Do you agree with proposed changes to policy for upwards extensions?**

Yes/No, with textbox to explain your answer.

Yes, however not in Conservation Areas or where it conflicts with local design guides.

**Question 61: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 62: Do you agree with the changes proposed to paragraphs 86 b) and 87 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council urges that delivery of these commercial developments must be carbon neutral.

In addition, coordination with other bodies which could utilise the byproduct of each other's assets should be part of the approval process – for instance such as data centres which produce a large amount of heat could coordinate with those that can generate power from heat.

**Question 63: Are there other sectors you think need particular support via these changes? What are they and why?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council considers that water and sewerage should also be considered.

**Question 64: Would you support the prescription of data centres, gigafactories, and/or laboratories as types of business and commercial development which could be capable (on request) of being directed into the NSIP consenting regime?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council supports this, however with the strong stipulation that this should only be allowed at the direct request of the local principle authority.

**Question 65: If the direction power is extended to these developments, should it be limited by scale, and what would be an appropriate scale if so?**

Yes/No, with textbox to suggest an appropriate scale.

Sevenoaks Town Council urges that this must not encroach into the Green Belt or negatively impact existing communities.

**Question 66: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 67: Do you agree with the changes proposed to paragraph 100 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

Yes Sevenoaks Town Council strongly supports this.

**Question 68: Do you agree with the changes proposed to paragraph 99 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

Yes Sevenoaks Town Council strongly supports this.

**Question 69: Do you agree with the changes proposed to paragraphs 114 and 115 of the existing NPPF?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council would strongly agree with this and advises that a key vision to lead change in the transport system is to prioritise planning developments to be well-connected with public transport options, local retail hubs, cycling and walking infrastructure in order to create 15 minute cities. This will need significant initial investment, however improvements to the public transport and highway network would improve productivity and lead to income generation which would eventually offset this.

**Question 70: How could national planning policy better support local authorities in (a) promoting healthy communities and (b) tackling childhood obesity?**

Textbox.

Sevenoaks Town Council recommends that Local Plans should set measurable targets for walking, cycling and other active travel, and make the infrastructure easy to deliver and provide choices which enable people to help achieve these targets.

**Question 71: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council recommended that consideration be put into a mandate which would require provision of suitable exercise and recreation spaces from larger developments. These should be accessible to all and could include outdoor play spaces and gyms.

**Question 72: Do you agree that large onshore wind projects should be reintegrated into the s NSIP regime?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 73: Do you agree with the proposed changes to the NPPF to give greater support to renewable and low carbon energy?**

Yes/No, with textbox to explain your answer.

Yes. Sevenoaks Town Council agrees with the changes to give greater support to wind energy production, however considers that solar energy proposals should focus on utilising built or tarmacked land as a first priority – for instance by covering multi-storey car parks and installing solar panels on the roofs.

**Question 74: Some habitats, such as those containing peat soils, might be considered unsuitable for renewable energy development due to their role in carbon sequestration. Should there be additional protections for such habitats and/or compensatory mechanisms put in place?**

Yes/No, with textbox to explain your answer.

Yes – Sevenoaks Town Council recommended that water management and flood prevention also be included.

**Question 75: Do you agree that the threshold at which onshore wind projects are deemed to be Nationally Significant and therefore consented under the NSIP regime should be changed from 50 megawatts (MW) to 100MW?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 76: Do you agree that the threshold at which solar projects are deemed to be Nationally Significant and therefore consented under the NSIP regime should be changed from 50MW to 150MW?**

Yes/No, with textbox to explain your answer.

Yes, however Solar proposals should focus and prioritise utilising built or tarmacked land, for instance by covering multi-storey car parks and installing solar panels on the roofs.

**Question 77: If you think that alternative thresholds should apply to onshore wind and/or solar, what would these be?**

Textbox.

Sevenoaks Town Council recommended that this should be kept under review as the technology advances.

**Question 78: In what specific, deliverable ways could national planning policy do more to address climate change mitigation and adaptation?**

Textbox.

Sevenoaks Town Council considers that BREEAM should be a standard as opposed to a best practice, with all new buildings required to be as energy efficient as possible and high standards set for how sustainable a development has to be.

The Town Council also recommends that retrofitting should be made easier under the planning system, in order to encourage more solar panel installations, better insulation and water recycling.

In addition, there is currently no law to prevent houses directing their surface water run-off to sewers, which must be addressed. This is a particular issue in Sevenoaks, with sewers regularly overflowing during heavy rainfall due to householders having installed new driveways and connecting the surface water run-off to sewer drains. National planning policy should restrict such practice and surface water run-off instead be redirected to SUD systems that feed aquifers.

Sevenoaks Town Council also recommends that the exemptions which absolve particular development types from being required to deliver 10% Biodiversity Net Gain should be revoked or limited – particularly for self-build and householder applications.

Finally, the Town Council recommends that new developments should be required to be linked with public transport networks to encourage transport modes outside of private car use to be utilised.

**Question 79: What is your view of the current state of technological readiness and availability of tools for accurate carbon accounting in plan-making and planning decisions, and what are the challenges to increasing its use?**

Textbox.

No comment.

**Question 80: Are any changes needed to policy for managing flood risk to improve its effectiveness?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council advises that rain water management needs to be significantly rethought, as there is currently no law to prevent houses directing their surface water run-off to sewers, which the Town Council has witnessed the detrimental effects of.

There is urgent need to ensure that no additional load is placed on the existing rainwater and sewer systems. Sevenoaks Town Council recommends that applicants should be required to prove that development won't overload the existing sewer system, with enforcement for those that connect rainwater run-off to the sewer system.

The Town Council also recommends that there should be better infrastructure of SUDs and water retention measures, with all major schemes being required to show how they will retain water and ensure that run-off is dealt with other than via the sewer system.

**Question 81: Do you have any other comments on actions that can be taken through planning to address climate change?**

Yes/No, with textbox to explain your answer.

No comment.

**Question 82: Do you agree with removal of this text from the footnote?**

Yes/No, with textbox to explain your answer.

No. Sevenoaks Town Council considers that this text is needed to keep agricultural land viable, as the green benefit of locally produced food is important.

**Question 83: Are there other ways in which we can ensure that development supports and does not compromise food production?**

Yes/No, with textbox to explain your answer.

It is Sevenoaks Town Council's view that development and solar generation should in the first instance be developed on existing brownfields and developed land, and agricultural land should be safeguarded via policy. Allotments should also be protected as part of the planning process.

**Question 84: Do you agree that we should improve the current water infrastructure provisions in the Planning Act 2008, and do you have specific suggestions for how best to do this?**

Yes/No, with textbox to explain your answer.

Yes.

**Question 85: Are there other areas of the water infrastructure provisions that could be improved? If so, can you explain what those are, including your proposed changes?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council agrees that water should be thought of as a strategic planning project, and recommends that it be localised to make it a more prominent issue so that communities are encouraged and supported in managing water resources better.

Sevenoaks Town Council recommends that rainwater collection for re-use by households should be encouraged and that this, as well as prioritisation of grey water recycling systems should be a default for large scale developments in order to reduce consumption.

Finally, Sevenoaks Town Council recommends that rainwater should be redirected to aquifers, not sewers. Rainwater is easily cleaned and doing this via sewers is a waste of resources and causes the system to be overloaded and causes flooding.

**Question 86: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council recommends that there should be a greater degree of localism to encourage local involvement, and that design should prioritise rainwater retention and grey water recycling. There needs to be more thought of how a particular development relates to the network.

**Question 87: Do you agree that we should we replace the existing intervention policy criteria with the revised criteria set out in this consultation?**

Yes/No, with textbox to explain your answer.

Yes, Sevenoaks Town Council agrees that this is appropriate where authorities have not attempted to deliver a plan. However, in instances where the draft Local Plan has been created but failed to pass examination, Local Planning Authorities should be supported in completing it. The Local Plan process is significantly time consuming, with Plans that have failed to pass examination having then been completely discarded and the process set back to the beginning. Sevenoaks Town Council recommends that Local Planning Authorities should instead be able to negotiate and amend the Plan, as opposed to having to start afresh, and that the process furthermore needs to be shortened and simplified in order to keep the local community effectively engaged with the contents.

**Question 88: Alternatively, would you support us withdrawing the criteria and relying on the existing legal tests to underpin future use of intervention powers?**

Yes/No, with textbox to explain your answer.

No.

**Question 89: Do you agree with the proposal to increase householder application fees to meet cost recovery?**

Yes/No, with textbox to explain your answer.

Yes – however, Sevenoaks Town Council considers that householder application fees should be varied and differential according to area, as well as complexity, size of the proposals and amount of Officer time to consider the plans. Rather than a flat fee, there should be a maximum charge that can be applied, with Local Planning Authorities granted authority to agree their own tariff, with the expectation that any fees should meet the full costs and be self-financing and the caveat that they should not generate a profit.

**Question 90: If no, do you support increasing the fee by a smaller amount (at a level less than full cost recovery) and if so, what should the fee increase be? For example, a 50% increase to the householder fee would increase the application fee from £258 to £387.**

Yes/No, with textbox to explain what you consider an appropriate fee increase.

Sevenoaks Town Council recommends that Local Planning Authorities should be able to agree their own tariffs with the expectation that any fees should meet full costs and be self-financing and not profiting. There should, however, be a maximum cap, with costs differentiated according to type of application to account for smaller applications that will take less Officer time to evaluate.

**Question 91: If we proceed to increase householder fees to meet cost recovery, we have estimated that to meet cost-recovery, the householder application fee should be increased to £528. Do you agree with this estimate?**

Answer options: Yes / No – it should be higher than £528 / No – it should be lower than £528 / No - there should be no fee increase / Don't know, with text box to explain "No" response (if applicable) as well as evidence demonstrating what you consider the correct fee to be.

Sevenoaks Town Council recommends that Local Planning Authorities should be able to agree their own tariffs with the expectation that any fees should meet full costs and be self-financing and not profiting. There should, however, be a maximum cap, with costs differentiated

according to type of application to account for smaller applications that will take less Officer time to evaluate.

**Question 92: Are there any applications for which the current fee is inadequate? Please explain your reasons and provide evidence on what you consider the correct fee should be.**

Yes/No, with textbox to explain your answer.

Sevenoaks Town Council recommends that Local Planning Authorities should be able to agree own tariff with the expectation that any fees should meet full costs and be self-financing and not profiting. There should, however, be a maximum cap, with costs differentiated according to type of application to account for smaller applications that will take less Officer time to evaluate.

**Question 93: Are there any application types for which fees are not currently charged but which should require a fee? Please explain your reasons and provide evidence on what you consider the correct fee should be.**

Yes/No, with textbox to explain your answer and provide reasons on what you consider the correct fee to be.

**Question 94: Do you consider that each local planning authority should be able to set its own (non-profit making) planning application fee? Please give your reasons in the text box below.**

Yes/No, with textbox to explain your answer.

Yes.

**Question 95: What would be your preferred model for localisation of planning fees?**

Answer options: Full Localisation – Placing a mandatory duty on all local planning authorities to set their own fee. / Local Variation – Maintain a nationally-set default fee and giving local planning authorities the option to set all or some fees locally. / Neither / Don't Know, with text box to explain your answer.

Full localisation – subject to maximum caps.

**Question 96: Do you consider that planning fees should be increased, beyond cost recovery, for planning applications services, to fund wider planning services?**

Yes/No, with textbox to explain your answer and explain what you consider an appropriate increase would be and whether this should apply to all applications or, for example, just applications for major development?

No.

**Question 97: What wider planning services, if any, other than planning applications (development management) services, do you consider could be paid for by planning fees?**

Yes/No, with textbox to explain your answer.

**Question 98: Do you consider that cost recovery for relevant services provided by local authorities in relation to applications for development consent orders under the Planning Act 2008, payable by applicants, should be introduced?**

Yes/No.

No - not at this stage.

**Question 99: If yes, please explain any particular issues that the Government may want to consider, in particular which local planning authorities should be able to recover costs and the relevant services which they should be able to recover costs for, and whether host authorities should be able to waive fees where planning performance agreements are made.**

Textbox.

**Question 100: What limitations, if any, should be set in regulations or through guidance in relation to local authorities' ability to recover costs?**

Textbox.

Sevenoaks Town Council recommends that there should be caps to this.

**Question 101: Please provide any further information on the impacts of full or partial cost recovery are likely to be for local planning authorities and applicants. We would particularly welcome evidence of the costs associated with work undertaken by local authorities in relation to applications for development consent.**

Textbox.

**Question 102: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

No.

**Question 103: Do you agree with the proposed transitional arrangements? Are there any alternatives you think we should consider?**

Yes/No, with textbox to explain your answer.

Yes, however Sevenoaks Town Council recommends that, where the local authority is over 200 units short or not yet at Regulation 19 stage, additional weight should be given to made Neighbourhood Development Plans in order to mitigate the tilted balance from the presumption in favour of sustainable development.

The Town Council has a current Neighbourhood Plan which identifies 13 large sites for potential housing, however continues to be subject to the presumption which has caused a number of inappropriate developments to be Granted at Appeal.

The Town Council considers that Towns and Parishes that have put significant time, work and funding into the production of these documents should not be subject to the presumption which can undermine the Policies and design guidance within them.

**Question 104: Do you agree with the proposed transitional arrangements?**

Yes/No, with textbox to explain your answer.

**Question 105: Do you have any other suggestions relating to the proposals in this chapter?**

Yes/No, with textbox to explain your answer.

No.

**Question 106: Do you have any views on the impacts of the above proposals for you, or the group or business you represent and on anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how. Is there anything that could be done to mitigate any impact identified?**

Textbox.

No comment.

DRAFT

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## Appeal Decision

Site visit made on 28 August 2024

**by Megan Thomas K.C. Barrister-at-Law**

**an Inspector appointed by the Secretary of State**

**Decision date: 11 September 2024**

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**Appeal Ref: APP/G2245/D/24/3345556**

**16 Knole Road, Sevenoaks, Kent TN13 3XH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Oscar Kulibaev against the decision of Sevenoaks District Council.
  - The application Ref. is 23/03677/HOUSE.
  - The development sought is "raised patio and new landscape in the rear garden, new retaining walls".
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. Some development including the partial creation of patios has already taken place in the rear garden of the appeal site. I noted on my site visit that what has taken place does not wholly accord with the plans which have been submitted as part of the planning application. For example, the timber fencing which has been erected on the common boundary with no.15 Knole Road does not match the fencing on the submitted drawing. Consequently, I treat the appeal as being one seeking planning permission for development in accordance with the submitted drawings.

### Main Issue

3. The main issue in the appeal is the effect of the development on the living conditions of the occupants of 15 Knole Road in relation to sense of enclosure.

### Reasons

4. The appeal site is a two storey detached house located on the east side of Knole Road in the urban area of Sevenoaks. To its south east is 15 Knole Road which is also a two storey detached house but it is situated on lower land. Knole Road slopes downhill in a southerly direction.
5. Both houses have well vegetated gardens which, at the rear, generally slope or terrace downwards in a north easterly direction.
6. The appeal site obtained planning permission for demolition of a garage, erection of a single storey side extension with pitched roof and a two storey rear extension, in March 2022 (ref. 22/00112/HOUSE). The permission was implemented. At first patio level at the rear there are two three pane patio

doors, one serving the kitchen. The first patio is at door level. The appellant asserts that the first patio obtained planning permission as part of the March 2022 permission. However, no evidence to support that assertion is provided. No approved plans are provided. The description of development pursuant to 22/00112/HOUSE contains no reference to the construction of a patio or terrace. In the circumstances and on the evidence before me I am not persuaded that any of the patios/terraces as shown on the submitted plans have the benefit of planning permission.

7. On my site visit I had access both to the rear garden of the appeal site and to the rear garden of 15 Knole Road. When on the first patio at the appeal site (which currently has not been constructed out to the common boundary and down the flank elevation) it is possible to look back from its current north eastern corner and view the entire rear elevation of no.15 and a sizeable proportion of its rear garden closest to no.15's rear elevation.
8. The development sought includes a first patio, a second lower patio accessed via a flight of steps from the first patio, and a third lower patio further to the north east accessed by steps from the second patio. The proposed first patio is shown on the plans as extending out to the common boundary with no.15 and extending partially along the south eastern flank of no.16. Also shown on the submitted plans is a high fence on the common boundary with no.15 which extends the depth of the first patio. The annotation on drawing no.PL004 is "New 1.8m fence above 1m wall". A further fence on the common boundary above a rendered wall is proposed and this extends the depth of the second patio. The third and lowest patio is shown as having a graduated rendered wall on the common boundary with no.15.
9. The rear garden levels at no.15 are considerably lower than the height of the first patio and the top of the proposed first fence. The proposed boundary treatment for that first patio would loom over no.15 given its significant height above the ground level of no.15 at its immediate rear and beyond. It would result in a very oppressive and overbearing boundary arrangement resulting in an undue sense of enclosure for the occupants of no.15 when seeking to enjoy that part of their rear garden closest to the house. Whilst I acknowledge that the boundary treatment is a way of protecting neighbour privacy (and implementing drawing PL0004 would do so), the result would cause other unacceptable harm to residential amenity.
10. In relation to the second and third terraces which step down from the first, I consider that the proposed fencing and wall arrangements on the common boundary with no.15, coupled with the volume of mature vegetation on that part of the boundary, would be sufficient to avoid any undue loss of privacy for the occupants and would not be of a height or depth to cause an unacceptable loss of outlook or sense of enclosure for them.
11. In relation to no.17 Knole Road (which is a detached property with rear garden), this is situated on higher ground than the appeal site. The submitted plan shows a rendered wall and a new fence on part of the common boundary with no.17. There is also some intermittent vegetation on the boundary. I consider that the boundary treatment as proposed, would protect the occupants of no.17 from an unacceptable loss of privacy when any of the three proposed patios were in use. They would not be of a height or depth which would create an unacceptable loss of outlook or undue sense of enclosure for them.

12.I conclude therefore that the proposed development would be unacceptably detrimental to the living conditions of the occupants of no.15 Knole Road by reason of loss of outlook and undue sense of enclosure. The proposal would be contrary to policy EN2 of the Sevenoaks Allocations and Development Management Plan (adopted 2015).

### **Conclusion**

13.Having considered all representations, for the reasons given above, I dismiss the appeal.

*Megan Thomas K.C.*

**INSPECTOR**

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## **Agenda Item 11 – Highway Improvement Plan**

### **Sevenoaks Town Council Planning & Environment Committee 23<sup>rd</sup> September 2024**

On 21<sup>st</sup> August 2024, Kent County Council (KCC) Officers Nigel Rowe and Emma Tilbury met with Sevenoaks Town Council (STC) Officers Georgie Elliston and Georgina Jackson, as well as Town Council Councillors to discuss the Town Council's Highway Improvement Plan (HIP).

Attached is the Highway Improvement Plan as submitted, as well as initial KCC Officer comments. Initial responses have also since been received on some items, from KCC's Active Travel and Traffic Operations team, with further updates expected. A follow-up meeting will be arranged with KCC Officers once they have results of the investigations to discuss any next steps.

Although items are in early stages of investigation and therefore no costings have been provided, Councillors are advised to note that KCC's budget for HIPs is severely limited, with Officers reporting that it equates to around £1,000 per HIP. Larger projects must therefore be funded primarily via Town/Parish Council funds, although some may be eligible for grants from outside organisations such as Active Travel England.

KCC Members (i.e. Cllr Richard Streatfeild) can have their own HIPs, which they can use a portion of their Members Grant to fund.

**Important to note is Nigel Rowe's comment under Item 1, 13/9/24 – advising that the latest 20mph scheme, consulted on and to be paid for by STC requires a minimum of 18 months monitoring before any expansion can be considered.** This would include STC's proposal to add Mount Harry Road, Hitchen Hatch Lane, St Botolph's Road, St John's Hill/Dartford Road and Seal Hollow Road to the scheme.

**Also of note** – KCC comments on Item 6 (safe crossing point at Hillingdon Avenue and Seal Hollow Road for Trinity School students) appear to indicate that the Seal Hollow Road crossing point consulted on previously by KCC will not be delivered. It is not clear, however whether this means it will not be delivered *as part of the east-west cycle route*, or whether the scheme itself has been found unviable. Clarification has been requested from KCC about the status of the project, as well as whether Trinity School – who has been very active in lobbying for the crossing – are being kept updated.

**The Planning & Environment Committee is asked to consider the Movement & Net Zero Working Group's recommendation regarding any next steps.**

On website – ask to have time constraints that hips are set for certain period

### HIP Front Cover

| HIP Version                                         | Submitted by (Name)                | HIP Date                                                                    | Record Of Meeting Dates with KCC Virtual or Face to Face                                                                                                                                                                                                                                                                                             |                                                     | Please list below the funding Opportunities/Sources for HIP initiatives/Measures |
|-----------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------|
| <b>3</b>                                            | Georgie Elliston                   | Approved by Planning Committee<br>31/07/2023<br><br>Submitted<br>31/08/2023 | Demi Rodgers (DR), Nigel Rowe (NR), Linda Larter (LL) and Georgie Elliston (GE) – virtual meeting 17/11/2022<br><br>NR and GE virtual 13/03/2023<br><br>NR, Emma Tilbury, LL, GE, Cllr Streatfeild, Cllr Shea, Cllr Clayton, Cllr Wightman, Cllr Ancrum 06/09/2023<br><br>NR, Emma Tilbury, Georgina Jackson (GJ), GE – meeting scheduled 21/08/2024 |                                                     | County Member, Parish Precept Donation, CIL income                               |
| Are you an active member of the Speed Watch Scheme? |                                    |                                                                             | Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                               | Are you an active member of the Lorry Watch Scheme? | Yes <input type="checkbox"/><br>No <input checked="" type="checkbox"/>           |
| Name of HIP Representative                          | Georgie Elliston                   | Contact Telephone Number                                                    | 01732 459953                                                                                                                                                                                                                                                                                                                                         | Email Address                                       | planning@sevenoakstown.gov.uk                                                    |
| Name of Clerk                                       | Linda Larter                       | Contact Telephone Number                                                    | 01732 459953                                                                                                                                                                                                                                                                                                                                         | Email Address                                       | townclerk@sevenoakstown.gov.uk                                                   |
| Name of Chair                                       | Cllr David Skinner (Movement & Net | Contact Telephone Number                                                    | 01732 459953                                                                                                                                                                                                                                                                                                                                         | Email Address                                       | cllr.skinner@sevenoakstown.gov.uk                                                |

|                                 |                                  |                                 |  |                      |                                                                                                |
|---------------------------------|----------------------------------|---------------------------------|--|----------------------|------------------------------------------------------------------------------------------------|
|                                 | <b>Zero Working Group Chair)</b> |                                 |  |                      |                                                                                                |
| <b>KCC Project Manager Name</b> | <b>Nigel Rowe</b>                | <b>Contact Telephone Number</b> |  | <b>Email Address</b> | <a href="mailto:west.highwayimprovements@kent.gov.uk">west.highwayimprovements@kent.gov.uk</a> |
|                                 |                                  |                                 |  |                      |                                                                                                |

- Please note the Priority column MUST be those issues which are regarded as the most important (No 1 being your highest priority, then filtering down ) KCC is unable to guarantee that all your requests will be deliverable, but Project Managers can investigate your top 1 or 2 priorities per year.

| <b>Priority</b> | <b>Location</b>                                                                                                                                                                   | <b>Problem/Concern</b>                                                                                                                                  | <b>What do you feel are the potential solutions?</b>                                                                                                | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b>       | <b>Previous first priority of 20mph speed limits removed due to its forthcoming delivery, secured outside of the HIP process and to be completed by 1<sup>st</sup> September.</b> |                                                                                                                                                         |                                                                                                                                                     | Move to historical as being delivered by Active Travel by end of Aug with has made on 1 Sept 2024.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>1.</b>       | Mount Harry Road, Hitchen Hatch Lane, St Botolph's Road, St John's Hill/Dartford Road, Seal Hollow Road (30mph roads surrounded by 20mph roads)                                   | Cars speeding and the fluctuation between 20mph, 30mph and 40mph affecting the aforementioned roads in particular, making it difficult for motorists to | Phase 2 of the 20mph speed limits project to include roads which couldn't be included in the previous scheme due to be delivered by September 2024. | NR to check with SB and AF and let STC know we'll pick up anything else after discussions with Active Travel (AT) – NR to meet with meet with AT and then arrange joint meeting with STC.<br>NR – 13/9/24 Spoke with SB from Active Travel team who has commented 'the extent of the 20mph has been identified and will need to be installed and monitored for at least 18 months before we start looking at any expansion'.<br>AT were looking at ways to reduce the speeds along the roads that don't currently qualify for a 20mph such as: |

| Priority | Location                                                                                                            | Problem/Concern                                                                                                                                                                                                                                                                                                                                                   | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                                                             | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | Tonbridge Road on approach to Sevenoaks School and Seal Hollow Road (60-40mph roads proposed for gradual reduction) | <p>adhere to speed limits due to now knowing what they are.</p> <p>Re Tonbridge Road:<br/>The 40mph speed limit ends just outside the Southern entrance to Sevenoaks School which caused the school to not be includable in the 20mph scheme – introduced primarily to increase student safety.</p> <p>High speeds on Tonbridge Road causing safety concerns.</p> | <p>This includes Mount Harry, Hitchen Hatch, St Botolph's, St John's/Dartford Road, and the middle section of Seal Hollow Road due to potential compliancy issues, as well as the approach to Sevenoaks School from Tonbridge Road. The latter couldn't be included due to being too close to the 40mph speed limit and therefore not enforceable.</p> <p>STC proposes that the 30mph</p> | <p>Hitchen Hatch Road – moving parking bays to create a chicane effect.</p> <p>Installing of advisory cycle lanes to narrow the carriageway.</p> <p>Spilt out Tonbridge Road comments to new line:</p> <p>Tonbridge Road, approaching Sevenoaks School (40mph from Gracious Lane) – NR to look at average speeds on ATC outside of rush hour – more in depth analysis of the results.</p> <p>May be too high for a 30mph – could we engineer the environment to naturally lower speeds to qualify for a 30mph?</p> <p>Also check av. speeds on hill from Morleys roundabout to Sevenoaks – could this be reduced to 50mph or are speeds already below this?</p> |

| <b>Priority</b> | <b>Location</b> | <b>Problem/Concern</b> | <b>What do you feel are the potential solutions?</b>                                                                                                                                                                                                                                                                                                                            | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b> |
|-----------------|-----------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                 |                 |                        | <p>speed limit be extended South, far enough that both entrances to Sevenoaks School can be included in the 20mph speed limits and its students afforded the same protection as other schools in Sevenoaks within the 20mph zone. This</p> <p>Re roads which were excluded due to potential for non-compliance:<br/>The following measures were discussed with KCC Officers</p> |                                                                              |

| <b>Priority</b> | <b>Location</b> | <b>Problem/Concern</b> | <b>What do you feel are the potential solutions?</b>                                                                                                                                                                                                                                                                                                                   | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b> |
|-----------------|-----------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                 |                 |                        | <p>Sebastian Bures and Annette Fletcher on 30<sup>th</sup> May 2024 as potential speed interventions which would make compliance with a 20mph speed limit on these roads feasible:</p> <ul style="list-style-type: none"> <li>• Advisory cycle lane added on the uphill side of Dartford Road from Hollybush to The Vine, as well as in St Botolph's Avenue</li> </ul> |                                                                              |

| <b>Priority</b> | <b>Location</b> | <b>Problem/Concern</b> | <b>What do you feel are the potential solutions?</b>                                                                                                                                                                                                                                                    | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b> |
|-----------------|-----------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                 |                 |                        | <ul style="list-style-type: none"> <li>• Moving car parking spaces on Hitchen Hatch Lane from the south to the north between Winchester Close and Mencap Hall</li> <li>• Further on-street parking spaces in Mount Harry Road</li> </ul> <p>STC proposes that these be delivered, and potential for</p> |                                                                              |

| Priority | Location                                    | Problem/Concern                                                                                                                                                                                                                                              | What do you feel are the potential solutions?                                                                                                                                                                                                                         | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                             |                                                                                                                                                                                                                                                              | 20mph on these roads revisited on receipt of new traffic data following the interventions.                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2.       | HGV routes in town and narrow country lanes | HGV movement in town as through traffic inhibits active travel, increases burden on junctions, increases air pollution in residential areas, and risks damage to Conservation Areas. <b>See Appendix for images of known damage caused by HGV movements.</b> | <p>Introduce HGV weight/size restrictions to the “central” Sevenoaks area for <b>through traffic</b>.</p> <p>Highways England to improve signage at motorway junctions to direct freight to use the M25 and the A21 bypass, rather than A25 through Sevenoaks and</p> | <p>NR – 13/2/24 ATC survey data shows Over 60,000 cars for High St and 50,000 cars for London Rd. Lorries and heavier traffic represents around 5% of these figures.</p> <p>Focus on positive lorry signage rather than weight restriction given strategic route?</p> <p>Need to look at the wider area – where are lorries travelling (to Dover and Marden) and where could we put signs to divert traffic away from the High Street/ where would they displace to?</p> <p>What about advisory signs at pinch points in upper High Street, between the church and fountain, as well as outside Market House and by The Stag? These sections are too narrow for HGVs to pass and it's a conservation area. Could this help justify a weight/ width restriction?</p> <p>Waitrose and M&amp;S etc have their own loading bays off the High Street so wouldn't necessarily need to be exempt for access via the High Street.</p> |

| Priority | Location                                                  | Problem/Concern                                                                                                                                                         | What do you feel are the potential solutions?                                                                                                                                                                                                  | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                   |
|----------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                           | HGVs being directed via narrow country lanes such as Ashgrove Road as part of road closures – this road is considered unsuitable for such traffic due to blind corners. | <p>neighbouring villages.</p> <p>Opportunities for <b>positive signing</b> to be explored and installed, which directs HGVs towards more appropriate routes.</p> <p>This as supported by Aim M10 of the Sevenoaks Town Neighbourhood Plan.</p> |                                                                                                                                                                                                                                                                                                                         |
| 3.       | Sevenoaks Rail-Way Station/London Road/Hitchen Hatch Lane | Pedestrians take the “shortest route”, walking in the highway and avoiding pedestrian crossings;                                                                        | Redesign junction to create safe, direct pedestrian crossings and simplify vehicle controls.                                                                                                                                                   | <p>Include wording from Traffic Operations email around jct. improvements here being £250k plus.</p> <p>Developer is the best route for major jct changes as this is a major project and not something we can fund or deliver. There may be developer contributions and/or CIL contributions but this is long-term.</p> |

| Priority | Location | Problem/Concern                                                                 | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                                         | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------|----------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |          | Long waits for vehicles at multiple lights causing delays, noise and pollution. | <p>Proposal to replace the pedestrian guard rails with bollards, to stop pedestrians from walking in the road while still maintaining protections from cars.</p> <p><i>Note: STC is pursuing a Town Centre masterplan which will be looking at potential design solutions. STC also notes that the Farmers site has submitted a new planning application, and</i></p> | <p>Short term - People are walking in the road rather than crossing at the signals – PGR is stopping people getting back on the footway which is why the TC wants bollards to allow people to cross. KCC noted that we'd be encouraging people to cross where they shouldn't be whereas at the moment pedestrians are choosing to cross where they shouldn't – but NR to check with P&amp;A to see if there is a short term solution.</p> <p>NR to speak to Traffic Operations to see if a ped crossing at the existing traffic lights on London Road, west of the station, could be installed?</p> <p>NR – 16/9/24 Update from TB Traffic Operations:</p> <p>We've had a look at the site and there is no easy solution and certainly no quick one either.</p> <p>The first part regarding the crossing pedestrians and guard railing has been covered. Replacing the railings with bollards will make a free for all with pedestrians crossing wherever they like. The railings do direct pedestrians to the controlled crossings, if they choose not to use them, then there is not a lot we can do.</p> <p>As it is a large site, delay before the pedestrian green man appearing can be a while, though all the controlled crossings are walk with traffic to reduce the delays to pedestrians. The wait time</p> |

| <b>Priority</b> | <b>Location</b>               | <b>Problem/Concern</b>                                                     | <b>What do you feel are the potential solutions?</b>                                | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------|-------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                               |                                                                            | <b>recommends that junction improvements be secured via Section 106 agreements.</b> | <p>could be reduced, but that will have a knock-on effect and would increase the delays to vehicles which would also likely increase the queues at the junction.</p> <p>Adding a pedestrian phase to the West side of the junction is possible, though this would require a reconfiguration of the controller and reduce efficiency, as some traffic would have to be held on red for the pedestrian demand to be served. There would also be works required to install the crossing and the lining would have to be adjusted to accommodate the new crossing.</p> <p>The road is over 11m wide at this point, so there is a possibility of installing a pedestrian island so walk with traffic could be utilised. However, this would require quite a bit of civils work and would need a controller reconfiguration.</p> <p>It also needs to be mentioned that the controller and signal heads are over 12 years old, so well into their design life and the actual poles were not replaced at this time, so it may require significant works to make changes.</p> |
| <b>4.</b>       | Junction of A25/Hospital Road | Difficult for motorists to exit Hospital Road and Greatness Lane onto A25, | KCC Highways Engineering advice welcomed.                                           | <p><b>Check how far this got – if they can have Keep Clear – NR to speak to AO (AT).</b></p> <p><b>Traffic backs up from Bat and Ball Lane, along Seal Hollow Road, as there is no facility for a right hand turn at the Bat</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Priority | Location | Problem/Concern                                                                                                                                                     | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                                              | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |          | <p>contributing to the congestion at Bat and Ball junction. The Tarmac site development, accessed from Greatness Lane, will considerably increase this problem.</p> | <p>STC wishes to know if the lines were refreshed as claimed in the KCC Officer's notes from V1 of the HIP.</p> <p>STC would also request that a priority "Keep Clear" section be added marking the narrowest part of the junction at Hillingdon Avenue to reduce opportunity of vehicles straddling the footway and compromising pedestrian safety. This solution was</p> | <p>and Ball lights into Otford Road so no one can get out of Hospital Road as traffic backs up.</p> <p>Also, the first 50yds of Hillingdon Avenue, off the A25, is less than 3.5m wide so traffic backs up.</p> <p>Traffic has increased due to the expansion of schools at the end of Hillingdon Avenue and traffic backs up onto the A25 with cars trying to turn into Hillingdon Avenue.</p> <p>Cars drive on the footway to pass which is used by school children.</p> <p>Request for Keep Clear outside Old Lodge House on the southern side of Hillingdon Avenue, near to the junction with Hospital Road.</p> <p>Having reviewed your comments regarding providing a priority workings system on Hillingdon Avenue, I can confirm this will not be a feasible option for a few reasons.</p> <ol style="list-style-type: none"> <li>1. There is insufficient road space to install the physical build-out works required for a good priority working scheme.</li> </ol> <p>(The image below shows a good example where a physical build-out forces the traffic to have to give-way) - If only signs and marking are used as you have suggested, then vehicles</p> |

| Priority | Location | Problem/Concern | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                                 | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                        |
|----------|----------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |          |                 | <p>suggested by KCC Officer Alan Osuoha on 15-03-2023. STC did confirm its wish to pursue this after having taken the proposal to its Planning Committee on 03-04-2023, and requested information as to next steps on 14-04-2023, however this was not responded to either by the engineers copied into the email chain, or STC's HIP Officer Nigel Rowe.</p> | <p>will simply ignore them. The image below shows a good example in which the vehicle is forced to give-way.</p>  <p>2. There is a very poor sight lines visibility of turning vehicles from the A25 into Hillingdon Avenue. The image below shows what the sightline is for a vehicle giving way to the proposed prioritised movement from the A25.</p> |

| Priority | Location | Problem/Concern | What do you feel are the potential solutions? | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|----------|-----------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |          |                 |                                               | <div data-bbox="1167 341 2047 831">  </div> <p data-bbox="1211 831 1995 906">3. The queue from the junction ahead will also backup into the priority working section.</p> <p data-bbox="1167 943 2002 1129">There is only one option which I believe will be supported which is to add a “KEEP CLEAR” marking at the narrowest point of the junction. It will be relatively easy to install and help to reduce the opportunity of vehicles straddling the footway.</p> <div data-bbox="1167 1161 1693 1396">  </div> |

| <b>Priority</b> | <b>Location</b>          | <b>Problem/Concern</b>                                     | <b>What do you feel are the potential solutions?</b>                                                                                           | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|--------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                          |                                                            |                                                                                                                                                | <p>The gold standard option will be to make this section of Hillingdon Avenue one-way which I don't expect to be widely supported. This will remove the risk completely and at 3.65m is not really suitable for two-way traffic expected to increase in future.</p> <p>Hope the above is helpful in addressing your concerns.</p> <p>NR –16/9/24 Spoke with AO from Active Travel. He is aware of this junction and has been working on a design for 'Keep Clear' as above. Unfortunately, the Active Travel Budget will not cover as slightly outside of jurisdiction of their schemes. I have asked AO to send drawings to HIT and I will search and see if any funding available.</p> |
| <b>5.</b>       | Seal Road/Greatness Park | Pedestrian crossing safety and lack of crossing facilities | Crossing facilities as well as signage to warn traffic on the A25 that people might cross here, or to protect the poor sightlines on the road. | <p>We do not believe, on initial look that the road environment near to Mill Lane is suitable for a crossing and there are no signs available to warn of pedestrians crossing a road where there is no formal crossing in place.</p> <p>NR to ask P&amp;A if there is an option to convert the existing tactile dropped kerb crossing with a zebra?</p>                                                                                                                                                                                                                                                                                                                                  |

| Priority | Location          | Problem/Concern                                     | What do you feel are the potential solutions?                                                                                                             | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------|-------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                   |                                                     |                                                                                                                                                           |  <p>School children have to cross the A25 to access the footway just east of Mill Lane to get to school however there is also repressed demand as school children are being driven to school due to the perceived safety of the road and there is significant development coming that will increase demand/justification for a crossing at this location.</p>                                                                                                                                                          |
| 6.       | Hillingdon Avenue | Lack of safe access or crossing points for students | A public consultation was done by KCC on safe crossing points at Hillingdon Avenue and Seal Hollow Road, however nothing was followed through afterwards. | <p>Believe this was carried out by a developer/ KCC Education?</p> <p>AT (AO) said this was going to be implemented as part of the east-west cycle path but this has since been moved so seems to have been dropped – NR to speak to AO and D&amp;TP to ascertain where this has got to.</p> <p>NR – 16/9/24 Spoke with AO from Active Travel . The crossing point at Seal Hollow Road was looked into but the desire line and visibility is poor at the end of the path from Hillingdon. The most direct cycle route was deemed to be The Crescent where we are placing raised tables to facilitate.</p> |

| Priority | Location                                                          | Problem/Concern                                                                                                                                      | What do you feel are the potential solutions?                                                                              | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                    |
|----------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                   |                                                                                                                                                      | Please could this be investigated, and also both feasibility and deliverability studies of safe crossing points produced.  |                                                                                                                                                                                                                                                                                                          |
| 7.       | Hospital Road outside Hospital                                    | The Hospital has informed Cllr Richard Streatfeild that it fails its safety test every year due to not having any safe crossing points to access it. | Add crossing points on Hospital Road.                                                                                      | <p>It is not possible to install a formal crossing here due to physical limitations and it is a quiet road.</p> <p>NR to find out if they can have a frail people warning sign? – find out if possible before 16 September so that STC can see if this would be acceptable to the Hospital.</p>          |
| 8.       | Bradbourne Vale Road/Betenson Avenue where it meets Shoreham Lane | Pedestrian crossing safety, lack of crossing facilities and poor sightlines for drivers going up the hill                                            | Crossing facilities as well as signage to warn traffic approaching the hill from either side that people might cross here. | <p>The road environment is not suitable for a crossing and there are no signs available to warn of pedestrians crossing a road where there is no formal crossing in place.</p> <p>NR to find out if they could have a dropped kerb crossing with tactiles just northeast of Betenson Avenue instead.</p> |

| Priority | Location                                                                                                                                                                                    | Problem/Concern                                                                                                                                                                               | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                         | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                         |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.       | <p>The Crescent, St Johns Road, St Johns Hill, Bradbourne Road, Bradbourne Vale Road, Littlewood, Hillingdon Avenue, corner of Bethel Road and Cedar Terrace Road</p> <p>Ash Platt Road</p> | <p>Cars parking on both sides of the road and on pavement, causing school children to walk in the road and blocking access for pushchairs and wheelchairs. Lack of parking for residents.</p> | <p>Review of parking arrangements e.g. resident parking schemes, 2 hour visitor parking and/or introduction of yellow lines.</p> <p>Consider corner protections: STC will prepare a map of locations for a TRO.</p> <p>Some of these roads may be covered by the Parking study which STC has recently commissioned for St John's area – this will</p> | <p>NR re Ash Platt Road – 2/11/23 Meeting with P&amp;A to discuss options. Any intervention is likely to require pre-consultation engagement with all stakeholders including the school.</p> <p>TC to come up with list of locations so that we can sense check locations then STC can do an engagement exercise before doing a bulk TRO.</p> |

| Priority | Location                    | Problem/Concern            | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                             | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------|-----------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                             |                            | therefore be received following that.                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10.      | St Johns Hill/Dartford Road | Pedestrian crossing safety | <p>This location is no longer “on hold” due to having been removed from the 20mph scheme by KCC.</p> <p>STC has agreed to fund a zebra crossing on Dartford Road, as consulted on by KCC in 2022. This was a “high level” design by Alan Osuoha which requires further design work and costing. At a site meeting between STC and KCC</p> | <p>NR to speak to AF and SB for an update – if they are looking at delivering this then it can be removed from the HIP as it would be an AT scheme. Otherwise we could look into the scheme. STC has funding for this.</p> <p>STC noted that the crossing needs to go as close to ‘Five Ways jct’ – A225/ Hitchen Hatch Lane etc. as possible.</p> <p>NR – 13/9/24 Per SB – Active Travel<br/>‘We do still need to look at the zebra crossing on Dartford road. Need to draw up a design and put it through stage 1’</p> |

| Priority | Location             | Problem/Concern                                                                                                                                                                     | What do you feel are the potential solutions?                                                                                                                             | KCC Comments (This column is to be completed by Project Manager ONLY)                                                               |
|----------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|          |                      |                                                                                                                                                                                     | Officers Annette Fletches and Sebastian Bures, they expressed doubt as to the deliverability of a zebra crossing at this exact location, and may need to move along road. |                                                                                                                                     |
| 11.      | Town Centre triangle | Reports of pedestrians nearly being hit when crossing the zebra crossings, also zebra crossings not linking to key destinations where people are more likely to cross e.g. The Stag | Review of crossing facilities.<br><br><i>Note: STC is pursuing a Town Centre masterplan which may identify potential design solutions</i>                                 | This is on hold with no current action for HIT. Need more info as to which crossings, and will await the outcome of the masterplan. |

| Priority | Location                                                           | Problem/Concern                                                                                                  | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                                                                                    | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 12.      | London Road, including zebra crossing and by Lidl and Fire Station | Reports of near misses from pedestrians using the zebra crossing, speeding cars not adhering to the speed limit. | <p>STC asked for a 30mph repeater sign to be installed as part of the signage being installed for the 20mph speed limits, to reinforce the speed limit. This due to having received a report of a near miss, but having been found unviable by KCC lighting team due to the area being acceptably lit.</p> <p>STC believes this road is not suitably safe for pedestrians and would request that alternative</p> | <p><b>Annette Fletcher:</b></p> <p>“My street lighting colleagues have come back to confirm that the existing street lighting on London Road and that all columns on London road have been upgraded to LEDs and are communicating on their CMS system.</p> <p>In terms of lighting in that section of London Road, the levels are adequate.</p> <p>To confirm that within a street lit area (more than 3 LCs within 186m) and speed limit is 30mph we do not provide 30mph repeater signs.</p> <p>As mentioned previously please request enforcement by the Kent Safety Camera Partnership .”</p> <p>There is little we can add to what has been said above and the zebra already has modustar beacons</p> <p>Checked speeds and 85% is below 30mph – STC will log that the lines are refreshed – move to historical.</p> |

| Priority   | Location                                             | Problem/Concern                                                                                             | What do you feel are the potential solutions?                                                                                                                                                                                                     | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|            |                                                      |                                                                                                             | solutions be investigated.                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>13.</b> | Brittains Lane/Burntwood Road/Ashgrove Road/Oak Lane | Poor sight lines as well as concealed entrance resulting in at least 2 known accidents within the last year | <p>Convex mirrors at:<br/>The junction where Brittains Lane meets Oak Lane<br/>Where Burntwood Road meets Ashgrove Road<br/>On Brittains Lane where Ashgrove Road meets Oak Lane</p> <p>Concealed entrance sign on Oak Lane, past Dibden Lane</p> | <p><b>NEED TO AMEND TO BE RELEVANT TO Brittains Lane/Burntwood Road/Ashgrove Road/Oak Lane:</b> Whilst the widespread use of mirrors is not encouraged, there are sites when their use may be a benefit to road safety.</p> <p>As the Department for Transport (DfT) allow them in certain circumstances and are themselves proposing new legislation to remove the need for special authorisation, we have adopted a new proactive policy that allows their limited use.</p> <p>Each site would need to meet with the DfT criteria and would require an independent safety assessment to ensure that existing hazards are not increased by inducing drivers to rely on a mirror and take less care than they normally would. The assessment process would include a review of the safety record and consultation with the police.</p> <p>Kent County Council (KCC) will only consider traffic mirrors on the public highway where:</p> |

| Priority | Location | Problem/Concern | What do you feel are the potential solutions?                                                                                                                                                                          | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|          |          |                 | <p>where it approaches Brittain's Lane and Ashgrove Road.</p> <p>Request forwarded to Nigel Rowe on 9<sup>th</sup> April 2024, following agreement for him to review the request on receipt of updated crash data.</p> | <ul style="list-style-type: none"> <li>• There is a crash history relating to a lack of visibility.</li> <li>• Visibility for vehicles emerging from the side road is severely restricted.</li> <li>• A visibility improvement scheme is not feasible.</li> <li>• Visibility cannot be improved by removing hedges, walls, trees or other obstacles.</li> <li>• The speed limit on the major road is above 30mph, the introduction thereby being aimed at higher speed roads.</li> <li>• There are no other reasonable standard highway improvements possible.</li> </ul> <p>I have checked the crash history for Forstal Road and there is no recorded crash pattern in the past three years. In addition, average speeds past the recreation ground do not exceed 30mph. As such, we are unable to install a mirror at this site.</p> <p>However, I note that there are some sections of private verge on the opposite side of Forstal Road which may be of use to you, depending on where you are looking to install the mirror.</p> <p>Mirrors may be sited off the highway on private land but that is a matter for the landowner and the person who places the mirror. Planning permission may also be required, which would involve contacting the local Planning Authority, and, should the private mirror overhang a highway maintainable</p> |

| Priority                                      | Location                        | Problem/Concern                                                                              | What do you feel are the potential solutions?                            | KCC Comments (This column is to be completed by Project Manager ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------|---------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               |                                 |                                                                                              |                                                                          | <p>at public expense, then a licence would be required from KCC as the Highway Authority (KCC).</p> <p>It is not possible to advise whether placing a mirror on private property would compromise road safety as it would come down to experiencing the mirror in operation however it should be noted that if KCC ascertains that road safety is being compromised as a result of a private mirror being placed near to the public highway, we can use our powers to remove the mirror.</p> <p>No DfT approved sign for concealed entrances.</p> <p>Is there any signage we can look at instead of mirrors - what's the opportunity for jct warning signs or similar instead?</p> <p>There are already some signs but is this correct (should it be staggered crossroads?) or as visible as can be?<br/>There is no pedestrians in road sign on one approach and the crossroads warning sign is not grey backed on that same approach.</p> |
| <b>14.</b><br>(Pending finalised designs from | Bat and Ball Junction, A25/A225 | STC wants to be confident that the design which Tarmac are going to deliver as part of their | In STC's previous iteration of its HIP, the redesign of the Bat and Ball | <p>NR to discuss with D&amp;TP re who can meet with TC to discuss further. – see email re roundtable meeting</p> <p>Wait for more info from STC re Pedestrian crossing indicators – NR can check with DA and Toby Butler – but need to know what exactly is meant by indicators??</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| <b>Priority</b>                                            | <b>Location</b> | <b>Problem/Concern</b>                                                                                                                                                                      | <b>What do you feel are the potential solutions?</b>                                                                                                                                                                                                                                                                                                                                   | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b> |
|------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Tarmac regarding the proposed roundabout at this junction) |                 | Outline planning application (which has now been conditioned as first part of the delivery plan), delivers the best possible solution and safe usage to pedestrians, cyclists and motorist. | Junction to ensure safe pedestrian crossing was the first priority. It has since been removed from the priority list, due to the Sevenoaks Quarry (Tarmac site) having since received Outline planning permission to develop the site, with conditions set in place ensuring delivery of a revised traffic and pedestrian scheme to be delivered after the first stage of development. |                                                                              |

| <b>Priority</b> | <b>Location</b> | <b>Problem/Concern</b> | <b>What do you feel are the potential solutions?</b>                                                                                                                                                                                                                                                                                                                                                | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b> |
|-----------------|-----------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                 |                 |                        | <p>This therefore is unlikely to be delivered via the HIP, and STC anticipates being included in discussions, stakeholder sessions and public consultations on the design with Tarmac, in order to ensure that the design can best serve Sevenoaks Town residents' needs.</p> <p>What STC would like to retain on the HIP however, is the channel of communication to ensure that the resulting</p> |                                                                              |

| <b>Priority</b> | <b>Location</b> | <b>Problem/Concern</b> | <b>What do you feel are the potential solutions?</b>                                                                                                                                                                                                                                                                                                                         | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b> |
|-----------------|-----------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                 |                 |                        | <p>design is to the best quality and use of pedestrians.</p> <p><b>In the meantime, STC would however like to receive copy of the Speed Survey ordered by Nigel Rowe to replace the one referred to by the Project Manager in the first iteration of the HIP. STC also wishes to know why the pedestrian crossing indicators at Bat &amp; Ball were removed when KCC</b></p> |                                                                              |

| Priority         | Location          | Problem/Concern            | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                                  | KCC Comments (This column is to be completed by Project Manager ONLY) |
|------------------|-------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
|                  |                   |                            | reconfigured and added lines at this location.                                                                                                                                                                                                                                                                                                                 |                                                                       |
| 15.<br>(ON HOLD) | Hillingdon Avenue | Pedestrian crossing safety | This location, which STC had flagged in its previous HIP for similar issues have been <b>temporarily</b> put on hold and moved to the bottom of STC's priority list due to it being inside the soon-to-be-delivered 20mph zone. <b>It may be revisited or permanently removed once impact of the 20mph scheme can be reviewed, depending on whether it has</b> | Noted – no action for HIT at this time                                |

| Priority         | Location                                 | Problem/Concern            | What do you feel are the potential solutions?                                                                                                                                                                                                                                                                                                                  | KCC Comments (This column is to be completed by Project Manager ONLY) |
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|                  |                                          |                            | addressed concerns.                                                                                                                                                                                                                                                                                                                                            |                                                                       |
| 16.<br>(ON HOLD) | A225 Seal Hollow Road/"Hole in the Wall" | Pedestrian crossing safety | This location, which STC had flagged in its previous HIP for similar issues have been <b>temporarily</b> put on hold and moved to the bottom of STC's priority list due to it being inside the soon-to-be-delivered 20mph zone. <b>It may be revisited or permanently removed once impact of the 20mph scheme can be reviewed, depending on whether it has</b> | Noted – no action for HIT at this time                                |

| <b>Priority</b> | <b>Location</b> | <b>Problem/Concern</b> | <b>What do you feel are the potential solutions?</b>                                                        | <b>KCC Comments (This column is to be completed by Project Manager ONLY)</b> |
|-----------------|-----------------|------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                 |                 |                        | <b>addressed concerns.</b><br><br>Feasibility and deliverability studies of safe crossing points requested. |                                                                              |

### Historical Priorities Record

**Note from Sevenoaks Town Council that despite there being numerous items on the below Historical Priorities Record, none of them have been delivered via the Highway Improvement Plan, which continues to be unsuccessful and have delivered 0 priorities since**

| <b>No</b> | <b>Location</b> | <b>Problem/Concern</b> | <b>What do you feel are the potential solutions?</b> | <b>KCC Comments</b> |
|-----------|-----------------|------------------------|------------------------------------------------------|---------------------|
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| 1  | <i>EXAMPLE:<br/>Church Lane</i> | <i>Speeding off peak.</i>                                                                                                                                                                                                                                                                          | Speed Reduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | After traffic surveys obtained, data showed that vehicle speeds were within the current speed limit, therefore no further action proposed. |
| 1. | Bat and Ball Junction, A25/A225 | Inadequate, poorly designed crossing points for pedestrian safety. Considerable congestion and delays during the four daily rush hour periods and throughout the day, with particular traffic queues forming on Otford Road and Seal Road towards the junction; Very high levels of air pollution. | <p><b>In STC's previous iteration of its HIP, the redesign of the Bat and Ball Junction to ensure safe pedestrian crossing was the first priority. The reduction of air pollution and congestion in this area, as well as unsafe crossing facilities remain a top priority for STC, and removing it from STC's HIP priority list has not altered that.</b></p> <p><b>Rather, it has been removed from the priority list, due to the Sevenoaks Quarry (Tarmac site) having since received Outline planning permission to develop the site, with conditions set in place ensuring delivery of a revised traffic and pedestrian scheme to be delivered after the first stage of development at this location.</b></p> <p><b>This is therefore unlikely for the scheme to be delivered via the HIP, and STC remains dedicated to ensuring that the resulting design best serves the needs of Sevenoaks Town residents. STC anticipates being included in discussions, stakeholder sessions and public</b></p> |                                                                                                                                            |

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|   |                  |                                                | consultations on the design with Tarmac, and will be actively engaged in the process to make sure that the design proposed achieves <u>all</u> of the following: improve pedestrian safety, reconnect the neighbourhood and reduce air pollution and traffic jams.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| 2 | Wickenden Avenue | Carriageway and footpaths require improvements | <p>Surfacing improvements and repairs required</p> <p><b>On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. <b>STC awaits this update.</b></b></p> |  |
| 3 | Broomfield Road  | Carriageway and footpaths require improvements | <p>Surfacing improvements and repairs required</p> <p><b>On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |

|   |           |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
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|   |           |                                                | <p>improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. <b>STC awaits this update.</b></p>                                                                                                                                                                                                           |  |
| 4 | Mill Lane | Carriageway and footpaths require improvements | <p>Surfacing improvements and repairs required</p> <p>On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. <b>STC awaits this update.</b></p> |  |

|   |                                                 |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|---|-------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 5 | Wickenden and Swaffield Roads                   | Carriageway and footpaths require improvements | <p>Surfacing improvements and repairs required</p> <p><b>On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. <b>STC awaits this update.</b></b></p> |  |
| 6 | Clare Way, Lea Road, Hurst Way and Stafford Way | Carriageway and footpaths require improvements | <p>Surfacing improvements and repairs required</p> <p><b>On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into.</b></p>                                                                                                                                                                                                                                                                            |  |

|    |              |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|----|--------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|    |              |                                                                                                           | <p>The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. <b>STC awaits this update.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| 7  | Beaconfields | Carriageway and footpaths require improvements                                                            | <p>Surfacing improvements and repairs required</p> <p>On 5th January 2022, Stuart Taylor advised STC that its priorities labelled in the previous iteration of its HIP as “carriageway and footpaths require improvements” were not able to be considered under the HIP. This is because a separate team deals with issues on surfacing improvement and repairs, and he had therefore passed the items onto KCC’s operations team to have a look into. The items have therefore been moved to the “Historical Priorities Record”, however STC has requested that it be sent an update for each site, regarding whether anything was found or actioned as a result of STC’s flagging the locations. <b>STC awaits this update.</b></p> |  |
| 7. | Clare Way    | Residents have been reported as parking in the “Keep Clear” section on this road dead-end road, which was | <p>STC has requested that a further deterrent of yellow lined be painted at this location.</p> <p>*Note: this was formally requested by STC in a letter to SDC and KCC departments, dated 17-07-2023.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

|  |                                        |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|--|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |                                        | introduced in order to allow emergency vehicles to turn around.                                                                                                                                                                                                                                      | <p>*Further Note 08-09-2023 STC has prepared a consultation which should commence shortly.</p> <p><b>06/11/2023: Due to strong and mixed resident consultation responses, the Planning Committee resolved to keep the situation under review in hopes that the informal consultation and potential for subsequent TRO would act as a satisfactory deterrent.</b></p>                                                                                                                                                                                                                              |  |
|  | Letter Box Lane                        | Poor sight lines on entering Letter Box Lane making motorists unaware that traffic is displaced onto the wrong side of the road by the new corner protections, whereby these do not extend far enough into the Lane to allow cars to move onto the correct side of the road before nearing the exit. | <p>Extending the double yellow lines further into Letter Box Lane to allow cars exiting the Lane to correct onto the left side of the road before nearing the exit – in order to avoid potential collisions with those entering the Lane.</p> <p>Request sent to KCC previously, but the existing TRO could not be extended without new TRO. <b>STC resolved to monitor the effectiveness of the corner protections as originally designed by KCC and to consider funding extension in future, should monitoring efforts find that the safety of motorists is indeed negatively impacted.</b></p> |  |
|  | 20 mph limit ( <u>not</u> zone as this | Speeding cars and the need to ensure pedestrian and                                                                                                                                                                                                                                                  | 20mph speed limit reductions as per KCC designs, which were consulted on by STC at the end of 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

|  |                       |                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                              |  |
|--|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | requires engineering) | cyclist safety, especially near schools.<br>Sevenoaks Town Neighbourhood Plan (STNP) also emphasises the importance of pedestrian and cycle travel and supports 20mph in residential areas and near schools. | <p>The intention is for it to be signage only as per the current design, so as to protect potential for future cycling paths to be incorporated into road designs, as identified in the LCWIP.</p> <p>Delivered 12<sup>th</sup> August – 1<sup>st</sup> September 2024, paid for by STC.</p> |  |
|--|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

Appendix:

Known damage caused within the Sevenoaks High Street Conservation Area by HGV vehicles moving within the Town:

Image 1: bent sign



Decision Notices published by Sevenoaks District Council OR Kent County Council from **20<sup>th</sup> August 2024 to 16<sup>th</sup> September 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027). Instances where SDC have decided against STC's recommendation are written in **red**.

| Reference Number                                  | Address & Ward                    | Ward Cllr                                                                                     | STC Recommendation (abridged)                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SDC Decision (abridged)                                                                                                                                                                                                                                          |
|---------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23/03429/FUL<br>(also known as<br>23/03429/HOUSE) | 50 St Johns Hill<br>Eastern       | <b>Cllr Layne</b><br><br><b>Cllr Clayton</b><br><br><b>Cllr Camp</b><br><br><b>Cllr Layne</b> | <b>8<sup>th</sup> January 2024 (Householder):</b><br>STC recommended <b>approval</b> , 1 condition (porous surfacing)<br><b>19<sup>th</sup> February 2024 (Householder):</b><br>STC recommended <b>approval</b> , 1 condition (porous surfacing)<br><b>15<sup>th</sup> April 2024 (Full):</b><br>STC recommended <b>approval</b> , 1 condition (porous surfacing)<br><b>7<sup>th</sup> May 2024 (Full):</b><br>STC recommended <b>approval</b> , 1 condition (porous surfacing) | <b>12<sup>th</sup> September 2024:</b><br>STC <b>Refused</b> , 1 Ground<br>( <b>pedestrian safety</b> )<br><br>Regarding STC's caveat<br>about porous surfacing, the<br>Officer Report found that<br>surface water drainage<br>could be secure via<br>condition. |
| 24/00852/LDCEX                                    | 44 Quakers Hall Lane<br>– Eastern | <b>Cllr Ancrum</b>                                                                            | <b>3<sup>rd</sup> June 2024:</b><br>STC recommended <b>approval</b> , 1 condition (outbuilding must<br>not be used as overnight accommodation)<br><b>29<sup>th</sup> July 2024:</b><br>STC recommended <b>approval</b> , 2 conditions, 1 informative<br>(building being in accordance with permitted development<br>rights, and outbuilding must not be used as overnight<br>accommodation)                                                                                     | <b>21<sup>st</sup> August 2024:</b><br>SDC <b>Refused</b> , 1 Ground<br>(height of eaves exceeds<br>2.5m, therefore not in<br>accordance with permitted<br>development rights)                                                                                   |
| 24/00871/FUL                                      | 1 Brattle Wood –<br>Kippington    | <b>Cllr Varley</b>                                                                            | <b>20<sup>th</sup> May 2024:</b><br>STC recommended approval, 3 conditions.<br><b>1<sup>st</sup> July 2024:</b><br>Recommendation for approval lost at the vote.<br>STC recommended <b>refusal</b> unless, 5 conditions.<br><b>29<sup>th</sup> July 2024:</b><br>STC recommended <b>refusal</b> unless, 5 conditions (amenity,<br>fenestration and materials, replacement of trees, ecological                                                                                  | 13 <sup>th</sup> September 2024:<br>SDC <b>Granted</b> , 13 conditions.<br><br>Regarding STC's concerns:<br>Amenities confirmed<br>acceptable, character<br>confirmed in keeping,<br>provision of a tree                                                         |

|                 |                                                                              |                       |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 |                                                                              |                       | impact assessment to be taken, Biodiversity Net Gain delivered)                                                                                                                          | protection plan and Arboricultural method statement, as well as hard and soft landscaping plans and ecological mitigation and enhancement plans conditioned and must be approved before development can commence.                                                                                        |
| 24/01342/HOUSE  | 1 Pinewood Avenue – Eastern                                                  | <b>Cllr Ancrum</b>    | <b>29<sup>th</sup> July 2024:</b><br>STC recommended <b>approval</b> , 3 conditions. (garage to be inured to main dwelling, materials, porous paving, no overlooking or loss of privacy) | 2nd September 2024:<br>SDC <b>Refused</b> , 1 Ground ( <b>character area and street scene</b> )<br><br>Regarding STC’s concerns: Officer report confirmed permeable landscaping as well as ancillary use could be secure via condition, and confirmed no issues to privacy or overlooking, on materials. |
| 24/01520/FUL    | Actor House, 5 Colt Bungalows, West Heath School, Ashgrove Road – Kippington | <b>Cllr Daniell</b>   | <b>15<sup>th</sup> July 2024:</b><br>STC recommended approval.                                                                                                                           | 23rd August 2024:<br>SDC Granted, 2 conditions.                                                                                                                                                                                                                                                          |
| 24/01531/LBCALT | Knole House, Knole Lane – Town                                               | <b>Cllr Granville</b> | <b>15<sup>th</sup> July 2024:</b><br>STC recommended approval, 1 condition.                                                                                                              | 23rd August 2024:<br>SDC Granted, 3 conditions.                                                                                                                                                                                                                                                          |
| 24/01565/FUL    | Farthings, 48 Woodside Road – St Johns                                       | <b>Cllr Dr Dixon</b>  | <b>15<sup>th</sup> July 2024:</b><br>STC recommended approval, 2 conditions.<br><b>27<sup>th</sup> August 2024:</b>                                                                      | 13 <sup>th</sup> September 2024:<br>SDC Granted, 10 conditions.                                                                                                                                                                                                                                          |

|                 |                                                   |                             |                                                                               |                                                                |
|-----------------|---------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------|
|                 |                                                   |                             | STC recommended approval, 2 conditions.                                       |                                                                |
| 24/01674/HOUSE  | Sevenoaks School Orchards, Solefields Road – Town | <b>Cllr Michaelides</b>     | <b>29<sup>th</sup> July 2024:</b><br>STC recommended approval, 1 condition.   | 21 <sup>st</sup> August 2024:<br>SDC Granted, 4 conditions.    |
| 24/01711/HOUSE  | 66 Brattle Wood – Kippington                      | <b>Cllr Daniell</b>         | <b>29<sup>th</sup> July 2024:</b><br>STC recommended approval, 1 condition.   | 11 <sup>th</sup> September 2024:<br>SDC Granted, 5 conditions. |
| 24/01740/CONVAR | 54 Hitchen Hatch Lane – St Johns                  | <b>Cllr Camp</b>            | <b>12<sup>th</sup> August 2024:</b><br>STC recommended approval, 1 condition. | 29 <sup>th</sup> August 2024:<br>SDC Granted, 3 conditions.    |
| 24/01744/HOUSE  | 54 Brattle Wood – Kippington                      | <b>Cllr Gustard</b>         | <b>29<sup>th</sup> July 2024:</b><br>STC recommended approval, 1 condition.   | 29 <sup>th</sup> August 2024:<br>SDC Granted, 3 conditions.    |
| 24/01803/HOUSE  | 40 Greatness Road – Northern                      | <b>Cllr O’Hara</b>          | <b>12<sup>th</sup> August 2024:</b><br>STC recommended approval, 1 condition. | 2 <sup>nd</sup> September 2024:<br>SDC Granted, 3 conditions.  |
| 24/01878/HOUSE  | Full Point, 17 Clarendon Road – Town              | <b>Cllr Granville</b>       | <b>12<sup>th</sup> August 2024:</b><br>STC recommended approval.              | 11 <sup>th</sup> September 2024:<br>SDC Granted, 4 conditions. |
| 24/01887/MMA    | Lyndhurst Cottage, Holly Bush Lane – Eastern      | <b>Cllr Camp (as Chair)</b> | <b>12<sup>th</sup> August 2024:</b><br>STC recommended approval, 1 condition. | 13 <sup>th</sup> September 2024:<br>SDC Granted, 9 conditions. |

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# Planning Applications to be Considered

Planning Applications received to be considered on 23 September 2024

|                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                 |                          |                        |                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------|-------------------------|
| <b>1</b>                                                                                                                                                                                                                | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i>  | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                         | <b>24/01519/HOUSE</b>                                                                                                                                                                                                                           | Summer Aucoin 30/09/2024 | Cllr Varley            | Neutral Projects        |
| <i>Case Officer</i>                                                                                                                                                                                                     |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Applicant</i>                                                                                                                                                                                                        |                                                                                                                                                                                                                                                 | <i>House Name</i>        | <i>Road</i>            | <i>Locality</i>         |
| Mrs P Field                                                                                                                                                                                                             |                                                                                                                                                                                                                                                 |                          | 81 Solefields Road     | Kippington              |
| <i>Town</i>                                                                                                                                                                                                             |                                                                                                                                                                                                                                                 | <i>County</i>            | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                 |                          |                        | 09/09/24                |
| <b>24/01519/HOUSE - Revalidated plan</b>                                                                                                                                                                                |                                                                                                                                                                                                                                                 |                          |                        |                         |
| Full width rear extension at ground floor, associated rear landscaping, alterations to fenestration, loft conversion with rear landscaping, with rear dormer, widening of driveway at front and associated landscaping. |                                                                                                                                                                                                                                                 |                          |                        |                         |
| A summary of the main changes are set out below:                                                                                                                                                                        |                                                                                                                                                                                                                                                 |                          |                        |                         |
| Certificate B received on 09.09.2024.                                                                                                                                                                                   |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <i>Web link</i>                                                                                                                                                                                                         | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SEPXWPBKGUQ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SEPXWPBKGUQ00</a> |                          |                        |                         |

|                                                                                                                                            |                                                                                                                                                                                                                                                 |                             |                        |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------|-------------------------|
| <b>2</b>                                                                                                                                   | <i>Plan Number</i>                                                                                                                                                                                                                              | <i>Planning officer</i>     | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                            | <b>24/01617/MMA</b>                                                                                                                                                                                                                             | Christopher Park 30/09/2024 | Cllr Gustard           | Planning & Design Group |
| <i>Case Officer</i>                                                                                                                        |                                                                                                                                                                                                                                                 |                             |                        |                         |
| <i>Applicant</i>                                                                                                                           |                                                                                                                                                                                                                                                 | <i>House Name</i>           | <i>Road</i>            | <i>Locality</i>         |
| Mr K Cummins                                                                                                                               |                                                                                                                                                                                                                                                 |                             | 79 Weald Road          | Kippington              |
| <i>Town</i>                                                                                                                                |                                                                                                                                                                                                                                                 | <i>County</i>               | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                            |                                                                                                                                                                                                                                                 |                             |                        | 09/09/24                |
| <b>24/01617/MMA - Amended plan</b>                                                                                                         |                                                                                                                                                                                                                                                 |                             |                        |                         |
| Amendment to 21/02691/FUL.                                                                                                                 |                                                                                                                                                                                                                                                 |                             |                        |                         |
| A summary of the main changes are set out below:                                                                                           |                                                                                                                                                                                                                                                 |                             |                        |                         |
| The applicant has amended the plans to show changes to the hard landscaping. Additionally, the plans alter the design of the roof lantern. |                                                                                                                                                                                                                                                 |                             |                        |                         |
| <i>Web link</i>                                                                                                                            | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SFDZHMBKH2M00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SFDZHMBKH2M00</a> |                             |                        |                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                         |                        |                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|------------------------|-------------------------|
| <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <i>Plan Number</i>     | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>24/01851/CONVAR</b> | Anna Horn 01/10/2024    | Cllr Dr Dixon          | Rapleys LLP             |
| <i>Case Officer</i>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                         |                        |                         |
| <i>Applicant</i>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        | <i>House Name</i>       | <i>Road</i>            | <i>Locality</i>         |
| C/O Agent                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |                         | 7 Mount Harry Road     | St Johns                |
| <i>Town</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        | <i>County</i>           | <i>Post Code</i>       | <i>Application date</i> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                         |                        | 10/09/24                |
| <b>24/01851/CONVAR - Amended plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                        |                         |                        |                         |
| Variation of condition 2 and condition 6 of 23/03114/FUL to Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works, with amendments to create individual access to plot 1 & 2, additional basement level with external stairs, alterations to fenestration, phasing plan and alteration to BNG requirement due to self-build exemption. |                        |                         |                        |                         |

# Planning Applications to be Considered

Planning Applications received to be considered on 23 September 2024

**A summary of the main changes are set out below:**

**The applicant wishes to submit a phasing plan and also vary condition 6 (biodiversity net gain) of 23/03114/FUL, due to the scheme being self-build.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

|                         |                    |                          |                        |                             |
|-------------------------|--------------------|--------------------------|------------------------|-----------------------------|
| <b>4</b>                | <b>Plan Number</b> | <b>Planning officer</b>  | <b>Town Councillor</b> | <b>Agent</b>                |
|                         | 24/01875/MMA       | Summer Aucoin 27/09/2024 | Cllr Varley            | Coleman Anderson Architects |
| <b>Case Officer</b>     |                    |                          |                        |                             |
| <b>Applicant</b>        |                    |                          |                        |                             |
| Mrs S Kent              |                    |                          |                        |                             |
| <b>House Name</b>       |                    |                          |                        |                             |
| Highcroft               |                    |                          |                        |                             |
| <b>Road</b>             |                    |                          |                        |                             |
| 3 Farnaby Drive         |                    |                          |                        |                             |
| <b>Locality</b>         |                    |                          |                        |                             |
| Kippington              |                    |                          |                        |                             |
| <b>Town</b>             |                    |                          |                        |                             |
| <b>County</b>           |                    |                          |                        |                             |
| <b>Post Code</b>        |                    |                          |                        |                             |
| <b>Application date</b> |                    |                          |                        |                             |
| 06/09/24                |                    |                          |                        |                             |

## 24/01875/MMA - Amended plan

**Minor material amendment to 23/03499/HOUSE to Garage conversion, internal alterations, changes to fenestration and external walls.**

**A summary of the main changes are set out below:**

**The applicant has amended the plans which now includes a change of brick.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SGRZGKBKHA00>

|                         |                    |                          |                        |                             |
|-------------------------|--------------------|--------------------------|------------------------|-----------------------------|
| <b>5</b>                | <b>Plan Number</b> | <b>Planning officer</b>  | <b>Town Councillor</b> | <b>Agent</b>                |
|                         | 24/02025/MMA       | Sean Mitchell 26/09/2024 | Cllr Willis            | Coleman Anderson Architects |
| <b>Case Officer</b>     |                    |                          |                        |                             |
| <b>Applicant</b>        |                    |                          |                        |                             |
| MOPDEV Ltd              |                    |                          |                        |                             |
| <b>House Name</b>       |                    |                          |                        |                             |
| The Royal Oak Hotel     |                    |                          |                        |                             |
| <b>Road</b>             |                    |                          |                        |                             |
| High Street             |                    |                          |                        |                             |
| <b>Locality</b>         |                    |                          |                        |                             |
| Town                    |                    |                          |                        |                             |
| <b>Town</b>             |                    |                          |                        |                             |
| <b>County</b>           |                    |                          |                        |                             |
| <b>Post Code</b>        |                    |                          |                        |                             |
| <b>Application date</b> |                    |                          |                        |                             |
| 05/09/24                |                    |                          |                        |                             |

**Amendment to 23/03410/FUL with new garage, bin and cycle store, alterations to fenestration, bin and cycle store drawings and internal changes.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHJR74BKHZW00>

|                         |                    |                            |                        |              |
|-------------------------|--------------------|----------------------------|------------------------|--------------|
| <b>6</b>                | <b>Plan Number</b> | <b>Planning officer</b>    | <b>Town Councillor</b> | <b>Agent</b> |
|                         | 24/02051/HOUSE     | Stephanie Payne 30/09/2024 | Cllr Gustard           | Housi Ltd    |
| <b>Case Officer</b>     |                    |                            |                        |              |
| <b>Applicant</b>        |                    |                            |                        |              |
| Mr & Mrs Synesiou       |                    |                            |                        |              |
| <b>House Name</b>       |                    |                            |                        |              |
| Bramblings              |                    |                            |                        |              |
| <b>Road</b>             |                    |                            |                        |              |
| Hopgarden Lane          |                    |                            |                        |              |
| <b>Locality</b>         |                    |                            |                        |              |
| Kippington              |                    |                            |                        |              |
| <b>Town</b>             |                    |                            |                        |              |
| <b>County</b>           |                    |                            |                        |              |
| <b>Post Code</b>        |                    |                            |                        |              |
| <b>Application date</b> |                    |                            |                        |              |
| 09/09/24                |                    |                            |                        |              |

**Raise the roof to add a first floor and create rooms in the roof space. Two storey rear extension with rooflights. Three storey front extension. Move north wall of house. Stone window and door surrounds, and banding. Attached, pitch-roofed car port to side. Alterartions to fenestration. Changes to landscaping to also include widening path to front door.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SHR65TBKI1T00>

# Planning Applications to be Considered

Planning Applications received to be considered on 23 September 2024

|                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                 |                         |                        |                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|-------------------------|
| <b>7</b>                                                                                                                                                                                                                                                                                       | <b>Plan Number</b>                                                                                                                                                                                                                              | <b>Planning officer</b> | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                                                                                                                                                | 24/02135/MMA                                                                                                                                                                                                                                    | Anna Horn 03/10/2024    | Cllr Camp (as Chair)   | Prime Folio             |
| <b>Case Officer</b>                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <b>Applicant</b>                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                 | <b>House Name</b>       | <b>Road</b>            | <b>Locality</b>         |
| Mr R Bromley                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                 | Tor Na Coille           | 1 Ashley Road          | Town                    |
| <b>Town</b>                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                 | <b>County</b>           | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                 |                         |                        | 12/09/24                |
| <b>Amendment to 23/02299/FUL and to increase gross internal area. change the internal layout. reposition location of bike stores. Excavation of rear patio area to allow access to garden from the basement. Windows and dormer now raised at rear to allow for extra windows to be added.</b> |                                                                                                                                                                                                                                                 |                         |                        |                         |
| <b>Web link</b>                                                                                                                                                                                                                                                                                | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI5Z9OBKI7V00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SI5Z9OBKI7V00</a> |                         |                        |                         |

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| <b>8</b>                                                                                                                                               | <b>Plan Number</b>                                                                                                                                                                                                                              | <b>Planning officer</b>  | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                        | 24/02166/HOUSE                                                                                                                                                                                                                                  | Summer Aucoin 02/10/2024 | Cllr Camp              | Sharpe Architecture     |
| <b>Case Officer</b>                                                                                                                                    |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <b>Applicant</b>                                                                                                                                       |                                                                                                                                                                                                                                                 | <b>House Name</b>        | <b>Road</b>            | <b>Locality</b>         |
| R Short                                                                                                                                                |                                                                                                                                                                                                                                                 |                          | 4 Winchester Grove     | Town                    |
| <b>Town</b>                                                                                                                                            |                                                                                                                                                                                                                                                 | <b>County</b>            | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                        |                                                                                                                                                                                                                                                 |                          |                        | 11/09/24                |
| <b>Demolition of existing conservatory, erection of a rear extension and external terrace, alterations to fenestration and associated landscaping.</b> |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <b>Web link</b>                                                                                                                                        | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIBJC4BK1AX00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIBJC4BK1AX00</a> |                          |                        |                         |

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| <b>9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Plan Number</b>                                                                                                                                                                                                                              | <b>Planning officer</b>  | <b>Town Councillor</b> | <b>Agent</b>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 24/02178/MMA                                                                                                                                                                                                                                    | Summer Aucoin 25/09/2024 | Cllr Clayton           | Sevenoaks Plans Ltd     |
| <b>Case Officer</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <b>Applicant</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                 | <b>House Name</b>        | <b>Road</b>            | <b>Locality</b>         |
| Mr & Mrs Burns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                 |                          | 35 Wickenden Road      | Eastern                 |
| <b>Town</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                 | <b>County</b>            | <b>Post Code</b>       | <b>Application date</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                 |                          |                        | 04/09/24                |
| <b>24/02178/CONVAR - Amended plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <b>Variation of condition 2 (approved plans) of 23/03047/HOUSE to Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway extension with glass balustrade and ramp. Alteration to fenestration with amendment to demolish wall to add an extra parking area. Alteration to approved fenestration with additions and proposed rooflight and solar panels. Internal alterations.</b> |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <b>A summary of main changes are set out below:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <b>The application type has been changed from 24/02178/CONVAR to 24/02178/MMA.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                 |                          |                        |                         |
| <b>Web link</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIH3I5BKICC00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIH3I5BKICC00</a> |                          |                        |                         |

# Planning Applications to be Considered

Planning Applications received to be considered on 23 September 2024

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| <b>10</b>                                                                                                                                                                                                                                                                    | <b>Plan Number</b><br>24/02261/MMA                                                                                                                                                                                                              | <b>Planning officer</b><br>Stephanie Payne 30/09/2024 | <b>Town Councillor</b><br>Cllr Gustard | <b>Agent</b><br>Atelier De Linde Architects Ltd |
| <b>Case Officer</b>                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                 |                                                       |                                        |                                                 |
| <b>Applicant</b><br>Mrs F Iasci                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                 | <b>House Name</b>                                     | <b>Road</b><br>39 Brattle Wood         | <b>Locality</b><br>Kippington                   |
| <b>Town</b>                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                 | <b>County</b>                                         | <b>Post Code</b>                       | <b>Application date</b><br>09/09/24             |
| <b>Amendment to 21/02147/HOUSE with an increase in roof height, reduction in rear dormer form, conversion of the approved rear rooflight into a dormer and a alteration to the northern lean-to cover above the utility room exterior door (matches existing footprint).</b> |                                                                                                                                                                                                                                                 |                                                       |                                        |                                                 |
| <b>Web link</b>                                                                                                                                                                                                                                                              | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIVWZ3BKIIJ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SIVWZ3BKIIJ00</a> |                                                       |                                        |                                                 |

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|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------|-----------------------------------------------|
| <b>11</b>                                                                    | <b>Plan Number</b><br>24/02299/HOUSE                                                                                                                                                                                                            | <b>Planning officer</b><br>Summer Aucoin 30/09/2024 | <b>Town Councillor</b><br>Cllr Clayton | <b>Agent</b><br>Howard Sharp And Partners LLP |
| <b>Case Officer</b>                                                          |                                                                                                                                                                                                                                                 |                                                     |                                        |                                               |
| <b>Applicant</b><br>Mr & Mrs Adeleye                                         |                                                                                                                                                                                                                                                 | <b>House Name</b><br>Summerhill                     | <b>Road</b><br>Seal Hollow Road        | <b>Locality</b><br>Eastern                    |
| <b>Town</b>                                                                  |                                                                                                                                                                                                                                                 | <b>County</b>                                       | <b>Post Code</b>                       | <b>Application date</b><br>09/09/24           |
| <b>Erection of single storey, pitched roof garage with associated works.</b> |                                                                                                                                                                                                                                                 |                                                     |                                        |                                               |
| <b>Web link</b>                                                              | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJ1GL2BKIM900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJ1GL2BKIM900</a> |                                                     |                                        |                                               |

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| <b>12</b>                                                                                                                                                                                                                           | <b>Plan Number</b><br>24/02345/HOUSE                                                                                                                                                                                                            | <b>Planning officer</b><br>Christopher Park 02/10/2024 | <b>Town Councillor</b><br>Cllr Willis | <b>Agent</b><br>EK Planning Ltd     |
| <b>Case Officer</b>                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                 |                                                        |                                       |                                     |
| <b>Applicant</b><br>Mrs J Battersby                                                                                                                                                                                                 |                                                                                                                                                                                                                                                 | <b>House Name</b>                                      | <b>Road</b><br>12 Plymouth Park       | <b>Locality</b><br>Town             |
| <b>Town</b>                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                 | <b>County</b>                                          | <b>Post Code</b>                      | <b>Application date</b><br>11/09/24 |
| <b>Proposed loft conversion with dormer to side elevation. External refurbishment works to existing front porch. Raise roof finishes of existing ground floor rear extension. Alteration to fenestration. Internal alterations.</b> |                                                                                                                                                                                                                                                 |                                                        |                                       |                                     |
| <b>Web link</b>                                                                                                                                                                                                                     | <a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJAPZFBKIPM00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SJAPZFBKIPM00</a> |                                                        |                                       |                                     |