



Tuesday 28th October 2025

You are hereby summoned to attend a meeting of the **Planning & Environment Committee** to be held in the **Council Chamber, Town Council Offices, Bradbourne Vale Road, TN13 3QG** on **Monday 3rd November 2025 at 7pm.**

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/OR6SWgkTGxM> 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 or by request.

Members of the public wishing to address the Council Meeting should notify the Town Council by 12 noon on the day of the meeting. 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 Libby Ancrum	Cllr Sally Layne
Cllr Sue Camp (Chair)	Cllr Lise Michaelides
Cllr Dr Marilyn Canet	Cllr Lionel O'Hara
Cllr Tony Clayton – Mayor	Cllr Claire Shea – Leader
Cllr Catherine Daniell – Deputy Leader	Cllr David Skinner OBE (Vice Chair)
Cllr Dr Peter Dixon	Cllr Nicholas Varley
Cllr Victoria Granville – Deputy Mayor	Cllr Gareth Willis
Cllr Chloe Gustard	Cllr Nigel Wightman

PUBLIC QUESTIONS

To enable any representation or questions previously submitted by members of the public 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 from members who are unable to attend the meeting.
2	REQUESTS FOR DISPENSATIONS To consider written requests from members which have previously been submitted to the Town Clerk. This enables participation in discussion and voting on items for which the member has a Disclosable Pecuniary Interest, as per sections 31 and 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 5-12) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 20th October 2025.
5	SEVENOAKS TOWN COUNCIL CONSULTATION ON PROPOSED CORNER PROTECTIONS LAUNCHED (Pages 13-22) a) To receive notice that the Town Council's consultation on proposed corner protection locations has launched via the Autumn Town Crier, with full details published on the below webpage: https://www.sevenoakstown.gov.uk/Proposed_Corner_Protection_locations_50155.aspx b) To note that focused promotional activities will be deferred until after the District Council's Local Plan consultation concludes on 11th December 2025, after which Councillors will be asked for their support in delivering surveys to residents on the affected roads. The consultation deadline has been extended to 31st January 2026 accordingly, in order not to divert attention from the Local Plan consultation.
6	HOLLYBUSH RECREATION GROUND - COMMUNITY ASSET NOMINATION RESULTS (Pages 23-24) a) To receive and note further details as requested of Sevenoaks District Council by the Planning & Environment Committee, behind its decision to exclude the following parcels from the Town Council's nomination of Hollybush Recreation Ground as an Asset of Community Value.

	• The upper bowling green; • The District Council depot; • The eastern parcel of land lying to the west of Seal Hollow Road; and • The area of land to the rear of 9-12 The Paddocks b) To note that the District Council has confirmed that decisions on Community Asset nominations are made solely by Officers, and that there is not a process for this to be referred to a District Council Committee.
7	SEVENOAKS DISTRICT COUNCIL'S INFRASTRUCTURE DELIVERY PLAN (Pages 25-37) To receive and note the most recent iteration of Sevenoaks District Infrastructure Delivery Plan, which collates feedback from local Infrastructure providers on key projects and priorities which will need to be delivered to support the projected population growth from the Local Plan's proposed housing allocations. This will be used to inform future negotiations on any infrastructure improvements to be secured through the planning application process via Section 106 legal agreements.
8	SEVENOAKS DISTRICT COUNCIL UPCOMING CONSULTATION ON DRAFT LOCAL PLAN (Pages 39-89) a) To receive notice that Sevenoaks District Council has published its draft Local Plan for formal Regulation 18 public consultation, which includes new proposed housing and business allocations as well as supporting Development Briefs for some sites. This will remain open until 11th December 2025. b) To receive and note briefing documents produced by the Planning Committee Clerk, summarising all Policies and any relevant planning history to the proposed allocations which could impact Sevenoaks Town. These documents have been prepared to support Sevenoaks Town Councillors in their consideration of the Local Plan's proposals, and therefore do not elaborate or provide detail on proposals outside of Sevenoaks Town. They should therefore be read in conjunction with the District Council's consultation materials. (Pages 39-85) c) To receive copy of the consultation survey, which may be filled out as many times as required to respond to each Policy of allocation, and to note that all documents relevant to the consultation, are available to view via the following webpage: https://www.sevenoaks.gov.uk/info/20069128/emerging_local_plan/861/local_plan_consultation_october_to_december_2025 (Pages 86-87) d) To receive a collated report of initial comments received from Members, and to discuss any draft comments which the Town Council may wish to submit to any of the proposed Policies or allocations. This with the note that all proposed comments will be collated for final approval of the Planning & Environment Committee by 1st December 2025. (Pages 88-89)

9	KENT COUNTY COUNCIL SEEKING INPUT TOWARDS PROPOSED WALKING & CYCLING ITINERARIES (Pages 91-92) a) To receive notice that Kent County Council is seeking local recommendations to inform walking and cycling itineraries that it will be producing to encourage active travel. b) To receive copy of the survey questions and to discuss whether the Town Council submit a formal response.
10	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Page 93) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 27th October 2025.
11	PLANNING APPLICATIONS (Pages 95-97) 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 27th October 2025.
12	PRESS RELEASES To consider any item in this report that would be appropriate for a press release.

Sevenoaks Town Council

Minutes of the meeting of the Planning & Environment Committee Held on Monday 20 October 2025 in the Council Chamber, Town Council Offices, TN13 3QG

Livestreamed and available to view on YouTube until approved by Council:

<https://youtube.com/live/KAAwlcW55c>

Meeting commenced: 19:00

Meeting Concluded: 19:45

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum	Present	Cllr Layne	Apologies
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O'Hara	Apologies
Cllr Clayton – Mayor	Apologies	Cllr Shea – Leader	Present
Cllr Daniell – Deputy Leader	Apologies	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Apologies
Cllr Granville – Deputy Mayor	Present	Cllr Willis	Apologies
Cllr Gustard	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

400 - APOLOGIES FOR ABSENCE

As above.

401 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

402 - DECLARATIONS OF INTEREST

Cllr Wightman declared that he has a non-pecuniary interest in the following application, due to his friendship with the applicant. The recommendation was therefore prepared by Cllr Clayton as neighbouring Ward Member, with Cllr Wightman abstaining from discussions and the vote:

- [Plan no. 4] 25/02164/MMA – 1 Blackhall, Blackhall Lane

Sevenoaks Town Council

403 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 6th October 2025.

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

404 - HOLLYBUSH RECREATION GROUND - COMMUNITY ASSET NOMINATION RESULTS

a) The Committee received notice that the Town Council's Community Asset nomination for Hollybush Recreation Ground and the adjacent Knole-access field had been partially successful, with following parcels excluded. The District Council had concluded that these parcels neither currently, nor in the recent past, have been utilised for active community use.

- The upper bowling green;
- The District Council depot;
- The eastern parcel of land lying to the west of Seal Hollow Road; and
- The area of land to the rear of 9-12 The Paddocks

b) The Planning Committee Clerk advised that, upon further examination of the Localism Act 2011, it was now understood that the right to request a review of a Local Planning Authority's decision on a Community Asset nomination lies solely with the owner of the asset – in this case, Sevenoaks District Council.

c) Councillors queried whether District Council Members might be able to initiate a review of the decision, or whether this is solely a matter for Officers. Members also asked whether a detailed explanation had been provided for each excluded parcel, and whether the regulations define a timeframe specifying the maximum number of years to which the term "recent past" may refer.

d) The Planning Committee Clerk clarified that, while there is no statutory definition of "recent past", the legislation requires that an asset which currently does not – but "recently" has – furthered the local community's interests, must be reasonably expected to do so again within the next 5 years. She explained that this provision, together with record of both the Town Council and the Hollybush Residents Association having independently submitted project proposals for the site, had formed one of the key arguments in the Town Council's evidence submission, particularly in relation of the bowling green.

e) It was **RESOLVED** that the Town Council request further details regarding the reasons for the exclusion of each of the four parcels, and seek clarification on whether District Council Ward Members are able to initiate the decision review process.

405 - SEVENOAKS DISTRICT COUNCIL UPCOMING CONSULTATION ON DRAFT LOCAL PLAN

a) Councillors were reminded that Sevenoaks District Council would be launching a

Sevenoaks Town Council

Regulation 18 public consultation on its revised draft Local Plan on 23rd October 2025. It was noted that this would include newly proposed housing sites.

b) The Planning Committee Clerk advised that she had been compiling a summary document for each of the proposed housing and employment allocations, including planning history, any previous comments submitted by the Town Council to previous consultations, and any relevant recommendations from the Town Council's Neighbourhood Plan or Masterplans.

c) It was agreed that the Planning Committee Clerk would circulate these to Councillors, with each Ward Members to consider the proposed allocations within their Ward and forward any comments to the Planning Committee Clerk. These would then be collated for consideration of the Planning & Environment Committee, with a final response to be agreed by the 1st December 2025.

d) Councillors queried the progress of all existing housing applications granted within Sevenoaks Town, as well as the number of current vacant homes. It was **RESOLVED** that this information be requested from Sevenoaks District Council.

406 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council between the six weeks ending 13th October 2025.

407 - 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 13th October 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

408 - PRESS RELEASES

It was **RESOLVED** that the Town Council publish details of how and when it would be considering a draft response to the District Council's Local Plan Consultation.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 20-10-25

1	Plan Number	Planning officer	Town Councillor	Agent
	25/01086/FUL	Christopher Park 28/10/2025	Cllr Daniell	DMP
Applicant	House Name	Road	Locality	
Mr Ingram	West Heath School	Ashgrove Road	Kippington	
Town	County	Post Code	Application date	
			07/10/25	

25/01086/FUL - Amended plan

Proposed two storey extension to North West elevation of main building, incorporating main hall, 6 new classrooms, servery, WC accommodation and relocation of school main entrance/reception. Installation of PV equipment and mechanical plant at roof level and relocation of boiler flue to existing building. New hard and soft landscaping.

A summary of the main changes are set out below:

Following the comments made by the Conservation Officer, the design of the proposed extension has been amended. Additionally, the applicant has provided further details in relation to the proposed materials.

Comment

Proposed by Cllr Gustard with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01447/FUL	Sean Mitchell 03/11/2025	Cllr Michaelides	Studio Anares / Architectu
Applicant	House Name	Road	Locality	
Karatay		8C Eardley Road	Town	
Town	County	Post Code	Application date	
			13/10/25	

25/01447/FUL - Amended plan

Part conversion of a residential building into a commercial (E use) space and construction of a single storey rear extension with rooflight. New external staircase. Alterations to fenestration.

A summary of the main changes is set out below:

Updated acoustic assessment.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is fully satisfied that there will not be a serious impact on local residents from unacceptable noise levels.

Planning Applications Considered

Applications considered on 20-10-25

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01825/MMA	Stephanie Payne 27/10/2025	Cllr Dr Dixon	Robinson Escott Planning
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
S Beale		9A Mount Harry Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			06/10/25	

25/01825/MMA - Amended plan

Amendment to 24/03208/FUL to adjust siting dwelling 500mm north of approved location. Extension of single storey utility room to incorporate a bike store with own access. Creation of loft conversion to be served by rear dormer and two rooflights with height of approved dwelling modestly increased by 230mm. Change first floor rear window to Juliet balcony and windows to serve bedroom. Provision of single window on either side of front door (ground floor level). Change window design on front gable (ground and first floor). Repositioning of side facing dormer on northern flank elevation (to serve dressing room). Minor internal changes. alteration to fenestration; alteration to chimney, new Juliet balcony to rear bedroom

A summary of the main changes are set out below:

A window that was shown on the floor plans but missing on the elevation has been rectified. Additional amendments have been included such as, Juliet balcony, window alteration and revision to the chimney.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer agrees that the increase in ridge height and addition of dormer windows does not create an overbearing building in this locale.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02167/MMA	Abbey Aslett 29/10/2025	Cllr Wightman / Cllr Clayton	Scandia-Hus
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr M & Mrs C Rosser	1 Blackhall	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/10/25	

Amendment to 25/00188/FUL with amendments to dwelling position within site, car parking spaces, inclusion of pergola, solar panels, ev charger, internal alterations and associated landscaping.

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-10-25

5	<i>Plan Number</i> 25/02533/FUL	<i>Planning officer</i> Christopher Park 22/10/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> UPP Architects + Town PI
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
LTP Sevenoaks Ltd (Mr Feldma		6, 8, 10 and 10B Victoria Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/10/25	
Demolition of the existing building and construction of a one-storey plus roof accommodation to facilitate a 2 bedroom dwelling.				

Comment

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that this is identical in all respects to the conversion granted under 25/00042/FUL and that the Conservation Officer is satisfied with the plans.

6	<i>Plan Number</i> 25/02565/HOUSE	<i>Planning officer</i> Zoe Dommett 29/10/2025	<i>Town Councillor</i> Cllr Granville	<i>Agent</i> Carmen Austin Architectu
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs K Phillips		10 Argyle Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/10/25	
Ground floor rear extension with rooflight, first floor side extension, loft conversion with rear dormer, rooflight and sun tunnels, internal alterations, alterations to fenestration, reconstruction of chimney, summerhouse/store, patio with associated landscaping, boundary fencing, replacement wrought iron railing.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i> 25/02567/HOUSE	<i>Planning officer</i> Summer Aucoin 03/11/2025	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Sevenoaks Plans Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Sweeney		25 The Middlings	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/10/25	
Proposed two-storey front extension; ground-floor side extension; demolition of the existing extension and reconstruction on the same footprint with a square bay window; new fenestration; and installation of an ASHP, air conditioning unit, and solar panels.				

Comment

Sevenoaks Town Council recommended approval, subject to Environmental Officer with the Noise Assessment and that there will be no impact to neighbours from the Air Source Heat Pump and air conditioning unit.

Planning Applications Considered

Applications considered on 20-10-25

8	Plan Number 25/02630/HOUSE	Planning officer Summer Aucoin 23/10/2025	Town Councillor Cllr Clayton	Agent Level Architecture
Applicant		House Name	Road	Locality
Mrs P Alderman			44 Quakers Hall Lane	Eastern
Town		County	Post Code	Application date
				02/10/25
Double storey side extension and single storey rear extension with rooflights. New porch and internal alterations.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that the side extension maintains a full one metre gap to the boundary along its whole length.

9	Plan Number 25/02655/HOUSE	Planning officer Zoe Dommett 22/10/2025	Town Councillor Cllr Daniell	Agent Offset Architects
Applicant		House Name	Road	Locality
Mr and Mrs Conway		Thornhill	Oak Lane	Kippington
Town		County	Post Code	Application date
				01/10/25
Part two-storey, part single-storey, side extension. Single-storey rear extension with rooflights. Alterations to roof including raise ridge height, insert dormer windows and rooflights, to enable habitable rooms in loft space. Solar panels. Changes to fenestration. Demolish detached garage to be replaced by new detached garage with room above and dormer windows.				

Comment

Proposed by Cllr Gustard with Cllr Daniell's apologies:

Sevenoaks Town Council recommended refusal on the grounds that the excessive bulk will cause harm both to the significance of the heritage asset - contrary to Policy EN4 - as well as to the streetscene.

10	Plan Number 25/02676/HOUSE	Planning officer Zoe Dommett 21/10/2025	Town Councillor Cllr Shea	Agent AK-Studios
Applicant		House Name	Road	Locality
U and E Spindler			25 Bosville Road	Northern
Town		County	Post Code	Application date
				30/09/25
Loft conversion with dormer extension and rooflights. First floor rear extension.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 20-10-25

11	Plan Number	Planning officer	Town Councillor	Agent
	25/02687/HOUSE	Summer Aucoin 24/10/2025	Cllr Gustard	Kent Building Control Ltd
Applicant		House Name	Road	Locality
Mr S Wright		Hillside House	41B Oakhill Road	Kippington
Town		County	Post Code	Application date
				03/10/25
First floor rear extension				

Comment

Sevenoaks Town Council recommended approval.

12	Plan Number	Planning officer	Town Councillor	Agent
	25/02750/HOUSE	Zoe Dommett 03/11/2025	Cllr Clayton	AK-Studios
Applicant		House Name	Road	Locality
Mr & Mrs Skinner			2 Pinewood Avenue	Eastern
Town		County	Post Code	Application date
				13/10/25
Single storey rear extension with roof lanterns.				

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval.

Have your say – Installation or extension of double yellow lines on several roads within Sevenoaks Town

Following concerns raised by residents, Sevenoaks Town Council has been reviewing locations – particularly on road corners near schools – which it believes would benefit from additional corner protections by way of double yellow lines.

These would seek solely to reinforce the **existing** restrictions to parking which are in place via **the Highway Code**, which stipulates that cars **must not** park opposite or within 10 metres of a junction and should not park on a bend in the road except in authorised spaces.

The below listed road corners have been identified where these additional parking restrictions could improve visibility and safety for both drivers and pedestrians alike. Sevenoaks Town Council is proposing to submit these to Kent Highways for consideration and subsequent publication of a formal public consultation via Traffic Regulation Order.

Before this, however, Sevenoaks Town Council is seeking the views of local residents and particularly those that could be impacted by the proposals in order to gauge level of potential support or opposition. Feedback received will inform whether the below locations are pursued to the next stage.

<u>Location 1:</u> St John's Road – the four corners leading into St James' Road on either side	<u>Location 8:</u> Hillingdon Avenue – the two corners leading into Wildernesse Mount
<u>Location 2:</u> St John's Road – the two corners leading into St George's Road	<u>Location 9:</u> Hillingdon Avenue – around the green island between Wildernesse Mount and Seal Hollow Road
<u>Location 3:</u> St John's Road – the two corners leading into Amherst Road	<u>Location 10:</u> Hillingdon Avenue – the eastern corner leading into southern Seal Hollow Road
<u>Location 4:</u> Bethel Road – the eastern corner leading into Cedar Terrace Road	<u>Location 11:</u> Ash Platt Road – the two corners on the southern end of Ash Platt Road, leading into Seal Road
<u>Location 5:</u> Mill Lane – on the Western side of the road	<u>Location 12:</u> Ash Platt Road – the two corners where it bends into Highlands Park
<u>Location 6:</u> The Crescent – extension to the existing lines leading into the Northern-most corner	<u>Location 13:</u> Letter Box Lane – extension to the existing lines leading into Letter Box Lane from Tonbridge Road
<u>Location 7:</u> Hillingdon Avenue – the grass verge leading into Seal Hollow Road	<u>Location 14:</u> Bradbourne Road – extension of the existing lines opposite the rear entrance of Sevenoaks Primary School

How to respond?

- **By Post:** Post your completed survey using FREEPOST code: **RTHK-RSKY-SSXS** to Sevenoaks Town Council, Town Council Offices, Bradbourne Vale Road, Sevenoaks, TN13 3QG
- **By Email:** You can either scan and email a copy of your written survey, or just email your thoughts directly to planning@sevenoakstown.gov.uk. These will be manually added.
- **Online:** Click on the below link or type in directly into your web browser:
<https://form.jotform.com/251214389928364>
- **Via QR code:** Scan the QR code using the mobile app on your phone, and click on the link that appears underneath in yellow.
- **In person:** Visit the Town Council Offices on Bradbourne Vale Road, where paper copies of the survey will be available on the table in the foyer. Please hand your completed form into reception.



What are the next steps?

The outcome of this pre-consultation engagement will be discussed at a future Sevenoaks Town Council Planning & Environment Committee meeting, where Councillors will decide whether they should proceed with each of the proposed locations. This meeting will be open to the public to attend or watch online. **If there is no clear consensus, or a strong view that parking restrictions should not be implemented on any particular road, then this road may be removed from the proposed project.**

Any successful locations will be submitted for consideration of Kent County Council, whose design team will provide final designs for the double yellow lines. These will then be published for formal public consultation via a legal Traffic Regulation Order.

If more than five valid objections are received to the proposed Order, it will be referred to Sevenoaks District Council's Joint Transportation Board, which will make a recommendation to Kent County Council's Portfolio Holder.

The final decision will be made by Kent County Council, as the Local Highway Authority.

How much will this cost?

Sevenoaks Town Council has allocated **£7,059** from its Community Infrastructure Levy underspend towards the delivery of this project. **This will come solely from contributions received by the Town Council from local developers, and not resident's council tax.**

The above cost will go towards the funding of a Traffic Regulation Order (a legal document required to make changes to parking restrictions) at £3125. A JTB referral would incur a further cost of £710. Painting of double yellow lines is estimated to start at £100 per location, depending on any road surfacing which may be required.

The deadline to respond has been extended to **31st January 2026** due to coinciding with Sevenoaks District Council's significant Local Plan consultation.

1. The following locations on ST JOHN'S ROAD have been proposed to receive corner protections on the grounds that this would aid visibility for cars turning both into and out of a busy school road:



Question 1 - Please indicate whether you support or oppose introduction of double yellow lines on the above road corners of St John's Road.

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Location 1: St John's Road - the four corners leading into St James' Road on either side	☐	☐	☐	☐	☐
Location 2: St John's Road - the two corners leading into St George's Road	☐	☐	☐	☐	☐
Location 3: St John's Road - the two corners leading into Amherst Road	☐	☐	☐	☐	☐

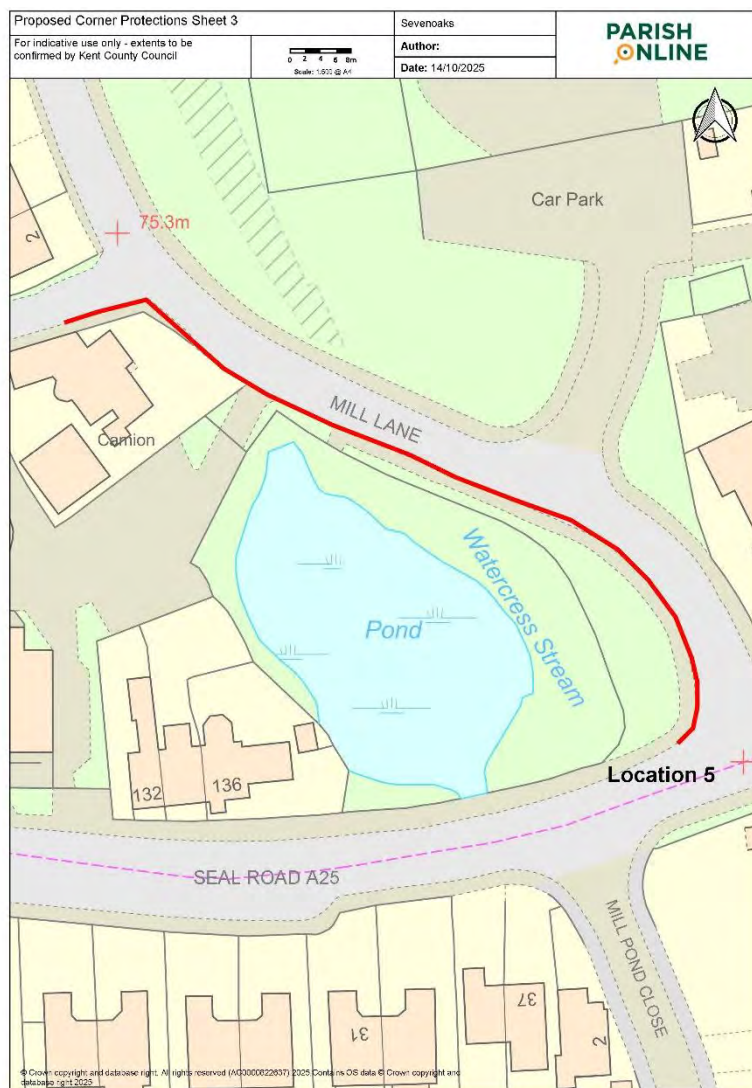
2. The following corner of BETHEL ROAD / CEDAR TERRACE has been proposed to receive corner protections in order to prevent the blocking of residential driveways by cars parking on the narrow bend opposite.



Question 2 - Please indicate whether you support or oppose introduction of double yellow lines on the above road corner at Bethel Road / Cedar Terrace Road:

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Location 4: Bethel Road - the eastern corner leading into Cedar Terrace Road	☐	☐	☐	☐	☐

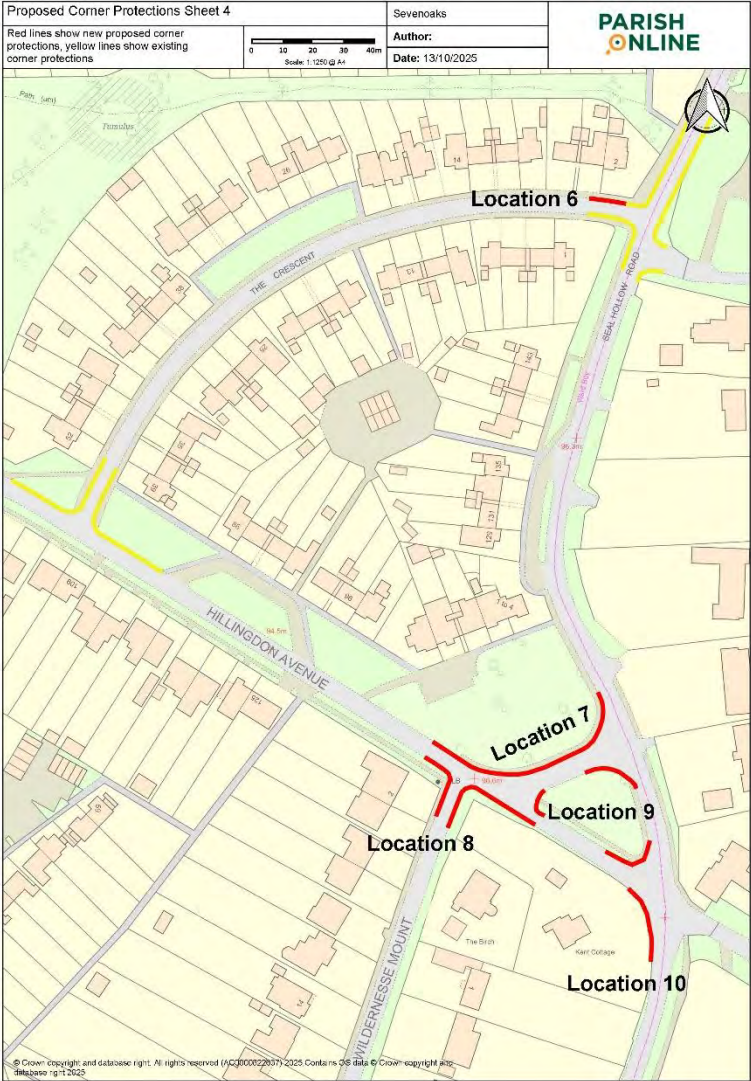
3. The following section of MILL LANE is proposed to receive corner protections on the grounds that this road becomes unpassable during particularly busy periods. The Town Council would welcome feedback and recommendations to rectify this issue, and is open to amendments which could achieve this:



Question 3 - Please indicate whether you support or oppose introduction of double yellow lines on Mill Lane:

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Location 5: Mill Lane - on the Western side of the road	☐	☐	☐	☐	☐

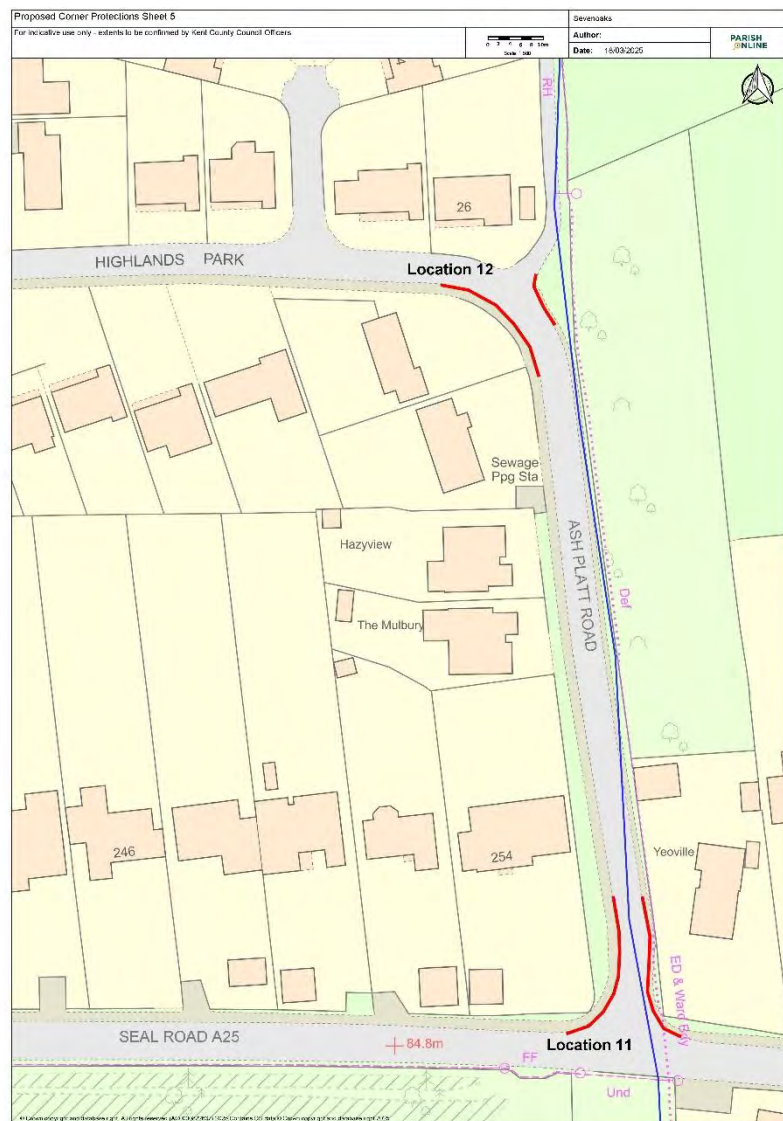
4. The following corners on HILLINGDON AVENUE are proposed to receive corner protections on the grounds of poor sight lines and visibility being exacerbated by corner parking. The Northern-most corner of THE CRESCENT has been proposed to receive a corner protection extension on the same grounds and in order to match the existing double yellow lines on all other corners of this road.



Question 4 - Please indicate whether you support or oppose introduction of double yellow lines on Hillingdon Avenue and at The Crescent:

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Location 6: The Crescent - extension to the existing lines leading into the Northern-most corner	☐	☐	☐	☐	☐
Location 7: Hillingdon Avenue - the grass verge leading into Seal Hollow Road	☐	☐	☐	☐	☐
Location 8: Hillingdon Avenue - the 2 corners leading into Wildernes Mount	☐	☐	☐	☐	☐
Location 9: Hillingdon Avenue - around the green island between Wildernes Mount and Seal Hollow Road	☐	☐	☐	☐	☐
Location 10: Hillingdon Avenue - the eastern corner leading into southern Seal Hollow Road	☐	☐	☐	☐	☐

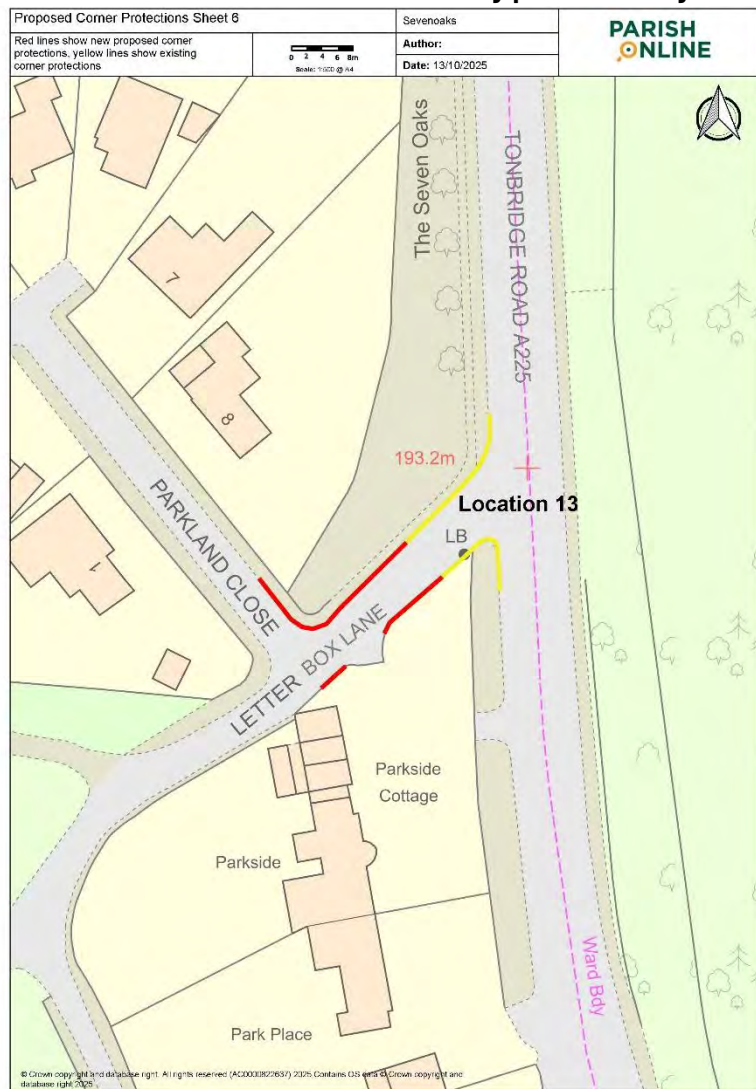
5. The following corners on ASH PLATT ROAD / HIGHLANDS PARK are proposed to receive corner protections on the grounds that this road becomes unpassable during particularly busy periods, with reports of cars and ambulances having has to reverse onto the A25 as a result.



Question 5 - Please indicate whether you support or oppose introduction of double yellow lines on Ash Platt Road / Highlands Park:

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Location 11: Ash Platt Road - the two corners on the southern end of Ash Platt Road leading into Seal Road	☐	☐	☐	☐	☐
Location 12: Ash Platt Road - the two corners where it bends into Highlands Park	☐	☐	☐	☐	☐

6. The following corners on LETTER BOX LANE are proposed to receive extended corner protections on the grounds that the current double yellow lines do not leave enough of a buffer to allow cars on the wrong side of the road to correct back onto the correct side before exiting Letter Box Lane. This is exacerbated by poor visibility for cars entering the road.



Question 6 - Please indicate whether you support or oppose extension of the double yellow lines on Letter Box Lane:

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Location 13: Letter Box Lane - extension to the existing lines leading into Letter Box Lane from Tonbridge Road	☐	☐	☐	☐	☐

7. The following section of BRADBOURNE ROAD is proposed to receive extended corner protections on the grounds that this would allow the school bus to enter and exit during peak school drop-off and pick-up times without being impeded by parked cars.



Question 7 - Please indicate whether you support or oppose extension of the double yellow lines on Bradbourne Road:

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Location 14: Extension for the existing lines outside the rear entrance of Sevenoaks Primary School	☐	☐	☐	☐	☐

8. Please provide any comments on the above proposed locations. If there is a particular road which you feel should or should not have its restrictions amended, please state which location (including Location number 1-14 and / or Sheet number 1-7) and why.

9. Please provide your street address below. This is to ascertain which responses have been received from residents of the impacted roads, therefore your exact house number is not required.

Street Address	
Street Address Line 2 *required	
City	
Post code	

Thank you for taking the time to fill out this survey.

The outcome of this pre-consultation engagement will be discussed and a decision made at a future Sevenoaks Town Council's Planning & Environment Committee meeting, the proceedings of which are open to members of the public to attend or watch online.

Should the Councillors decide to pursue any of the above locations consulted upon, this would be followed by a legal Traffic Regulation Order and formal public consultation by Kent County Council, where residents will be allowed further opportunity to respond to the proposals.

Please see below for Sevenoaks Town Council's Privacy Policy:

https://www.sevenoakstown.gov.uk/General_Data_Protection_Regulation_GDPR_21380.aspx

From: Community Rights <Community.Rights@sevenoaks.gov.uk>
Sent: 23 October 2025 16:46
To: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>
Subject: RE: Asset of Community Value Decision: CRtB 105 - Hollybush Recreation Ground and nearby amenity land, Hollybush Lane, Sevenoaks, TN14 3UX

Dear Georgie

Thank you for your email.

Asset of community value decisions are Officer decisions and there isn't a process for them to be referred to Committee.

Based on the information provided and our research, the following represents our final conclusions on the excluded parcels of land -

The upper bowling green (part of Title Number K938783) fell out of use around 2004 and therefore does not provide current or recent past community use.

The SDC Depot (part of Title Number K938783) has been in Sevenoaks District Council's use as a depot for more than 20 years and therefore does not provide current or recent past community use.

The eastern parcel of land lying to the west of Seal Hollow Road (part of Title Number K329525); including
The area of land to the rear of 9 - 12 The Paddocks (part of Title Number K735171), are residential gardens, which are securely fenced off and have been used as such over time. Therefore it does not provide current or recent past community use and it is reasonable to conclude that the land could not be returned to community use within the next five years.

Under the Localism Act 2011, a building or land can be listed as an Asset of Community Value only if it meets both of the following criteria:

1. Current or Recent Use: Its main use must currently be, or must have recently been, used to further the social wellbeing or social interests of the local community.
2. Future Use: It must be realistic to believe that this use can continue in the future or will do so again in the next five years.

This means that both the past/present use and the potential for future community benefit are essential for a successful nomination.

Kind regards,

Sarah

Sarah Godman

Transformation & Strategy

Tel: 01732 227000

Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG

Email: community.rights@sevenoaks.gov.uk

www.sevenoaks.gov.uk

From: Sevenoaks Town Planning <planning@sevenoakstown.gov.uk>

Sent: 21 October 2025 09:50

To: Community Rights <Community.Rights@sevenoaks.gov.uk>

Subject: RE: Asset of Community Value Decision: CRtB 105 - Hollybush Recreation Ground and nearby amenity land, Hollybush Lane, Sevenoaks, TN14 3UX

CAUTION: This email is from outside Sevenoaks District Council. Only open links or attachments if you trust the sender and content. Forward suspicious emails to itsd@sevenoaks.gov.uk

Dear Sarah,

Thank you very much for this letter and to your team for investigating the Hollybush Recreation Ground and nearby amenity land for it to be registered as an Asset of Community Value.

I have been asked by the Town Councillors to query the following which I was hoping you may be able to clarify for me:

- Do District Council Ward Members have the ability to request a review of the decision, or to call this in to Committee for consideration, or is it solely up to the District Council please? And
- Would you be able to provide details as to why each individual parcel was concluded to be not eligible for registration please?

Kind regards

Georgie

Georgie Elliston
Planning Committee Clerk
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent TN13 3QG





Infrastructure Delivery Plan October 2025 Statement

1. Introduction

- 1.1 The emerging Infrastructure Delivery Plan (IDP) for Sevenoaks District identifies the infrastructure that is required, either through the improvement of existing provision or the delivery of new, to support the development proposed in the emerging Local Plan.
- 1.2 The definition of infrastructure is wide and includes a range of services and facilities provided by both public and private bodies, including but not limited to transport, green and blue, social (including education and health) and utilities and hard infrastructure.
- 1.3 The IDP is an evidence based document. It is constantly evolving throughout the plan-making process, as it builds on ongoing engagement with our infrastructure providers and responds to modifications to the development strategy. Once the Local Plan is adopted, it is envisaged that the IDP will be a live document that will be updated on a regular basis to continually support the Local Plan.

2. Policy Context

- 2.1 The significance of infrastructure delivery is a key theme running through the National Planning Policy Framework (NPPF) (2024), and paragraph 20 sets out what is required of strategic planning policies, clearly stating that sufficient provision should be made for:
 - Infrastructure for transport, telecommunications, security, waste management, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health, education and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 2.2 Paragraph 26 further states the importance of engaging with infrastructure providers and that joint working should be 'effective and ongoing' throughout the plan-making process.

- 2.3 Paragraph 35 then states that the Local Plan should set out the contributions expected from development, including infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure), and that such policies should not undermine the deliverability of the Plan.

3. Local Context

- 3.1 We have learnt, from previous public consultations on the emerging Local Plan, that communities are often open to new development providing it is supported by appropriate new and/or improved infrastructure. This enables communities to continue to be sustainable and have the ability to accommodate additional development within the local area without placing undue pressure on the existing services and facilities.
- 3.2 The District Council currently operates two mechanisms to collect financial contributions from developers towards the provision of infrastructure in the District:
- Section 106 contributions – these are sought for site specific infrastructure that helps to mitigate the impact of development; and
 - Community Infrastructure Levy (CIL) – this is a charge that is levied on qualifying development (per square metre) to help pay for wider infrastructure improvements across the District to support new development.
- 3.3 Not all local authorities choose to charge CIL, however the District Council adopted its CIL Charging Schedule in 2014 and has been charging on all qualifying development since. Over the eleven years of its operation, CIL receipts have been collected, amounting to £19 million, of which £9.2 million has been awarded to local and strategic infrastructure projects through the CIL Spending Board and £5.6 million has been passed on to Town and Parish Councils for spending on local infrastructure projects. The District Council is responsible for prioritising how and what CIL is spent on.
- 3.4 The District Council has committed to reviewing its CIL Charging Schedule to ensure it remains fit for purpose and appropriate, in light of the emerging Local Plan policies. It is anticipated that this review will take place over the coming months, with the examination of the revised charging schedule taking place in tandem with the Local Plan examination.

4. Engagement with Infrastructure Providers

- 4.1 The Sevenoaks District Local Plan (Regulation 18 Consultation 2025) sets out a strategy to deliver up to 17,175 much needed new homes, the right type of employment spaces and vibrant high streets to ensure a healthy economy, whilst also protecting the District's natural environment and built heritage. The Plan is underpinned by three key principles:
- Delivering strategic infrastructure to support planned growth;
 - Creating healthy and inclusive communities; and
 - Achieving design excellence in all new development.
- 4.2 It is recognised that significant investment in infrastructure is needed in order to deliver this sustainable and balanced growth strategy. It is also crucial that any new or improved infrastructure is delivered in a timely manner. Ultimately, all infrastructure will be required to meet the needs of our communities.
- 4.3 The emerging Local Plan is currently at public consultation, seeking views on the above strategy, and specifically two growth options to meet housing need, which could see the District accommodate either 16,321 or 18,900 new homes. This means that we do not yet know the full extent of proposed housebuilding across the District and therefore this variable needs to be factored into planning for infrastructure.
- 4.4 We have been working closely with our infrastructure providers throughout the preparation of the Local Plan, engaging at regular intervals to discuss the two growth options in particular, recognising that each has its own infrastructure challenges. A full list of infrastructure providers and delivery partners we have engaged with is included at Appendix A.
- 4.5 Initially, and to provide a baseline, the following information was sought from our infrastructure providers in 2023, as part of the previous consultation on the emerging Local Plan, and formed the basis of the 'Infrastructure Delivery Plan November 2023 Statement' that supported the Winter 2023 public consultation on the emerging Local Plan:
- Details of planned works;
 - Existing constraints / pinch points;
 - Potential areas of growth; and
 - Identified infrastructure needs.
- 4.6 Since then we have been able to build on this baseline, as emerging Local Plan policies and development options have been updated and refined.
- 4.7 A summary of the latest discussions held with our infrastructure providers is set out in Table 1 below. All infrastructure requirements in this table have

been identified through engagement with key infrastructure providers in Summer 2025, and represent the position at this point in time.

- 4.8 Infrastructure planning is an ongoing and iterative process. Engagement with infrastructure providers remains active, and further projects will be identified and refined as the Local Plan progresses. The absence of specific infrastructure requirements—such as transport improvements—at this stage should not be interpreted as an indication that such measures will not be needed. In many cases, providers are unable to confirm detailed infrastructure needs until the preferred growth strategy and site allocations have been finalised through the Local Plan process. It is also important to note that many of the infrastructure requirements identified to date arise from the cumulative impact of development across the District, rather than from individual sites. As such, infrastructure needs should be considered within a wider strategic context. All infrastructure requirements should be read in conjunction with Chapter 9 of the Sevenoaks District Local Plan (Regulation 18 Consultation 2025). Together, these documents provide a comprehensive overview of infrastructure priorities and the mechanisms for their delivery.

Table 1: New and improved infrastructure and capacity constraints identified in Autumn 2025, to support the emerging Local Plan

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
Environment Agency	Advised that projects, including where flood alleviation schemes could be needed, will be identified in the EA's response to the Regulation 18 consultation.
Historic England	No projects or improvements identified in relation to both growth scenarios.
KCC Adult Social Care	There is a growing pressure on existing adult and social care infrastructure, particularly given that Sevenoaks District has one of the highest 85+ demographics in Kent. Additional infrastructure aimed at the areas of most need will be essential to mitigate pressures, with the priority being on extra care services for older people, physical and mental disabilities. Pressure on more standard residential care models can be alleviated by increasing fit for purpose housing and better telecare allowing people to stay in their own homes for longer. Private sector intervention is expected to provide more supported living and extra care housing along with specialist nursing care in order to meet

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
	market demand, and should be focused in sustainable locations, within the areas of proposed development. New infrastructure should be provided across the District to help avoid overconcentration of one type of accommodation in a single area.
KCC Education	For both growth scenarios, it is anticipated that there will be a requirement for additional primary school places (either through the expansion of existing schools and/or provision of new) in the planning areas of Sevenoaks, Swanley, Edenbridge, Sevenoaks Rural North and Hartley New Ash Green. For secondary provision, existing schools within the District are currently at capacity and so it is anticipated that there will be a requirement for new secondary schools in the planning areas of Swanley/Rural North and Edenbridge. The approximate current costs of a 2 form entry primary school is in the region of £15,000,000 and a 6 form entry secondary school is in the region of £40,000,000. It is expected that the land required for new school provision will be transferred to KCC at nil cost.
KCC Highways	At this stage no specific projects have been identified. The transport modelling being undertaken to support the Local Plan has highlighted a number of areas for additional investigation and that further work is in hand to identify the transport impact of the Local Plan growth scenarios and potential mitigation schemes, which will be included in the next iteration of the IDP, once the modelling work has been completed.
KCC Public Rights of Way	At this stage no specific projects have been identified. However, a package of measures to improve the PRow network across the District, to encourage active travel and provide opportunities for outdoor

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
	recreation, as identified in the KCC Public Rights of Way Improvement Plan, will be required for each development site.
KCC Resource Management and Circular Economy	KCC as the Waste Disposal Authority (WDA) is responsible for providing a Household Waste Recycling Centre (HWRC) service to residents in accordance with the Environmental Provisions Act 1990. Development within the Sevenoaks District area will put additional pressure on Swanley HWRC. Swanley HWRC is a small site, accepting a range of household delivered materials and has a growing population catchment. As the site does not have enough space for a separate HGV area, it has to be closed when the bins need to be changed. This results in queues of householder vehicles building up on the approach road, which then impacts on the local highway network. There is an opportunity for KCC to utilise existing KCC owned land within the neighbouring Highways Depot to extend Swanley HWRC, increasing site capacity and incorporating a traffic management system which will alleviate pressures on the local road network. In particular, developments at Pedham Place, Swanley, New Ash Green, Hextable and South Darenth, will place additional pressure on Swanley HWRC capacity. It is anticipated that this project will cost approximately £250,000 and will need to be completed by 2032.
National Gas	No projects or improvements identified in relation to both growth scenarios.
National Grid	No projects or improvements identified in relation to both growth scenarios.
National Highways	At this stage no specific projects have been identified. Until the Local Plan transport modelling has been completed and its results finalised, it is difficult for

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
	National Highways to fully understand where mitigation measures are required and what form these might take. National Highways cannot be expected to cater for unconstrained traffic growth generated by new developments, and we therefore encourage policies and proposals which incorporate measures to reduce traffic generation at source and encourage more sustainable travel behaviour, in line with DfT Circular 01/2022. National Highways expect the promoters of development to put forward initiatives that manage down the traffic impact of proposals to support the promotion of sustainable transport and the development of accessible sites.
Natural England	No projects or improvements identified in relation to both growth scenarios.
Network Rail	Requirement for improvements to Sevenoaks Railway Station - improvements to the station forecourt and public realm to provide better access and improved safety for pedestrians and cyclists. Requirement for improvements to Bat and Ball Railway Station - the installation of ramped access to the pedestrian bridge over the railway line, to replace the current stepped access. Requirement for improvements to Dunton Green Railway Station – improvements to the pathway leading to the station (including better walking and cycling provision), improved lighting and CCTV to address safety. It is noted that whilst the Station has step-free access to the London-bound platform but not between platforms or directly onto platform 2. Requirement for improvements to Swanley Railway Station – a step-free footbridge to enable step-free access at the Everest Road entrance, and funding for additional rolling stock to increase service capacity to cope with the anticipated demand from growth.

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
	Consideration to be given to sustainable transport options to serve the proposed developments at Pedham Place and Petham Court. Given there is an existing passenger line running immediately south of Petham Court, this could open discussions around whether a new station would be a benefit for both developments. It is likely that this would need to be funded by a third party. Requirement for improvements to Edenbridge Town Railway Station – accessibility improvements including step-free access to eastbound platform and improved entrance to the station. Any site immediately adjacent to the railway will need to provide anti-trespass fencing for the full length of the site boundary alongside the railway in order to protect future occupiers and the safe and efficient running of the railway. It is likely that a significant proportion of residents may use this station to commute to London and therefore consideration should be given to encouraging the use of sustainable transport as well as increasing car parking capacity at this station. Requirement for improvements to Edenbridge Railway Station – accessibility improvements including step-free interchange between platforms. Any site immediately adjacent to the railway will need to provide anti-trespass fencing for the full length of the site boundary alongside the railway in order to protect future occupiers and the safe and efficient running of the railway. It is likely that a significant proportion of residents may use this station to commute to London and therefore consideration should be given to encouraging the use of sustainable transport. Requirement for improvements to Penshurst Railway Station – improved passenger facilities including a ticket machine and improvements to the entrance to provide additional capacity and promote the use of sustainable travel.

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
	Sevenoaks District is well served by rail and opportunities to improve access to, and use of, these stations should be sought to reduce car travel and provide sustainable transport options. Potential improvements to be refined once growth option has been confirmed.
NHS Kent & Medway ICB	Sevenoaks Urban Area: • Review will be required to determine the infrastructure requirements for primary and community service capacity. Sevenoaks Hospital site will be considered as part of this. • Northern Sevenoaks growth to also be considered for community services impact alongside Sevenoaks Urban Area growth. Northern Sevenoaks (Halstead, Otford and Kemsing): • GP specific impact to be further considered and assessed (no general practice coverage currently to Pratts Bottom area). Swanley & Hextable: • Capacity is currently constrained. • Will require additional capacity through an infrastructure solution ahead of growth. • Review will be required to determine the infrastructure requirements for primary and community service capacity (likely to include existing need and growth). Pedham Place: • If the site is included, the ICB/HCP will need to consider the overall healthcare service delivery and infrastructure requirements for Swanley and Pedham together. • This may include the requirement for a facility to be delivered as a planning obligation for the site.

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
	Edenbridge: • Need to undertake assessment of capacity in the Edenbridge Memorial Health Centre and ability to accommodate growth over the plan period for general practice and community services. New Ash Green & Hartley: • GP specific impact to be further considered and assessed – will require additional capacity. The ICB's Developer Contributions Guide will inform ICB requests for developer contributions – this includes the impact on primary, community and acute healthcare. It is expected that the majority of contributions will be secured as a financial contribution either through a Section 106 agreement or CIL award for infrastructure projects once identified.
Southern Water	Edenbridge has limited network capacity in respect of waste water and therefore there is a requirement to increase the local sewerage network capacity alongside phasing of development prior to the occupation of any new dwellings. Infrastructure projects already in the current 2025 to 2030 investment period include enhancing resilience and safeguarding asset life at Edenbridge Wastewater Treatment Works (WTW), Cowden, Fordcombe and Penshurst. WTWs are assessed annually for capacity against forecast growth, which then feeds into Southern Water's 5 year planning. Upgrades to enhance treatment quality are determined by the Environment Agency as part of the Water Industry National Environmental Programme (WINEP).

Infrastructure provider / delivery partner	Projects / improvements / capacity constraints identified in Autumn 2025
Sutton & East Surrey Water	Requirement for clean water capacity to be increased in Edenbridge . The additional demand causes degradation in the resilience of the current network which could increase the risk of loss of supply for existing and future residents if not addressed.
Thames Water	It is likely that development in Swanley, Hextable, Pedham Place, Petham Court, Horton Kirby and South Darenth will have implications on the water supply network, and upgrades may be required. It is likely that development in central and northern Sevenoaks, Swanley, Hextable, Pedham Place, Petham Court, West Kingsdown and New Ash Green will have implications on the waste water network, and upgrades may be required. Where network upgrades are potentially required the need, scale and design of these would be dependent on more detailed assessment when more details of proposed developments are understood and Thames Water would only look to progress the design and delivery of upgrades when there is certainty that development will come forward.
UK Power Networks	No projects or improvements identified in relation to both growth scenarios. However, it should be noted that 'South Orpington 33/11kV Primary Substation' is nearing capacity and the power delivery capabilities (rating) of the substation will likely need to be increased by 2032.

5. Developing the IDP further

- 5.1 The District Council remains committed to preparing a robust and comprehensive Infrastructure Delivery Plan (IDP) to support the level of growth identified in the emerging Local Plan. The IDP will set out the infrastructure projects required to deliver new and improved provision across the District, ensuring that development is supported by appropriate investment in transport, utilities, education, health, and community facilities.

- 5.2 This October 2025 Statement outlines the infrastructure requirements and capacity constraints identified through engagement with infrastructure providers during Summer 2025. The current Regulation 18 public consultation on the Sevenoaks District Local Plan provides a key opportunity to further engage with statutory bodies and service providers to refine and confirm infrastructure needs.
- 5.3 Over the coming months, the Council will continue to work closely with infrastructure partners to secure the delivery of priority projects. This process will take account of feedback received through the Regulation 18 consultation and any refinements to the development strategy. The IDP will also be informed by emerging evidence base documents, including the District-wide transport modelling and Strategic Flood Risk Assessment.

Appendix A – Infrastructure Providers in Sevenoaks District

Arriva
Civil Aviation Authority
Environment Agency
Go Coach
Greater London Authority / Mayor of London
High Weald National Landscape Unit
Historic England
Homes England
KCC Culture & Creative Economy
KCC Development Investment
KCC Education
KCC Highways
KCC Public Rights of Way
KCC Waste
Kent Downs National Landscape Unit
Kent Fire & Rescue
Kent Nature Partnership
Kent Police
Integrated Transport Authority
Local Lead Flood Authority
Marine Management Organisation
National Gas
National Grid
National Highways
Natural England
Network Rail
NHS England South East
NHS Kent & Medway Integrated Care Board
Office of Rail Regulation
Office of Road and Rail
South East Coast Ambulance Service
South Eastern
South East Local Enterprise Partnership
South East Water
Southern Water
Sutton & East Surrey Water
Thames Water
Transport for London
UK Power Networks
Upper Medway Drainage Board

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Precis of all Policies within Sevenoaks District Council's draft Sevenoaks Local Plan – specifically in relation to Sevenoaks Town Council and its Parish boundary

The below summary has been prepared by Sevenoaks Town Council (STC) to inform its Town Councillors of the potential applicability of all of the proposed Policies in Sevenoaks District Council's draft Local Plan **specifically to Sevenoaks Town**. Policies which are specifically location-based and therefore will not impact Sevenoaks Town have been indicated in grey font, and those that are *unlikely* to impact the Town are indicated so under the third column.

Although this document lists all policies within the District Council's draft Local Plan, it does not provide summary information relating to other Towns and Parishes outside of Sevenoaks Town. Rather, it compliments – but does not replicate in full – the [District Council's FULL draft Local Plan](#), which provides a much more detailed and complete overview of the proposed Policies. It should therefore be read in conjunction with the District Council's draft Local Plan as a reference only.

Summary:

Policy	Title	Affecting STC?	Pg
ST1	A Balanced Strategy for Growth: Development within existing settlements with optimised densities, reuse of brownfield land, sustainable locations (close to services, accessible), efficient use of land and social value. Compliance with Neighbourhood Plans.	Yes	60
ST2	Housing and Mixed-Use Site Allocations: Specific sites proposed for allocation, separated by area (see allocation summary document for more details on <u>Sevenoaks Town sites</u>).	Yes	61
H1	Housing Mix: Design criteria for new housing, to meet housing mix needs, accessible/adaptable homes with wheelchair provision in new build schemes over 20 units as well as Social Rent housing, environmentally sustainable designs and meeting of space standards.	Yes	79
H2	Provision for Affordable Housing: Setting % thresholds based on number of dwellings proposed, and whether it's within a Designated Rural Area or not. Alternative delivery mechanisms are explored for on-site provision versus financial contributions, as well as mitigation of unviable schemes – including late-stage viability reviews. On-site provision is proposed 80% social rented and 20% shared ownership unless otherwise agreed.	Yes	82
H3	Housing in Rural Areas: Conditions for rural exception housing schemes outside of urban areas.	Unlikely	85
H4	Housing for Older People: Includes technical and design criteria for retirement home proposals, as well as a dwelling threshold (being 50+) which activates a requirement to provide units for older people.	Yes	89
H5	Build to Rent: Includes technical and design criteria for Build to Rent, including sustainable location, single ownership, 3 year minimum tenancy, 20% affordable housing, environmental sustainability, and a unit threshold (being 100+) for developments to provide Build to Rent units.	Yes	91

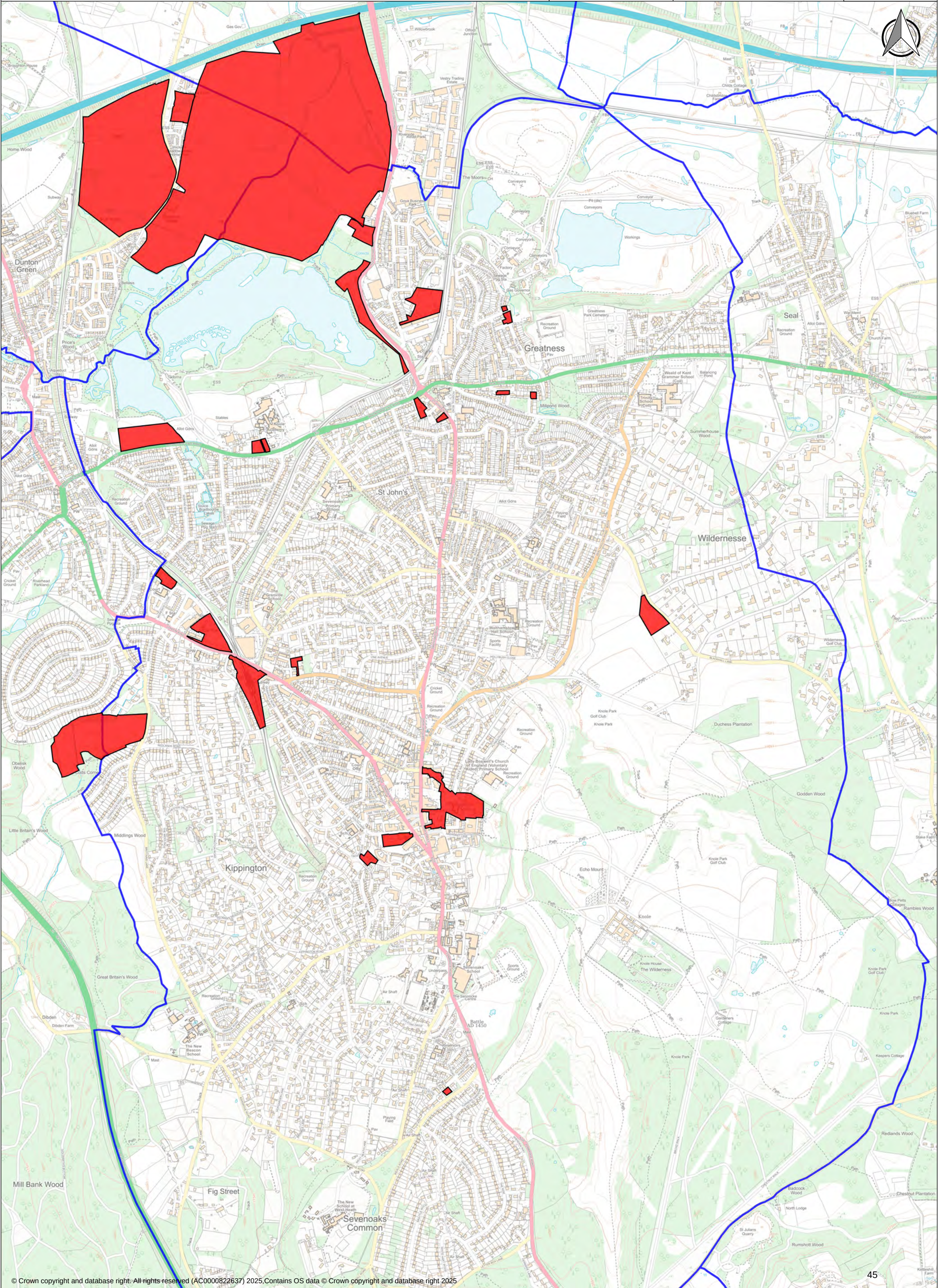
H6	Smaller Sites: Includes technical and design criteria including efficient use of land, healthy spaces, meeting housing need / mix, avoiding / replacing employment, retail or community use, and high sustainability.	Yes	93
H7	Housing Density and Intensification: Proposes <u>minimum</u> thresholds for number of homes to be delivered on a site, depending on the sustainability of the location.	Yes	97
H8	Self-build and Custom Housebuilding: Conditions under which self-build and custom house builds will be supported, as well as a unit threshold (being 10+) for developments to provide plots for this.	Yes	99
GT1	Provision for Gypsy and Traveller Community: Proposes four <u>specific sites</u> for provision of additional permanent Gypsy and Traveller pitches being two in Edenbridge, one in Halstead, and one in Swanley Village.	No	103
GT2	Gypsy and Traveller and Travelling Showperson Accommodation: Sets criteria for accommodation proposals, including sustainable location (near services and facilities), accessibility, acceptable living environment, minimal impact on surrounding character, and meeting of identified needs.	Yes	105
EMP1	Delivering Economic Success: Identifies significant demand for employment space to be met in Town Centres and storage space to be met in Swanley and at the Sevenoaks Vestry Estate. Also includes flexible workspace, improving digital connectivity, growing the visitor economy and strengthening sense of place.	Yes	113
EMP2	New Employment Land: Specific sites proposed for allocation, separated by area, two of which are in Sevenoaks Town (Bakers Yard and Otford Road Depot). Also includes criteria to be met on the sites, including efficient use of land, active travel access opportunities, impact on highways, amenity, natural and built environment, landscape etc.	Yes	115
EMP3	Retaining and Optimising Existing Employment Land: Protects employment land use and sets criteria for its expansion – both within built-up area boundaries and the Green Belt (where policy-compliant).	Yes	121
EMP4	Rural Diversification: Sets criteria allowing diversification of agricultural or other land-based business uses.	Unlikely	123
EMP5	Tourism and Visitor Economy: Sets criteria allowing existing tourist accommodation use to be changed (i.e. unsuitable for use). Sets criteria to be met in proposals for new or upgraded visitor attractions / accommodation, including impact mitigation, accessibility, impact on highways, amenity, natural and built environment and landscape etc.	Yes	131
TLC1	Resilient Town and Local Centres: Prioritises place-making, active and retained town centre uses, active shop fronts (supporting residential above). Also sets a unit threshold (being 100+) for developments to provide accessible small-scale retail and sets criteria for town centre development to meet including environmental design and active travel options.	Yes	137

SEV1	Sevenoaks Town Centre: Promotes the STNP as well as the emerging Town Centre & St John's Hill Area Masterplans to guide future development.	Yes	138
SWN1	Swanley Town Centre	No	140
EDN1	Edenbridge Town Centre	No	142
WST1	Westerham Town Centre	No	144
NAG1	New Ash Green Village Centre	No	146
CC1	Mitigating and Adapting to the Impacts of Climate Change: Places requirements on developments to contribute to the mitigation and adaptation to climate change, including via active travel options, sustainable building materials and construction, maximising blue green infrastructure, reducing flood risk and mains water consumption etc.	Yes	155
CC2	Sustainable Design and Construction: Requires new developments to minimise energy and carbon consumption. Promotes blue-green infrastructure, modifiable buildings, water management and sets a dwelling conversion threshold (being 10+) for conversions to achieve 'Excellent' BREEAM rating.	Yes	159
CC3	Low Carbon and Renewable Energy: Prioritises renewable and low carbon energy opportunities in development and sets criteria where such proposals will be supported.	Yes	163
CC4	Tree Planting: Requires all major developments (residential and non-residential) to plant new trees and submit landscaping schemes – with two trees per new dwelling and one tree per 500 square metres of non-residential floorspace required.	Yes	165
W1	Flood Risk: Requires flood mitigation and risk assessments in Floor risk Zones.	Yes	169
W2	Surface Water Management: Requires developments to include adequate surface water drainage and sets a hierarchy of preferred options to do so. Specifically prohibits discharge into foul-only sewers.	Yes	173
W3	Water Supply and Quality: Support in principle for increased water supply and wastewater treatment proposals. Requirement for new developments to minimise impact on water supply, capping this at 110 litres per new resident per day. Prioritises integrity of water supply quality.	Yes	177
DE1	Community Review Panel: Proposes a new pre-planning Panel comprising residents, visitors and local workers, selected via formal application process. Sets a threshold (being 100+ new dwellings, 10,000 sqm gross floor space, or likelihood of significantly impacting the surrounding area) for developments to engage the Panel at early planning stages.	Yes	185
DE2	Design Advisory Panel: Sets a threshold (being 100+ new dwellings, 10,000 sqm gross floor space, or likelihood of significantly impacting the surrounding area) for developments to engage a Panel of experienced design professionals at early planning stages.	Yes	187
DE3	Ensuring Design Quality: Protects local character area, listing reference documents to be followed. Includes District Character Study, Landscape Character Assessment, Historic Review, NDPs and Conservation Area Design Guidance.	Yes	191

DE4	Delivering Design Quality: Anticipates publication by SDC of a “Design in Sevenoaks” document which will set standards for applications to meet – addressing public realm, accessibility, private amenity space, parking, open space hierarchy, bins and bike storage, affordable housing design standards and daylight and sunlight. Requires applicants to demonstrate compliance with these via Design and Access Statements.	Yes	193
DE5	Outline Planning Applications: Sets threshold for Outline planning applications (being 100+ new dwellings) to include a Mandatory Design Principles development, including strategies for building types/materials, public spaces, movement and access, landscape and public realm.	Yes	193
DE6	Design Codes: Sets a threshold (being 100+ new dwellings) for developments to require supporting Design Codes, demonstrating delivery of a well-designed sustainable place and produced in partnership with SDC and local community.	Yes	195
DE7	Design for Rural Development: Anticipates publication by SDC of a Rural Design Guidance document and requires compliance of small scale rural development sites with this.	Unlikely	197
HW1	Health and Wellbeing: Promotes healthy and safe communities and social inclusion through design and location and sets thresholds (being 10+ new housing units or provision of particular non-residential developments) to provide Health Impact Assessments.	Yes	205
HW2	Hot Food Takeaway and Fast Food, and Evening Economy: Sets criteria where hot food takeaways and fast food outlets will be refused and requires a litter strategy for the vicinity. Requires evening economy proposals to complement the NDP and existing uses, and not significantly impact amenity. Promotes daytime “meanwhile” use and sustainable transport options.	Yes	207
AQ1	Air Quality: Requires proposals to demonstrate zero or positive impact on air quality, with alternative delivery systems including financial contribution or offsite mitigation measures included. Sets a threshold (being 10+ new housing units, or non-minor development near a Strategic or busy road) to provide Air Quality Impact Assessments.	Yes	209
HW3	Environment and Pollution: Prioritises the quality or mitigation of residential amenity impact of existing and future occupiers, in terms of light pollution, noise, odour, vibration and/or other pollution.	Yes	211
HEN1	Protecting and Enhancing Historic Environment: Requires development proposals for heritage assets – including designated (i.e. listed buildings, conservation areas) and non-designated (i.e. locally listed) assets to conserve and if possible enhance the asset as well as its environment and surrounding character.	Yes	219
HEN2	Sensitively Managing Change in the Historic Environment: Sets criteria for Planning / Design and Access and/or Heritage Statements to meet, including assessment of the affected heritage asset and its setting, how it (and its surrounding	Yes	221

	character) will be protected or enhanced, and harm mitigation measures.		
HEN3	Archaeology: Requires archaeological assessments for proposals in Archaeological Notification Areas or suspected areas, preservation in situ unless justifiably inappropriate, as well as public recording of any heritage assets lost through alteration or demolition.	Yes	223
HEN4	Locally Listed Buildings and Assets: Seeks to retain and preserve Locally Listed Assets as well as secure enhancements where possible.	Yes	225
HEN5	Responding to Climate Change in the Historic Environment: Requires conversion proposals to be sensitive to the heritage asset's fabric and appearance, optimise viable use and minimise damage. Retrofitting proposals should use "whole building approaches" to prioritise adaptations that will minimise harm.	Yes	227
HEN6	Shopfronts: Prioritises retention or restoration of historic shopfronts, requiring their design to respond positively to the character, surroundings and existing design.	Yes	229
HEN7	Historic Parks and Gardens: Prioritises retention and enhancement of both registered Historic Parks and Gardens (Sevenoaks sites being Bradbourne Lakes, New School at West Heath and Upper High Street Gardens) as well as non-registered sites of local or historical importance.	Yes	231
NE1	Landscape and National Landscapes: Seeks to protect local landscape character as well as National Landscapes during development	Yes	240
BW1	Safeguarding Places for Wildlife and Nature: Seeks protection, retention, restoration and enhancement to the blue-green infrastructure network as part of development proposals.	Yes	245
AF1	Ashdown Forest: Sets 7km protection area zone around the forest, which activates a requirement for any net increase in new dwellings proposed within this zone to submit evidence on visitor impact.	No	251
BW2	Biodiversity in Development: Seeks protection and enhancement of biodiversity, expanding on statutory requirements by recommending exempt sites seek opportunities to enhance biodiversity and achieve net gain. Prioritises on-site provision in the first instance, and off-site provision to be within Sevenoaks District. Alternative approaches of providing BNG in adjoining or wider planning authority as well as financial contributions also included.	Yes	256
IN1	Infrastructure Delivery: Requires new development to be supported by appropriate on-site and offsite infrastructure and seeks alternative options where this is not viable. Sets a hierarchy for priority infrastructure to secure contributions to, being Affordable housing, education, health, and then transport.	Yes	265
OS1	Open Space and Recreation: Seeks to retain and protect both designated and undesignated but locally valued open spaces. Requires either new or enhanced open spaces as part of major development proposals.	Yes	267

OS2	Children and Young People's Play Space: Sets thresholds for residential developments which activate a minimum delivery requirement for play areas – including informal, locally equipped. Includes alternative for improving or expanding existing facilities.	Yes	269
ED1	Education: Sets expectation for education facilities to be provided as part of development, either via land, legal agreement or Community Infrastructure Levy contributions.	Yes	271
SL1	Sport and Leisure Facilities: Seeks to protect, retain and enhance existing sports facilities and use. Includes community use requirement for sporting facilities in new educational establishments.	Yes	273
COM1	Retention of Community Uses: Prioritises retention of local services and facilities and stipulates that any vacant or redundant community buildings be reused for alternative community use to meet local need.	Yes	275
COM2	Allocations for Community Use: Specific sites proposed for allocation for community use as part of mixed-use schemes. Two Sevenoaks Town sites, being Sevenoaks Station (Community and Car Park) and Land East of High Street (Leisure (F2)).	Yes	277
UD1	Utilities and Digital Infrastructure: Requires applicants to engage with utility providers (water, waste water, sewage treatment, solid waste, gas, electricity, telecommunications) to ensure sufficient capacity. Measures to mitigate potential impact include development phasing and planning conditions.		279
T1	Sustainable Movement Network: Supports improvements to public transport, including interchanges and accessibility. Proposes improvements to enhance Sevenoaks Station including public realm features and a transport hub. Supports active travel options and prioritises a connected network including integration with PRoWs and upgrading these to bridgeway where appropriate.	Yes	287
T2	Sustainable Movement: Sets principles for new development proposals to follow, including mitigation of transport network impact, introduction and connection of new active travel routes with existing ones, offering alternative transport options.	Yes	289
T3	Vehicle Parking: Sets and requires compliance with a transport hierarchy, capping number of parking spaces per unit depending on location. Also sets design principles, and requirements for EV charging points and bicycle parking.	Yes	292
T4	Transport Statements, Assessments and Plans: Requires supporting assessments and plans for new development proposals as per thresholds set by KCC.	Yes	295



Summary report of all SEVENOAKS TOWN sites proposed for allocation in Sevenoaks District Council's Local Plan Regulation 18 consultation October 2025

The following report has been prepared by Sevenoaks Town Council to inform its Town Councillors of any planning background which may be relevant to the various sites proposed for allocation under Policy ST2 of [Sevenoaks District Council's recently published draft Local Plan](#), which is currently undergoing a Regulation 18 Public Consultation. The report includes any previous comments submitted by the Town Council in relation to prior proposals for the sites, as well as any relevant design guidance in its adopted Sevenoaks Town Neighbourhood Plan, or its draft Town Centre and St Johns Hill Area Masterplans.

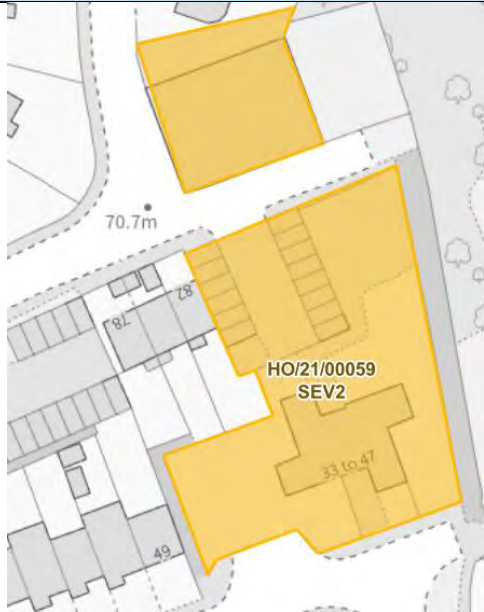
The report consists solely on **allocations within the Sevenoaks Town Council Parish boundary**, omitting any allocation which falls outside this, and should therefore be read in conjunction with the draft Local Plan – particularly for residents wishing to see the “full picture” and learn details of sites proposed outside of Sevenoaks *Town*. The allocations have been ordered by the Sevenoaks Town Ward within which it falls – being Northern, St Johns, Eastern, Wildernesse, Kippington and Town.

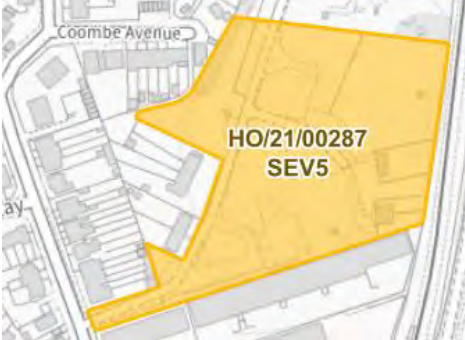
*NB: The draft Local Plan clusters Sevenoaks Town and parts of Bessels Green, Chipstead, Dunton Green and Riverhead within its designation of “**Sevenoaks Urban Area**” as a Principal Town. Some sites listed under “Sevenoaks Urban Area” in Policy ST2 of the draft Local Plan have therefore been omitted, in instances where they are not located within Sevenoaks Town.

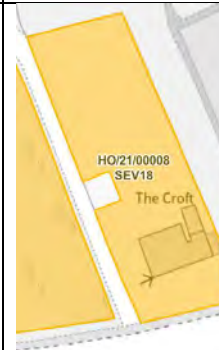
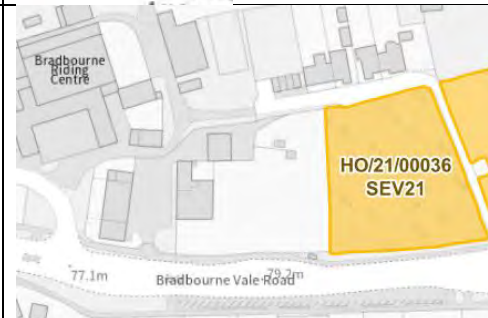
An interactive map has been produced by Sevenoaks Town Council, which provides an overview of the below detailed planning history for all

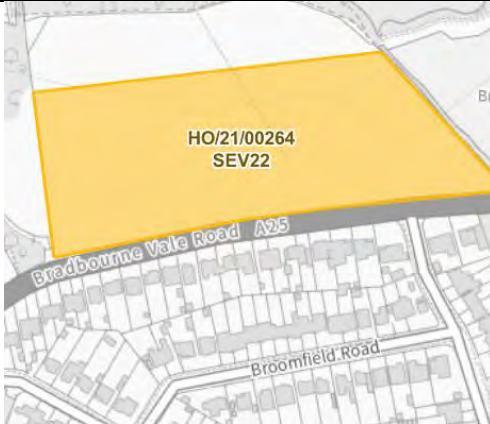
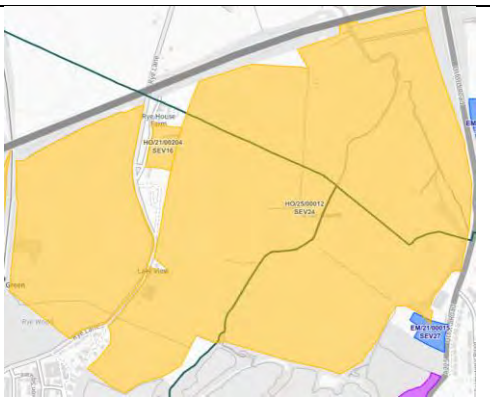
SEVENOAKS TOWN allocations: <https://shared.xmap.cloud?map=758b8ca1-d86e-4d47-9188-9d473d797875>

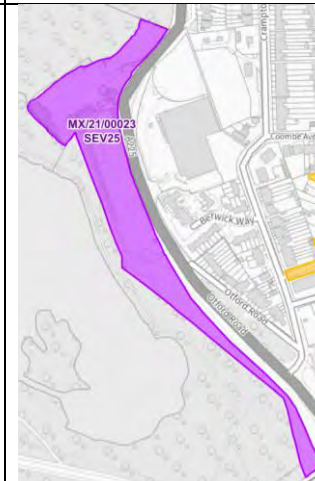
It is complementary to, but does not replace, the District Council's interactive allocations map, which shows all **SEVENOAKS DISTRICT allocations (not limited to Sevenoaks Town):** <https://experience.arcgis.com/experience/fb489867168c4a98ba253fac472202f4>

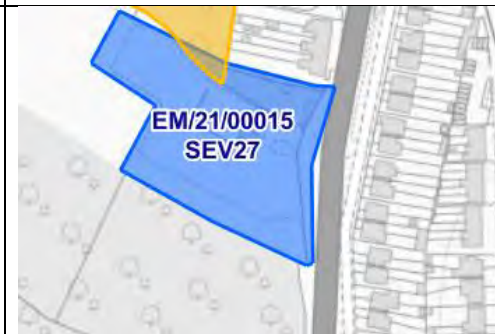
Northern			
Local Plan Site Ref.	Allocation Details	Planning or any other relevant History, including Neighbourhood Plan or Masterplans guidance?	Site Plan
SEV2 “Abacus Furniture, Farm Road Garages” HO/21/00059	10 housing units Returning allocation on Urban Land Supported by a Development Brief document	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>“The redevelopment of Abacus Furniture and the adjacent flats would represent important regeneration in this area, and will benefit from the redevelopment proposed at the nearby quarry site. STC is mindful of the social value of the Abacus furniture warehouse and associated social projects delivered on the site, which benefit lower income families in this area, and would hope to see these continued.”</i> Planning application or consultations history? A pre-planning consultation was held by West Kent Housing Association on its early ideas for Greatness Regeneration in September 2025. STC did not provide comment on the grounds of potential pre-determination, however praised the quality of the consultation material. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant. Officer recommendation: To request as a high priority the retention of Abacus Furniture either within this site or elsewhere within Sevenoaks Town.	

SEV5 “Land at Cramptons Road, Sevenoaks” HO/21/00287	50 housing units Returning allocation on Urban Land Supported by a Development Brief document	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>“This site is identified for development in the STNP, and STC welcomes the fact that the Development Brief broadly reflects the STNP site uses. In particular, this site has good potential to be used for specialist housing projects for older citizens, and make a contribution to green spaces in this densely developed neighbourhood. There is already some informal community use of the green space here. It should be noted that the railway footbridge which is essential to connectivity between neighbourhoods, and which needs investment in accessibility, lands just to the north of the site. The site could also be successfully connected for pedestrians to the Bat and Ball Station and Community Centre to the south.”</i> Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? A large portion of this site is identified for potential future housing via Policy D1 in the STNP, under “Cramptons Road Water Works”. The STNP design guidance is as follows: 3 CRAMPTONS ROAD WATER WORKS CRAMPTONS ROAD  1.26Ha EXISTING USE PLANNING STATUS PLANNING DESIGNATIONS / CONSTRAINTS - Southern portion of the water treatment works (northern portion retained in operational use) - Includes two vacant waterworks buildings and a residential property - Allocated for Housing in ADMP – H1(b) - Employment use (Policy EMP1/EMP5) - Existing homes which may impact on layout - Access to water treatment works must be retained - Access onto Cramptons Road is constrained - Requires a comprehensive approach that responds to adjacent sites - The site is located within the Impact Risk Zone (IRZ) for Sevenoaks Gravel Pits SSSI (Sevenoaks Wildlife Reserve)	
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			POTENTIAL USES - Mix of residential houses and apartments OPPORTUNITY / URBAN DESIGN PRINCIPLES - Residential development close to Bat and Ball station. With its proximity to shops and facilities it could be a suitable site for a co-housing project - Development layout should facilitate a potential future pedestrian connection through Sevenoaks Business Centre to the station - Development form should respond to lower scale properties to the west	
SEV18 “Land behind the Croft, Bradbourne Vale Road” HO/21/00008	6 housing units New allocation on Greenfield	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.		
SEV21 “Land West of the Croft, Bradbourne Vale Road” HO/21/00036	10 housing units New allocation on Greenfield	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.		

SEV22 “Land west of allotments, Bradbourne Vale Road, Sevenoaks, TN13 3QQ” HO/21/00264	60 housing units New allocation on Greenfield	Considered for, but not included in last Regulation 18 Local Plan consultation (2023) due to the high level Strategic Housing and Economic Land Availability Assessment concluding it to be unsuitable for allocation. Planning application or consultations history? Registered asset of community value – Bradbourne horses field. STC has applied for this as a community asset transfer and submitted a detailed Business Case as part of this. Neighbourhood Plan or Masterplan guidance? Identified as a proposed allotment site and extension of the Bradbourne Vale Road allotments in the STNP. The need for additional allotments at this location will be exacerbated by the significant projected increase of the population of Northern Sevenoaks by over 1500 new dwellings.	
SEV24 “Land north of Sevenoaks, west of Otford Road” HO/25/00012	1500 housing units New allocation on Greenfield (Part Sevenoaks Town, part Otford Parish & part Dunton Green Parish) Supported by a Development	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? The Dunton Green to Sevenoaks cycling route – identified and promoted in the Sevenoaks Town Neighbourhood Plan under Policy M3 – passes directly through both sites under which this allocation falls. The site is also directly adjacent to a key gateway into the Town as identified under Policy C10, therefore any development should incorporate designs for an enhanced gateway which establishes a strong sense of place and responds to the local character. Finally, Aim L6 supports enhanced access to the Sevenoaks Wildlife Reserve and proposes that a new access be delivered alongside a new visitor centre at Otford Road, creating a link to Bat & Ball Station. Although the proposed new Wildlife Reserve access interacts most directly with the Otford Depot site allocation – on which it appears to sit –	

	Brief document	its proximity to this allocation for Land North of Sevenoaks may be worth noting too.	
SEV25 “Bakers Yard, Otford Road, Sevenoaks” MX/21/00023	Mixed Use: 50 housing units, and TBC sqm employment site. Primary use class(es) also TBC New allocation on Greenfield land / Partial PDL	Planning application or consultations history? Not within last 5 years, however the site is directly adjacent (separated by the A225) to a recently approved housing scheme at the Sevenoaks Gasholder Station which may need consideration. Neighbourhood Plan or Masterplan guidance? None site-specific, however this proposed site is <u>adjacent</u> to two potential housing sites identified in the STNP under Policy D1 – being Carpetright / Wickes (4) and Sevenoaks Gasholder Station (5). Also nearby at the tail end are Cramptons Road Water Works (3), Travis Perkins (2) and the Bat & Ball Centre (1). Relevant / transferrable design advice from the aforementioned STNP sites could include strengthening of the residential character of the area and removing the conflict between big box retail uses and homes (4), cohesion between designs for Carpetright / Wickes and Sevenoaks Gasholder Station (4), and scale and massing to respond to the surrounding context (5). The proposed site is located between two key gateway sites identified in the STNP – being Otford Road and Bat & Ball junction. STNP advice (Policy C10) recommends that proposals for gateways and arrival points should respond to local character and provide a sense of arrival and place. The edge of the site which fronts the A225 is heavily screened with trees and hedgerows. STNP Objective 5 (recognising tree and hedgerows’ significant contribution to character & biodiversity) and Policy L4 (protecting trees and hedgerows) may therefore be particularly relevant.	

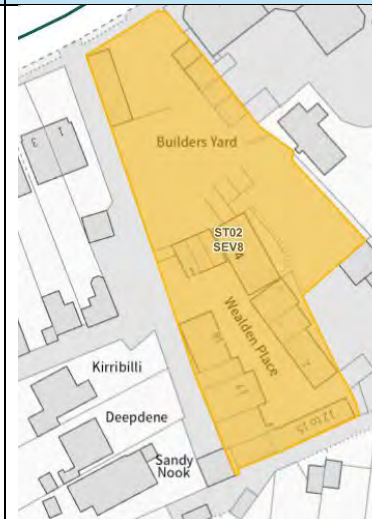
		Finally, Aim L6 supports enhanced access to the Sevenoaks Wildlife Reserve and proposes that a new access be delivered alongside a new visitor centre at Otford Road, creating a link to Bat & Ball Station. Although the proposed new Wildlife Reserve access interacts most directly with the Otford Depot site allocation – on which it appears to sit – its proximity to this allocation for Land North of Sevenoaks may be worth noting too.	
SEV27 “Otford Road Depot, Otford Road” EM/21/00015	1,181 sqm employment site. Primary use proposed for class B8/E (Storage or Distribution/Commercial, Business and Service) with drive-thru allocated as other uses. Returning allocation on PDL	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>“Sevenoaks Town Council notes that this has been earmarked for employment, and that development of the site would require its release from the Green Belt. This would require very special circumstances to outweigh the harm to the Green Belt, such as provision of recreational/sports facilities – which the Town Council would recommend as an appropriate use of the site. The STNP and SDC’s Local Cycling and Walking Infrastructure Plan (LCWIP) both identify the need for a direct, off-road cycle path between Bat and Ball Station and Dunton Green Station, traversing the land north of the nature reserve. This site should be explored as the eastern end access to such a route. The STNP also seeks the creation of an eastern entrance to the nature reserve in order to give the many current and future residents of northern and eastern Sevenoaks safe and easy access to this important green-blue landscape. This social infrastructure benefit should be sought and explored in relation to this site, especially as the site is currently in public ownership.”</i> Planning consultations history? SDC consulted on its early proposals for the Otford Road Business Park late 2024, with STC having submitted the following in response:	

		<i>“Sevenoaks Town Council is opposed to the idea of a drive in eatery, as this encourages littering and will increase traffic flow. The Sevenoaks Town Neighbourhood Plan has identified via design guidance for multiple sites either adjacent to or in the vicinity of this site the negative impact that light industrial uses have on the residential character of this area. The mix of light industrial uses and housing isolates the residents – in particular those at Jubilee Cottages which this development would exacerbate. Sevenoaks Town Council notes that the remaining residents on the site will become vulnerable and will need environmental protections from the increase in traffic, air, noise and light pollution, as well as security protections from being further isolated from surrounding residential area.</i> <i>With regards to the light industrial units, design guidance via Policy D1 for Carpetright/Wickes as well as nearby site Travis Perkins recommends that light industrial uses be relocated northwards to the Vestry Industrial Estate, citing their inappropriate siting amongst residential developments and in order to remove the conflict between light industrial employment and residential accommodation.</i> <i>Sevenoaks Town Council has long supported the vision of this site being used as a “Park and Ride” whereby people can park their cars and catch a bus or other shared transport to popular locations or events. These could include the Town Centre, Knole House/Knole Park, sports games, community events. This would minimise traffic and congestion at peak times and for busy events, for instance Football games, and would reduce the strain on traffic and the inconvenience on other motorists.</i> <i>RE Question 7 (landscaping and vegetation) – Sevenoaks Town Council recommends that the environmental importance of the site be given due consideration.</i> <i>RE Question 8 (materials) – the outside of the buildings should be designed in such a way that they fit in as much as possible with the</i>	
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		<i>surrounding residential units in order to minimise further detracting from, and impact on, the residential character of the area.</i> <i>As mentioned in Q3, the Sevenoaks Town Neighbourhood Plan identifies a notable conflict within this area between light industrial uses and residential, and recommends via design guidance for several sites either adjacent to or in the surrounding area of the depot that light industrial uses be relocated northwards to the Vestry Industrial Estate where they would be more appropriate. It is noted that a “comprehensive approach” which anticipates potential change on surrounding sites is required for sites within this area, in order for future developments to complement each other. Although the proposal site is not included in this advice, the Town Council recommends that this sentiment be adhered to and design guidance under Policy D1 be followed in order to deliver the long-term vision of a strengthened residential area and relocation of industrial uses towards the Vestry Estate.</i> <i>Furthermore, Sevenoaks Town Council would challenge reports of the site being unsuitable for housing due to contamination, given the housing directly adjacent at Jubilee Cottages and the proposal for a café, and Town Council raises concerns as to whether a café would be any more suitable on contaminated land.</i> <i>Sevenoaks Town Council further questioned the suitability of the site for retail, as homelessness is a current issue for the District Council with housing register numbers continue to increase and the requirement to meet government housing targets.”</i> Planning application history? The aforementioned early ideas consultation was followed by a hybrid (part outline, part full) planning application in 2025 – reference 25/00410/HYB for “demolition/removal of existing buildings and structures and construction of 3 no employment units and associated parking and landscaping and optional mezzanine floor to each unit, and outline permission with all matters except access for construction of a	
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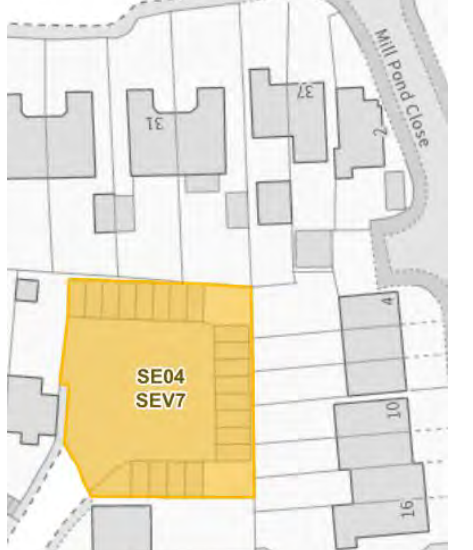
		drive-thru restaurant selling food and drink for consumption on and off premises.” This has since been Granted planning permission. STC had recommended refusal of the application on the following grounds: <i>“- Non-compliance of the Fast Food element with National Planning and Policy Framework Paragraphs 96 and 97,</i> <i>- Non-compliance of the proposals with the following Sevenoaks Town Neighbourhood Plan Policies:</i> <i>a) C9 (protecting and enhancing the landscape setting and character of town and visibility to and from the open countryside),</i> <i>b) C10 (enhance the gateways and arrival points into the town)</i> <i>c) M9 (supports measures that will encourage a shift towards the use of greener modes of transport by businesses and residents)</i> <i>d) D1 (design guidance on nearby sites for Carpetright/Wickes and Travis Perkins, which recommends that light industrial uses be relocated to the Vestry Industrial Estate in order to remove the inappropriate siting of them within residential areas, and resolve the conflict between light industrial employment and residential accommodation in this area.</i> <i>- Non-compliance with Sevenoaks District Council Policy EN2 (safeguarding amenities of current and future residents with regard to noise, odour, activity or vehicle movements, visual intrusion), as well as EN7 (noise pollution)</i> <i>- The lack of pavement and safe crossing point across the A225 to access the fast food restaurant, which is likely to attract school children, poses a highway safety concern, and no mitigation has been proposed to manage the traffic leaving and entering site at a point with low visibility. The Town Council noted the newly submitted transportation information, however</i>	
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		<i>due to the absence of detail on how pedestrians will safely cross, maintained these strong pedestrian-safety concerns.</i> <i>- The Town Council considered that the existing level of light industrial use in the area reduced the justification for further such development, placing greater emphasis on safeguarding the area's residential nature, as well as the visual impression of the Town that it provides, as an important gateway location.</i> <i>Informative:</i> <i>Sevenoaks Town Council recommended that, should the District Council be minded to approve the application, it should be subject to a Design Review Panel, as per Sevenoaks Town Neighbourhood Plan Aim C6. In addition, any permission granted for the industrial units in the full application should be conditioned to ensure that the uses do not risk any damage to the neighbouring SSSI, watercourses or wildlife."</i> Neighbourhood Plan or Masterplan guidance? The STNP recommends via Aim L6 that a new entrance as well as a "Nature and Wellbeing Centre" be delivered at the Sevenoaks Wildlife Reserve on Otford Road – approximately where this site is proposed. This includes a proposed connection between Bat & Ball Station and the new entrance. 	
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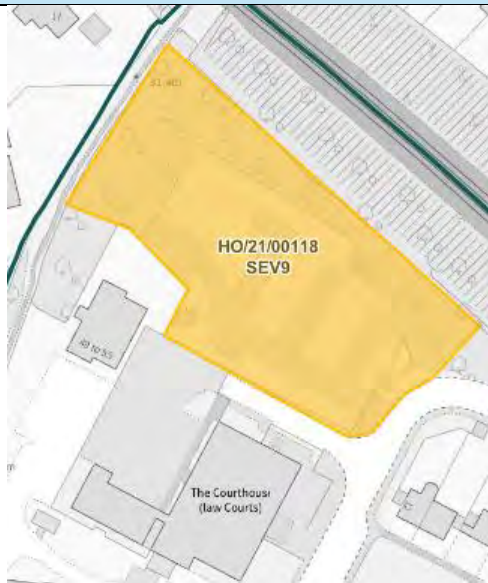
St Johns			
Local Plan Site Ref.	Allocation Details	Planning or any other relevant History, including Neighbourhood Plan or Masterplans guidance?	Site Plan
SEV8 “DG Autos off Bradbourne Vale Road” ST02	28 housing units New allocation on Urban land	Planning application or consultations history? 24/02704/FUL planning application for DG Autos for “Demolition of existing single storey building and replacement with two storey building for car sales and servicing.” STC provided the following recommendation on 23rd December 2024: <i>“Sevenoaks Town Council recommended approval, provided the Planning Officer is happy that the proposal delivers no Biodiversity Net Gain, given the wider context of this commercial site.”</i> <i>Informative:</i> <i>Sevenoaks Town Council informed that there is an emerging draft Masterplan for the St John's area, in which a spatial vision for this site and surrounding area is being explored. The Town Council therefore wished to extend an invitation to the applicant to engage in this process, which is predicted to be ready for public consultation in the New Year 2025. The Town Council also expressed its hopes that this document, once published in its final format, will be consulted on for future development proposals in this area.”</i> The application was subsequently refused by SDC on grounds of no street frontage, low quality design or visual interest, and the site being located on a principal aquifer in Source Protection Zone 1 with insufficient information to demonstrate satisfactory groundwater and drainage management & mitigation. Neighbourhood Plan or Masterplan guidance? Identified in the draft St Johns Hill Area Masterplan as a poorly defined area near a key gateway. Recommended for development with design guidance under "Phase Two" of proposed St John's Quarter.	

		Design guidance is as follows: "Redevelop builder's merchant and business unit: Replace the existing builder's merchant and business units with a mixed-use, residential-led development. The ground floors, particularly around the car park, would be allocated for workshop spaces or other active uses, ensuring the area remains lively and functional while integrating residential components above. Create a north-south route through the site: Establish a clear and accessible north-south route to improve connectivity within the site. This route would enhance pedestrian and cycle movement, linking key areas and fostering better integration with the surrounding urban environment."		
SEV15 "109-119 St Johns Hill, Sevenoaks" MX/21/00039	18 housing units, TBC Ha employment site New allocation on Urban land	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? Identified in the draft St Johns Hill Area Masterplan as a poorly defined area near a key gateway. Recommended for development with design guidance under "Phase One" of proposed St John's Quarter. Design guidance is as follows: "Redevelop the rear of plots on St John's Hill: Deliver positive frontage onto the St John's car park area through development at the back of existing plots. This to be a workspace at ground floor level with new homes above.		

		Enhance the car park with additional trees: <i>Integrate more trees into the car park to enhance appearance, provide shade, and contribute to local environmental benefits including increased biodiversity and improved air quality.</i> Explore potential for dual-use functionality: <i>Consider re-purposing the car park for community or cultural events when not in primary use. This flexible approach could enhance the area's vibrancy, attract visitors, and support local economic and social activity."</i>	
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Eastern			
Local Plan Site Ref.	Allocation Details	Planning or any other relevant History, including Neighbourhood Plan or Masterplans guidance?	Site Plan
SEV6 “Garages off Hillingdon Avenue” SE03	11 housing units New allocation on Urban land	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.	
SEV7 “Garage court off Hillingdon Avenue” SE04	8 housing units New allocation on Urban land	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.	

Wilderness			
Local Plan Site Ref.	Allocation Details	Planning or any other relevant History, including Neighbourhood Plan or Masterplans guidance?	Site Plan
SEV20 “Land north of Barnett Field, Blackhall Lane, Sevenoaks” HO/24/00001	10 housing units New allocation on Greenfield land	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.	

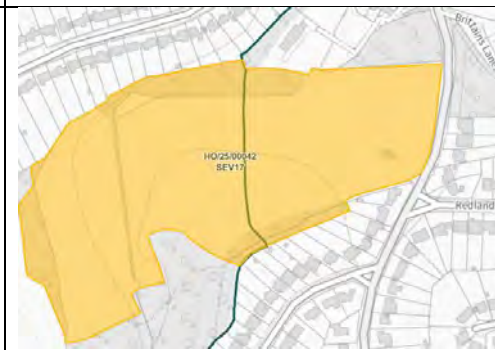
Kippington			
Local Plan Site Ref.	Allocation Details	Planning or any other relevant History, including Neighbourhood Plan or Masterplans guidance?	Site Plan
SEV9 “Land off Morewood Close, Sevenoaks” HO/21/00118	69 housing units New allocation on Urban land	Planning application or consultations history? 25/00967/OUT planning application for up to 28 dwellings at Land North of Magistrate Court, Morewood Close - live and expecting decision November 2025. Layout, scale, appearance and landscaping reserved. On 8th September, STC recommended refusal of the application unless: <i>“- The Planning Officer is satisfied about the bulk and massing, given the misleading plans</i> <i>- That the height of the apartment buildings do not exceed 4 storeys, in order to be consistent with surrounding buildings</i> <i>- The Planning Officer is satisfied that there is no loss of amenity to neighbouring properties</i> <i>and</i> <i>- Provided 40% affordable housing is secured, as required by Core Strategy Policy SP3 and Sevenoaks Town Neighbourhood Plan Policy D3.</i> <i>Informative:</i> <i>Sevenoaks Town Council advised that the floor plan drawings require updating in order to accurately reflect the proposed number of dwellings.”</i> Neighbourhood Plan or Masterplan guidance? The Sevenoaks Town Integrated Transport Strategy which forms an Appendix to the Sevenoaks Town Neighbourhood Plan identifies the “Morewood Arch” located near Morewood Close and running under the railway as a key opportunity for improving the pedestrian network. It recommends removing the gates under the archway in order to allow pedestrian and cycle movement through this underpass, creating a new link from residential areas to the train station.	

SEV10 “9 Clare Way” HO/21/00076	8 housing units New allocation on Urban land	Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.	
SEV12 “Sevenoaks Station and Car Park, Morewood Close” MX/21/00036	420 housing units, TBC sqm of employment site, TBC sqm of community use allocation for Community and Car Park Returning allocation on Urban land (Part Town Ward, part Kippington Ward)	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>“Sevenoaks Town Council recognises that this site is underutilised. Sevenoaks Town Neighbourhood Plan (STNP) identifies the station area as offering a significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town. It continues that a scale typically four to six storeys is appropriate.</i> <i>There is an opportunity in this location to create a mixed use, sustainable scheme which can support the existing community as well as provide new accommodation and make much needed improvements to the public realm. STC welcomes the development brief vision of coherence for the area and 'exemplar public realm'.</i> <i>STC is concerned, however, that the Draft Local Plan 'promotes' development of 184 units at the site but includes a Development Brief for 400+ units with several buildings at 8-12 storeys. This latter configuration would be out of keeping with the adopted policy of STNP and character of</i>	

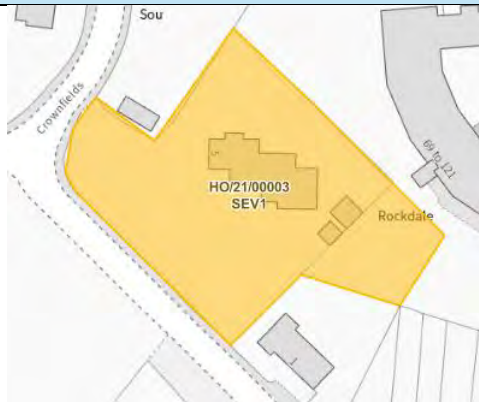
	Supported by a Development Brief document <i>the town as a whole, placing towerblocks behind the Quarry Cottages, as well as affecting views from the Conservation Areas.</i> <i>STC would therefore oppose such a proposal. As per the STNP, STC would expect to be included in the development of any plan for such major development, via Design Review.</i> <i>It should be noted that, as part of its STNP implementation strategy, STC will shortly be commissioning a Masterplan to encompass Town Centre, St Johns and station quarters.</i> <i>The Town Council regrets the lack of reference in the plan to an integrated transport hub, and requests that this be added. Without, it is a significant misses opportunity in this critical location. The only reference to transport modes other than rail is car parking, with no mention for walking, cycling or properly integrated buses or taxis.</i> <i>The statement for this site makes no reference to sustainable development, nor to sustainable transport. STC agrees that the Sevenoaks Railway Station site needs a comprehensive approach, not just for housing and commercial development but also 'investment in enhancing public transport for walking and cycling infrastructure provision' (as commented by Kent County Council (KCC)).</i> <i>STC believes that this is a key site where District Council should work with KCC, landowners and STC to 'identify and prioritise development sites in locations where it is possible to walk and cycle to key facilities, and where necessary improvements can be delivered in accordance with design standards such as LTN 1/20 for cycling.'</i> <i>STC endorses KCC's support of 'allocations where public transport services are commercially viable or have the prospect of becoming commercially viable with 'up front' developer contributions to improve routes and services.' (Quotes as made by KCC)."</i> Planning application history? 25/01068/FUL planning application for proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks on London Road outside railway station. Refused by SDC on grounds of	
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		distraction to motorists and pedestrians at a busy junction, risk of public safety and collision. STC had recommended refusal on the grounds of highway safety and its objection to internally illuminated signs in residential areas (in reference to Hillingdon Rise). It indicated support in principle for a Street Hub at the Station. Neighbourhood Plan or Masterplan guidance? This site, as well as some of its surrounding area, is identified via Policy D1 of the STNP for potential future housing, under “Sevenoaks Station and Surrounding Area”. The STNP design guidance is as follows: 7 SEVENOAKS STATION AND SURROUNDING AREA LONDON ROAD 8.92Ha   EXISTING USE - Station and arrival car park: station and retail units - Farmers site: vacant - London Road shops: retail - BT offices at One 60 London Road - Tubs Hill Parade: retail with residential above - Shell Garage and Kwik Fit: petrol filling station and car repairs - Sevenoaks station car park: parking PLANNING STATUS - No allocation, however, policy presumption to retain employment use (Policy EMP1/EMP5) PLANNING DESIGNATIONS / CONSTRAINTS - Area is generally low lying and so can accommodate greater height than elsewhere in the town; however, there are notable views down London Road and from Granville Road towards the Downs to the north - Car parking will need to be retained but could be re-provided within a multi-storey car park - Conflicts between road users and pedestrians around the station - Fragmented ownerships may make delivery challenging (e.g. Tubs Hill Parade) POTENTIAL USES - Potential for compact mixed-use development including retail and food and drink around station, some B1 office, petrol station and new residential units OPPORTUNITY / URBAN DESIGN PRINCIPLES - Significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town - Scale typically four to six storey with taller building marking the station - Opportunity to reconsider transport interchange and public realm treatment at the station
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		The Sevenoaks Town Integrated Transport Strategy which forms an Appendix to the Sevenoaks Town Neighbourhood Plan identifies the “Morewood Arch” located near Morewood Close and running under the railway as a key opportunity for improving the pedestrian network. It recommends removing the gates under the archway in order to allow pedestrian and cycle movement through this underpass, creating a new link from residential areas to the train station. The site is further identified in the draft Town Centre Masterplan as a poorly defined area near a key gateway, with opportunities to improve the train station junction, improve signage and crossing facilities, provide a "welcome space" with strengthened pedestrian links, and to improve cycle infrastructure towards the Town Centre. The draft Masterplan builds upon the work of the STNP, and recommends the following design guidance: <i>"The area around Sevenoaks Station presents a significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new residential led urban quarter for the town. The following design principles will be important when developing the site:</i> • <i>Potential to provide a new station building that provides a welcoming point of arrival and departure for the town;</i> • <i>This should open out onto a public space 'Station Square' providing an arrival space around which retail and food and beverage uses could be located. The square and station building could be located to straddle the railway tracks;</i> • <i>Further retail uses could be provided on London Road with residential uses above;</i> • <i>The development frontage on London Road should be set back to allow for the provision of generous footways and for the planting of street trees on London Road;</i> • <i>The current surface level station car park could be re-provided in the form of a multi-storey structure (accessed from the north) freeing up</i>	
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		<i>the majority of the station car park for redevelopment as a new urban residential quarter. Given their proximity to the station the new homes would be highly suitable for young professionals commuting into London and the residential mix should cater for this demographic;</i> <i>• In this highly accessible location development density could be greater than is typical in Sevenoaks. Buildings of 4 to 6 storeys may be appropriate and there may be potential for taller buildings marking the station and for local high points in helping to define key locations in the townscape;</i> <i>• Advantage should be taken of the existing site levels (the surface car park is set below street level) so that car parking for homes is provided at undercroft level and homes are set within a well landscaped car free (except for emergency access) environment;</i> <i>• The streetscape around the station should be enhanced and simplified with vehicular access to the station for drop off and taxis focused to the west of the station and pedestrian access to the east. A high quality public realm scheme should be delivered along London Road. This should provide a clear uncluttered pedestrian friendly environment that minimises street furniture and provides pedestrian crossings where pedestrians want to cross"</i>	
SEV17 "Land west of Brittain's Lane, Sevenoaks" HO/25/00042	65 housing units New allocation on Greenfield land (Part Sevenoaks Town, Part	Planning application history? 21/04236/OUT planning application for 70 new homes (50% affordable) was refused by SDC on 6th April 2022 on the grounds of significant harm to strongly performing green belt land not being outweighed by very special circumstances, detrimental impact to rural character and the setting of the Kent Downs AONB, harm to the Brittain's Farm Conservation Area and identified key countryside views in the RCAA, lack of information relating to ecological harm, and failure to provide a completed section 106 agreement securing affordable housing. STC had recommended refusal of this planning application on the grounds of Green Belt harm, no exceptional circumstances and	

	Riverhead Parish)	inappropriate access. Informative requesting TPO on mature Oak tree and concerns with lack of primary health of education provision. It was subsequently dismissed at appeal. Planning consultation history? Croudace Homes recently undertook public consultation (September 2025) on their revised proposals, which are understood to be intended for submission via a FULL planning application for ~67 homes, (50% affordable). STC received a presentation on the proposals via its Planning & Environment Committee on 08.09.2025, however did not provide comment due to concerns that it could risk being predetermined before the planning application stage. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.	
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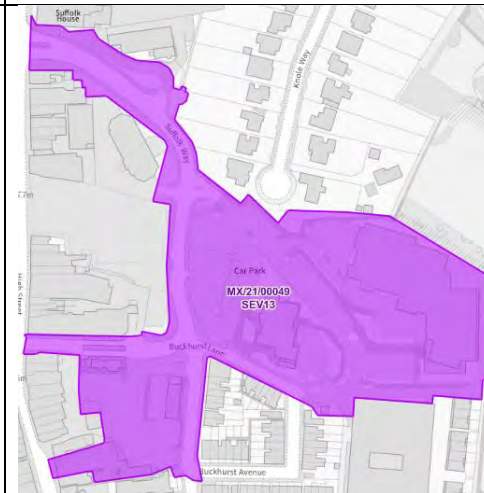
Town			
Local Plan Site Ref.	Allocation Details	Planning or any other relevant History, including Neighbourhood Plan or Masterplans guidance?	Site Plan
SEV1 “Pinetops, 5 Crownfields” HO/21/00003	20 housing units Returning allocation on Urban land Supported by a Development Brief document	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>“This site is not identified in the STNP and is an urban infill proposal. STC does not object to the principal, and would seek to ensure that the density is suitable to the location and site constraints given the steep topography and difficult access. There are also concerns about water run-off and flooding in this location, which would need to be mitigated should any development take place.”</i> Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.	
SEV3 “Land rear of Bowerwood House, 15 St Botolphs Road” HO/21/00273	7 housing units Returning on allocation Urban land Supported by a Development Brief document	STC did not submit a response at the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation. Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? None specific to this site, however some STNP policies and aims may still be relevant.	

SEV12 “Sevenoaks Station and Car Park, Morewood Close” MX/21/00036	420 housing units, TBC sqm of employment site, TBC sqm of community use allocation for Community and Car Park Returning allocation on Urban land (Part Town Ward, part Kippington Ward) Supported by a Development Brief document	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>“Sevenoaks Town Council recognises that this site is underutilised. Sevenoaks Town Neighbourhood Plan (STNP) identifies the station area as offering a significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town. It continues that a scale typically four to six storeys is appropriate.</i> <i>There is an opportunity in this location to create a mixed use, sustainable scheme which can support the existing community as well as provide new accommodation and make much needed improvements to the public realm. STC welcomes the development brief vision of coherence for the area and 'exemplar public realm'.</i> <i>STC is concerned, however, that the Draft Local Plan 'promotes' development of 184 units at the site but includes a Development Brief for 400+ units with several buildings at 8-12 storeys. This latter configuration would be out of keeping with the adopted policy of STNP and character of the town as a whole, placing towerblocks behind the Quarry Cottages, as well as affecting views from the Conservation Areas.</i> <i>STC would therefore oppose such a proposal. As per the STNP, STC would expect to be included in the development of any plan for such major development, via Design Review.</i> <i>It should be noted that, as part of its STNP implementation strategy, STC will shortly be commissioning a Masterplan to encompass Town Centre, St Johns and station quarters. The Town Council regrets the lack of reference in the plan to an integrated transport hub, and requests that this be added. Without, it is a significant misses opportunity in this critical location. The only reference to transport modes other than rail is car parking, with no mention for walking, cycling or properly integrated buses or taxis.</i> <i>The statement for this site makes no reference to sustainable development, nor to sustainable transport. STC agrees that the</i>	
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		<i>Sevenoaks Railway Station site needs a comprehensive approach, not just for housing and commercial development but also 'investment in enhancing public transport for walking and cycling infrastructure provision' (as commented by Kent County Council (KCC)).</i> <i>STC believes that this is a key site where District Council should work with KCC, landowners and STC to 'identify and prioritise development sites in locations where it is possible to walk and cycle to key facilities, and where necessary improvements can be delivered in accordance with design standards such as LTN 1/20 for cycling.'</i> <i>STC endorses KCC's support of 'allocations where public transport services are commercially viable or have the prospect of becoming commercially viable with 'up front' developer contributions to improve routes and services.' (Quotes as made by KCC)."</i> Planning application history? 25/01068/FUL planning application for proposed installation of 1 no. BT Street Hub unit and removal of associated BT payphone kiosks on London Road outside railway station. Refused by SDC on grounds of distraction to motorists and pedestrians at a busy junction, risk of public safety and collision. STC had recommended refusal on the grounds of highway safety and its objection to internally illuminated signs in residential areas (in reference to Hillingdon Rise). It indicated support in principle for a Street Hub at the Station. Neighbourhood Plan or Masterplan guidance? This site, as well as some of its surrounding area, is identified via Policy D1 of the STNP for potential future housing, under "Sevenoaks Station and Surrounding Area". The STNP design guidance is as follows:	
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		7 SEVENOAKS STATION AND SURROUNDING AREA LONDON ROAD 8.92Ha   EXISTING USE - Station and arrival car park: station and retail units - Farmers site: vacant - London Road shops: retail - BT offices at One 60 London Road - Tubs Hill Parade: retail with residential above - Shell Garage and Kwik Fit: petrol filling station and car repairs - Sevenoaks station car park: parking PLANNING STATUS - No allocation, however, policy presumption to retain employment use (Policy EMP1/EMP5) PLANNING DESIGNATIONS / CONSTRAINTS - Area is generally low lying and so can accommodate greater height than elsewhere in the town; however, there are notable views down London Road and from Granville Road towards the Downs to the north - Car parking will need to be retained but could be re-provided within a multi-storey car park - Conflicts between road users and pedestrians around the station - Fragmented ownerships may make delivery challenging (e.g. Tubs Hill Parade) POTENTIAL USES - Potential for compact mixed-use development including retail and food and drink around station, some B1 office, petrol station and new residential units OPPORTUNITY / URBAN DESIGN PRINCIPLES - Significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new urban quarter for the town - Scale typically four to six storey with taller building marking the station - Opportunity to reconsider transport interchange and public realm treatment at the station The Sevenoaks Town Integrated Transport Strategy which forms an Appendix to the Sevenoaks Town Neighbourhood Plan identifies the “Morewood Arch” located near Morewood Close and running under the railway as a key opportunity for improving the pedestrian network. It recommends removing the gates under the archway in order to allow pedestrian and cycle movement through this underpass, creating a new link from residential areas to the train station.	
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		The site is further identified in the draft Town Centre Masterplan as a poorly defined area near a key gateway, with opportunities to improve the train station junction, improve signage and crossing facilities, provide a "welcome space" with strengthened pedestrian links, and to improve cycle infrastructure towards the Town Centre. The draft Masterplan builds upon the work of the STNP, and recommends the following design guidance: <i>"The area around Sevenoaks Station presents a significant opportunity for development that will transform the sense of arrival into Sevenoaks and could establish a new residential led urban quarter for the town. The following design principles will be important when developing the site:</i> <i>• Potential to provide a new station building that provides a welcoming point of arrival and departure for the town;</i> <i>• This should open out onto a public space 'Station Square' providing an arrival space around which retail and food and beverage uses could be located. The square and station building could be located to straddle the railway tracks;</i> <i>• Further retail uses could be provided on London Road with residential uses above;</i> <i>• The development frontage on London Road should be set back to allow for the provision of generous footways and for the planting of street trees on London Road;</i> <i>• The current surface level station car park could be re-provided in the form of a multi-storey structure (accessed from the north) freeing up the majority of the station car park for redevelopment as a new urban residential quarter. Given their proximity to the station the new homes would be highly suitable for young professionals commuting into London and the residential mix should cater for this demographic;</i> <i>• In this highly accessible location development density could be greater than is typical in Sevenoaks. Buildings of 4 to 6 storeys may be appropriate and there may be potential for taller buildings marking</i>	
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		<i>the station and for local high points in helping to define key locations in the townscape;</i> • <i>Advantage should be taken of the existing site levels (the surface car park is set below street level) so that car parking for homes is provided at undercroft level and homes are set within a well landscaped car free (except for emergency access) environment;</i> • <i>The streetscape around the station should be enhanced and simplified with vehicular access to the station for drop off and taxis focused to the west of the station and pedestrian access to the east. A high quality public realm scheme should be delivered along London Road. This should provide a clear uncluttered pedestrian friendly environment that minimises street furniture and provides pedestrian crossings where pedestrians want to cross"</i>	
SEV13 "Land east of High Street, Sevenoaks" MX/21/00049	350 housing units, 0.1 Ha employment site, 4,010 sqm of community use allocation for Leisure (F2) Returning allocation on Urban land Supported by a Development Brief document	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>"This site is only partially identified in the STNP as a development site, and currently provides important cultural and leisure facilities for the town. It identifies the western elements of it as suitable location for development, with the identified advantages of providing active frontages on Suffolk Way and Buckhurst Lane, and a possibility of providing housing and an indoor market.</i> <i>The site proposed by SDC encompasses the existing leisure facilities and library/ museum/ visual arts space. Policy COM2 of the STNP is the promotion and development of a cultural quarter in the town centre together with an arts and cultural strategy. The area identified in MX2 is included in the area for the proposed cultural quarter in the STNP.</i> <i>It seeks new cultural facilities and a strategy for improving and animating pedestrian links between cultural venues. In considering the redevelopment of site MX2, STC considers the site to offer an opportunity</i>	

		<i>to refresh leisure facilities and deliver the cultural quarter, deliver much needed affordable housing as well as a rare opportunity to open up the connection between the town and Knole Park.</i> <i>Retention of leisure uses in the Town Centre is vital, for the existing community and in consideration of a town likely to grow by some 20-25% during the life of the Local Plan. Leisure and cultural facilities must be considered as part of a strategy for an attractive and successful Town Centre. STC would therefore be opposed to seeing the loss of the swimming pool, gym, library or exhibition space in this location. They must be retained in some capacity within the Town order to benefit this growing community centre.</i> <i>As part of the STNP implementation strategy, STC will shortly be commissioning a Master Plan for the Town Centre area in which this sits and would welcome further discussion as this progresses.”</i> Planning application or consultations history? Not within last 5 years, however SDC did consult on pre-planning early concept ideas for the area’s redevelopment in 2024, with the following comments having been submitted by STC in response: <i>“Sevenoaks Town Council (STC) welcomes these proposals and is excited that plans are being developed to transform an area described in the Sevenoaks Town Neighbourhood Plan (STNP) as a “fragmented and unattractive part of town that feels unloved and neglected.”</i> <i>Since Sevenoaks District Council’s (SDC) proposals are at a very early stage STC makes no detailed comments now about design but looks forward to working with SDC on the basis of the objectives and policies set out in the Sevenoaks Town Neighbourhood Plan (STNP).</i> <i>STC is currently, with its consultant and with input from SDC, developing a Masterplan for the town centre (and St John’s Hill) that should complement and inform SDC’s proposals as they develop. STC</i>	
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		<i>recommends that the proposals for Land East of High Street must be considered with the wider context of the area, with emphasis on how to the currently disconnected area can be spatially and identifiably linked to the Town Centre. The Town Council would encourage collaboration between the two projects, as supported by Aim C2 of the STNP (The Town Council will work with the District Council and landowners to encourage development of vacant and under-used sites particularly where they have a negative impact on the townscape in Sevenoaks).</i> <i>Several parts of the SDC proposal are linked to STC's proposed Cultural Quarter. It would be helpful if this could be renamed the 'Cultural Quarter – first steps', rather than the less inspiring 'Land to the East of the High Street'. This suggestion is supported by STNP Aim C5 – The Town Council will work with the District Council to encourage the naming of new streets to reflect people and places of historic significance to the town.</i> <i>Initial comments and concerns are set out below.</i> <i>The proposed New Leisure Centre is supported by STNP Policy S1 (The Neighbourhood Plan will support the provision of new sports facilities across the town)</i> <i>STC supports the development of a new leisure centre, closer to the High Street and with improved facilities and greater energy efficiency. The Town Council agreed that the priority should be inclusivity and affordability, so that the centre can be used by as many local people as possible.</i> <i>It wishes to bring to SDC's attention the early findings from its second Sevenoaks Town Sports Strategy process that there is need for a large gym hall.</i>	
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		<i>STC notes that the current facility will remain open until the new one becomes available.</i> New Hotel: <i>STC supports the development of a town centre hotel as a way of attracting and retaining visitors and supporting local businesses and cultural facilities. It would recommend however that the balance between covering initial costs of development via income from the hotel and housing needs careful consideration against the long term goal of providing high quality community assets which will last for generations to come.</i> Housing: <i>STC supports the development of new housing in the town centre. The commitment to 40% affordable housing is welcomed. STC hopes that a mix of housing will be developed including for elderly residents wanting to downsize, as supported by STNP Policy D3:</i> <i>“Where practicable larger residential developments will be expected to provide a range of homes. New housing should contribute to meeting the identified local need. Affordable housing provision will be required as part of all eligible developments. Supporting text of Policy D4: The development of on-site key worker housing will be encouraged as part of larger infrastructure developments and subject to a condition preventing sale or rent on the open market. [...] With an aging population there is also a need to provide appropriate accommodation to allow people to downsize and to provide different models that provide support or shared facilities. These could be located in accessible locations where there is less reliance on using a car.”</i> Library, Museum, Art Gallery & Education Building: <i>STC considers these facilities to be vital to the life of the town and a key component of the proposed Sevenoaks Cultural Quarter.</i>	
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		<i>They are currently underused, and many residents know little about them, partly because signage is poor.</i> <i>Moving them closer to the High Street and into a more energy efficient building is supported. However as currently presented the SDC plans imply a significant reduction in the space allocated to these facilities which STC would like to discuss at the appropriate time.</i> <i>STC has concerns about whether the new library will be large enough to accommodate all of its proposed uses, including gallery, museum, library and adult education centre. In particular, the new accommodation of services from the large adult education centre. Its Town Councillors agreed that the visual art aspect, which is usually the least emphasised of the library's provisions, should not be suppressed by the other services and would be best placed on the ground floor to maximise its visibility, with potential for exhibitions to spill out into the open space outside.</i> Market Hall: <i>STC supports the redevelopment of former M&Co building to provide a permanent market for local foods, goods, and products on the ground floor, with space for arts and cultural activities above. This is also supported by STNP Policy E4 "support will be given to the retention and development of indoor and outdoor markets).</i> <i>STC would like to discuss how this will interact with the current external market provision given that the current Wednesday market site will disappear.</i> Car Parking: <i>STC has a major concern about the impact on businesses and residents of the loss of car parking east of the High Street. Availability of space in</i>	
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		<i>the multi storey car park appears far too little to take up the slack; also, it has no lift.</i> <i>STC suggest that a full transport plan will need to accompany the SDC proposals to review access by vehicles and pedestrians, the possible need for more public transport and the stress on Suffolk Way / High Street junction. This must be able to justify the loss of parking spaces as well as demonstrate that it will not create stress on alternative parking locations.</i> <i>Although there is no STNP policy on the REMOVAL of existing parking, its importance is emphasised in the Supporting text of Policy E3: "Provision of sufficient car parking spaces is critical to support the town's shops, businesses and public transport network. [...] Preference will be given to the intensification of existing sites."</i> <i>STC also wishes to raise the issue once again of car parking charges due to the consistency in which it receives complaints and negative feedback on the high cost of car parking in the Town Centre. This has a negative impact on local businesses and traders and discourages visitors to shop in the Town Centre.</i> Green Corridor to Knole Park <i>STC supports the development of a Green Corridor to allow easier pedestrian access to Knole Park, as part of a wider scheme to allow improved and safer pedestrian movement in the town.</i> <i>It is hoped that there will also be some creative ways of being able to view the green space adjacent to the Environmental Park / Knole Park.</i> <i>There may also be the potential to create a direct link to Raleys through Lady Boswell's, (swapping land for a pedestrian route for land currently used by the Leisure Centre for example).</i>	
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		<i>The green link is supported by STNP Policy M11 (The Neighbourhood Plan supports proposals for public realm improvements within the Town Centre particularly linking key town centre destinations) and STC would also bring to attention at this point STNP Aim COM3: AIM COM3: The Town Council will support the development of a new amphitheatre at Knole Environmental Park [...] to strengthen the area around the leisure centre and Kaleidoscope as a key civic hub.</i> Public Realm <i>As discussed above STC are responding to initial high level proposals rather than detailed plans so are making no detailed comments on design. However, a few points are important for STC to raise at this point:</i> <i>i) This area is part of the town centre so should have the same ‘look and feel’ as the rest of the town.</i> <i>ii) The use of height should be much the same as elsewhere in the town centre.</i> <i>iii) At a ground level the street scene should be windows, shops, cafes, and green spaces rather than tall blank walls to avoid Suffolk Way remaining an uninviting ‘corridor’ to Waitrose car park.</i> <i>iv) The Wayfinding Project which is a joint authority (Kent County Council, SDC, STC & Town Team) should be revisited and funded within these plans to assist with their success.</i> Consultation <i>STC advised that Buckhurst Avenue residents, as well as local market stallholders should be integral to the design process, with the stallholders reassured that Sevenoaks will continue to be a market town.</i> <i>The Town Councillors also expressed disappointment that the NHS have not appeared to have interacted with SDC at this point in the designs.</i> Conclusion <i>In conclusion, STC thinks these are very interesting proposals for the</i>	
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		<i>town centre and looks forward to working on them with SDC in the future.”</i> Neighbourhood Plan or Masterplan guidance? The Town Centre Masterplan (including its design guidance for Land East of High Street) has been included by SDC in its Stage 2 procurement process to find a development partner for this project. The site is identified in the draft Town Centre Masterplan as a poorly defined area with key development opportunities near a key gateway, with need for Knole access signage in particular. Design guidance as follows: <i>"This extensive site presents a significant opportunity for the town. The District Council have consulted on an early vision to redevelop the site with a mixed-use development that provides new homes, a replacement Sevenoaks Leisure Centre as a new, modern, energy efficient building, as well as new public spaces and better pedestrian links to the Environmental Park and Knole Park. The existing Kaleidoscope (gallery, library and museum) does not form part of the project and will remain in its existing form.</i> <i>Development can transform the area providing a mix of uses within street blocks that form a natural extension to, and that are integrated with, the historic centre.</i>	
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		<i>Development areas and preliminary building footprints are indicated in Figure 4.39. However, the site will be subject to a more detailed study and development procurement process that will be progressed by Sevenoaks District Council in 2025.</i> <i>As these plans are progressed they should be presented to a Design Review Panel and community engagement must be carried out to ensure that the values of the local community are considered.</i> <i>The following design principles will be important to ensuring that the site integrates successfully into the wider town centre:</i> • <i>Development to be laid out as part of street blocks with buildings defining the streets and spaces and with positive frontages at ground floor level;</i> • <i>A permeable network of pedestrian friendly routes and spaces to extend through the area helping to integrate and connect the site to the High Street to the west and to the Environmental Park and Knole Park to the east and residential areas to the north and south;</i> • <i>Active ground floor uses, including the main entrance to the leisure centre and cafe uses, to be located where they are visually prominent and help to aid legibility within the area;</i> • <i>A 'green spine' to extend from High Street on the alignment of Buckhurst Lane towards an enhanced entrance to the Environmental Park. This route to form a legible, green extension of Knole Park to</i>	
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		<i>High Street and incorporate low level planting / raingardens and tree planting as part of a high-quality public realm treatment that provides priority to pedestrians over vehicles;</i> • <i>The cultural hub and market hall together with the new leisure centre to open onto, and animate a new public space on the site of the current Buckhurst Lane car park;</i> • <i>Bus stops to be located where they bring passengers close to the centre but do not impact on the pedestrian experience and legibility of the 'green spine' and;</i> • <i>Development form, scale, height and massing to be of a human scale and respect the character within the wider town centre and respond to the wider landscape setting."</i>	
SEV14 “Delivery & Post Office / BT Exchange, South Park” H2(a)	100 housing units, TBC Ha employment area Returning on Urban land Supported by a Development Brief document	STC submitted the following response to the last Regulation 18 Local Plan consultation (2023), when this site was previously proposed for allocation: <i>“This is a very significant town centre site which is identified in the STNP for its development potential. The STNP takes a holistic view on the redevelopment of this site for not only delivery of new homes, but also for the improvement of public spaces, the setting of the Stag Theatre, and creation of active frontages to London Road and South Park. It proposes a total building height of three storeys plus a fourth storey set back from the frontage.</i> <i>Development will need to respond to the historic development patter, materials and character of the area, which forms a prominent gateway to the Town Centre. The site sits within the STNP Cultural Quarter area, and links should be forged to connect to related spaces.</i> <i>The STNP aspires to a new public space to serve the theatre and as a setting for the new ground floor usage. Development should also improve the setting of the rear of the theatre and youth club.</i> <i>STC notes that, should the population of the town increase by the 20-25% anticipated by the developments foreseen in the Local Plan, the need for cultural, recreation and leisure facilities will increase</i>	

		<i>accordingly and co-location with the theatre/ cinema/ youth club has obvious synergy.</i> <i>STC notes that the car park behind this site is in the ownership of SDC and its difficult access and layout could be considered in the scheme. As part of the STNP implementation strategy, STC will shortly be commissioning a Master Plan for the Town Centre area in which this sits and would welcome further discussion as this progresses.”</i> Planning application or consultations history? Not within last 5 years. Neighbourhood Plan or Masterplan guidance? Identified in the draft Town Centre Masterplan as a key development and public realm improvement opportunity at key gateway, with need for widened footways and better-placed crossing facilities. Design guidance provided as follows: "The redevelopment of the Post Office and Telecoms building could bring additional life into the western part of the town centre whilst also enhancing the local townscape. The Post Office and sorting office could be delivered independently to the Telecoms building but a comprehensive proposal should be prepared to ensure the longer term vision and opportunity for the site can be delivered. The following design principles will be important when developing the site: • Delivery of a mix of uses that adds to the vibrancy of this part of the town centre. The potential to extend the Stag Theatre, or provide supporting space / complimentary uses, must be	
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		considered and should be part of a longer-term investment strategy. This could take the form of creative studios or a supporting food and drink offer; • Development should be stepped back from London Road to provide a small public space that could serve as a setting for restaurants and cafes to spill out onto, or for gathering or small-scale events linked to the theatre. The space should be hard paved and include trees, planting and seating; • Positive frontage that helps to animate the street should be provided on London Road and South Park, with upper floors of buildings to be residential; • Consideration to be given to the refurbishment / retrofit (rather than the redevelopment) of the Telecoms building to retain the embodied carbon; • Car parking on South Park should be rationalised and the streetscape enhanced through tree planting and public realm improvements; • Development proposals must respond to heritage sensitivities (the site is located adjacent to the Sevenoaks High Street Conservation Area and the locally listed Stag Theatre); and • The site is located on elevated ground with land dropping away to the south and development is likely to be highly visible from a number of locations. The height and massing of development must be carefully considered (three storeys plus an additional set back storey is considered appropriate) and proposals should be tested and modelled in views.	
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Sevenoaks District Local Plan

Regulation 18 - Comments Form

Consultation Period: 23rd October – 11th December 2025

Please use a separate form for each Policy or Site that you wish to comment on.

1. Please specify the **policy or site** to which your comments relate:

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

3. In reference to Policy ST1, which is your preferred option?

Option 1 / Option 2 / None of above (Please delete as appropriate)
Please explain your answer

4. Are you aware of any additional sites which we have not yet considered?

Would you like to be added to our mailing list to be notified of updates to the Local Plan and future consultations?

Yes / No (Please delete as appropriate)

Please give your: **Name and Address, Email and Contact Number** and those of your Agent (if you have appointed one to act on your behalf). If you live in the District, please also note which Parish you live in.

Comments that are submitted anonymously will not be accepted. Comments will be published and attributed by name/organisation only. Contact details will not be published but will be used to keep you informed of the progress of the Local Plan.

You can review our privacy notice at <https://www.sevenoaks.gov.uk/privacy>

This form can be downloaded from our website:

www.sevenoaks.gov.uk/emerginglocalplan

Please return this form by email to planning.policy@sevenoaks.gov.uk or to:
Strategic Planning Team, Sevenoaks District Council, Argyle Road, Sevenoaks, TN13 1HG

If you require more space to write, please use extra comment forms as needed.
All comments must be received by no later than **11:59pm on 11th December 2025**.

Comments received after the deadline may not be accepted.

Comments that are considered to be libelous, racist, abusive or offensive will not be accepted.



Agenda Item 6

Collated potential comments for consideration of Sevenoaks Town Council's Planning & Environment Committee, for submission to the District Council's Local Plan Regulation 18 Public Consultation October 2025

DE1	Community Review Panel: Proposes a new pre-planning Panel comprising residents, visitors and local workers, selected via formal application process. Sets a threshold (being 100+ new dwellings, 10,000 sqm gross floor space, or likelihood of significantly impacting the surrounding area) for developments to engage the Panel at early planning stages.
Officer comment Page 183 of the draft Local Plan indicates a proposed framework for the Community Review Panel, whereby the output of the Panel would be reviewed by the Town or Parish Council before going to a Design Advisory Panel. Officer recommendation is for STC to request that Town and Parish Councils be engaged earlier and as part of this process as well as, where applicable, a representative of any relevant Residents Association. To maximise quality of Cllr input, it is recommended that each Town / Parish Council be allowed to elect one Member <u>per Ward</u> to the Panel, on the proviso that only <u>one</u> Town or Parish Councillor would be permitted to engage with the pre-planning project at one time. The grounds for this are that it would not only allow the most locally-informed Town / Parish Ward Councillor to be engaged with that particular proposal, but also provides a degree of flexibility to nominate a substitute Member (ideally from a neighbouring Ward) in the case of the relevant Ward Member's indisposition.	
DE3	Ensuring Design Quality: Protects local character area, listing reference documents to be followed. Includes District Character Study, Landscape Character Assessment, Historic Review, NDPs and Conservation Area Design Guidance.
Officer comment This policy omits mention of any existing or future Residential Character Area Assessments (RCAAs) and / or Masterplans. The only reference within the Local Plan to Residential Character Area Assessments appears to be within a couple of the proposed Development Briefs prepared for some of the allocations. Officer recommendation for STC to request that reference both to any RCAAs and Masterplans either be added, or (should the RCAA be considered too out of date) wording such as that in Policy HEN1d (which allows flexibility for additional guidance to be added in future) be incorporated. The following potential amendment to Policy DE3, which imitates the wording used in Policy HEN1d has been produced as an example of how this could be incorporated: "Policy D3 [...] Development will also reflect local character and distinctiveness considering the following documents: • [...] • Neighbourhood Plan policies, where applicable • <i>Other principles set out in relevant local policy/guidance, including current or subsequent versions of any applicable Masterplans, Residential Character Area Assessments or other character area guidance documents adopted by the Council.</i> • [...]"	

COM1	Retention of Community Uses: Prioritises retention of local services and facilities and stipulates that any vacant or redundant community buildings be reused for alternative community use to meet local need.
Officer comment: The supporting text for this Policy briefly references the Community Right to Bid on Assets of Community Value, but does not give any further material weight to this within the Policy. The current provisions under the Community Right to Bid legislation do not protect registered Assets from being redeveloped and/or their existing use lost, nor does it guarantee sale of the Asset to a community organisation in the event of its disposal. While the latter is not within the power of Local Planning Authority's to secure via planning policy, the classification of a registered Asset of Community Value to be considered material to planning applications is, due to this being discretionary. Officer recommendation therefore is to request that SDC formally grant material planning weight to registered Assets explicitly within this Policy.	

Cllr O'Hara comments on proposed Northern Ward allocations:

Having looked through the proposals for the intended development sites in the Northern Ward , I would like to air a few concerns.

Firstly, I wanted to start by being clever by saying 'the sum of the parts is greater than the whole.' ie the pockets or parts of the several development sites are sometimes too small to warrant more medical centres or additional education places or better facilities for the elderly or allowances for green spaces on their own merit but combined then as a collective they contribute to a massive impact in the area and these other facilities are much needed. Going back to me trying to be clever.... ' This is due to the interactions between the parts which are not present within individual pockets of each development'.

The 950 homes in Tarmac development for example is catering for a new highways infrastructure at the Bat and Ball junction in the form of a bigger roundabout but add to that 136 units at the Old Gas Works site plus 50 units at Cramptons, 10 at Abacus, 50 at Bakers Yard, 60 units West of the allotments on Bradbourne Vale Road, 6 more behind the Croft and a whopping 1500 West of Otford Road and I think we need to reconsider building in a flyover or by-pass :) that maybe an exaggeration but my napkin calculations estimate a possible 4000 extra cars clogging up that pinch point.

And let's not forget a huge new stadium at Greatness Rec that is very soon to be built which will attract so many more motorists.

Besides, the schooling for secondary and primary children we need more shops and green spaces and most of all better road crossings. SDC already agreed a drive-thru fast food outlet at the bin store site without engaging with highways for safer crossing so my fear is the majority of these homes will be built without looking at the wider overall plans for this location of Sevenoaks.

I believe a much more detailed overview is needed that addresses the cumulative impact all these developments create as a whole.

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Subject: Help Us Shape Kent's New Walking & Cycling Itineraries

Sent on behalf of Kent County Council's (KCC) Active Travel Team and Explore Kent

Dear Parish and Town Councils,

As part of working with Explore Kent through the Capability and Active Travel Fund, KCC's Active Travel Team is looking to create new walking and cycling itineraries in Kent. They are crafting a brand-new series of cycling and walking itineraries across Kent, designed to help people ditch the car and discover the county's beauty on foot or by bike.

From gentle strolls and beginner bike rides to full-on adventures, these routes will showcase the very best of Kent. But to make them truly special, they need your help.

☀️ Got a favourite trail, a hidden café, or a must-see local gem? We'd love to hear about it.

Your local knowledge is important, and the team is inviting you to help shape these itineraries. Share your ideas via our quick survey: <https://forms.gle/owuT7mkrFod1nWUu8>.

Please note: the above link does not appear to work for all users. If you are asked to sign into a Google account, you can instead complete the survey by answering the following questions and sending to explorekent@kent.gov.uk.

Help Us Shape Kent's New Walking & Cycling Itineraries

We're excited to share that we've been commissioned by the Active Travel team to create a brand-new series of cycling and walking itineraries across Kent. The goal? To inspire more people to leave the car at home and explore the beauty of Kent on foot or by bike. These itineraries will cater to everyone - from casual strollers and beginner cyclists to seasoned adventurers - and we want to make sure they reflect the best of what Kent has to offer. That's where you come in. Your local knowledge, tips, and recommendations are invaluable, and we'd love your input to help shape these routes. Whether it's a scenic trail, a hidden gem of a café, or a must-see attraction, we want to hear about it!

1. What walking or cycling routes would you recommend and why? Visit www.explorekent.org if you want to include links below
2. Are there any interesting sights or activities along the way?
3. Can you recommend any cycle-friendly cafes, pubs or pit stops?
4. Any visitor attractions that welcome cyclists?
5. Accessibility is important - are there any accessibility features or considerations along the route?
6. If you're happy to help us promote these itineraries when they're ready please share your social channels below

7. Would you have any photos you could share for us to feature? (with credit).

Please do not respond directly to this email - any responses and/or questions should be sent to explorekent@kent.gov.uk.

Decision Notices published by Sevenoaks District Council OR Kent County Council from **14th October 2025 to 27th October 2025** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	STC Recommendation (abridged)	SDC Decision (abridged)
25/01030/FUL	Greenhills, 12 Oakhill Road – Kippington	19th May 2025: Recommendation for <i>approval lost at the vote</i>. STC recommended refusal, 4 grounds (overdevelopment, out of keeping with RCAA, loss of trees, surface water run-off, lack of BNG). 8th September 2025: STC recommended refusal, 4 grounds (overdevelopment, out of keeping with RCAA, loss of trees, surface water run-off, lack of BNG), 1 informative (obscure glaze windows requested on north elevation).	20 th October 2025: SDC Granted , 9 conditions. (Placement, design, scale, materials and overlooking level deemed acceptable. Tree loss to be mitigated by soft landscaping condition)
25/02159/HOUSE	Aspley Guise, Woodland Rise – Wildernesse	8th September 2025: STC recommended approval.	14 th October 2025: SDC Granted, 4 conditions.
25/02166/HOUSE	49 The Rise – Kippington	22nd September 2025: STC recommended approval.	22 nd October 2025: SDC Granted, 3 conditions.
25/02221/HOUSE	39 The Moor Road – Northern	8th September 2025: STC recommended approval, 1 informative.	14 th October 2025: SDC Granted, 4 conditions.
25/02253/HOUSE	Kent Cottage, Wildernesse Mount – Eastern	22nd September 2025: STC recommended approval, 1 condition.	27 th October 2025: SDC Granted, 5 conditions.
25/02299/HOUSE	2 Holmesdale Road – Eastern	22nd September 2025: STC recommended approval.	22 nd October 2025: SDC Granted 3 conditions.
25/02425/HOUSE	55 Oakhill Road – Kippington	22nd September 2025: STC recommended approval.	21 st October 2025: SDC Granted, 3 conditions.

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Planning Applications to be Considered

Planning Applications received to be considered on 03 November 2025

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00723/HOUSE	Christopher Park 04/11/2025	Cllr Daniell	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Wheeler		Woodfield	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/25
25/00723/HOUSE - Amended plan				
Two-storey rear extension, new front porch, and changes to fenestration.				
A summary of the main changes are set out below:				
The applicant has provided a bat survey and mitigation strategy.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST4I49BKMV700			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01785/FUL	Christopher Park 07/11/2025	Cllr Camp	Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Munns		South Craig	6 Kincraig Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/25
25/01785/FUL - Amended plan				
Replacement dwelling with patio area. Solar panels to roof. Roof lights to west elevation roof and extension. Hard and soft landscaping including a new parking layout. Bin store. Fencing and gate.				
A summary of the main changes are set out below:				
The proposed plans have been amended to include side elevations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYH0O6BKHAV00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01922/FUL	Summer Aucoin 07/11/2025	Cllr Clayton	Designhomeplan Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef - Mrs I Tabor			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/10/25
25/01922/FUL - Amended plan				
Proposed driveway and associated landscaping, EV charger.				
A summary of the main changes are set out below:				
The applicant has provided updated plans.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ53BCBKH900			

Planning Applications to be Considered

Planning Applications received to be considered on 03 November 2025

4	Plan Number	Planning officer	Town Councillor	Agent
	25/02300/MMA	Abbey Aslett 17/11/2025	Cllr Layne	N/A
Case Officer				
Applicant		House Name	Road	Locality
R Porter			5 Quarry Hill	Eastern
Town		County	Post Code	Application date
				27/10/25
Amendment to 24/01527/HOUSE to enlarge the rear patio, change the proposed materials, construct raised planting beds a retaining wall and steps, and privacy screen. To alter the ground floor rear fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0XWL2BKIDG00			

5	Plan Number	Planning officer	Town Councillor	Agent
	25/02705/HOUSE	Christopher Park 14/11/2025	Cllr Skinner	Westleigh Design
Case Officer				
Applicant		House Name	Road	Locality
Mr Z Hou			6 Woodside Road	St Johns
Town		County	Post Code	Application date
				24/10/25
Rear garden: new retaining wall and raise ground levels.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2ZZ8ZBKJ7Z00			

6	Plan Number	Planning officer	Town Councillor	Agent
	25/02716/FUL	Summer Aucoin 12/11/2025	Cllr Clayton	Mr Richard Baddeley
Case Officer				
Applicant		House Name	Road	Locality
Mr D & Mrs C Mendoza-Hall			11 Nursery Close	Eastern
Town		County	Post Code	Application date
				22/10/25
Demolition of existing double garage with store room and shed. Erection of a two storey dwelling with new fence, gate and decking. hard and soft landscaping. EV charger.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T31TZHBKJ8W00			

7	Plan Number	Planning officer	Town Councillor	Agent
	25/02717/HOUSE	Zoe Dommatt 06/11/2025	Cllr Gustard	N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr F Van Heerden			43 Garth Road	Kippington
Town		County	Post Code	Application date
				16/10/25
Addition of pitched roof to existing pergola				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T31U02BKJ8Y00			

Planning Applications to be Considered

Planning Applications received to be considered on 03 November 2025

8	Plan Number	Planning officer	Town Councillor	Agent
	25/02790/HOUSE	Zoe Dommett 07/11/2025	Cllr Ancrum	Mr A Stegarescu
Case Officer				
Applicant		House Name	Road	Locality
Mr T Troeger			20 Swaffield Road	Eastern
Town		County	Post Code	Application date
				17/10/25
Proposed Ancillary Annexe to be used as a home office.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3GN86BKJDK00			

9	Plan Number	Planning officer	Town Councillor	Agent
	25/02830/HOUSE	Christopher Park 07/11/2025	Cllr Gustard	Youngs Building Surveying Servi
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Williamson			35 White Hart Wood	Kippington
Town		County	Post Code	Application date
				17/10/25
Two-storey front extension, part garage conversion, internal alterations, replacement of rear balcony with a mono-pitch roof, rooflights, alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3KCO6BKJFZ00			

10	Plan Number	Planning officer	Town Councillor	Agent
	25/02851/FUL	Christopher Park 17/11/2025	Cllr Dr Dixon	Maple Planning & Development
Case Officer				
Applicant		House Name	Road	Locality
Bradbourne Developments Ltd			2A Bradbourne Road	St Johns
Town		County	Post Code	Application date
				27/10/25
Proposed change of use to a single dwellinghouse, internal alterations.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3PWT0BKJHC00			

11	Plan Number	Planning officer	Town Councillor	Agent
	25/02939/FUL	Abbey Aslett 14/11/2025	Cllr Ancrum	Willow Town And Country Planni
Case Officer				
Applicant		House Name	Road	Locality
Mrs F Bowes			1 Holly Bush Lane	Eastern
Town		County	Post Code	Application date
				24/10/25
Demolition of the existing detached garage and erection of a detached 3 bed dwelling with rooflights and green roof, repair of boundary walls, pedestrian gate and associated landscaping.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T44Q2OBKJMU00			