



Tuesday 11th November 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 17th 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/tz4rUZuMYzc> 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 7-26) To receive and agree the minutes from the Planning & Environment Committee Meeting held on 3rd November 2025.
5	SEVENOAKS DISTRICT COUNCIL CONSULTATION ON ITS DRAFT LOCAL PLAN (Pages 27-43) a) To receive reminder that Sevenoaks District Council is consulting on its draft Local Plan, with the Regulation 18 consultation to remain open until 11th December 2025. b) To receive and discuss a collated report of both Councillors' and Officers' proposed responses to various policies or allocations, which have been received in addition to those which were approved at the last meeting on 3rd November 2025. c) To consider any further Councillor responses during the meeting, with note that all proposed comments will be collated for final approval of the Planning & Environment Committee on 1st December 2025.
6	KENT COUNTY COUNCIL SEEKING INPUT TOWARDS PROPOSED WALKING & CYCLING ITINERARIES (Pages 45-47) a) To receive a reminder 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 draft comments deferred from the previous meeting, and to discuss whether the Town Council submit a formal response.
7	APPEALS (Pages 49-50) a) To receive notice of the submission of the following appeal: • 6000946: 25/01068/FUL - Telephone Kiosks, Sevenoaks Railway Station, London Road: The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks. b) To note that the Appeal is proceeding under Written Representations Procedure, therefore STC may provide additional comment or amend/withdraw previous representation. This must be done by 4th December 2025. INFORMATIVES: On 14th July 2025, Sevenoaks Town Council recommended refusal on the grounds of concerns for highway safety and its objection of internally illuminated signs in residential areas. c) To note that the full documentation may be accessed through the District Council's Appeals Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T3THRUBK0MR00
8	COMMERCIAL APPEALS (Pages 51-52) a) To receive notice of the submission of the following appeal: • APP/G2245/Z/25/3374181: 25/01069/ADV - Telephone Kiosks, Sevenoaks Railway Station, London Road and Telephone Call Box outside 14 Hillingdon Rise: Two digital 75-inch LCD display screens, one on each side of the Street Hub unit. b) To note that the Appeal is proceeding under the Commercial Appeals Service, therefore there is no opportunity to provide further comment. INFORMATIVES: On 14th July 2025, Sevenoaks Town Council recommended refusal on the grounds of concerns for highway safety and its objection of internally illuminated signs in residential areas. c) To note that the full documentation may be accessed through the District Council's Appeals Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T3PNFPBK10K00

9	DEVELOPMENT MANAGEMENT COMMITTEE (Pages 53-56) a) To receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 13th November 2025. This was previously allocated to Gustard. • 25/00104/FUL - Greensands, Oak Lane: Demolition of existing care home and construction of 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking. INFORMATIVE: On 24th February 2025, and subsequently on several amended versions on 7th April, 19th May, 28th July, 26th August, and finally 8th September Sevenoaks Town Council recommended refusal on six grounds with two informatives. (See attached final recommendation) b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link: https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SQ32MCBK0LO00 c) To note that Cllr Daniell was registered to speak on Sevenoaks Town Council's behalf, with the decision to do so having been approved by the Vice Chair as well as the Chief Executive due to the nomination being required before the next Planning & Environment Committee. This as per Planning & Environment Committee Policy PC6, whereby a Development Management speaker may be nominated under Chair's Action, with delegated authority to both the Chair and the Chief Executive.
10	STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES (Pages 57-66) a) To receive notice that the address of Stevenston, Oak Lane has been amended to Strathgarve, Oak Lane. (Page 57) b) To receive notice and plans of the new 13 unit apartment block and offices on the development site of 9 Pembroke Road. The new addresses have been registered as 1-12 Corinthian House, 9 Pembroke Road, and 9A Pembroke Road. (Pages 58-66)
11	STREET NAMING AND NUMBERING - CONSULTATION ON NEW STREET NAME (Pages 67-69) a) To receive a request for the Town Council's feedback on the proposed street name of "Wedgewood Court", which has been suggested by the developer of the forthcoming new flats at the former Pinehurst nursing home site. This is due to technical address reasons rendering the flats unable to adopt the road name on which they are sited. b) To note that the Town Council may suggest alternative names, however this cannot

	include the words pine, knole, wilderness, amhurst, greatness, nor the name of any other tree species or living person. The deadline to respond is 15th December 2025.
12	CROSS CHANNEL GEOPARK - PROPOSAL FOR THE TOWN COUNCIL TO SUPPORT ITS UNESCO APPLICATION (Page 71) To receive and consider a report advising of a pending application for the Cross Channel Geopark - within which Sevenoaks Town is included - to be granted UNESCO World Heritage status, and to consider a recommendation for the Town Council to formally support this bid.
13	COMMUNITY ASSET NOMINATION: THE SHAMBLES (Pages 73-74) To receive notice that the Town Council's nomination for the Shambles to be registered as an Asset of Community Value has been successful, and it has now been added to the District Council's register.
14	DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 75-76) To receive and note decisions made by Sevenoaks District Council on applications commented on by Sevenoaks Town Council, between the two weeks ending 10th November 2025.
15	NOTICE OF PROPOSED TRAVEL PLAN SUBMISSION FOR THE OLD MEETING HOUSE - REQUESTED BY CLLR CAMP AND CLLR SKINNER a) To receive notice that a Travel Plan has been submitted for approval of the District Council, relating to the following planning application which was Allowed at Appeal on 31st January 2025: • 24/00068/FUL - The Old Meeting House, St Johns Road: Change of use to a place of worship. Works to fenestration. b) To note that full details relating to the application are available to view on the District Council's Planning Portal via the following link: https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T2QHU2BK11600 c) To receive a request from Cllr Camp and Cllr Skinner, for the Town Council to consider submitting a formal response to the application, on the grounds that impact on parking was a key reason for the Town Council's objection to the original planning application.
16	PLANNING APPLICATIONS (Pages 77-80) 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 10th November 2025.
17	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 03 November 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/OR6SWgkTGxM>

Meeting commenced: 19:00

Meeting Concluded: 20:27

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum	Present	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Apologies
Cllr Dr Canet	Present	Cllr O’Hara	Apologies
Cllr Clayton – Mayor	Present	Cllr Shea – Leader	Apologies
Cllr Daniell – Deputy Leader	Present	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Apologies
Cllr Granville – Deputy Mayor	Present	Cllr Willis	Present, Arrived 7:21pm
Cllr Gustard	Present	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

4 Members of the Public

PUBLIC QUESTION TIME

None.

423 - APOLOGIES FOR ABSENCE

As above.

424 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

425 - DECLARATIONS OF INTEREST

None.

426 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 20th October 2025.

It was RESOLVED that the minutes be approved.

Sevenoaks Town Council

427 - SEVENOAKS TOWN COUNCIL CONSULTATION ON PROPOSED CORNER PROTECTIONS LAUNCHED

a) The Committee received notice that the Town Council's consultation on proposed corner protection locations had 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) It was noted that focused promotional activities would be deferred until after the District Council's Local Plan consultation concludes on 11th December 2025, after which Councillors would be asked for their support in delivering surveys to residents on the affected roads. It was further noted that the consultation deadline had been extended to 31st January 2026, in order to avoid diverting attention from the Local Plan consultation.

428 - HOLLYBUSH RECREATION GROUND - COMMUNITY ASSET NOMINATION RESULTS

a) Councillors received and noted 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) It was further noted that the District Council had 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.

c) Councillors recorded their strong disapproval of the District Council's decision to omit the four parcels of land. The decision was regarded as inconsistent, given that other publicly inaccessible areas – such as the projector room at the Stag Theatre and archive room at the Kaleidoscope building – had been successfully included in their respective registrations.

d) Councillors expressed particular disappointment at the omission of the upper bowling green, noting that evidence of the Hollybush Residents Association's sustained campaigning – including professionally prepared proposals submitted to the District Council – had formed part of the Town Council's case for the parcels to be included.

e) It was considered that the Town Council had done all it could to register the Recreation Ground as a whole parcel, and the Planning Committee Clerk advised that, should any of the parcels be brought into active community use, the Town Council would be able to resubmit the new evidence to support their registration as Assets of Community Value under a separate nomination.

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429 - SEVENOAKS DISTRICT COUNCIL'S INFRASTRUCTURE DELIVERY PLAN

- a) The Committee received and noted the most recent iteration of Sevenoaks District Infrastructure Delivery Plan (IDP), 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. It was noted that this would be used to inform future negotiations on any infrastructure improvements to be secured through the planning application process via Section 106 legal agreements.
- b) Cllr Clayton expressed concern that the list is not exhaustive of the full infrastructure needs of the District, identifying the lack of a Health Hub for Northern Sevenoaks and sufficient active travel provision as a key omission which should be added.
- c) The Planning Committee Clerk clarified that the IDP is a live document, to be updated as new evidence or requests are received from local Infrastructure Providers. She clarified however, that the Town Council is not consulted at the production stage of the Infrastructure Deliver Plan, nor during Section 106 negotiations.
- d) It was further clarified that, while this latest iteration of the IDP is not open to feedback, its tandem publication with the draft Local Plan consultation could provide an opportunity for the Town Council to submit particular infrastructure requests that it considers should be required, as part of its response to the proposed housing allocations.
- e) Councillors expressed surprise at the lack of consultation with either Town and Parish Councils or local residents on what key infrastructure improvements are needed in their towns. It was **RESOLVED** that the Town Council write to Sevenoaks District Council with a request for it to be added both to the list of consultees for the IDP, as well as any future Section 106 negotiations relevant to Sevenoaks Town.
- f) It was further **RESOLVED** that the Town Council collate and agree via a future Committee meeting, a list of infrastructure provisions which Councillors consider to be essential additions to the IDP. This to include both site-specific infrastructure requirements, as well as larger projects for delivery during the lifetime of the Local Plan, in order to support the significant population growth proposed for Sevenoaks Town.

430 - SEVENOAKS DISTRICT COUNCIL UPCOMING CONSULTATION ON DRAFT LOCAL PLAN

- a) The Committee received notice that Sevenoaks District Council has published its draft Local Plan for formal Regulation 18 public consultation, and that this would remain open until 11th December 2025.
- b) Councillors received and noted briefing documents produced by the Planning Committee

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Clerk, summarising all Policies and any relevant planning history to the proposed allocations which could impact Sevenoaks Town.

c) It was noted that the briefing documents had been prepared with the specific intent of supporting the 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.

d) The Committee received a copy of the consultation survey, noting that it may be filled out multiple times to comment on any Policy or allocation within the draft Local Plan. It was further noted that all documents relevant to the consultation are available to view via the District Council's website.

e) The Committee received and discussed a summary report of collated draft comments provided by Councillors and Officers, the latest version of which had been circulated earlier that day. The following key points of note were discussed:

- **Design Policies DE1-DE7:** Cllr Skinner emphasised the importance of engaging Design Review Panels at the earliest stage of planning design, citing both [Government](#) and [RIBA](#) guidance as evidence. He recommended that the Town Council request the unit threshold requiring developments to be submitted for design review be reduced from 100 units to 10, with a criteria of potential exceptions, in order to embed the process more firmly into the planning process.
- **Land East of High Street:** Councillors sought clarification as to whether the Library is included in the proposals for Land East of High Street. The Planning Committee Clerk advised that the Development Brief assumes its retention and makes proposals to enhance its presence and integrate it into the proposed development.
- **Green Belt Assessment / Grey Belt Designations:** Cllr Gustard advised the Committee that the Green Belt Assessment, as prepared by ARUP, is currently incomplete due to having yet to assess sites in relation to any designations covered by NPPF Footnote 7¹ other than Green Belt. Councillors shared Cllr Gustard's concern that the lack of assessment on the potential impact to National Landscapes and Conservation Areas could mean that sites proposed for Grey Belt designation have not yet been adequately assessed.
- **St John's Ward allocation comments:** Cllr Skinner proposed that the collated comments relating to 109-119 St John's Hill (SEV15) and DG Autos off Bradbourne Vale Road (SEV8) – as circulated by the Planning Committee Clerk in an updated report prior to the meeting – be approved.

¹ The contents of [Footnote 7 of the 2024 National Planning Policy Framework](#) have since been researched more thoroughly and confirmed to cover the following: habitat sites and/or designated Sites of Specific Scientific Interest, land designated as Green Belt, Local Green Space, a National Landscape, a National Park or defined Heritage Coast, irreplaceable habitats, designated heritage assets, and areas at risk of flooding or coastal change. Section 2.8 of the [Stage 2 Green Belt Assessment](#) therefore specifies that the 205 sites identified as grey belt have been done so *provisionally*, with Section 3.2 stipulating that grey belt status may only be confirmed once all policies relating to Footnote 7 have been applied to the proposed sites.

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- **Kippington Ward allocation comments:** Cllr Gustard proposed that the collated comments relating to Land off Morewood Close (SEV9), 9 Clare Way (SEV10), Land west of Brittain's Lane (SEV17), and the Kippington Ward section of Sevenoaks Station and Car Park (SEV12) – as circulated by the Planning Committee Clerk in an updated report prior to the meeting – be approved.

f) It was **RESOLVED** that the Town Council's attached schedule of draft comments on Policies DE1-DE7 and COM1, as well as draft comments on the above two St John's Ward and four Kippington Ward allocations be approved. These will be collated for single submission once the remainder of the Town Council's response has been finalised via the next two Planning & Environment Committee meetings.

431 - KENT COUNTY COUNCIL SEEKING INPUT TOWARDS PROPOSED WALKING & CYCLING ITINERARIES

a) The Committee received notice that Kent County Council is seeking local recommendations to inform walking and cycling itineraries that it will be producing on existing walking and cycling routes to encourage active travel. It was noted that the deadline to provide comment is 30th November 2025.

b) Councillors received a copy of the survey questions, as well as some initial draft responses as prepared by the Planning Committee Clerk and promoting the following locations or routes as walking and/or cycling friendly:

- Café on the Vine (accredited "Cycle Friendly Place" by Cycling UK)
- Lilia's Café, Bat & Ball Station (accredited "Cycle Friendly Place" by Cycling UK)
- Town Team Heritage Trail
- Darent Valley Rail Trails

c) Cllr Clayton reported his disappointment that the Town Council's recommendations to improve connectivity of the District and County Council's Otford to Sevenoaks cycling route had not been included in a recent Joint Transportation Board report. He considered that the Town Council's proposals to link the Otford to Sevenoaks route with the East to West cycling route could have facilitated a usable and safe network such as that which Kent County Council is seeking to map.

d) Cllr Granville advised of work that she had produced on behalf of the Sevenoaks Society, whereby she had mapped one hundred key walking routes within the Town.

e) It was **RESOLVED** that the Item be deferred to the next Planning & Environment Committee meeting to allow Councillors further time to consider and submit additional comments for collation of the Planning Committee Clerk.

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432 - 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 two weeks ending 27th October 2025.

433 - PLANNING APPLICATIONS

a) Minute Item 433b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

b) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior agreement.

- **[Plan no. 11] 25/02939/FUL – 1 Holly Bush Lane (Against)**
- **[Plan no. 11] 25/02939/FUL – 1 Holly Bush Lane (For) – Written representation read aloud by the Chair, by prior agreement**
- **[Plan no. 1] 25/00723/HOUSE – Woodfield, Oak Lane (For)**

c) The Committee considered planning applications received during the two weeks ending 27th October 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

434 - PRESS RELEASES

It was recommended that the Town Council issue a Press Release regarding its official response to the District Council's Local Plan consultation, once this has been finalised and approved at a future Planning & Environment Committee meeting.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 3-11-25

1	Plan Number	Planning officer	Town Councillor	Agent
	25/00723/HOUSE	Christopher Park 04/11/2025	Cllr Daniell	N/A
Applicant	House Name	Road	Locality	
Mr N Wheeler	Woodfield	Oak Lane	Kippington	
Town	County	Post Code	Application date	
			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.

Comment

Sevenoaks Town Council recommended approval, provided the terms of the bat survey are followed.

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01785/FUL	Christopher Park 07/11/2025	Cllr Camp	Coleman Anderson Archit
Applicant	House Name	Road	Locality	
Mr & Mrs Munns	South Craig	6 Kinraig Drive	St Johns	
Town	County	Post Code	Application date	
			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.

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is happy with the proposed materials to be used and recommendations within the Arboricultural and Ecological Reports are followed.

Planning Applications Considered

Applications considered on 3-11-25

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>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.

Comment

Sevenoaks Town Council recommended refusal, unless both Kent Highways and the Planning Officer are satisfied that exit from the site is safe, and that Kent County Council visibility requirements can be met in practice.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02300/MMA	Abbey Aslett 17/11/2025	Cllr Layne	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Porter			5 Quarry Hill	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			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.

Comment

Sevenoaks Town Council recommended approval.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02705/HOUSE	Christopher Park 14/11/2025	Cllr Skinner	Westleigh Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Z Hou			6 Woodside Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/10/25	

Rear garden: new retaining wall and raise ground levels.

Comment

Sevenoaks Town Council recommended approval, subject to confirmation by the Arboricultural Officer.

Planning Applications Considered

Applications considered on 3-11-25

6	Plan Number	Planning officer	Town Councillor	Agent
	25/02716/FUL	Summer Aucoin 12/11/2025	Cllr Clayton	Mr Richard Baddeley
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.				

Comment

Sevenoaks Town Council recommended approval, provided that:

- The Planning Officer is satisfied that there is no overlooking from the new house of No. 11, the sheltered flats on St Johns Hill to the West, or of the Clergy House to the East;
- The mature trees including their root systems in neighbouring sites to the South and West can be protected;
- There is sufficient retainment of existing mature trees, with an additional recommendation that a Tree Protection Order be placed on any trees not currently covered;
- There is no impact on the Locally Listed church itself, or the Conservation Area in which it stands; and

Informative:

The Town Council also recommended that a sufficient Construction Plan be required in order to mitigate the impact of building works on neighbours.

7	Plan Number	Planning officer	Town Councillor	Agent
	25/02717/HOUSE	Zoe Dommett 06/11/2025	Cllr Gustard	N/A
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				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the impact on the street scene.

8	Plan Number	Planning officer	Town Councillor	Agent
	25/02790/HOUSE	Zoe Dommett 07/11/2025	Cllr Ancrum	Mr A Stegarescu
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.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the addition to the property will have no overbearing impact on the neighbours on each side and that the materials to be used are in keeping with the style of the main property.

Planning Applications Considered

Applications considered on 3-11-25

9	Plan Number 25/02830/HOUSE	Planning officer Christopher Park 07/11/2025	Town Councillor Cllr Gustard	Agent Youngs Building Surveyin
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.				

Comment

Sevenoaks Town Council recommended approval.

10	Plan Number 25/02851/FUL	Planning officer Christopher Park 17/11/2025	Town Councillor Cllr Dr Dixon	Agent Maple Planning & Develo
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.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is adequate natural lighting to the various habitable rooms.

11	Plan Number 25/02939/FUL	Planning officer Abbey Aslett 14/11/2025	Town Councillor Cllr Ancrum	Agent Willow Town And Country
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.				

Comment

Proposed by Cllr Clayton:

Sevenoaks Town Council recommended refusal on the grounds of the detrimental impact of this large mass on a small site in the Conservation Area, impact on Listed and Locally Listed assets in whose garden this site sits, and loss of trees in the Conservation Area.

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

This report will be updated as the Planning & Environment Committee approves further comments on remaining allocations and policies proposed in the draft Local Plan, with final approval and single submission after 1st December 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.
	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. Sevenoaks Town Council requests 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 Councillor 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.
	This policy omits mention of any existing or future Residential Character Area Assessments (RCAAs) and / or Masterplans. The only reference within the draft Local Plan to Residential Character Area Assessments appears to be within a couple of the proposed Development Briefs prepared for some of the allocations. Sevenoaks Town Council therefore requests 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 is recommended as a suitable amendment: "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>

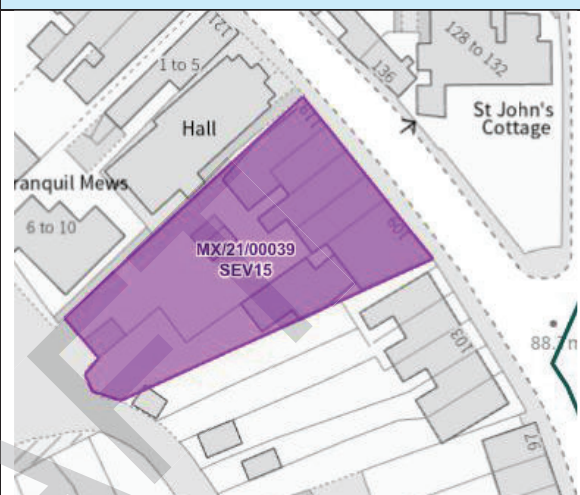
COM1	Retention of Community Uses: Prioritises retention of local services and facilities and stipulates that any vacant or redundant community buildings be reused for alternative community use to meet local need.
The supporting text for this Policy briefly references the Community Right to Bid on Assets 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. Sevenoaks Town Council therefore requests that the District Council formally grant material planning weight to registered Assets explicitly within this Policy.	

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.
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.
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.
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.
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.
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.
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.

Sevenoaks Town Council strongly endorses the following [advice](#) published by the Central Government, which states that "design review is most effective when applied at the earliest stage of design development. It can be followed up at further stages as projects evolve, including pre-application and are implemented, referencing and building upon recommendations made in previous design reviews."

The [RIBA Plan of Work](#) published in 2020 further recommends early Design Review Panels, within Stage 1 (Preparation and Briefing) of a project's development.

Sevenoaks Town Council considers that Design Review Panel and early engagement should be embedded firmly within the planning process, and therefore requests that the minimum unit thresholds required to trigger a Community Review Panel as well as a Design Review Panel be reduced to 10+ units. This could be accompanied by a criteria of potential exceptions, but with the main objective being to secure high quality design which invests in and enhances the areas in which they are built.

SDC Allocation Reference: MX/21/00039 SEV15	Address: 109-119 St Johns Hill
Ward: St Johns	
Allocation proposal: 18 housing units, TBC Ha employment site	
New or returning allocation? New on Urban land	

Sevenoaks Town Council welcomes the proposed allocation of DG Autos off Bradbourne Vale Road. It falls within the area of the St John's Masterplan and would, if taken forward, contribute to the realisation of the Masterplan.

The two St John's sites (SEV8 and SEV15) should be considered together to ensure there is coherence of design and infrastructure provision.

There is an opportunity to include in the development a rationalisation of the two carparks. Doing so might allow for the release of District Council-land and the creation of more residential and commercial units as well as public space.

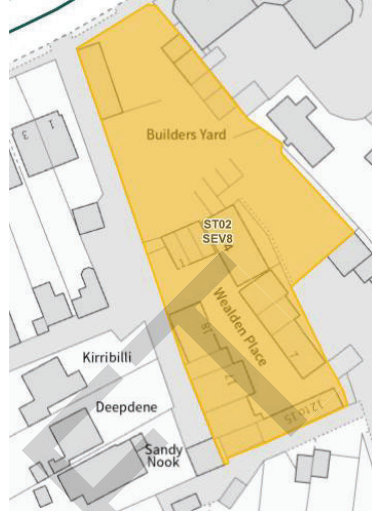
In accordance with the Sevenoaks Town Neighbourhood Plan and as both sites involve development of more than ten units, a Design Review Panel should be established and should be consulted on by the developers as part of the pre-application process and throughout the period of the development.

Equally, the Community Advisory Panel should be established early in the process.

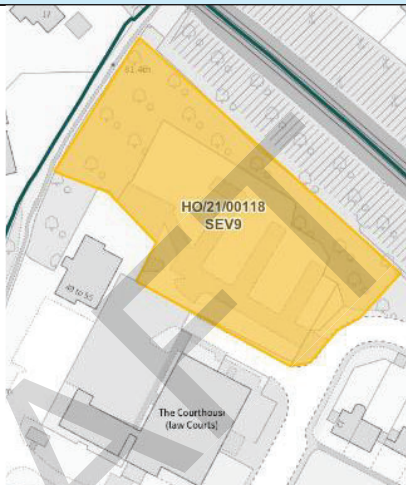
Sevenoaks Town Council requests that the following infrastructure improvements be delivered either as part of the designs, or required for delivery under any future Section 106 agreement:

- Tree planting as recommended in the draft St John's Hill Area Masterplan
- Financial contribution and dedicated space for cultural events as identified as a key opportunity in the draft St John's Hill Area Masterplan
- Contribution towards, or delivery of, a zebra crossing just east of the Bat & Ball junction and linking the northern side of Bradbourne Vale Road to the site, as proposed in Sevenoaks Town Council's Highway Improvement Plan.

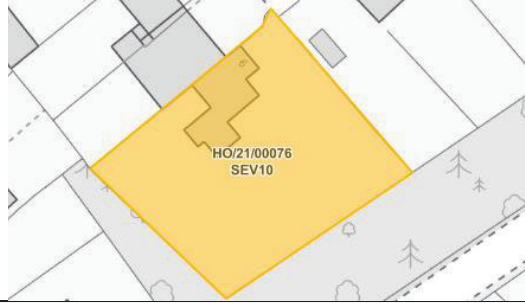
- Financial contribution towards, or delivery of a 20mph extension for Mount Harry Road, Hitchen Hatch Lane, St Botolphs Road, St John's Hill / Dartford Road and Seal Hollow Road, as proposed in Sevenoaks Town Council's Highway Improvement Plan

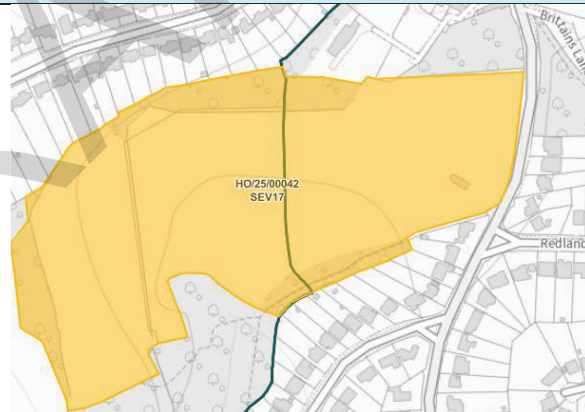
SDC Allocation Reference: ST0 SEV8	Address: DG Autos off Bradbourne Vale Road
Ward: St Johns	
Allocation proposal: 28 housing units	
New or returning allocation? New on Urban land	
Sevenoaks Town Council welcomes the proposed allocation of DG Autos off Bradbourne Vale Road. It falls within the area of the St John's Masterplan and would, if taken forward, contribute to the realisation of the Masterplan. The two St John's sites (SEV8 and SEV15) should be considered together to ensure there is coherence of design and infrastructure provision. There is an opportunity to include in the development a rationalisation of the two car parks. Doing so might allow for the release of District Council-land and the creation of more residential and commercial units as well as public space. In accordance with the Sevenoaks Town Neighbourhood Plan and as both sites involve development of more than ten units, a Design Review Panel should be established and should be consulted on by the developers as part of the pre-application process and throughout the period of the development. Equally, the Community Advisory Panel should be established early in the process. Sevenoaks Town Council requests that the following infrastructure improvements be delivered either as part of the designs, or required for delivery under any future Section 106 agreement: • Tree planting as recommended in the draft St John's Hill Area Masterplan • A cycle route running through the site, as proposed in the draft St John's Hill Area Masterplan – including associated feasibility study, consultation, safety audit and delivery costs. • Provision of a dedicated workshop or active use space within the site, as per the draft St John's Hill Area Masterplan.	

- Contribution towards, or delivery of, a zebra crossing just east of the Bat & Ball junction and linking the northern side of Bradbourne Vale Road to the site, as proposed in Sevenoaks Town Council's Highway Improvement Plan.
- Financial contribution towards, or delivery of a 20mph extension for Mount Harry Road, Hitchen Hatch Lane, St Botolphs Road, St John's Hill / Dartford Road and Seal Hollow Road, as proposed in Sevenoaks Town Council's Highway Improvement Plan

SDC Allocation Reference: HO/21/00118 SEV9	Address: Land off Morewood Close
Ward: Kippington	
Allocation proposal: 69 housing units	
New or returning allocation? New on Urban land	
Sevenoaks Town Council stipulated that this site should be considered alongside the Station Development (SEV12) for impact on access points and highways. Sevenoaks Town Council requests that the following infrastructure improvements be delivered either as part of the designs, or required for delivery under any future Section 106 agreement: • Removal of the gates under the “Morewood Arch”, located near Morewood Close and running under the railway, and delivery of a new quality walking and cycling route linking northern residential areas with the Station. This as per the Sevenoaks Town Integrated Transport Strategy, which forms an Appendix to the Sevenoaks Town Neighbourhood Plan and identifies the arch as a key opportunity for improving the pedestrian network and recommends that the underpass be upgraded and opened up to active travel movement. • The addition of HGV restrictions on narrow country lanes such as Ashgrove Road, as per Sevenoaks Town Council’s Highway Improvement Plan	

SDC Allocation Reference: HO/21/00076 SEV10	Address: 9 Clare Way
Ward: Kippington	
Allocation proposal: 8 housing units	

New or returning allocation? New on Urban land	
<u>Sevenoaks Town Council</u> raises <u>no</u> objections to the proposed housing allocation of 9 Clare Way, however would highlight that local residents have commented on the limited and challenging in parking in the area. The Town Council therefore advised that any development must ensure there is sufficient off-road parking. Finally, Sevenoaks Town Council requests that the following infrastructure improvement be delivered either as part of the designs, or required for delivery under any future Section 106 agreement: • Addition of HGV restrictions on narrow country lanes such as Ashgrove Road, as per Sevenoaks Town Council's Highway Improvement Plan	

SDC Allocation Reference: HO/25/00042 SEV17	Address: Land west of Brittain's Lane
Ward: Part Kippington, part Riverhead	
Allocation proposal: 65 housing units	
New or returning allocation? New on Greenfield land	
Sevenoaks Town Council notes that the inclusion of this site remains provisional, as the Grey Belt assessment and related evidence regarding Conservation Areas and the Kent Downs National Landscape (AONB) have not yet been published. Based on information currently available, Sevenoaks Town Council has concerns regarding the suitability of this Greenfield site for development. The site occupies a prominent and elevated position forming part of the setting of the Kent Downs National Landscape, lies adjacent to ancient woodland, and contributes to the rural character and openness of the area. Development is likely to result in a detrimental visual impact on the wider landscape, adversely affect views from the AONB, and harm the setting of the Brittain's Farm Conservation Area. The Town Council notes the findings of the Inspector's decision (April 2022 / Appeal dismissed), which concluded that:	

- The site forms part of a valued landscape that should be protected and enhanced.
- Owing to its topography and openness, any development would be visually intrusive and harmful to the setting of the National Landscape (AONB).
- The scheme would fail to preserve the setting of listed buildings and the historic Brittain's Farmstead.

The Town Council considers these concerns to remain relevant, and no exceptional circumstances to have been demonstrated to justify development in this sensitive location. The Town Council also has concerns about access feasibility.

Pending publication of the outstanding evidence base, Sevenoaks Town Council therefore does not support allocation of this site in its current form.

Should the site proceed contrary to the above objection, Sevenoaks Town Council would seek the following as minimum infrastructure requirements to mitigate impacts:

- Affordable Housing: Minimum of 50% affordable provision secured by S106.
- Highway and Access: Comprehensive transport assessment, safe access arrangements to Brittain's Lane.
- Landscape and Biodiversity:
 - Retention and protection of existing mature trees and ancient woodland buffer zones.
 - Robust landscaping and visual screening to protect views from the Kent Downs and Conservation Area.
- On-site public open space with long-term management plan.
- Sustainability: Integration of low-carbon and energy-efficient design in accordance with Sevenoaks Town Neighbourhood Plan Policy D1.

SDC Allocation Reference: MX/21/00036 SEV12	Address: Sevenoaks Station and Car Park, Morewood Close
Ward: Kippington Ward only (with Town Ward section comments to follow)	
Allocation proposal: 420 housing units, TBC Ha employment site	
New or returning allocation? Returning on Urban land	

Development brief details:

Mixed use for residential, retail, community and car parking

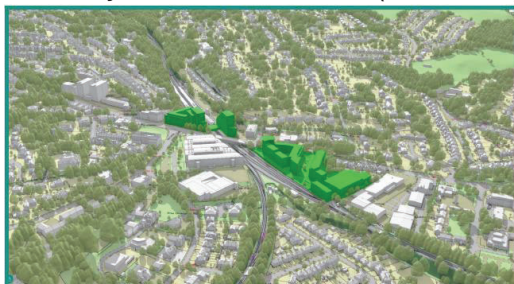
150+ dwellings per hectare

Approx. 400 residential dwellings

Proposals are required for early submission to Community Review Panel

Proposals are required to include a Design Code

Proposed typically 4 to 6 storeys, going up to 12 storeys west of the station (see below)



Indicative 3D birds-eye view from Northeast.



Indicative 3D birds-eye view from Southwest.



Indicative Building Heights



Sevenoaks Town Council records the following areas of concern for Planning Committee discussion:

- The below-highlighted areas from the Town Council's previous submission to the 2023 Regulation 18 Part 2 consultation, which it considers to remain highly pertinent:
*"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.***

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'.

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.

STC would therefore oppose such a proposal."

- The proposed allocation has gone up from 184 in the last version of the Plan, seemingly disregarding the STC comments in the last consultation
- The indicative building heights appear to have been unchanged, and still include tower blocks of seven, eight (2), 10 and 12 storeys
- Five-story car park backing onto Quarry Cottages
- How does the emerging Master Plan affect this site?

Sevenoaks Town Council notes that Policy SEV1 alludes to the draft Town Centre Masterplan and promotes compliance with any recommendations within this to guide future development. While the Development Brief for this site acknowledges Policy SEV1 and the need for development proposals to conform with this policy and respond to Neighbourhood Plan priorities, it does not include the draft Masterplan in this specification. Sevenoaks Town Council therefore requests that this be added for clarity under the Design Requirements and Policy Priorities (under Site Overview), in the Development Brief.

Furthermore, the Development Brief for this proposed allocation notes that any emerging proposals for this site would need to go through an early-planning Community Review Panel as per Policy DE1, however does not allude to the further Design Advisory Panel which Policy DE2 would further require after this initial stage. The Town Council recommends that this be explicitly added to the Development Brief for clarity.

Finally, Sevenoaks Town Council requests that the following infrastructure improvement be delivered either as part of the designs, or required for delivery under any future Section 106 agreement:

- Signage and wayfinding as identified as an improvement opportunity in the draft Town Centre Masterplan
- Widened pavements with tree planting, as identified as an improvement opportunity in the draft Town Centre Masterplan
- New public open space "Station Square" to provide a welcome space, as proposed in the draft Town Centre Masterplan
- Delivery of a high-quality public realm scheme – including improvements to the pedestrian environment, minimising street furniture, and delivering new pedestrian crossings at desire lines – as proposed in the draft Town Centre Masterplan.
- Redesign of the main junction and realignment of crossing points to better suite pedestrian desire lines in order to improve safety, as per Sevenoaks Town Council's Highway Improvement Plan.
- Removal of the gates under the "Morewood Arch", located near Morewood Close and running under the railway, and delivery of a new quality walking and cycling route linking northern residential areas with the Station. This as per the Sevenoaks Town Integrated Transport Strategy, which forms an Appendix to the Sevenoaks Town Neighbourhood Plan and identifies the arch as a key opportunity for improving the

pedestrian network and recommends that the underpass be upgraded and opened up to active travel movement.

- Financial contribution towards, or delivery of reconfiguration of crossing points in the Town Centre to align with desired crossing points of pedestrians.
- Introduction of HGV “through traffic” movement restrictions, as per the Town Council’s Highway Improvement Plan and supported by the Sevenoaks Town Neighbourhood Plan.

DRAFT

Collated DRAFT 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: In addition to STC’s prior-approved comments on this Policy (see Minutes from 3rd November 2025), the following improvement was identified during a recent Liaison meeting between STC Officers and District Councillors (Hogarth, Granville and Williams). Officer recommendation is for STC to request that the Community Review Panel be engaged in the design specification stage, as opposed to only once initial designs have been produced. This would allow integration of the local community’s key priorities into the designs, as opposed to retrospectively.	
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.
Officer comment: The following Sevenoaks Town Neighbourhood Plan Policies and Aims support the production of such Design Guidance: • Aim C3: “The Town Council will prepare guidance on the treatment of locally listed buildings and any other buildings with heritage value.” • Aim C7: “The Town Council will work with the District Council and / or other design advisors to prepare guidance for areas not included within the Residential Character Area Assessment.” • Aim L3: “The Town Council will identify areas where trees and hedgerows make a significant contribution to local character and biodiversity.” • Policy M11: Presupposes the production of a town centre-wide strategy to guide public realm improvements. Each of the above aims presuppose the Town Council’s involvement in their preparation, either as project-lead or collaborator. The supporting text of DE4 advises that the Design in Sevenoaks document will reflect national good practice and standards, however no local element – such as respecting local identity and character is alluded to. Officer recommendation for STC to request that Town and Parish Councils to be included in the production of this document, for it to build upon and consolidate guidance already set out in any relevant Residential Character Assessments, and to require that new development to integrate and complement the surrounding area’s character and identity. It is further recommended that the Town Council request that any resulting design guidance	

document be publicly consulted on prior to adoption, in order to ensure that it reflects the priorities and views of local residents.

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.

Officer recommendation for STC to request Town and Parish Councils as well as Residents Associations (including the Sevenoaks Society) and the anticipated Community Review Panel to be included in this partnership, and for the consultation stage to occur pre-briefing in order for local views to influence the principles and priorities from the outset, rather than retrospectively.

Northern Ward proposed allocations

Cllr O'Hara comments on ALL 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.

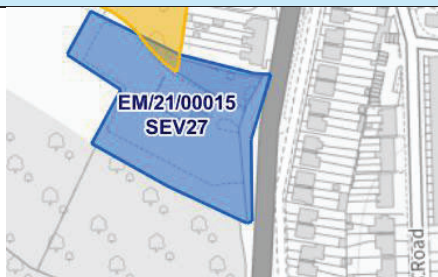
And let's not forget a huge new stadium at Greatness Rec that is very soon to be built which will attract so many more motorists.

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.

Officer recommendation that the following infrastructure requests from the Town Council's Highway Improvement Plan be added to ALL Northern Ward proposed allocations:

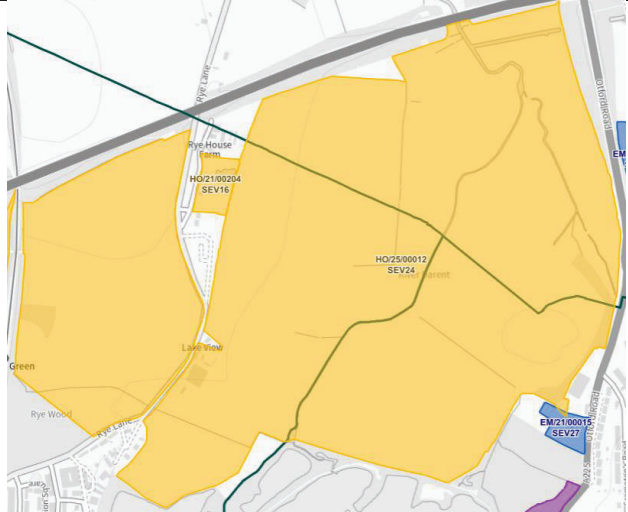
- Financial contribution towards, or delivery of a new zebra crossing at Seal Road / Greatness Park to facilitate the addition of new residents and to provide a safe crossing point to key Northern amenities at Greatness Recreation Ground as well as the future development at Sevenoaks Quarry
- Financial contribution towards, or delivery of a new crossing point or dropped kerb at the southern end of Bradbourne Vale Road near the horses field to facilitate the addition of new residents and to provide a safe crossing point
- Financial contribution towards, or delivery of a safe crossing point near the Bat & Ball junction linking Northern and Southern sides of Bradbourne Vale Road

SDC Allocation Reference: EM/21/00015 SEV27	Address: Otford Road Depot, Otford Road
Ward: Northern	
Allocation proposal: 0.2006 Ha employment space	
New or returning allocation? Returning on PDL	
<u>STC proposed response:</u> Extract from Cllr O’Hara’s comments above (relevant for all Northern proposals): I believe a much more detailed overview is needed that addresses the cumulative impact all these developments create as a whole.	
<u>Recommended infrastructure requests?</u> Extract from Cllr O’Hara’s comments above (relevant for all Northern proposals): I think we need to reconsider building in a flyover or by-pass. Besides the schooling for secondary and primary children, we need more shops and green spaces and most of all better road crossings. My fear is the majority of these homes will be built without looking at the wider overall plans for this location of Sevenoaks.	
Officer recommendations as proposed in the Town Council’s <u>Highway Improvement Plan</u>: • Financial contribution towards, or delivery of a new zebra crossing at Seal Road / Greatness Park to facilitate the addition of new residents and to provide a safe crossing point to key Northern amenities at Greatness Recreation Ground as well as the future development at Sevenoaks Quarry • Financial contribution towards, or delivery of a new crossing point or dropped kerb at the southern end of Bradbourne Vale Road near the horses field to facilitate the addition of new residents and to provide a safe crossing point	

- Financial contribution towards, or delivery of a safe crossing point near the Bat & Ball junction linking Northern and Southern sides of Bradbourne Vale Road

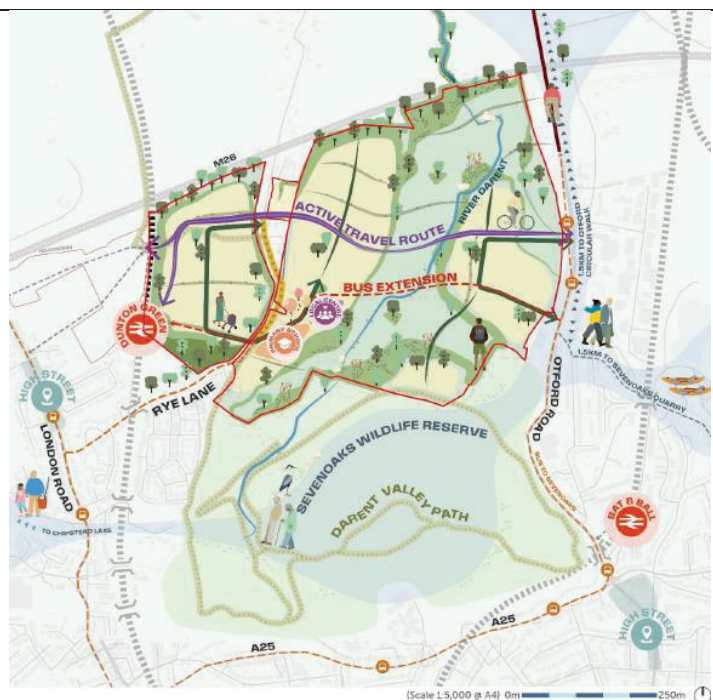
Further Officer suggestions which could help deliver the STNP Dunton Green to Sevenoaks cycling route:

- Incorporation of the Dunton Green to Sevenoaks walking and cycling route through the site, linking it to the Otford to Sevenoaks route at Otford Road
- Financial or infrastructural contribution towards a new entrance to the Sevenoaks Wildlife Reserve from Otford Road just north of the proposed allocation site, as recommended in the STNP via Aim L6.
- New / enhanced walking route between the above new entrance and Bat & Ball Station – including redesign of the railway bridge which goes over Bat & Ball Road, to create an enhanced link
- Financial or spatial contribution, or incorporation of actual delivery of public realm features such as signage, toilets, café etc to support a new entrance to the Wildlife Reserve.

SDC Allocation Reference: HO/25/00012 SEV24	Address: Land north of Sevenoaks, west of Otford Road
Ward: Part Northern, part Dunton Green and Otford	
Allocation proposal: 1500 housing units	
New or returning allocation? New on Greenfield land	
Development Brief details 40-60 dwellings per hectare Approx 1500 residential units, a primary school and mixed uses, new local centre, new park to the north of the Wildlife Reserve, pedestrian and cycle routes, new bus connection, active travel route between Bat & Ball Station and Dunton Green Station, green lanes and corridors, connections to PRowS, upgrade to northern underpass beneath M26, clear wayfinding, enhancement of blue green infrastructure, flexible community use in green spaces, maintenance of rural character, direct connection to Wildlife Reserve and Quarry leisure lake, affordable housing, additional GP capacity, new primary school, defined area identities, active	

frontage and use at Rye Lane, urban frontage along Otford Road with tree planting, landscape led development, EV charging, energy efficient design, sustainable urban drainage.

Requirement for early submission to a Community Review Panel as well as Design Code to be prepared as part of a planning application.



STC proposed response:

Extract from Cllr O'Hara's comments above (relevant for all Northern proposals):

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

Recommended infrastructure requests?

Extract from Cllr O'Hara's comments above (relevant for all Northern proposals):

I think we need to reconsider building in a flyover or by-pass.

Besides the schooling for secondary and primary children, we need more shops and green spaces and most of all better road crossings. My fear is the majority of these homes will be built without looking at the wider overall plans for this location of Sevenoaks.

Councillor Dr Dixon and Councillor Shea comments:

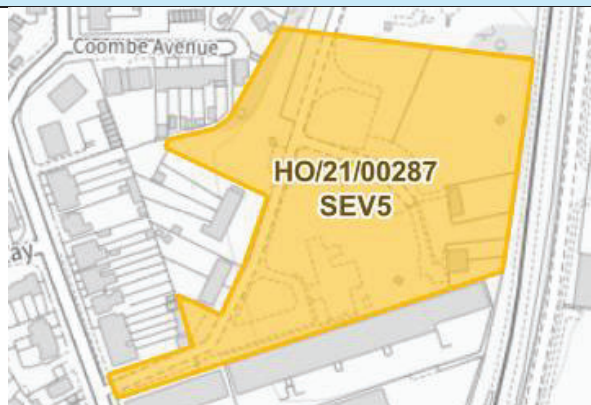
Proposal for STC to recommend the requirement of Section 106 financial contributions towards, or delivery of, junction 5 slip roads between the A21 and M26 to deliver new motorway access options and reduce traffic pressure on the A25 – particularly from through traffic and large HGVs.

Officer recommendations as proposed in the Town Council's Highway Improvement Plan:

- Financial contribution towards, or delivery of a new zebra crossing at Seal Road / Greatness Park to facilitate the addition of new residents and to provide a safe crossing point to key Northern amenities at Greatness Recreation Ground as well as the future development at Sevenoaks Quarry
- Financial contribution towards, or delivery of a new crossing point or dropped kerb at the southern end of Bradbourne Vale Road near the horses field to facilitate the addition of new residents and to provide a safe crossing point
- Financial contribution towards, or delivery of a safe crossing point near the Bat & Ball junction linking Northern and Southern sides of Bradbourne Vale Road

Further Officer suggestions which could help deliver the STNP Dunton Green to Sevenoaks cycling route:

- Detailed feasibility study for, and subsequent delivery of the Dunton Green to Sevenoaks walking and cycling route, which passes directly through this site. This is supported by the STNP and the Sevenoaks Local Cycling and Walking Infrastructure Plan (LCWIP) and could further be supported by the high level scoping survey that STC has commissioned from Phil Jones Associates.
- Enhanced gateway features to provide a sense of arrival and place where Otford Road enters Sevenoaks Town.
- Financial or infrastructural contribution towards a new entrance to the Sevenoaks Wildlife Reserve from Otford Road just north of the proposed allocation site, as recommended in the STNP via Aim L6.
- New / enhanced walking route between the above new entrance and Bat & Ball Station – including redesign of the railway bridge which goes over Bat & Ball Road, to create an enhanced link
- Financial or spatial contribution, or incorporation of actual delivery of public realm features such as signage, toilets, café etc to support a new entrance to the Wildlife Reserve.

SDC Allocation Reference: HO/21/00287 SEV5	Address: Land at Cramptons Road
Ward: Northern	
Allocation proposal: 50 housing units	
New or returning allocation? Returning on Urban land	
Development Brief details 50-100 dwellings per hectare 71-143 dwellings Design requirements include place-making, landscaping and retention of existing mature trees, providing a new open space to preserve and enhance the trees, respect local character, provide a positive key view from Cramptons Road, heights to respond to existing built form, 2-3 storeys to west and 4-5 storey apartments to north and east, active frontage overlooking public spaces, older persons housing to be considered, ground surveys, sustainable drainage, positive pedestrian environment, cycle storage.	
STC proposed response:	
Extract from Cllr O'Hara's comments above (relevant for all Northern proposals): I believe a much more detailed overview is needed that addresses the cumulative impact all these developments create as a whole.	

Recommended infrastructure requests?

Extract from Cllr O'Hara's comments above (relevant for all Northern proposals):

I think we need to reconsider building in a flyover or by-pass.

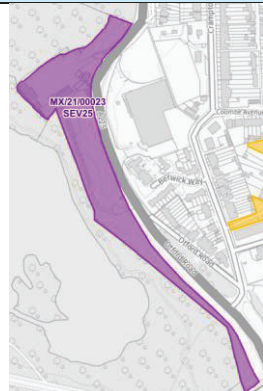
Besides the schooling for secondary and primary children, we need more shops and green spaces and most of all better road crossings. My fear is the majority of these homes will be built without looking at the wider overall plans for this location of Sevenoaks.

Officer recommendations as proposed in the Town Council's Highway Improvement Plan:

- Financial contribution towards, or delivery of a new zebra crossing at Seal Road / Greatness Park to facilitate the addition of new residents and to provide a safe crossing point to key Northern amenities at Greatness Recreation Ground as well as the future development at Sevenoaks Quarry
- Financial contribution towards, or delivery of a new crossing point or dropped kerb at the southern end of Bradbourne Vale Road near the horses field to facilitate the addition of new residents and to provide a safe crossing point
- Financial contribution towards, or delivery of a safe crossing point near the Bat & Ball junction linking Northern and Southern sides of Bradbourne Vale Road

Further Officer suggestions which could help deliver infrastructure improvements previously requested by STC:

- New public open space for informal community use
- Upgrade the railway bridge located to the north into a Public Right of Way with bridleway designation (allowing cycle movement) and production of a link from this, to the nearby cycling path by providing bike transportation facilities up the bridge.

SDC Allocation Reference: MX/21/00023 SEV25	Address: Bakers Yard, Otford Road
Ward: Northern	
Allocation proposal: 50 housing units, TBC Ha employment site	
New or returning allocation? New on Greenfield land	
<u>STC proposed response:</u> Extract from Cllr O'Hara's comments above (relevant for all Northern proposals): I believe a much more detailed overview is needed that addresses the cumulative impact all these developments create as a whole.	

Recommended infrastructure requests?

Extract from Cllr O'Hara's comments above (relevant for all Northern proposals):

I think we need to reconsider building in a flyover or by-pass.

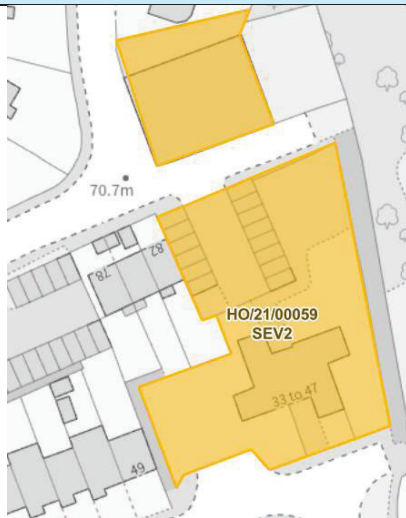
Besides the schooling for secondary and primary children, we need more shops and green spaces and most of all better road crossings. My fear is the majority of these homes will be built without looking at the wider overall plans for this location of Sevenoaks.

Officer recommendations as proposed in the Town Council's Highway Improvement Plan:

- Financial contribution towards, or delivery of a new zebra crossing at Seal Road / Greatness Park to facilitate the addition of new residents and to provide a safe crossing point to key Northern amenities at Greatness Recreation Ground as well as the future development at Sevenoaks Quarry
- Financial contribution towards, or delivery of a new crossing point or dropped kerb at the southern end of Bradbourne Vale Road near the horses field to facilitate the addition of new residents and to provide a safe crossing point
- Financial contribution towards, or delivery of a safe crossing point near the Bat & Ball junction linking Northern and Southern sides of Bradbourne Vale Road

Further Officer suggestions which could help deliver the infrastructure improvements recommended in the STNP:

- Financial or infrastructural contribution towards a new entrance to the Sevenoaks Wildlife Reserve from Otford Road just north of the proposed allocation site, as recommended in the STNP via Aim L6.
- New / enhanced walking route between the above new entrance and Bat & Ball Station – including redesign of the railway bridge which goes over Bat & Ball Road, to create an enhanced link
- Financial or spatial contribution, or incorporation of actual delivery of public realm features such as signage, toilets, café etc to support a new entrance to the Wildlife Reserve.

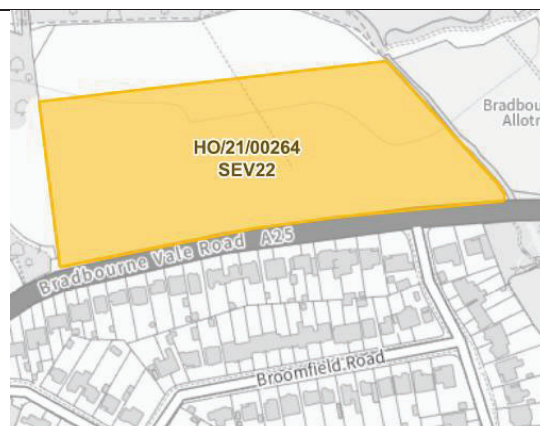
SDC Allocation Reference: HO/21/00059 SEV2	Address: Abacus Furniture, Farm Road Garages
Ward: Northern	
Allocation proposal: 10 housing units	
New or returning allocation? Returning on Urban land	
Development Brief details Mixed Use – residential and employment 50-75 dwellings per hectare 9-13 dwellings Design requirements include flood protection and mitigation, retaining employment use on the northern parcel and either retention or relocation of Abacus Furniture Project, retention of the historic ragstone wall,	

strengthened building line to southern parcel, public realm enhancements including tree planting, active frontage, soft landscaping, adaptation of existing buildings in the first instance.	
STC proposed response: Extract from Cllr O’Hara’s comments above (relevant for all Northern proposals): I believe a much more detailed overview is needed that addresses the cumulative impact all these developments create as a whole. Officer proposed comment: STC welcomes the recognition afforded to the community value of Abacus Furniture Project within its Development Brief, as well as the policy protection of EMP3 for requiring robust justification for its loss of relocation. The Town Council requests that the retention – either within this site or elsewhere in Sevenoaks – of Abacus Furniture be afforded the highest priority, and that its proposed protection within the Development Brief be further strengthened by referencing Policy COM1, so as to require any proposed loss or relocation to be equivalent, equally accessible and robustly justified.	
Recommended infrastructure requests? Extract from Cllr O’Hara’s comments above (relevant for all Northern proposals): I think we need to reconsider building in a flyover or by-pass. Besides the schooling for secondary and primary children, we need more shops and green spaces and most of all better road crossings. My fear is the majority of these homes will be built without looking at the wider overall plans for this location of Sevenoaks. Officer recommendations as proposed in the Town Council’s <u>Highway Improvement Plan</u>: • Financial contribution towards, or delivery of a new zebra crossing at Seal Road / Greatness Park to facilitate the addition of new residents and to provide a safe crossing point to key Northern amenities at Greatness Recreation Ground as well as the future development at Sevenoaks Quarry • Financial contribution towards, or delivery of a new crossing point or dropped kerb at the southern end of Bradbourne Vale Road near the horses field to facilitate the addition of new residents and to provide a safe crossing point • Financial contribution towards, or delivery of a safe crossing point near the Bat & Ball junction linking Northern and Southern sides of Bradbourne Vale Road	

SDC Allocation Reference: HO/21/00264 SEV22	Address: Land West of allotments, Bradbourne Vale Road
Ward: Northern	
Allocation proposal: 60 housing units	

New or returning allocation?

New on Greenfield land



STC proposed response:

Extract from Cllr O'Hara's comments above (relevant for all Northern proposals):

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

Officer comment:

This site is 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 only be exacerbated by the significant projected increase of the population of Northern Sevenoaks by over 1500 new dwellings.

Recommended infrastructure requests?

Extract from Cllr O'Hara's comments above (relevant for all Northern proposals):

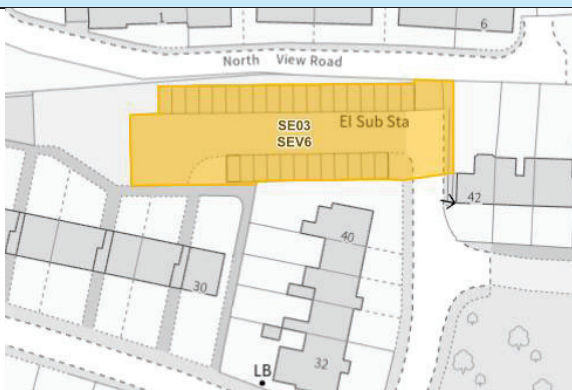
I think we need to reconsider building in a flyover or by-pass.

Besides the schooling for secondary and primary children, we need more shops and green spaces and most of all better road crossings. My fear is the majority of these homes will be built without looking at the wider overall plans for this location of Sevenoaks.

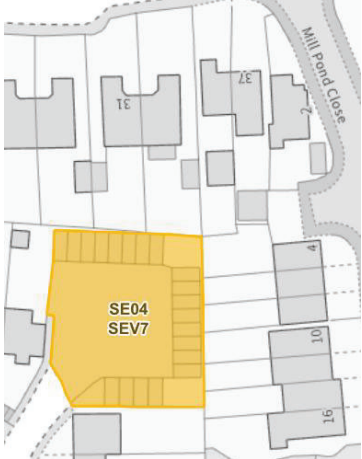
Officer recommendations as proposed in the Town Council's Highway Improvement Plan:

- Financial contribution towards, or delivery of a new zebra crossing at Seal Road / Greatness Park to facilitate the addition of new residents and to provide a safe crossing point to key Northern amenities at Greatness Recreation Ground as well as the future development at Sevenoaks Quarry
- Financial contribution towards, or delivery of a new crossing point or dropped kerb at the southern end of Bradbourne Vale Road near the horses field to facilitate the addition of new residents and to provide a safe crossing point
- Financial contribution towards, or delivery of a safe crossing point near the Bat & Ball junction linking Northern and Southern sides of Bradbourne Vale Road

Eastern Ward proposed allocations

SDC Allocation Reference: SE03 SEV6	Address: Garages off Hillingdon Avenue
Ward: Eastern	
Allocation proposal: 11 housing units	
New or returning allocation? New on Urban land	
STC proposed response:	
Recommended infrastructure requests?	
Officer recommendation: • To request that a new Keep Clear section at the narrowest part of Hillingdon Avenue be added as a required infrastructure improvement via Section 106 agreement. This is in the Town Council’s Highway Improvement Plan as a high priority request. • To request a financial contribution towards the safe crossing points at Hillingdon Avenue to Trinity School, as per the Town Council’s Highway Improvement Plan and required by planning condition for the school’s prior expansion. • To also request a safe crossing point or a minimum of safety improvements on Hospital Road outside the Hospital as per the Town Council’s Highway Improvement Plan.	

SDC Allocation Reference: SE04 SEV7	Address: Garage court off Hillingdon Avenue
Ward: Eastern	
Allocation proposal: 8 housing units	

New or returning allocation? New on Urban land	
STC proposed response:	
Recommended infrastructure requests? Officer recommendation: • To request that a new Keep Clear section at the narrowest part of Hillingdon Avenue be added as a required infrastructure improvement via Section 106 agreement. This is in the Town Council's Highway Improvement Plan as a high priority request. • To request a financial contribution towards the safe crossing points at Hillingdon Avenue to Trinity School, as per the Town Council's Highway Improvement Plan and required by planning condition for the school's prior expansion. • To also request a safe crossing point or a minimum of safety improvements on Hospital Road outside the Hospital as per the Town Council's Highway Improvement Plan.	

Joint Town and Kippington Wards proposed allocation (Sevenoaks Station)

SDC Allocation Reference: MX/21/00036 SEV12	Address: Sevenoaks Station and Car Park, Morewood Close
Ward: Town Ward and Kippington Ward	
Allocation proposal: 420 housing units, TBC Ha employment site	
New or returning allocation? Returning on Urban land	

typically four to six storeys is appropriate.

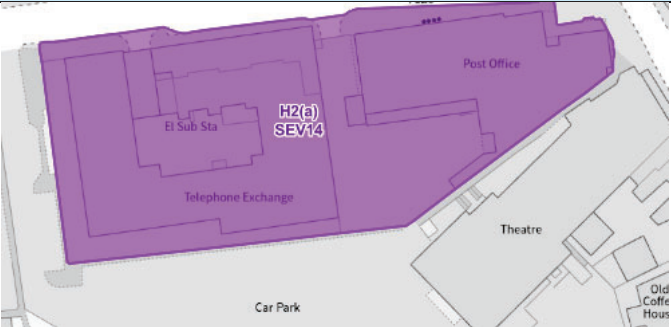
There is an opportunity in this location to create a mixed use, sustainable scheme which can support the existing community as well as provide new accommodation and make much needed improvements to the public realm. STC welcomes the development brief vision of coherence for the area and 'exemplar public realm'.

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.

STC would therefore oppose such a proposal."

- The proposed allocation has gone up from 184 in the last version of the Plan, seemingly disregarding the STC comments in the last consultation
- The indicative building heights appear to have been unchanged, and still include tower blocks of seven, eight (2), 10 and 12 storeys
- Five-story car park backing onto Quarry Cottages
- How does the emerging Master Plan affect this site?

Town Ward proposed allocations

SDC Allocation Reference: H2(a) SEV14	Address: Delivery & Post Office / BT Exchange, South Park
Ward: Town	
Allocation proposal: 100 housing units, TBC Ha employment area	
New or returning allocation? Returning on Urban land	
Development Brief details Mixed use – retail and residential 150+ dwellings per hectare 75-100 dwellings Design requirements include prioritisation of adapting existing buildings in the first instance, respecting and enhancing the setting of the Conservation Area scale, form, materials and details, maximum of	

four storeys on High Street with potential for up to 6 storeys to West (where BT Exchange is located), increase of public space on north eastern corner including landscaping and seating, improved pedestrian links including enhancement of Post Office / Stag Theatre link such as murals, street art, active frontage, active ground floor use for town centre use, expansion of cultural scene and evening activities, retention of Post Office counter facility, coherent strategy for both buildings if they cannot be delivered in tandem, tree-lined streets.	
<u>STC proposed response</u> Officer comments: STC notes that Policy SEV1 alludes to the draft Town Centre Masterplan and promotes compliance with any recommendations within this to guide future development. While the Development Brief for the Station and surrounding area acknowledges Policy SEV1 and the need for development proposals to conform with this policy and respond to Neighbourhood Plan priorities, it does not include the draft Masterplan in this specification. STC requests that this be added for clarity under Design Requirements and Policy Priorities (under Site Overview). Furthermore, the Development Brief for this proposed allocation notes that any emerging proposals for this site would need to go through an early-planning Community Review Panel as per Policy DE1, however does not allude to the further Design Advisory Panel which Policy DE2 would further require after this initial stage. The Town Council recommends that this be explicitly added to the Development Brief for clarity.	
<u>Recommended infrastructure requests?</u> Officer <u>suggestions</u> which could help deliver some of the infrastructure improvements recommended in the draft Town Centre Masterplan: • Financial contribution towards STC's future plans to extend the Stag Theatre as part of the longer-term investment strategy recommended in the draft Town Centre Masterplan's design guidance for this site • Tree planting and public realm improvements as recommended in the draft Town Centre Masterplan's design guidance for this site • Delivery of a new public space on London Road to allow seating or small-scale events linked to the theatre, to include trees, planting and seating as proposed in the draft Town Centre Masterplan's design guidance for this site • Financial contribution towards or delivery of enhanced pedestrian crossing areas where people want to cross – also as per the Town Council's Highway Improvement Plan • Potential infrastructure improvements of the High Street triangle including consideration of one-way or pedestrianisation	

- Introduction of HGV “through traffic” movement restrictions, as per the Town Council’s Highway Improvement Plan.

SDC Allocation Reference: MX/21/00049 SEV13	Address: Land East of High Street
Ward: Town	
Allocation proposal: 350 housing units, 0.1 Ha employment site	
New or returning allocation? Returning on Urban land	
Development Brief details 150+ dwellings per hectare Circa 350 units (including specialist housing) Design requirements include prioritisation of heritage and sensitive views particularly from Knole Park, sympathetic and integrated building heights, strong building lines with buildings facing primary streets, a public square outside the library, active ground floor uses, integration of bus station and driver resting facilities, frequent tree planting, landscaped drainage features, improved pedestrian connections, improved wayfinding – including signposted connections to Knole Park.	
STC proposed response Officer comments: STC notes that Policy SEV1 alludes to the draft Town Centre Masterplan and promotes compliance with any recommendations within this to guide future development. While the Development Brief for the Station and surrounding area acknowledges Policy SEV1 and the need for development proposals to conform with this policy and respond to Neighbourhood Plan priorities, it does not include the draft Masterplan in this specification. STC requests that this be added for clarity under Design Requirements and Policy Priorities (under Site Overview). Furthermore, the Development Brief for this proposed allocation notes that any emerging proposals for this site would need to go through an early-planning Community Review Panel as per Policy DE1, however does not allude to the further Design Advisory Panel which Policy DE2 would further require after this initial stage. The Town Council recommends that this be explicitly added to the Development Brief for clarity.	
Recommended infrastructure requests? Officer suggestions which could help deliver some of the infrastructure improvements recommended in the draft Town Centre Masterplan:	

- Provision of a new public space “Buckhurst Square” in the existing Buckhurst Lane car park space, to allow spill-out from the new market hall
- Financial contribution towards cultural events to take place in the above new proposed public space as well as the market hall to enhance the new public space and Cultural Quarter
- Public realm improvements including planting
- Financial provision towards or delivery of an enhanced entrance to the Environmental Park and Knole Park
- Financial contribution towards or delivery of enhanced pedestrian crossing areas linking to the High Street – also as per the Town Council’s Highway Improvement Plan
- Potential infrastructure improvements of the High Street triangle including consideration of one-way or pedestrianisation
- Introduction of HGV “through traffic” movement restrictions, as per the Town Council’s Highway Improvement Plan.

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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

Sevenoaks' Town Team created a self-guided Heritage Trail which consists of a 3-mile circular walking route and directs walkers via a mobile app (TrailTale) to 30 particular sites of historic note and comes complete with a photo and summary of its historic significance. The entire trail takes an estimated 2-3 hours, however can also be completed in shorter stages. This is recommended on the grounds of its central location, benefitting a range of abilities and with the option to stop for breaks, as well as providing opportunity to socialise and learn about Sevenoaks Town's history while gently exercising.

17 Darent Valley Rail Trails have been created by the Darent Valley Landscape Partnership Scheme, which provides a range of both linear and circular walking routes which can be started from various Train Stations on the Darent Valley Rail line. Free printed map packs have been printed as part of this project and provide further information on terrain (i.e. uneven, muddy, paved) as well as accessibility (i.e. kissing gates, steps, road crossings), and availability of toilets or refreshments along the route.

The various trails range from 2.5 miles to 9 miles, to benefit a range of abilities.

These walking routes are recommended on the grounds of the range of abilities catered for between all 17 routes, the accessibility of the routes from different train stations and surrounding amenities, and the surrounding landscape which makes for an especially enjoyable walking route.

2. Are there any interesting sights or activities along the way?

Both of the aforementioned routes are surrounded by interesting sights.

The Town Team's Heritage Trail is supported by landmarks of historical significance and is supported by an accompanying app which allows walkers to interact with the rich cultural history and learn about the sites. The route is also interspersed with plaques on several historically significant buildings which are a point of interest for passers by.

The Darent Valley Trails are supported by wildlife, attractive landscape views and landmarks of historic significance.

These are also supported by an accompanying app (the Darent Valley Trails app) which provides further detail on the Rail Trails.

Lilia's Café, which is located on the platform of Bat & Ball Station is an accredited "Cycle Friendly Place" (Cycling UK) and is a starting point of one Darent Valley Trails. It has cycle parking and hosts intermittent events in addition to its usual café operations, including Chatty Café, monthly Forget-me-not Cafés, Vegan events and more. It is a Grade II Listed Building of historic interest and visitors are welcome to view the various historical artifacts in the adjacent Booking Hall, provided it is not in use.

Café on the Vine also holds a "Cycle Friendly Place" accreditation and is surrounded by a range of historic listed and locally listed buildings, including the Vine Bandstand directly next to it, which hosts local bands both periodically and particularly in the summer when Sevenoaks Town Council organises a series of concert performances. It offers outdoor seating with tables, as well as a large open garden space with benches around the perimeter. Various events are hosted here, particularly in the summer, including an annual Bike Festival, Vegan Market, Street Food Fest and Beer on the Vine.

3. Can you recommend any cycle-friendly cafes, pubs or pit stops?

Café on the Vine is a popular pit stop for walkers and cyclists travelling into Sevenoaks Town Centre from Northern Sevenoaks, particularly because it provides a convenient break in the uphill route. Cycle parking is provided to the side of the café by way of attractive flower planters, and the café is accessible by ramp for wheelchair users. There is plentiful seating throughout the Vine open space, with both picnic tables for diners, benches and open space.

Lilia's Café, located on the platform of Bat & Ball Station, has cycle parking and is also part of the Darent Valley Trails (walking trails). It is located close to the East to West walking, wheeling and cycling route – although the Bat & Ball junction must first be negotiated.

4. Any visitor attractions that welcome cyclists?

5. Accessibility is important - are there any accessibility features or considerations along the route?

The Darent Valley trails advise on accessibility issues or considerations on each 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.

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Parish Council

Tel: 01732 227000 Option 3
 Ask for: Stephanie Payne
 My ref: 25/00037/RFPLN
 Date: 5th November 2025

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by:	BT Telecommunications PLC		
Site:	Telephone Kiosks, Sevenoaks Railway Station London Road, Sevenoaks, Kent And Telephone Call Box Outside 14, Hillingdon Rise, Sevenoaks Kent		
Nature:	The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.		
SDC Ref:	25/00037/RFPLN	Planning Inspectorate Ref:	6000946
Start Date:	30th October 2025		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> quoting the Planning Inspectorate case reference **6000946**. Comments should be submitted by **4th December 2025**. Please note any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

You will be able to view the Appeal Documents and Decision on our website [here](#).

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

Yours faithfully,

Chief Executive: Dr. Pav Ramewal
 Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
 Telephone: 01732 227000 DX 30006 Sevenoaks
 Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

A handwritten signature in black ink that reads "Aaron Hill". The script is cursive and fluid, with the first name "Aaron" and the last name "Hill" clearly distinguishable.

Aaron Hill
South Team Manager



Parish Council

Tel: 01732 227000 Option 3
 Ask for: Stephanie Payne
 My ref: 25/00035/RFADV
 Date: 4th November 2025

Advertisement Consent Appeal Made Under Section 78 (As Modified) Of The Town and Country Planning Act 1990

Dear Sir/Madam,

Appeal by:	BT Telecommunications PLC		
Site:	Telephone Kiosks Sevenoaks Railway Station London Road Sevenoaks Kent		
Nature:	Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.		
SDC Ref:	25/00035/RFADV	Planning Inspectorate Ref:	APP/G2245/Z/25/3374181
Start Date:	30th October 2025		

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of consent to display advertisements for the development described above.

As this Appeal is proceeding under the Commercial Appeals Service there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

You can view progress of this appeal, or withdraw your previous representation, online at <https://acp.planninginspectorate.gov.uk> and search for Planning Inspectorate reference: APP/G2245/Z/25/3374181.

You will be able to view the Appeal Documents and Decision on our website [here](#).

The Planning Inspectorate provides a guide to taking part in a planning appeal here: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

Yours faithfully,

Chief Executive: Dr. Pav Ramewal
 Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
 Telephone: 01732 227000 DX 30006 Sevenoaks
 Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Aaron Hill
South Team Manager



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Stephanie Payne
Email: dmcommittee@sevenoaks.gov.uk
My Ref: 25/00104/FUL
Your Ref:
Date: 4 November 2025

Dear Sir/Madam

Town and Country Planning Act 1990

Site: Greensands Oak Lane Sevenoaks Kent TN13 1UH

Development: Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **13 November 2025** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: dmcommittee@sevenoaks.gov.uk.) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a “visual aid”.

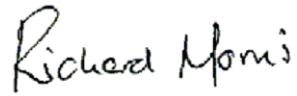
Those wishing to speak may do so remotely or in person. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. Please make it known

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

when registering to speak whether you will be participating remotely or attending in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk.

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large 'R' and 'M'.

Richard Morris
Deputy Chief Executive and Corporate Director
Planning & Regulatory Services

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
25/00104/FUL	Stephanie Payne 16/09/2025	Cllr Gustard	Black Elephant Architect
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
XLX Sevenoaks Ltd (Gould)	Greensands	Oak Lane	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 26/08/25

25/00104/FUL - Amended plan

Demolition of existing care home and construction of an 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking.

A summary of the main changes are set out below:

A revised ownership certificate A has been submitted.

Comment on 08/09/25

No. of days taken to comment

13

Sevenoaks Town Council reiterated its previous recommendation for refusal on the following grounds:

- Overlooking of neighbouring properties both to the North and South, and subsequent loss of amenity and privacy to their inhabitants, contrary to Policy EN2 of the District Council's Allocations and Development Management Plan
- Inappropriate bulk and massing of the site, contrary to Policy EN1 of the District Council's Allocations and Development Management Plan
- The designs are incongruent with the Residential Character Area Assessment including the use of materials, contrary to Policy C4 of the Sevenoaks Town Neighbourhood Plan
- Concerns over the protection of TPO trees within the build zone
- Concerns as to perceived inconsistency of the methodology used to calculate Biodiversity Net Gain
- The ecology and light assessment references the setting as "urban" which the Town Council would contest. This is a country lane and the Town Council therefore considered that the ecological management plan should be produced with the setting corrected, in order for the potential impact of development to be accurately assessed.

Informative:

If the District Council is minded to approve the application, the Town Council requested that:

- A light assessment be undertaken to evaluate impact to the annexe at White Friars and on the Conservation Area and protected species present
- An ecological enhancement and monitoring plan be submitted, which retains and protects trees and hedgerows within and around the development site
- The Tree Officer respond to the new Tree Report submitted on 18th March from Quaife Woodlands and confirm their satisfaction with the tree protective measures proposed, in addition to investigation being undertaken as to existing damage to trees caused by recent construction activities
- The District Council Officers be reminded that the Residential Character Area Assessment was produced not only to protect the character from the streetview, but also all other views as well as amenity of residents. The Town Council considered the design at the sides of the proposed development to cause significant overlooking into the living space and gardens of neighbouring occupied dwellings, which is contrary to the Residential Character Area Assessment.
- The proposed plans, of which earlier iterations had been considered and revised by a Design Review Panel, be resubmitted to the Panel due to their having since been amended from the plans that arose from it. This request is supported by Aim C6 of the Sevenoaks Town Neighbourhood Plan which requires a Design Review Panel be utilised for proposals within a sensitive location.
- Comment from Kent Highways be requested, regarding parking provision and any potential impact of parking overspill onto nearby local roads.

Finally, concern was raised as to whether the methodology used for calculating and recalibrating the Biodiversity Net Gain provision was consistent, with request therefore made to Officers for its

Planning Application

correct output to be confirmed. Councillors further requested that efforts be made to direct any Biodiversity gain within Sevenoaks Town, if it cannot be delivered on-site or within its vicinity.

Decision on

Appeal on



Sevenoaks Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00100/CHGADD
Date: 5th November 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Stevenston Oak Lane Sevenoaks Kent TN13 1UH

We can confirm the address has been changed to:

**Strathgarve
Oak Lane
Sevenoaks
Kent
TN13 1UH**

If you have any queries then please contact us.

Yours faithfully

Gaby Bocos

Street Naming & Numbering Officer

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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Sevenoaks Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00077/NEWDEV
Date: 6th November 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Site Of 9 Pembroke Road Sevenoaks Kent TN13 1XR

A new apartment block consisting of 13 units across 5 floors. Units 1-5 are commercial/offices and units 6-12 are residential. Each flat with dedicated delivery point.

A further commercial/office unit with a separate entrance.

Please note new postcode.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

Alison Nailor

Street Naming & Numbering Officer

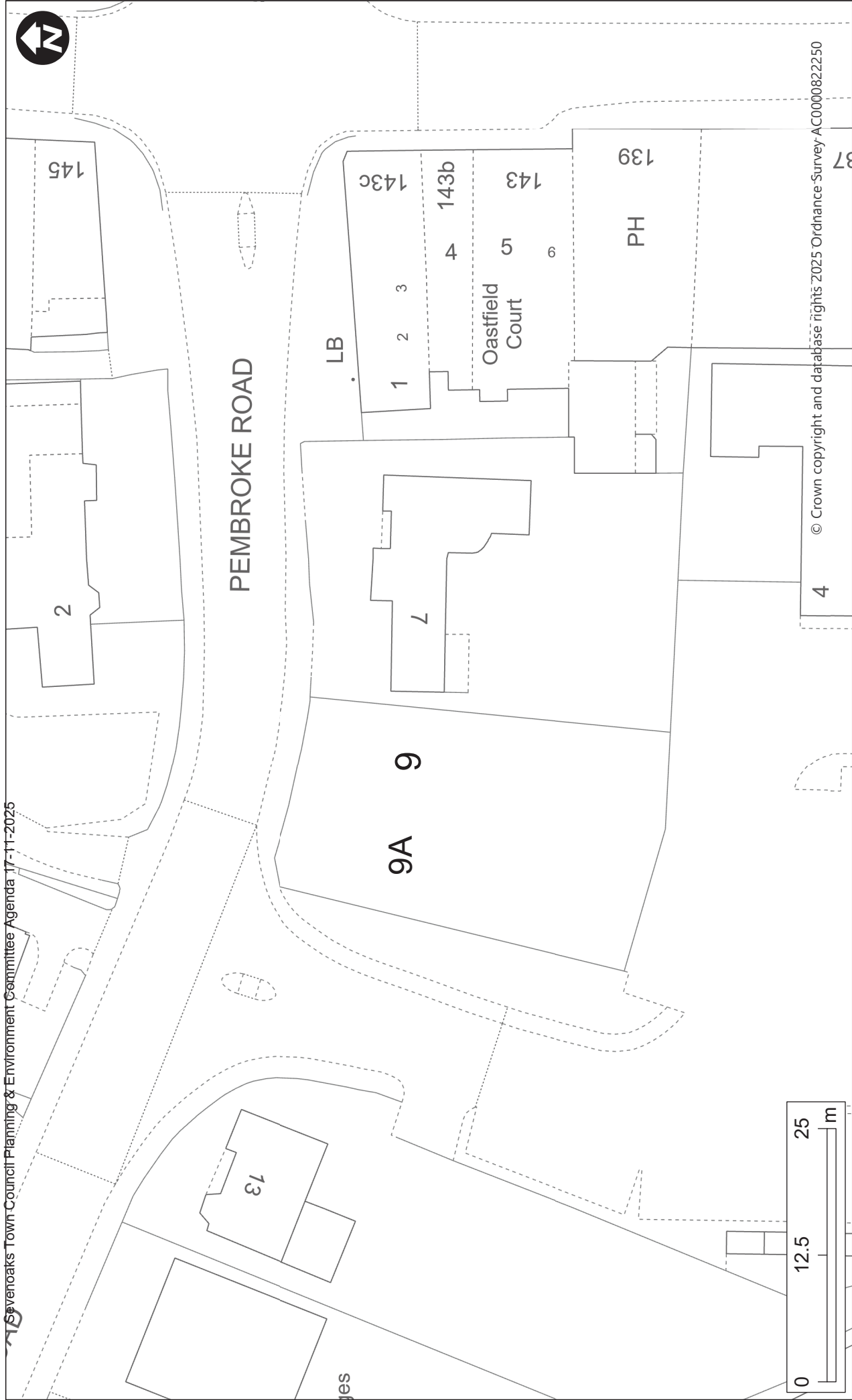
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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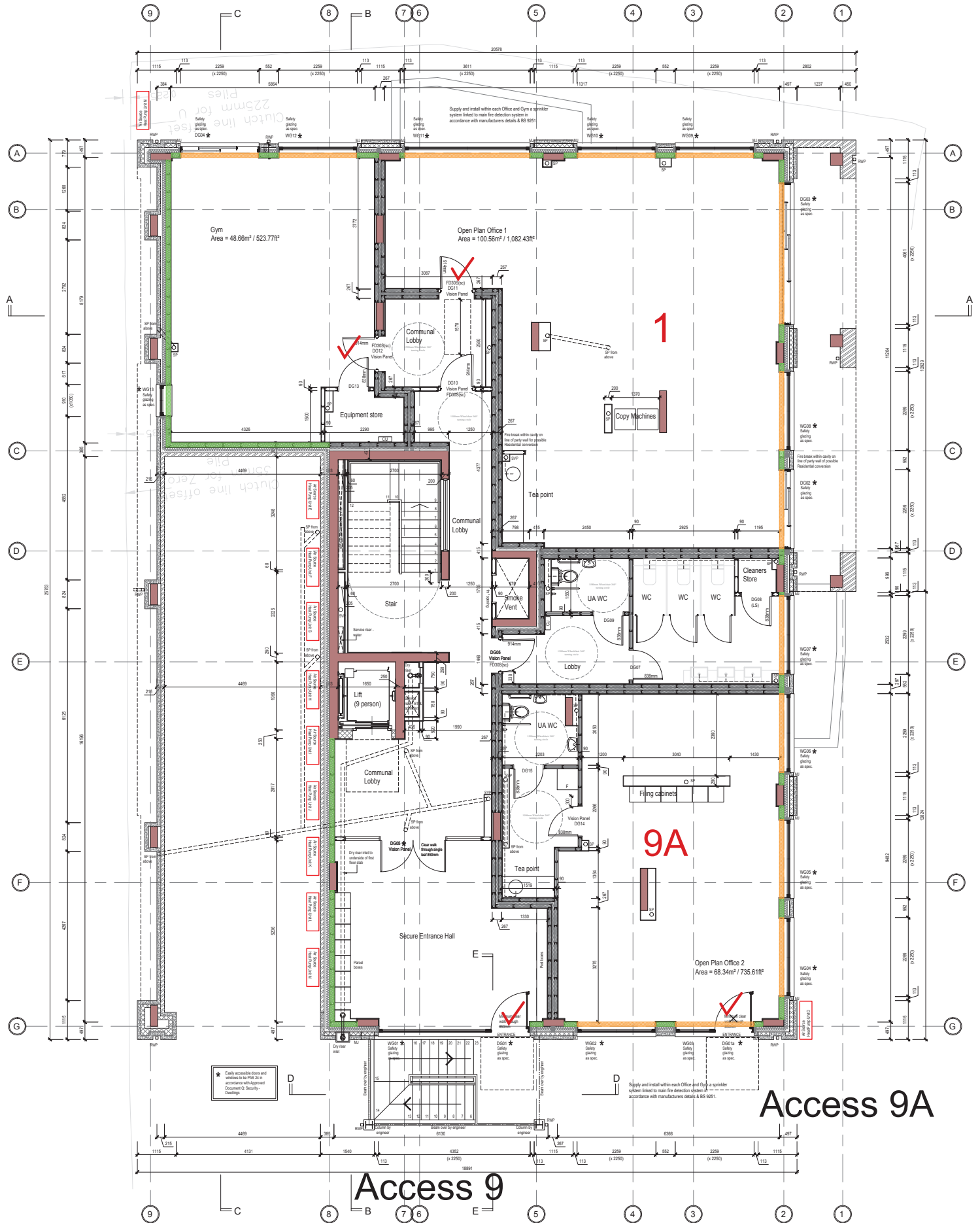
Site: Site Of 9 Pembroke Road Sevenoaks Kent TN13 1XR

Plot	New Address
Office 1, Site Of, 9	1 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Office 3, Site Of, 9	2 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Office 4, Site Of, 9	3 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Office 5, Site Of, 9	4 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Office 6, Site Of, 9	5 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Plot 6, Site Of, 9	6 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB

Plot 7, Site Of, 9	7 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Plot 8, Site Of, 9	8 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Plot 9, Site Of, 9	9 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Plot 10, Site Of, 9	10 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Plot 11, Site Of, 9	11 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Plot 12, Site Of, 9	12 Corinthian House 9 Pembroke Road Sevenoaks Kent TN13 1NB
Office 2, Site Of, 9	9A Pembroke Road Sevenoaks Kent TN13 1NB



- 125 (W) x 300mm (H) RC kerb by engineer.
125 (W) x 225mm (H) RC kerb by engineer.



CONSTRUCTION ISSUE

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Do Not Scale from this drawing use only figured dimensions. Verify all dimensions on site before commencing any work on site or preparing shop drawings.

Report all discrepancies, errors and omissions.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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revisions	
P1 12-08-22	Work in progress issue
P2 26-08-22	Updated taking into consideration engineers first issue drawings.
A 26-10-22	Updated taking into consideration engineers latest issue.
B 16-11-22	Additional information added.
C 02-12-22	Downsize considered to reduce penetrations through Ground Floor slab.
D 01-04-23	Coordinated with engineers tender issue drawings.
E 13-05-23	Clients layout changes following meeting.
F 20-05-23	Building position amended to align with basement layout.
G 30-05-23	Basement smoke vents coordinated with revised basement layout.
	RC Kerts added.
	Dry rise hole indicated.
	Communal Toilets entrance door position in depth of wall adjusted.
	CONSTRUCTION ISSUE

Note

- All structural information, including beams, columns and posts, are the responsibility of 'Abstract Consulting', and are indicated in strict accordance with their drawings & details.
- This drawing is to be read in conjunction with the relevant structural engineers and specialist suppliers drawings, calculations & details.
- For Linette technical details refer to Engineer / specialist manufacturers recommendations.
- For material specifications refer to separate 'Building Regulation notes' document

APX ARCHITECTURE



project title
CCH Build Solutions Ltd
Mixed Use Development
9 Pembroke Road
Sevensoaks
Kent

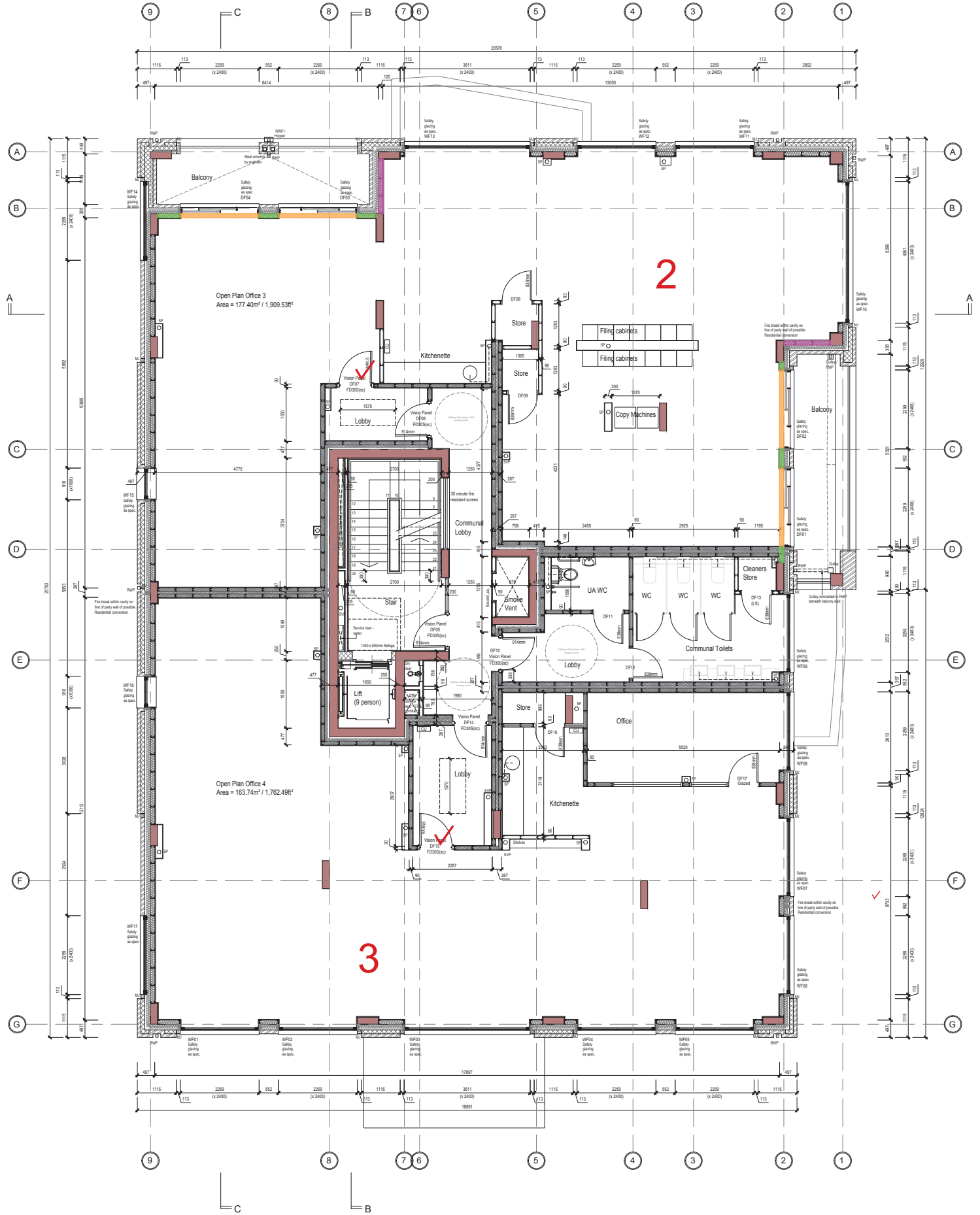
drawing title
Proposed Ground Floor Plan

scale
1:50 @ A1

date
August 2022

revision
21_36A_11 G

- 125 (W) x 375mm (H) RC kerb by engineer.
150 (W) x 375mm (H) RC kerb by engineer.
125 (W) x 300mm (H) RC kerb by engineer.



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revisions

A	25-10-22	BUILDING REGULATION ISSUE
B	16-11-22	Gully location on balcony amended.
C	05-12-22	Coordinated with engineers tender issue drawings. Clients layout changes following meeting.
D	01-04-23	Building position amended in line with basement layout. Basement profile walls coordinated with revised basement layout.
E	13-05-23	RC Kerbs added.
F	20-05-23	Communal toilets entrance door position in depth of wall adjusted.
G	30-05-23	CONSTRUCTION ISSUE

Note

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- For Linette technical details refer to Engineer / specialist manufacturers recommendations.
- For material specifications refer to separate 'Building Regulation notes' document

APX ARCHITECTURE

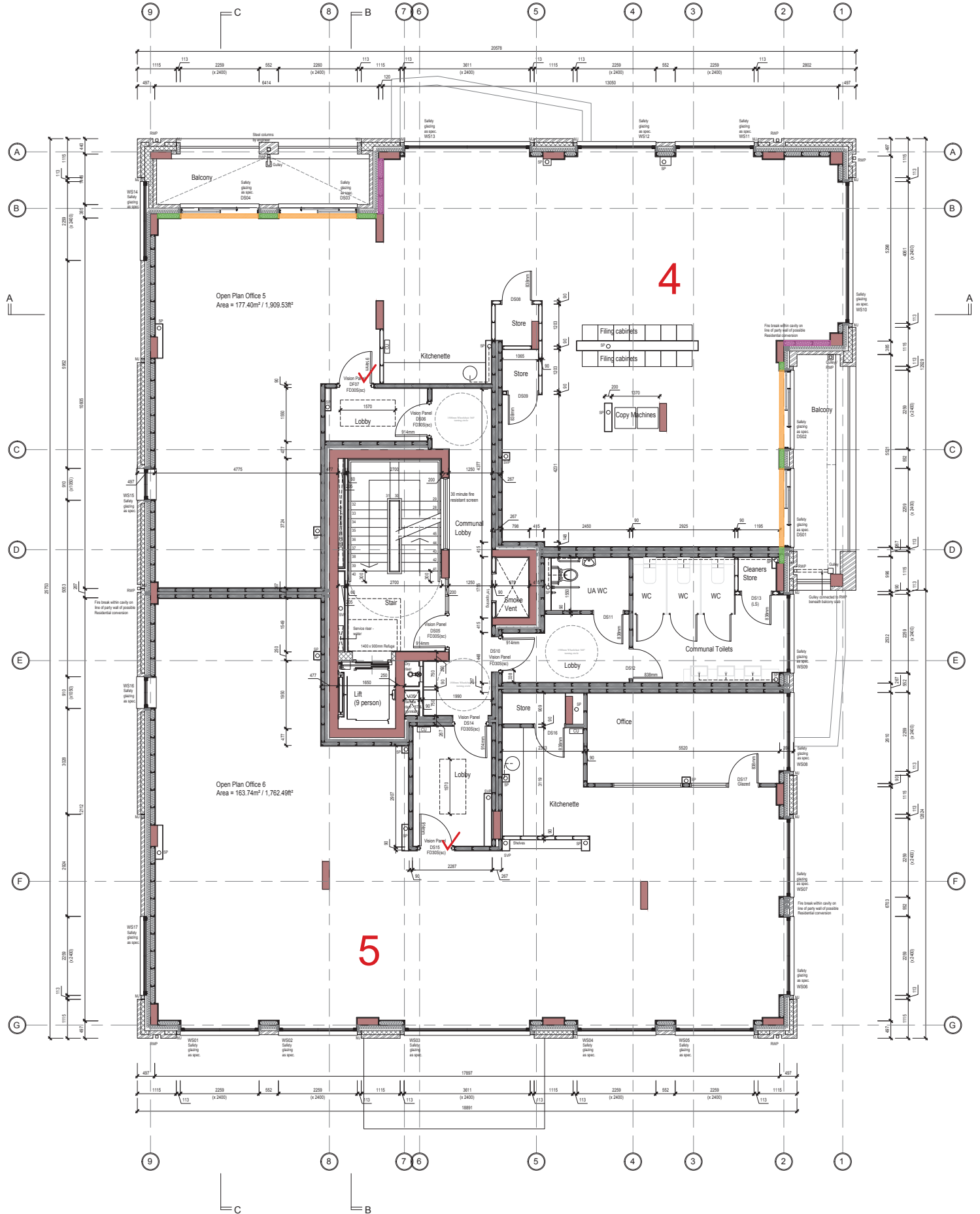


project title
CCH Build Solutions Ltd
Mixed Use Development
9 Pembroke Road
Sevensoaks
Kent

drawing title
Proposed First Floor Plan

scale
1:50 @ A1
drawing number
21_36A_12
date
October 2022
revision
G

- 125 (W) x 150mm (H) RC kerb by engineer.
150 (W) x 150mm (H) RC kerb by engineer.
125 (W) x 75mm (H) RC kerb by engineer.



CONSTRUCTION ISSUE

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For all specialist work, see relevant drawings.

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revisions	
P1 12-08-22	Work in progress issue
P2 26-08-22	Updated taking into consideration engineers first issue drawings.
A 25-10-22	Updated with engineers latest issue. Additional information added.
B 16-11-22	Building Regulation issue.
C 05-12-22	Coordinated with engineers tender issue drawings.
D 01-04-23	Clients layout changes following meeting.
E 13-05-23	Building position amended in line with basement layout.
F 23-05-23	RC Kerbs added.
G 30-05-23	Comments table entrance door position in depth of wall adjusted.
	CONSTRUCTION ISSUE

Note

- All structural information, including beams, columns and posts, are the responsibility of 'Abstract Consulting', and are indicated in strict accordance with their drawings & details.
- This drawing is to be read in conjunction with the relevant structural engineers and specialist suppliers drawings, calculations & details.
- For Linette technical details refer to Engineer / specialist manufacturers recommendations.
- For material specifications refer to separate 'Building Regulation notes' document

APX ARCHITECTURE



project title
CCH Build Solutions Ltd
Mixed Use Development
9 Pembroke Road
Sevensoaks
Kent

drawing title
Proposed Second Floor Plan

scale
1:50 @ A1

date
August 2022

revision
21_36A_13 G

- 125 (W) x 150mm (H) RC kerb by engineer.
150 (W) x 150mm (H) RC kerb by engineer.
125 (W) x 75mm (H) RC kerb by engineer.

Devices area with ceiling void of 302mm



CONSTRUCTION ISSUE

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For all specialist work, see relevant drawings.

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revisions		
P2	12-08-22	Work in progress issue
P3	26-08-22	Updated taking into consideration engineers first issue drawings.
A	25-10-22	Updated in line with engineers latest issue.
B	16-11-22	Additional information added.
C	05-12-22	BUILDING REGULATION ISSUE
D	12-12-22	Guilty locations on balconies amended.
E	01-04-23	Coordinated with engineers tender issue drawings.
F	13-05-23	Client layout changes following meeting.
G	25-05-23	Increased ceiling void areas indicated.
H	30-05-23	Building position amended in line with basement layout.
		Basement position vents coordinated with revised basement layout.
		RC Kerbs added.
		Unit G - Flat entrance door position in depth of wall adjusted.
		CONSTRUCTION ISSUE

Note

- All structural information, including beams, columns and posts, are the responsibility of 'Abstract Consulting', and are indicated in strict accordance with their drawings & details.
- This drawing is to be read in conjunction with the relevant structural engineers and specialist suppliers drawings, calculations & details.
- For Linette technical details refer to Engineer / specialist manufacturers recommendations.
- For material specifications refer to separate 'Building Regulation notes' document

APX ARCHITECTURE



project title
CCH Build Solutions Ltd
Mixed Use Development
9 Pembroke Road
Sevensoaks
Kent

drawing title
Proposed Third Floor Plan

scale
1:50 @ A1
drawing number
21_36A_14
date
July 2022
revision
H

125 (W) x 150mm (H) RC kerb by engineer.
125 (W) x 75mm (H) RC kerb by engineer.

Denotes area with ceiling void of 302mm



CONSTRUCTION ISSUE

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Report all discrepancies, errors and omissions.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

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revisions	
P2 25-08-22	Updated taking into consideration engineers first issue drawings.
A 25-10-22	Updated in line with engineers latest issue.
B 16-11-22	Additional information added.
C 05-12-22	Building REGULATION ISSUE.
D 05-12-22	Guides on factory generated.
E 01-04-25	Coordinated with engineers tender issue drawings.
F 13-05-25	Clients layout changes following meeting.
G 20-05-25	Increased ceiling void area indicated.
H 30-05-25	Building position amended in line with basement layout.
	Basement smoke vents coordinated with revised basement layout.
	RC Wall added.
	Units C & D - Flat entrance door position in depth of wall adjusted.
	CONSTRUCTION ISSUE

Note

- All structural information, including beams, columns and posts, are the responsibility of 'Abstract Consulting', and are indicated in strict accordance with their drawings & details.
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- For Lintels technical details refer to Engineer / specialist manufacturers recommendations.
- For material specifications refer to separate 'Building Regulation notes' document

APX ARCHITECTURE



project title
CCH Build Solutions Ltd
Mixed Use Development
9 Pembroke Road
Sevensoaks
Kent

drawing title
Proposed Fourth Floor Plan

scale
1:50 @ A1
drawing number
21_36A_15
date
August 2022
revision
H



Sevenoaks Town Council

Tel No: 01732 227300
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00109/STSDEV
Date: 7th November 2025

Dear Sirs

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Street Naming Consultation: Pinehurst Sevenoaks

Sevenoaks District Council has received an application from the developers of the forthcoming flats at Pinehurst (the former nursing home site) to officially register addresses for the flats. For technical address reasons we cannot address the flats on Pinehurst. Whilst there will not be a physical street in the new development, we have to treat the new flats as though they are on a new street and issue a new street name to the development.

We are now consulting Sevenoaks Town Council for your views on the new street name.

Enclosed with this letter is a location plan for your reference.

The developer has suggested the name **Wedgwood Court**

We would appreciate your comments on this suggestion; or if you have an alternative suggestion, we may take that into consideration. Please note that we will not consider any names that include the word pine, or any other tree varieties. Similarly, knole, wilderness, amhurst, greatness, or the names of any living people, will not be considered.

I should explain that we would not normally consult you on the names of block of flats; this is an unusual case because of the scale and physical location of this development.

We ask that you include this consultation in one of your forthcoming meetings, and I would appreciate if you could let me know which meeting it will be discussed at so that I can keep the developer informed of progress. **The deadline for comments is 15th December 2025.**

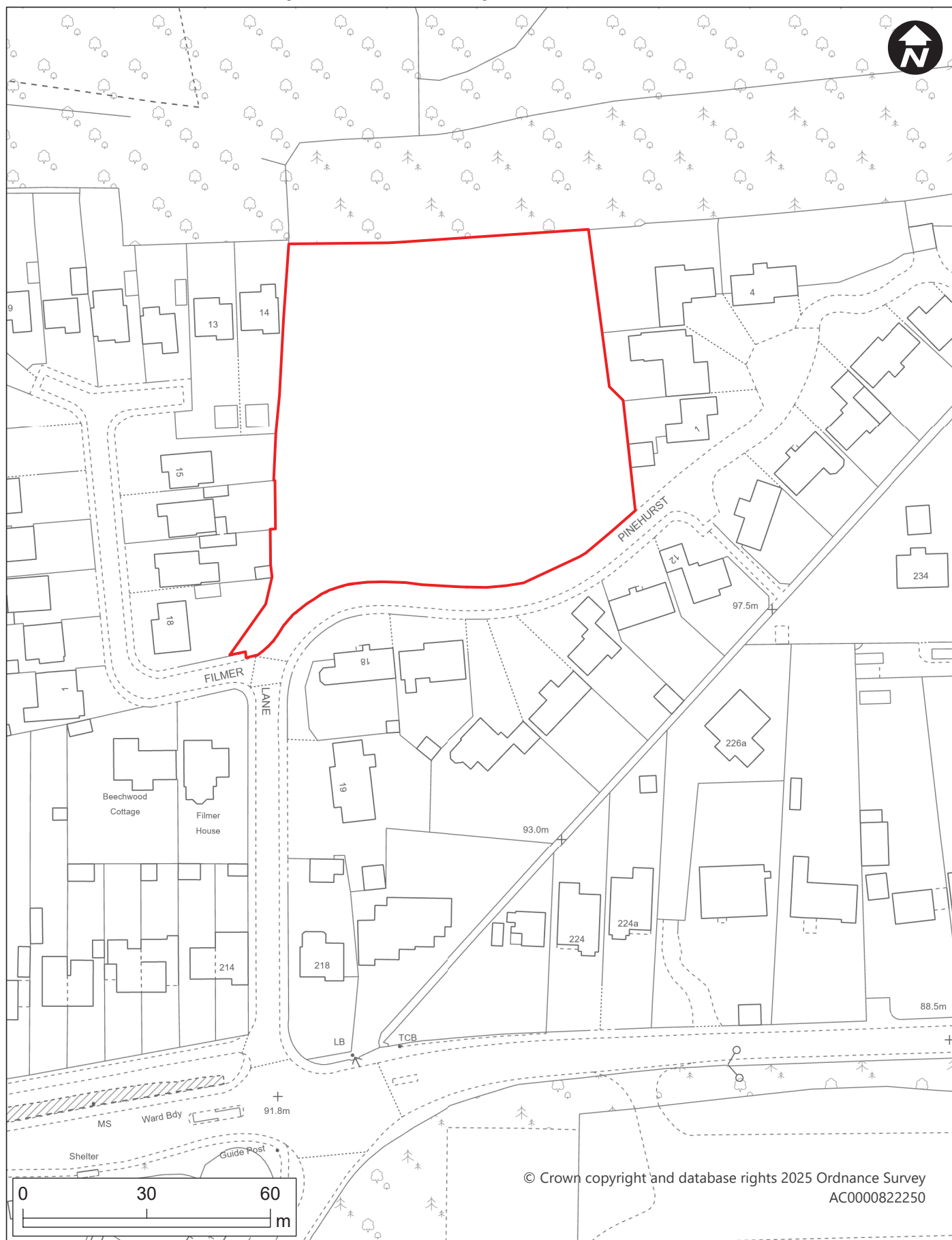
If you have any queries, or are unable to meet this timetable, please do not hesitate to contact me.

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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Yours faithfully

Alison Nailer
Senior Street Naming & Numbering and LLPG Officer



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AC0000822250

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Sevenoaks Town Council Planning & Environment Committee 17th November 2025

Geopark final application for UNESCO World Heritage Status

It is noted that Sevenoaks Town is in the Geopark, and the western boundary along with part of the Darenth Valley. The chalk stream is seen as a valuable addition to the park, as are Knole Park, Bradbourne Wildlife Reserve, and the geological formations at Dryhill Park in Sundridge / Chevening

Below is a link to what the Geopark is about, and the features in and around the chalk formations from here to St Omer in Pas de Calais which make it interesting from a geological, nature and environment, cultural and economic perspective.

<https://geoparktransmanche.org/wp-content/uploads/2025/04/Cross-Channel-Geopark-Management-Plan.pdf>

At the end of November, the Geopark's final application for UNESCO World Heritage status will be submitted. If successful it will strengthen protection for the SSSIs in our area, the chalk stream and all the associated biodiversity. It should also raise the profile for tourism and environmentally friendly economic activity.

Sevenoaks Town Council in its Blue Skies thinking was to try to get Greatness Lake and open spaces up to a UNESCO status.

It is also noted that the committee looking after the undersea section - the Straits Committee – may have funding opportunities for youth, environmental or cultural community projects. It is understood the 'Wildlife Reserve' has already received some via the Kent Downs trust.

RECOMMENDED: that Sevenoaks Town Council formally supports the UNESCO bid - and the principles of the park.

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Georgie Elliston
Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
TN13 3QG

Tel No: 01732 227000
Ask for: Sarah Godman
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB 108: The Shambles, Sevenoaks,
TN13 1LJ
Your Ref:
Date: 6th November 2025

Dear Georgie

I am writing to inform you that Sevenoaks District Council has reached its decision on the nomination by Sevenoaks Town Council for The Shambles to be considered an Asset of Community Value.

Based on the information provided to us it has been decided that the nomination has been successful and The Shambles will be listed. The Council concludes that the current use of the amenity furthers the cultural and recreational interests of the community. The Council also concludes that it is reasonable to think that the asset will continue to do so in the future.

The Shambles will be added to the list of Assets of Community Value, available to view on the Sevenoaks District Council website at www.sevenoaks.gov.uk/righttobid or a free copy of the list can be provided by contacting the Council on the details set out above.

The right to request a review of the Council's decision is reserved by section 92(1) of the Localism Act 2011 to the owner of the asset. The request must be made in writing and received by 1st January 2026, eight weeks from the date of this letter. Section 92 of the Localism Act 2011 and The Assets of Community Value (England) Regulations 2012 provides further information on the review process. The listing remains in place for a period of five years from the date of this letter.

Cont....

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk

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If you have any questions, or would like any further information about the Right to Bid please do not hesitate to contact me on the details set out above.

Kind regards,

S Godman

Sarah Godman
Transformation & Strategy
Sevenoaks District Council

Decision Notices published by Sevenoaks District Council OR Kent County Council from **28th October 2025 to 10th November 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)
25/01049/FUL	Proposed Street Hub North of Junction with Buckhurst Lane, Suffolk Way and Gas Compound, Grange Road – Town	14th July 2025: STC recommended refusal , 1 ground (pedestrian and highway safety), 1 informative (Street Hub should be parallel to road). 6th October 2025: STC recommended refusal , 1 ground (pedestrian and highway safety), 1 informative (Street Hub should be parallel to road).	30 th October 2025: SDC Granted , 6 conditions. (No safety concerns from SDC or KCC).
25/01050/ADV	Proposed Street Hub North of Junction with Buckhurst Lane, Suffolk Way – Town	14th July 2025: STC recommended refusal , 1 ground (pedestrian and highway safety), 1 informative (Street Hub should be parallel to road). 6th October 2025: STC recommended refusal , 1 ground (pedestrian and highway safety), 1 informative (Street Hub should be parallel to road).	30 th October 2025: SDC Granted , 10 conditions. (No safety concerns from SDC or KCC).
25/01825/MMA	9A Mount Harry Road – St Johns	8th September 2025: STC recommended approval, 1 condition. 20th October 2025: STC recommended approval, 1 condition. 6th October 2025: STC recommended approval.	31 st October 2025: SDC Granted, 9 conditions.
25/02251/HOUSE	7 The Rise – Kippington	6th October 2025: STC recommended approval.	6 th November 2025: SDC Granted, 6 conditions.

25/02332/HOUSE	69 Camden Road – St Johns	22nd September 2025: STC recommended approval.	30 th October 2025: SDC Granted, 3 conditions.
25/02421/HOUSE	Firtrees, 26 St Georges Road – St Johns	22nd September 2025: STC recommended approval, 1 condition.	29 th October 2025: SDC Granted, 3 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 17 November 2025

1	Plan Number	Planning officer	Town Councillor	Agent
	25/01654/FUL	Samantha Yates 01/12/2025	Cllr Daniell	DMP
Case Officer				
Applicant		House Name	Road	Locality
Mr Ingram		West Heath School	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				10/11/25
Installation of main gates to driveway entrance and installation of footpath for security reasons.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXSX1FBKH1Y00			

2	Plan Number	Planning officer	Town Councillor	Agent
	25/01819/HOUSE	Summer Aucoin 25/11/2025	Cllr Shea	Mr Andrew Hill
Case Officer				
Applicant		House Name	Road	Locality
Mrs Pui Jellet			43 Robyns Way	Northern
Town		County	Post Code	Application date
				04/11/25
Demolition of existing garage and erection of a single storey side extension.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYOFK3BKHDQ00			

3	Plan Number	Planning officer	Town Councillor	Agent
	25/02050/FUL	Christopher Park 21/11/2025	Cllr Granville	Tim Ronalds Architects
Case Officer				
Applicant		House Name	Road	Locality
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
Town		County	Post Code	Application date
				31/10/25
25/02050/FUL - Amended plan				
General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed. A summary of the main changes are set out below: The applicant has provided further justification/reasoning for the proposal. Additionally, an amended plan has been provided which shows the staircase (first to second floor).				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZT66FBKHWL00			

4	Plan Number	Planning officer	Town Councillor	Agent
	25/02051/LBCALT	Christopher Park 21/11/2025	Cllr Granville	Tim Ronalds Architects

Planning Applications to be Considered

Planning Applications received to be considered on 17 November 2025

Case Officer			
Applicant	House Name	Road	Locality
Sevenoaks School - Mr A Will	Claridge House	4 High Street	Town
Town	County	Post Code	Application date
			31/10/25
25/02051/LBCALT - Amended plan			
General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed. A summary of the main changes are set out below: The applicant has provided further justification/reasoning for the proposal. Additionally, an amended plan has been provided which shows the staircase (first to second floor).			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZT66GBKHWMO0		

5	Plan Number	Planning officer	Town Councillor	Agent
	25/02699/HOUSE	Abbey Aslett 19/11/2025	Cllr Shea	N/A
Case Officer				
Applicant		House Name	Road	Locality
GMAX Investments LTD			180 Seal Road	Northern
Town		County	Post Code	Application date
				29/10/25
Alterations to landscaping including raised patio with privacy screen to rear, paved drive and parking area to front. New fencing.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2ZZ6MBKJ7N00			

6	Plan Number	Planning officer	Town Councillor	Agent
	25/02738/HOUSE	Zoe Dommett 01/12/2025	Cllr Gustard	Green Retreats Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Cai		Glendevon	Ashgrove Road	Kippington
Town		County	Post Code	Application date
				10/11/25
The construction of a single storey contemporary garden building to be used as a home gym with air conditioning unit.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T35JAVBKJA100			

7	Plan Number	Planning officer	Town Councillor	Agent
	25/02898/HOUSE	Zoe Dommett 18/11/2025	Cllr Daniell	Carmen Austin Architecture Ltd

Planning Applications to be Considered

Planning Applications received to be considered on 17 November 2025

Case Officer			
Applicant	House Name	Road	Locality
Mr and Mrs Merrett	The Larkins	107 Solefields Road	Kippington
Town	County	Post Code	Application date
			28/10/25
Rear single storey extension with rooflights, alterations to fenestration, extended rear terrace, EV charger.			
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3XBERBKJLG00		

8	Plan Number	Planning officer	Town Councillor	Agent
	25/03002/HOUSE	Summer Aucoin 20/11/2025	Cllr Dr Canet	CB Planning Agent
Case Officer				
Applicant		House Name	Road	Locality
Mr E Kulic			154 Seal Road	Northern
Town		County	Post Code	Application date
				30/10/25
Demolition of outbuilding, decking and patio area. Erection of double storey aspect extension to side with part double and part single to the rear with rooflight and Juliet balcony. New porch to the front. New decking area. Internal changes. Alteration to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4HONRBKJRM00			

9	Plan Number	Planning officer	Town Councillor	Agent
	25/03051/HOUSE	Abbey Aslett 26/11/2025	Cllr Dr Dixon	Harringtons 2006
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Groves		Amberley	Linden Chase	St Johns
Town		County	Post Code	Application date
				05/11/25
First floor side extension. Loft conversion with rear dormer and rooflights. Additional rooflights on front and rear of roof. Chimney removal and existing roof overhang alterations. Amendment to boundary wall. Alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4SVBFBKJV100			

10	Plan Number	Planning officer	Town Councillor	Agent
	25/03101/FUL	Christopher Park 01/12/2025	Cllr Dr Canet	Highgate Planning & Developme
Case Officer				
Applicant		House Name	Road	Locality
Mr A Smirnov			1 Hill Crest	Northern
Town		County	Post Code	Application date
				10/11/25
Demolition of garage. Erection of 1x detached dwelling with rooflight. Bin and cycle stores. Associated parking and landscaping including new boundary fence.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4YFJBBKJXW00			

Planning Applications to be Considered

Planning Applications received to be considered on 17 November 2025

11	Plan Number 25/03135/MMA	Planning officer Summer Aucoin 28/11/2025	Town Councillor Cllr Camp	Agent Sharpe Architecture
Case Officer				
Applicant Mr M Hinken and Mrs R Short		House Name	Road 4 Winchester Grove	Locality St Johns
Town		County	Post Code	Application date 07/11/25
Amendment to 24/02166/HOUSE to increase the size of the new extension by 10m2.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T55VI4BKJZQ00			

12	Plan Number 25/03146/HOUSE	Planning officer Summer Aucoin 28/11/2025	Town Councillor Cllr Layne	Agent Kent Building Control Ltd
Case Officer				
Applicant Mr S Ogden		House Name	Road 7 Park Lane	Locality Eastern
Town		County	Post Code	Application date 07/11/25
Part garage conversion into gym. Replacement roof with rooflights. Alterations to fenestration.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T57OV8BKK0800			