



Tuesday, 24 February 2026

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 2nd March 2026 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/m777rCS15Nc> 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	<p>APOLOGIES FOR ABSENCE</p> <p>To receive and note apologies for absence from members who are unable to attend the meeting.</p>
2	<p>REQUESTS FOR DISPENSATIONS</p> <p>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.</p>
3	<p>DECLARATIONS OF INTEREST</p> <p>To receive any disclosures of interest from members in respect of items of business included on the agenda for this meeting.</p>
4	<p>MINUTES (Pages 5-17)</p> <p>To receive and agree the minutes from the Planning & Environment Committee Meeting held on 16th February 2026.</p>
5	<p>DEVELOPMENT MANAGEMENT COMMITTEE</p> <p>a) To receive notice that the below application was GRANTED by Sevenoaks District Council's Development Management Committee on 19th February 2026. This was attended by Cllr Dr Canet, who spoke for the application on behalf of the Town Council.</p> <ul style="list-style-type: none"> • 25/03292/FUL - Bradbourne Lakes North, Bradbourne Vale Road <p>b) To receive notice that the below application was GRANTED by Sevenoaks District Council's Development Management Committee on 19th February 2026. This was attended by Cllr Dr Canet, who spoke against the application on behalf of the Town Council.</p> <ul style="list-style-type: none"> • 25/03101/FUL - 1 Hill Crest
6	<p>STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESS (Pages 19-33)</p> <p>a) To receive notice and plans of the new dwellings relating to the development at 6-10B Victoria Road with their associated addresses. (Pages 19-28)</p>

	<p>b) To receive notice that the new address at 104B Oakhill Road which is under construction will be renamed Oathwood House, 104B Oakhill Road. (Page 29)</p> <p>c) To receive notice that the renaming of the converted two flats at 14 Hollybush Lane and 87 Bayham Road, which the Town Council received notice on 2nd February 2026 would be renamed to 87 Bayham Road, has been reversed. The new address will be 14 Holly Bush Lane. (Pages 31-33)</p>
<p>7</p>	<p>CENTRAL GOVERNMENT CONSULTATION ON PROPOSED NATIONAL PLANNING POLICY FRAMEWORK REVISION (Pages 35-68)</p> <p>a) To receive reminder that the Ministry of Housing, Communities and Local Government is consulting on a proposed revision of the National Planning Policy Framework (NPPF).</p> <p>b) To note that full details of the consultation, including a summary of the proposed changes and opportunity to comment are available via the below link, with the response deadline being 10th March 2025: https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=c47a87ee-21f5-478d-be9c-ef37f3dede30&utm_content=immediately</p> <p>c) To receive and note a draft response to the consultation, as prepared by the NPPF Working Group formed on 5th January 2026, comprising Cllr Shea, Cllr Dr Canet, Cllr Wightman and Cllr Gustard. To discuss and agree its contents for final submission.</p>
<p>8</p>	<p>CONSULTATION REPORT AND APPROVAL OF FINAL LOCATIONS FOR CORNER PROTECTIONS PROJECT (Circulated separately)</p> <p>a) To receive a consultation report, summarising the details and outcome of the Town Council's public consultation on locations proposed to receive further corner protections by way of double yellow lines.</p> <p>b) To discuss the responses to each location and to discuss and agree on a final scheme for submission to Kent County Council, for its consideration, design and publication via a legal Traffic Regulation Order. (Section 3 of the Consultation Report)</p>
<p>9</p>	<p>KENT COUNTY COUNCIL - PUBLIC CONSULTATION ON PROPOSED CHANGE TO ITS PUBLIC RIGHTS OF WAY STATEMENT OF PRIORITIES</p> <p>a) To receive notice that Kent County Council is consulting on a proposed amendment to its Statement of Priorities for processing Section 53 applications to record Public Rights of Way. This includes prioritisation of user-based applications over historic applications, to address backlog issues.</p> <p>b) To note that all documents relevant to the consultation, including supporting</p>

	<p>documents and opportunity to comment, are available to view via the following webpage: https://letstalk.kent.gov.uk/prow-statement-of-priorities?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Public-Rights-of-Way-Statement-of-Priorities-consultation&utm_campaign=website&utm_medium=email&utm_source=ehq</p> <p>c) To discuss and agree whether the Town Council submit a response - either in favour of, or in objection against - the proposed amendment.</p>
<p>10</p>	<p>PLANNING APPLICATIONS (Pages 69-72)</p> <p>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.</p> <p>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.</p> <p>b) The meeting will be reconvened to consider planning applications received during the two weeks ending 23rd February 2026.</p>
<p>11</p>	<p>PRESS RELEASES</p> <p>To consider any item in this report that would be appropriate for a press release.</p>

Sevenoaks Town Council

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 16 February 2026 in the Council Chamber, Town Council Offices, TN13
3QG**

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

<https://youtube.com/live/z2fjwYXAsxc>

Meeting commenced: 19:00

Meeting Concluded: 19:33

Present:

Committee Members

Quorum minimum of six members

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

Also in attendance:

Town Clerk

Planning Committee Clerk

PUBLIC QUESTION TIME

None.

632 - APOLOGIES FOR ABSENCE

As above.

633 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

634 - DECLARATIONS OF INTEREST

Cllr Wightman declared that he had a non-pecuniary interest in the below application, due to his friendship with the applicant. He did not take part in its discussion and abstained from voting on its recommendation:

- [Plan no. 9] 26/00132/LBCALT: 2 Kippington House, 126 Kippington Road

635 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 2nd February 2026. **It was RESOLVED** that the minutes be approved.

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636 - DEVELOPMENT MANAGEMENT COMMITTEE - BRADBOURNE LAKES NORTH

a) The Committee receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 19th February 2026. It was noted that this had previously allocated jointly to Cllr Dr Canet and Cllr Shea.

- **25/03292/FUL - Bradbourne Lakes North, Bradbourne Vale Road**

b) It was noted 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=T61BFNBKKAS00>

c) It was **RESOLVED** that Cllr Dr Canet be registered to speak for the application on behalf of the Town Council.

637 - DEVELOPMENT MANAGEMENT COMMITTEE - 1 HILL CREST

a) The Committee receive notice that the below application is due to be discussed by Sevenoaks District Council's Development Management Committee on 19th February 2026. It was noted that this had previously allocated to Cllr Dr Canet.

- **25/03101/FUL - 1 Hill Crest**

b) It was noted 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=T4YFJBBKJXW00>

c) It was **RESOLVED** that Cllr Dr Canet be registered to speak against the application on behalf of the Town Council.

638 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

The Committee noted that the new dwellings being built at 53 Bradbourne Vale Road had been renumbered to 53, 53A and 53B Bradbourne Vale Road.

639 - LONDON GATWICK - PUBLIC CONSULTATION ON ROUTE 4 AIRSPACE CHANGE PROPOSAL, DEFERRED FROM 2ND FEBRUARY 2026

a) The Committee received reminder that London Gatwick is consulting on shortlisted options for an airspace change proposal which will reintroduce satellite-based navigation procedures on Route 4 of its aircraft departure routes.

b) It was noted that all documents relevant to the consultation, including supporting

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documents, details of public exhibition and webinar events and opportunity to comment, are available to view via the following webpage:

<https://consultations.airspacechange.co.uk/london-gatwick-airport/route4/>

c) Cllr Skinner summarised the four options, and reported that the key differences relate to the circuit routes of east-bound planes taking off from the west. He clarified that, while the four options would see planes pass over Sevenoaks Town, neither would introduce a tangible change in impact from the existing plane routes due to their already flying over the Town at the same location and height.

d) Cllr Dr Canet expressed her concern that no restrictions were proposed for late night take-offs after midnight, to minimise impact to local residents.

e) It was **RESOLVED** that the Town Council abstain from submitting a corporate response to the consultation, on the grounds that neither of the four options would cause particular impact to Sevenoaks Town residents. It was noted however, that Councillors could submit personal responses, should they wish to.

640 - APPEAL - GREENSANDS, OAK LANE, DEFERRED FROM 2ND FEBRUARY 2026

a) The Committee received reminder that the following appeal has been submitted:

- **6002632: 25/00104/FUL - Greensands, Oak Lane**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, therefore the Town Council may provide additional comment or amend/withdraw previous representation by 20th February 2026.

c) It was noted 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=T7D16LBK10K00>

d) The Committee received a draft report from Cllr Gustard, expanding upon the Town Council's initial objection. Councillors praised the detail and quality of the report, and it was **RESOLVED** that it be forwarded to the Planning Inspector for their consideration. **(See attached)**

641 - 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

Sevenoaks Town Council

between the four weeks ending 9th February 2026.

642 - PLANNING APPLICATIONS

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

- b) The Committee considered planning applications received during the two weeks ending 9th February 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

643 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed Dated

Chair

DRAFT

SEVENOAKS TOWN COUNCIL

Submission in Response to Planning Appeal

Appeal Reference: 6002632, 25/00051/RFPLN

Original Application: 25/00104/FUL

Site Address: Greensands, Oak Lane, Kippington, Sevenoaks

Proposal: Demolition of existing care home and construction of an 8 flat residential building

Date: February 2026

1. INTRODUCTION

Sevenoaks Town Council (“STC”), as statutory consultee, consistently and unanimously objected to this application on six occasions between February and September 2025.

- **24 February 2025** - Initial consideration, concerns raised about overlooking, bulk and massing, tree protection
- **7 April 2025** - Amended plans reviewed (dormers removed), Town Council recommended refusal
- **19 May 2025** - Further amendments considered, concerns remained, refusal recommended
- **28 July 2025** - Additional information reviewed including bat survey results
- **26 August 2025** - Further consideration, specific policy references added (EN1, EN2, C4)
- **8 September 2025** - Final Town Council consideration before DMC, refusal recommended

The Town Council supports the Development Management Committee's decision of 13 November 2025 to refuse planning permission.

2. GROUNDS FOR SUPPORTING THE DMC'S REFUSAL

STC has consistently raised concerns in line with the DMC's decision that the proposal would represent an *“overbearing, unneighbourly and intrusive development causing harm to neighbouring amenities, visual amenities of the street scene, and the character of the area, which significantly and demonstrably outweighs the benefits.”*

2.1 Loss of Amenity and Privacy

The increased number of windows on side elevations creates unacceptable overlooking of neighbouring properties to both north and south. While dormer windows were removed in April 2025, velux windows are set at a height that still permit overlooking. The realignment bringing the building closer to neighbours, combined with increased depth, creates overshadowing and loss of light, particularly affecting White Friars Annexe. The Town Council requested a light assessment which was never addressed.

Substantial Harm: Loss of privacy, overlooking, and overshadowing materially affect quality of life for residents at White Friars Lodge, White Friars Annexe, numbers 15, 17, and 19 White Friars, and Old Orchard. (Contrary to Policy EN2)

2.2 Inappropriate Bulk and Massing

The proposal creates an excessively bulky and overbearing building inappropriate for the site:

- **Ridge height raised to full chimney height** across 18.7m frontage, with very large roof design, creating an unnecessarily tall and imposing structure
- **Excessive depth for the plot**, increased by 33% from 15m to 20, extending at both front and back
- **Footprint increased by 28%, with 90% area increase on each of 1st and 2nd floors** - creating bulk
- **Building reorientated to be extremely close to boundaries up to full height (12.4m)**, creating overbearing impact on neighbours

Substantial Harm: Excessive bulk and massing fundamentally overdevelops the site, creating overbearing impact on surrounding properties. (Contrary to Policy EN1)

2.3 Design Incongruent with Character Area

Whilst location is in urban confine, it is on the edge of this area and only 150m away from the National Landscape. The SCRAA defines the areas a H01 – dark informal lane.

Grey slate roofing at large scale is out of character where most neighbouring roofs use red clay tiles. The applicant admits steeper pitches 'not wholly characteristic of the site' contribute to excessive bulk and height.

The applicant's case relies heavily on limited street visibility due to screening and landscaping. This fundamentally misunderstands the purpose of character area protection. The SRCAA protects:

- Views from neighbouring properties—not just public street views
- The amenity and living environment of existing residents
- The overall character of the residential area—including side and rear views

The proposal creates significant harm when viewed from neighbouring properties at White Friars Lodge, White Friars Annexe, numbers 15, 17, and 19 White Friars, and Old

Orchard. The fact that screening may partially obscure street views does **not** address the substantial impacts on these neighbours who will experience the full bulk, massing, overlooking, and overbearing nature of the development.

Substantial Harm: The design fails to respect the H01 residential character through inappropriate materials, excessive scale, and uncharacteristic roof pitches. Most critically, it causes substantial harm to neighbouring amenity that cannot be excused by limited street visibility. (Contrary to Policy C4 STNP and SRCAA)

3. ADDITIONAL CONCERNS

At the DMC hearing, the Town Council highlighted two further concerns: (1) cannot comply with ecological E2 lighting limits, (2) endangers protected trees through inadequate methodology. While the DMC decision did not specifically comment on these objections, we believe they are material to the Appeal decision.

3.1 KCC Ecology Lighting Non-Compliance

The site's formal designation is H01 – Dark Informal Lane. This designation specifically requires minimal street lighting and avoidance of urbanisation to maintain the dark, informal character of Oak Lane. This is not merely aesthetic—it is fundamental to protecting the ecological corridor and bat population in this area.

The KCC Ecological assessment identified several bat species roosting in the building and nearby trees. Bats are highly sensitive to lighting, and excessive light pollution would:

- Disrupt commuting and foraging routes along the dark corridor
- Reduce the suitability of roosting locations in nearby trees
- Potentially violate wildlife protection legislation if bat habitat is degraded

KCC Ecology's consultation response explicitly states that all lighting (including from glazing) **must meet** Bat Conservation Trust/Institute of Lighting Professional's '*Guidance Note 8 Bats and Artificial Lighting at Night*' to be used in the lighting design of the development - **Zone E2 Low District Lighting standards**, keeping illumination below 5 lux at boundaries. This requirement exists to protect:

- Roosting bats identified in the ecological assessment
- The dark-corridor character essential to Oak Lane's H01 designation
- Nocturnal wildlife using this ecological corridor

The applicant's own Ecology Impact Assessment report classifies the proposed development site as **Zone E4 – Urban or Industrial High Lighting**. Zone E4 is the highest lighting zone classification, typically used for urban town centres and industrial areas with high ambient lighting.

The gap between Zone E4 (what the applicant proposes) and Zone E2 (what KCC Ecology / BN08 requires) is substantial. The design features that create this incompatibility include:

- **350% increase in front glazing** compared to the existing building
- **Doubled overall glazing** across all elevations
- Large areas of glazing serving living spaces and communal areas that will be illuminated during evening hours

The Town Council emphasized at the DMC hearing that **you cannot condition an E4-lit building down to E2 after approval**. Lighting compliance must be designed into the scheme from the outset. The condition (para 121) for a 'sensitive lighting scheme' proposed in the Planning Officer's report is unenforceable because:

- The quantum and positioning of glazing is fundamental to the building's design and layout & no light impact assessment has been provided
- Light spill from 350% more glazing cannot be adequately controlled through external measures
- Conditions requiring residents to keep blinds closed or lights off would be unenforceable and unreasonable
- The building's form and massing would need fundamental redesign to achieve E2 compliance

This lighting non-compliance represents a breach of:

- **KCC Ecology requirements** - explicit consultation response requiring BN08/E2 compliance
- **NPPF paragraph 198c** - protecting biodiversity and ecological networks: 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'
- **SPD H01** - dark informal lane designation requiring minimal lighting
- **STNP Policy C4** - respecting residential character including lighting environment

3.2 TPO Trees—Inadequate Methodology

Five TPO trees stand just 2 metres from the build zone at 19 White Friars, butting up directly against the boundary, including a 22m high Grade A1 Beech requiring 30% one-sided reduction and 10% root removal to enable construction and build. A smaller pruning was refused by SDC in 2020 (20/02863/WTPO) as harmful to longevity. No plans have been submitted for reductions required to the other TPO trees even though the landscape plans seem to require this.

BS 5837 requires for complex cases, where encroachment into the Root Protection Area is unavoidable, a detailed construction and root-protection methodology **before determination** is required. The protection measures methodology submitted are not adequate as this is not a standard development scenario and so are not sufficient to enable a planning condition to apply.

Recent case law (R (Evans) v Basingstoke and Deane BC [2013]) confirms this. The omission creates unacceptable risk to a protected tree.

4. CONCLUSION

Sevenoaks Town Council consistently objected on six occasions based on overlooking/amenity loss (Policy EN2), inappropriate bulk and massing with excessive ridge height (Policy EN1), and design incongruent with SRCAA (Policy C4).

The lighting scheme represents a fundamental design flaw that cannot be rectified through planning conditions. If approved with E4 lighting levels, this development would harm the bat population, degrade the dark-corridor ecology, and fundamentally undermine the H01 Dark Informal Lane designation that protects Oak Lane's unique character. The only solution is a fundamental redesign with reduced bulk and scale, significantly reduced glazing and a building form that can achieve E2 compliance from the outset.

The DMC's refusal decision correctly found substantial and demonstrable harm significantly outweighs benefits.

The Town Council respectfully requests the Inspector:

1. Dismiss this appeal
2. Uphold the DMC's refusal decision
3. Invite the applicant to submit a more suitable design

Submitted on behalf of Sevenoaks Town Council

February 2026

Planning Applications Considered

Applications considered on 16-2-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00967/OUT	Ashley Bidwell 20/02/2026	Cllr Daniell	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Police & Crime Commissio		Land North East of Magistrate	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/26

25/00967/OUT - Amended plan

Outline planning application for the erection of up to 28 dwellings plus access with matters relating to layout, scale, appearance and landscaping reserved.

A summary of the main changes is set out below:

Revised plans have been submitted showing the proposed buildings consolidated into a single block, along with a reduction in hardstanding, increased landscaping, and updated parking arrangements.

In addition, updated Air Quality, Flood Risk and Drainage, and Transport Statement reports have been provided, together with updated Biodiversity Net Gain (BNG) information.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied:

- With the bulk and massing;
- That there is no loss of amenity to neighbouring properties and;
- That the Core Strategy SP3 and Sevenoaks Town Neighbourhood Plan provision for 40% affordable housing is met.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01654/FUL	Samantha Yates 20/02/2026	Cllr Daniell	DMP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ingram		West Heath School	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/26

25/01654/FUL - Amended plan

Installation of main gates to driveway entrance and installation of footpath for security reasons.

A summary of the main changes is set out below:

Preliminary Ecological Appraisal submitted on 26th January 2026.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 16-2-26

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02802/HOUSE	Abbey Aslett 23/02/2026	Cllr Layne	Fuller Long Limited
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr And Mrs Herron			3 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/26
<p>Conversion of garage to habitable room, associated changes to fenestration. New canopy porch. Removal of glazed roof to conservatory, to be replaced by flat roof with roof lantern. Installation of external insulation and cladding. Replacement (like for like) of windows to double glazing. Repairs to chimney. Installation of roadside kerb to front with associated landscaping alterations.</p>				

Comment

Proposed by Cllr Ancrum:

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied that:

- The design and materials of the replacement cladding remain in line with the original application and existing building
- That the structural changes and removal of the interior structural beam is both appropriate and sound.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03382/HOUSE	Summer Aucoin 18/02/2026	Cllr Daniell	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Johnston		Aston House	140 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/26

25/03382/HOUSE - Amended plan

Demolition of side extension and chimney. Replace integrated garage with new detached garage with rooflights, partial loft conversion with addition of dormer windows and rooflights, single storey rear and side extension, two storey rear, front and side extension, changes to fenestration and materiality. Solar panels. Open Porch. Removal of existing trees close to boundary. Landscaping.

A summary of the main changes is set out below:

The applicant has amended the plans, relocating the proposed garage.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer's requested condition is included, as well as a condition for the applicant to replace the trees removed with mature trees to maintain screening with neighbouring properties.

Planning Applications Considered

Applications considered on 16-2-26

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00036/LBCALT	Christopher Park 23/02/2026	Cllr Michaelides	Trueplan Uk Ltd.
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yalman			99-101 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/02/26
Internal alteration of Listed Building including removal of spiral staircase and creation of new staircase. New partition wall. Extractor Vent				

Comment

Proposed by Cllr Skinner, with Cllr Michaelides' apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that there will not be any adverse impacts on this highly significant Listed building in a Conservation Area.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00043/HOUSE	Summer Aucoin 18/02/2026	Cllr Camp (as Chair, for Kipping	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Lane		The White Cottage	132 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/01/26
First floor side extension, single storey rear extension with rooflights, replacement porch, alterations to fenestration, internal alterations.				

Comment

Proposed by Cllr Camp:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied that there is no overlooking or loss of amenity to neighbours from the first floor windows, and a condition for the windows to be obscure glazed should this not be the case and;
- The Conservation Officer being satisfied with the proposed materials and finishes.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00068/HOUSE	Zoe Dommett 02/03/2026	Cllr O'Hara	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Gibbons			9 Coombe Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/02/26
Demolition of existing conservatory. Erection of single storey rear extension with rooflight. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there is no loss of amenity or privacy to the neighbours at No. 9A from the new windows. Should the Planning Officer consider there will be unacceptable loss of privacy, then the Town Council requested a condition for obscure glazing on the windows to mitigate this.

Planning Applications Considered

Applications considered on 16-2-26

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00105/CONVAR	Samantha Yates 19/02/2026	Cllr Dr Dixon	Rapleys LLP
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Portman Homes Ltd			7 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/26
<p>Variation of condition 6 and 8 of 24/01851/CONVAR to Variation of condition 2 and condition 6 of 23/03114/FUL to Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works, with amendments to create individual access to plot 1 & 2, additional basement level with external stairs, alterations to fenestration, phasing plan and alteration to BNG requirement due to self-build exemption with amendment to change condition 6 to compliance and vary condition 8 to reflect an updated appendix c of the tree report.</p>				

Comment

Sevenoaks Town Council recommended approval, on the condition that adequate screening and quality soft landscaping is provided at this prominent location, as per Aim L3 and Policy L4 of the Sevenoaks Town Neighbourhood Plan which recognise the important positive contribution that trees and hedgerows provide to the character of an area.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00132/LBCALT	Zoe Dommatt 26/02/2026	Cllr Shea - For Kippington	Wyatt Glass Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Haine		2 Kippington House	126 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/02/26

Listed building consent for window A.

Comment

Proposed by Cllr Skinner, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00152/MMA	Summer Aucoin 25/02/2026	Cllr Camp (As Chair, for Kippin	Js Designs (london) Limit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Spiers			52 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/26

Amendment to 25/03509/NMA to allow revised roof profile for front garage extension to omit porch alterations.

Comment

Proposed by Cllr Wightman, with Cllr Daniell's apologies:

Sevenoaks Town Council recommended approval.

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Tel No:
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00107/NEWDEV
Date: 11th February 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 6 To 10B Victoria Road Sevenoaks Kent TN13 1YE

Details: Conversion of former commercial units, and construction of additional stores, to create 9 new dwellings.

(NB 10 Victoria Road is not subject to change)

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.

Please update your records accordingly. If you have any queries then please contact us via the email address shown above.

Yours faithfully

Gaby Bocos

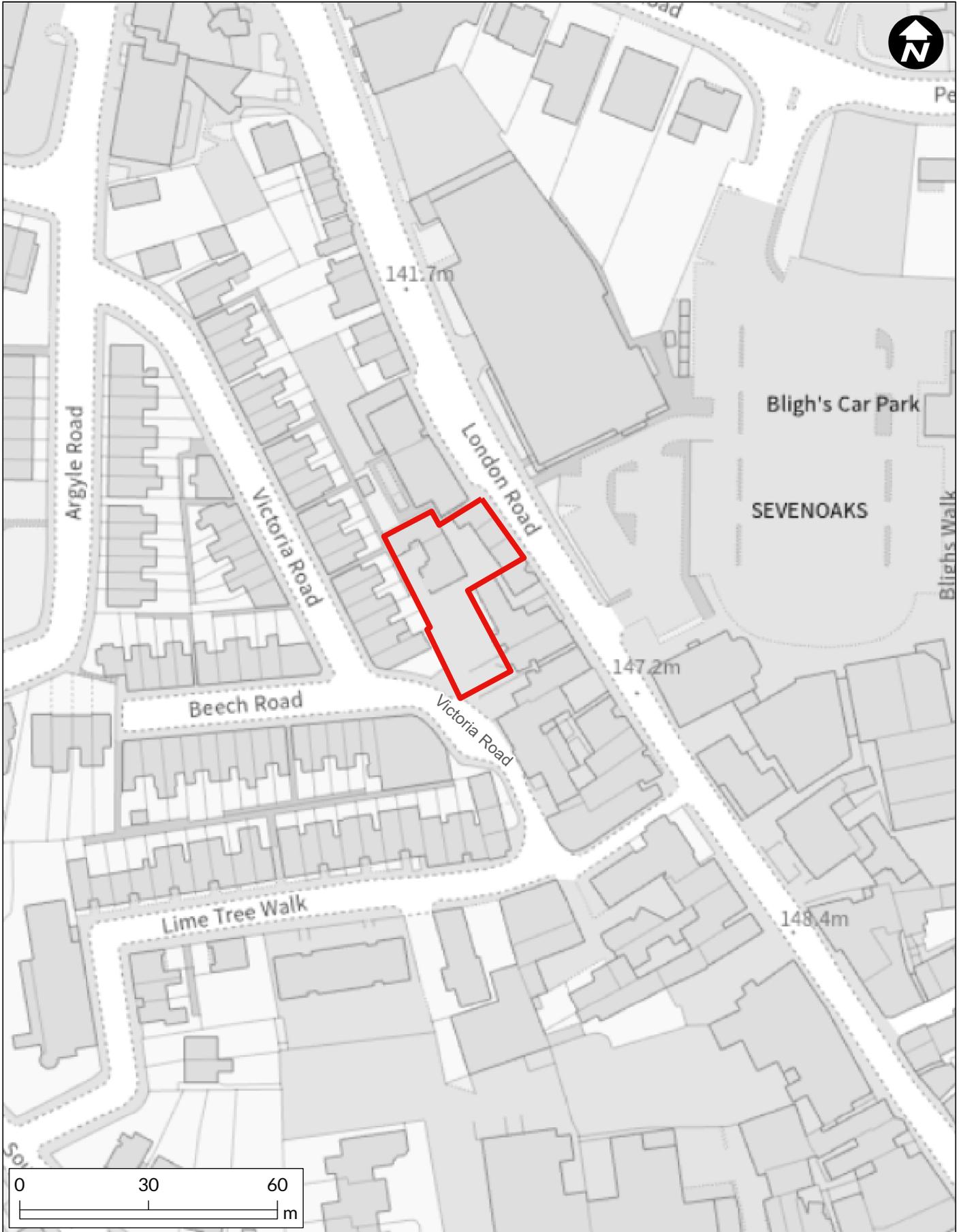
Street Naming & Numbering Officer

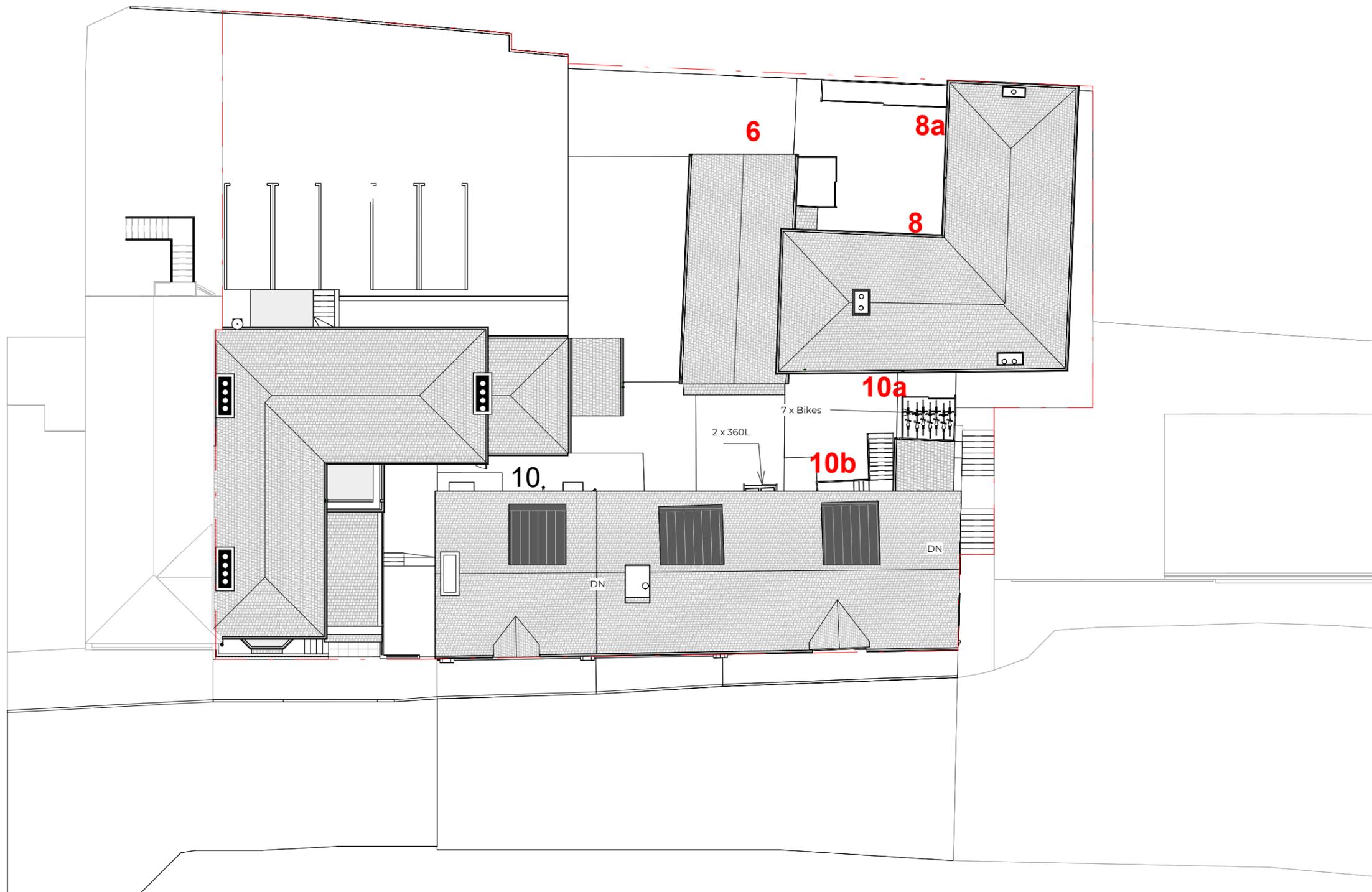
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Site: 6 To 10B Victoria Road Sevenoaks Kent TN13 1YE

Plot	New Address	UPRN
Unit 4, 6 To 10B	Flat 1 8 Victoria Road Sevenoaks Kent TN13 1YE	010096796119
Unit 5, 6 To 10B	Flat 2 8 Victoria Road Sevenoaks Kent TN13 1YE	010096796120
Unit 6, 6 To 10B	Flat 3 8 Victoria Road Sevenoaks Kent TN13 1YE	010096796121
Unit 7, 6 To 10B	Flat 1 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796122
Unit 8, 6 To 10B	Flat 2 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796123
Unit 9, 6 To 10B	Flat 3 10B Victoria Road Sevenoaks Kent TN13 1YE	010096796124

Unit 1, 6 To 10B	6 Victoria Road Sevenoaks Kent TN13 1YE	010096796116
Unit 2, 6 To 10B	10A Victoria Road Sevenoaks Kent TN13 1YE	010096796117
Unit 3, 6 To 10B	8A Victoria Road Sevenoaks Kent TN13 1YE	010096796118





Rev No.	Date	Description
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Notes:
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Dwg No	Drawn
65-67LO & 6-10VI-A-01-003	SB

Drawing	Checked
Proposed Block plans	EA

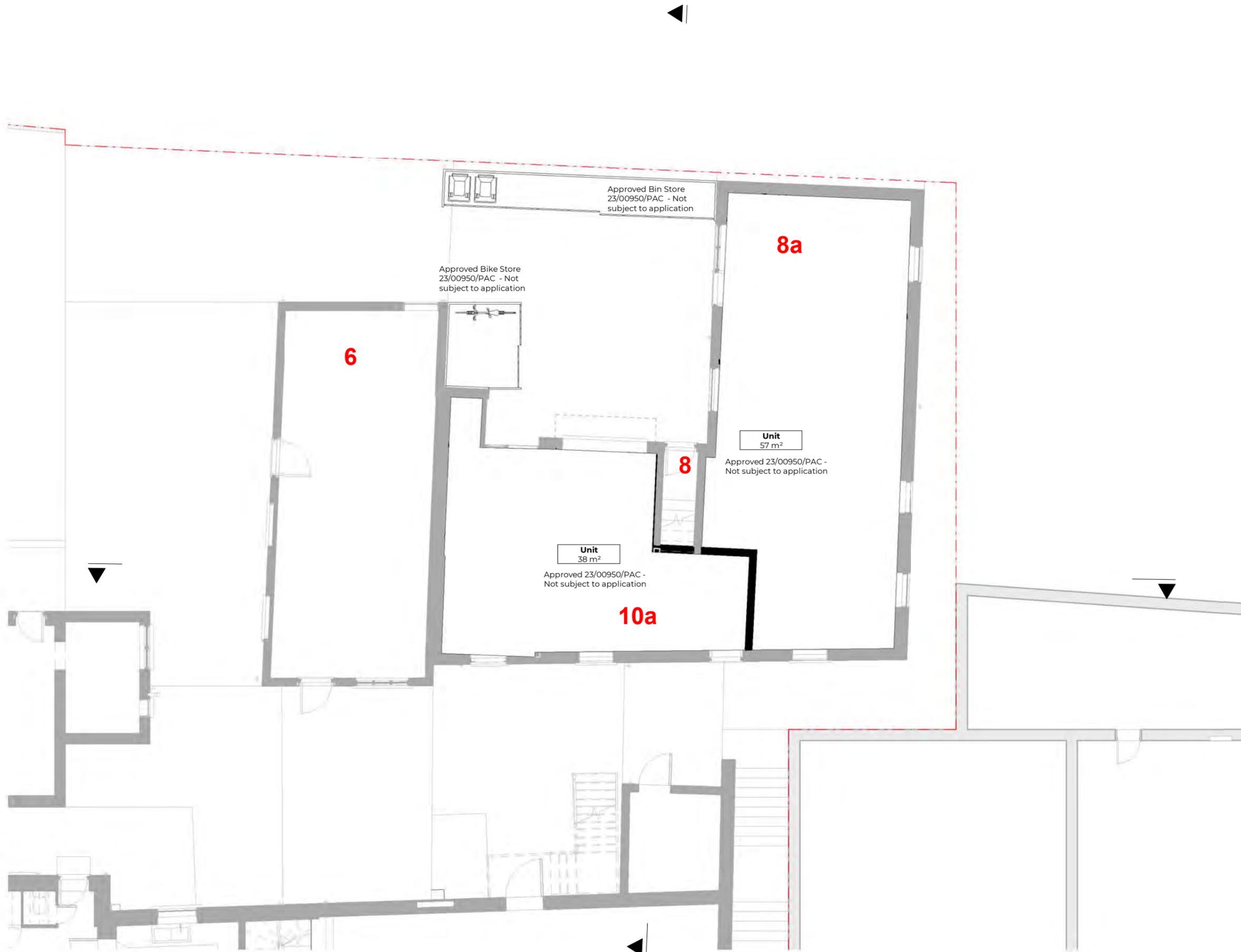
Scale	Issue Date
1 : 200 @ A3	19.02.2025



Project Address
 65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client	Status
Abraham Feld	For Planning

PROPOSED BLOCK PLAN



Rev No.	Date	Description
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Notes:
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Dwg No 65-67LO & 6-10VI-A-03-101	Drawn RG
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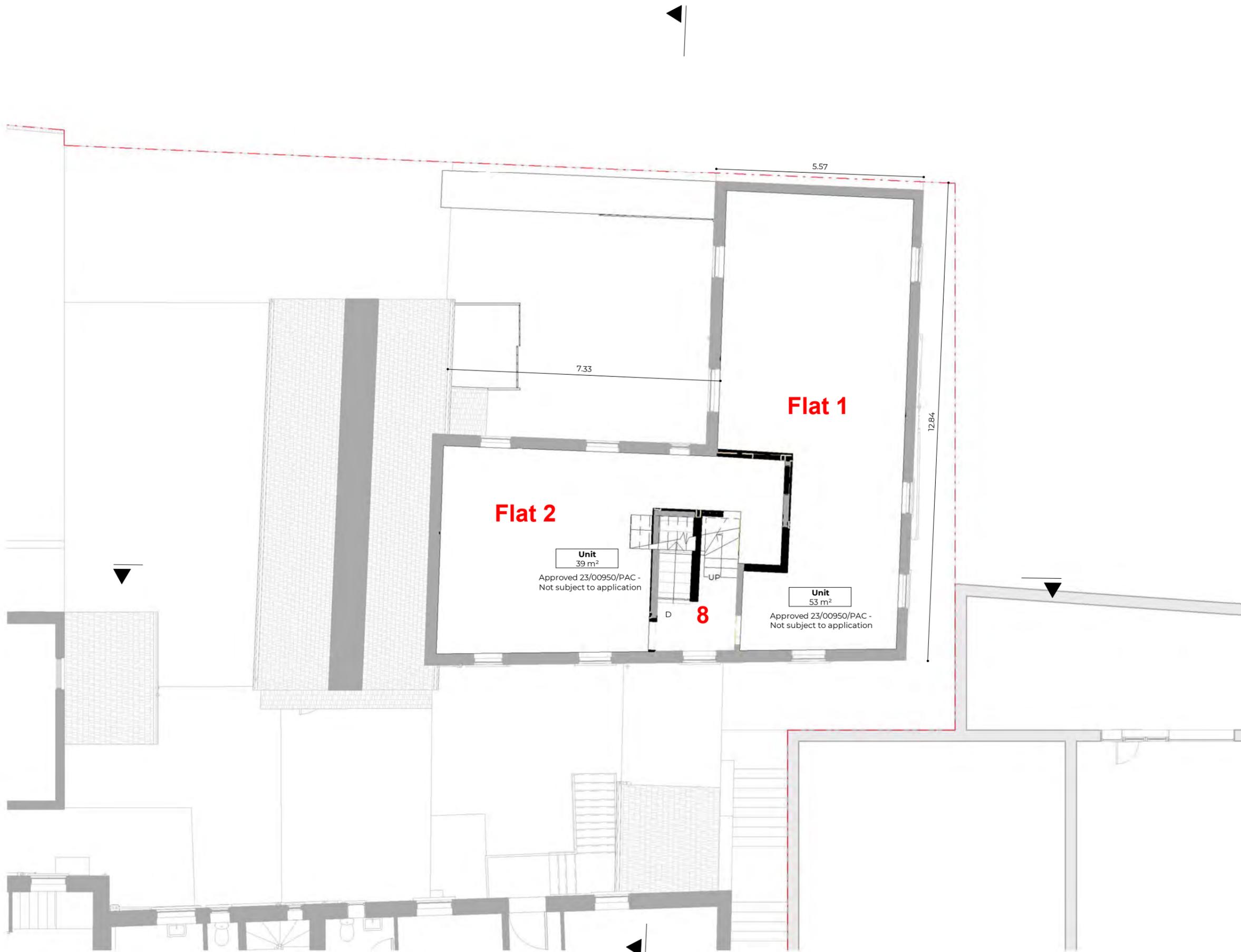
Drawing Proposed Ground Floor Plan(6-10)	Checked EA
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Scale 1:100 @ A3	Issue Date 19.11.24
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Project Address
65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client Abraham Feld	Status For Planning
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Rev No.	Date	Description
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Notes:
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Dwg No **65-67LO & 6-10VI-A-03-102** Drawn **RG**

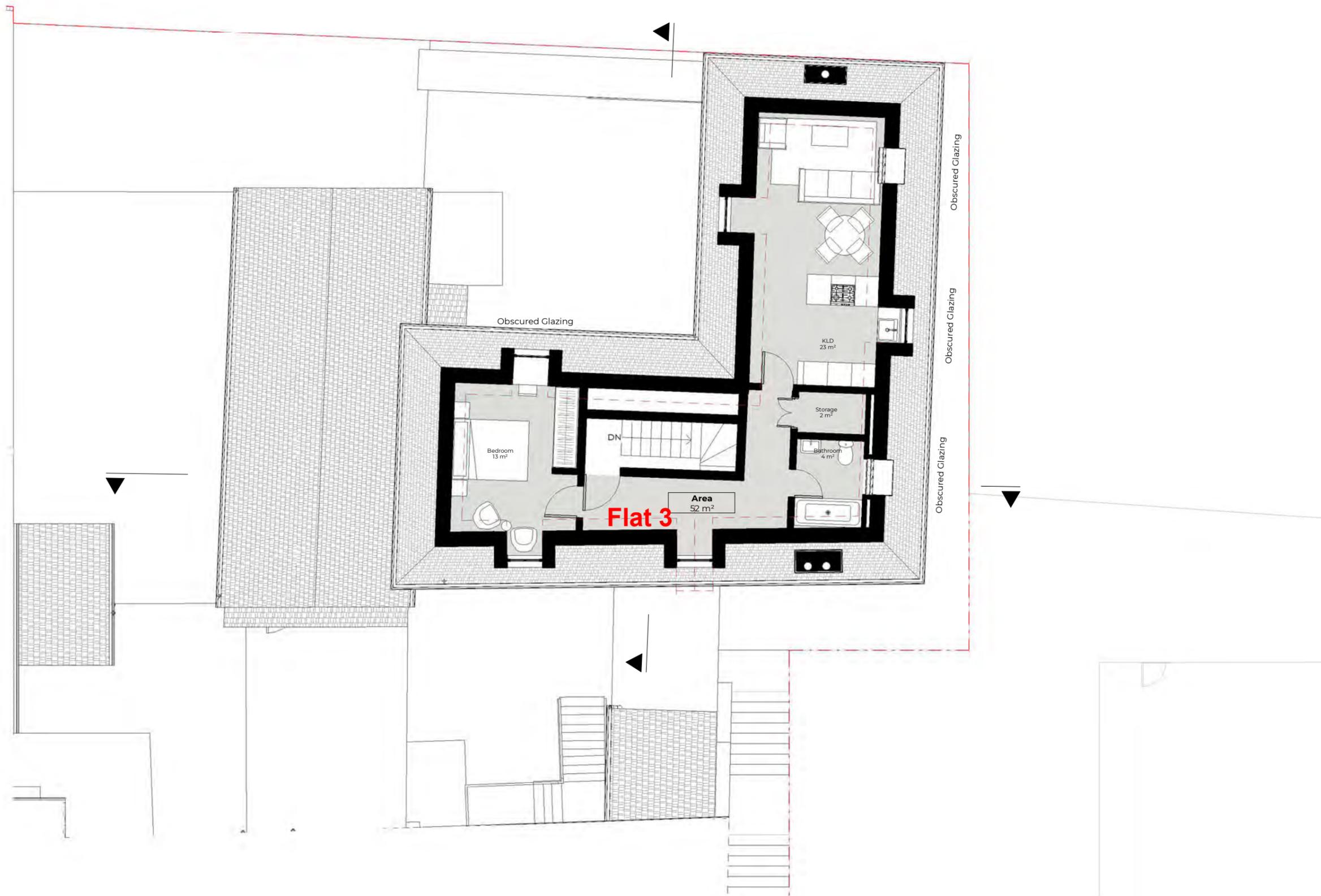
Drawing **Proposed First Floor Plan(6-10)** Checked **EA**

Scale **1:100 @ A3** Issue Date **19.11.24**



Project Address
65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client **Abraham Feld** Status **For Planning**



Rev No.	Date	Description
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Notes:
 Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No	Drawn
65-67LO & 6-10VI-A-03-103	RG

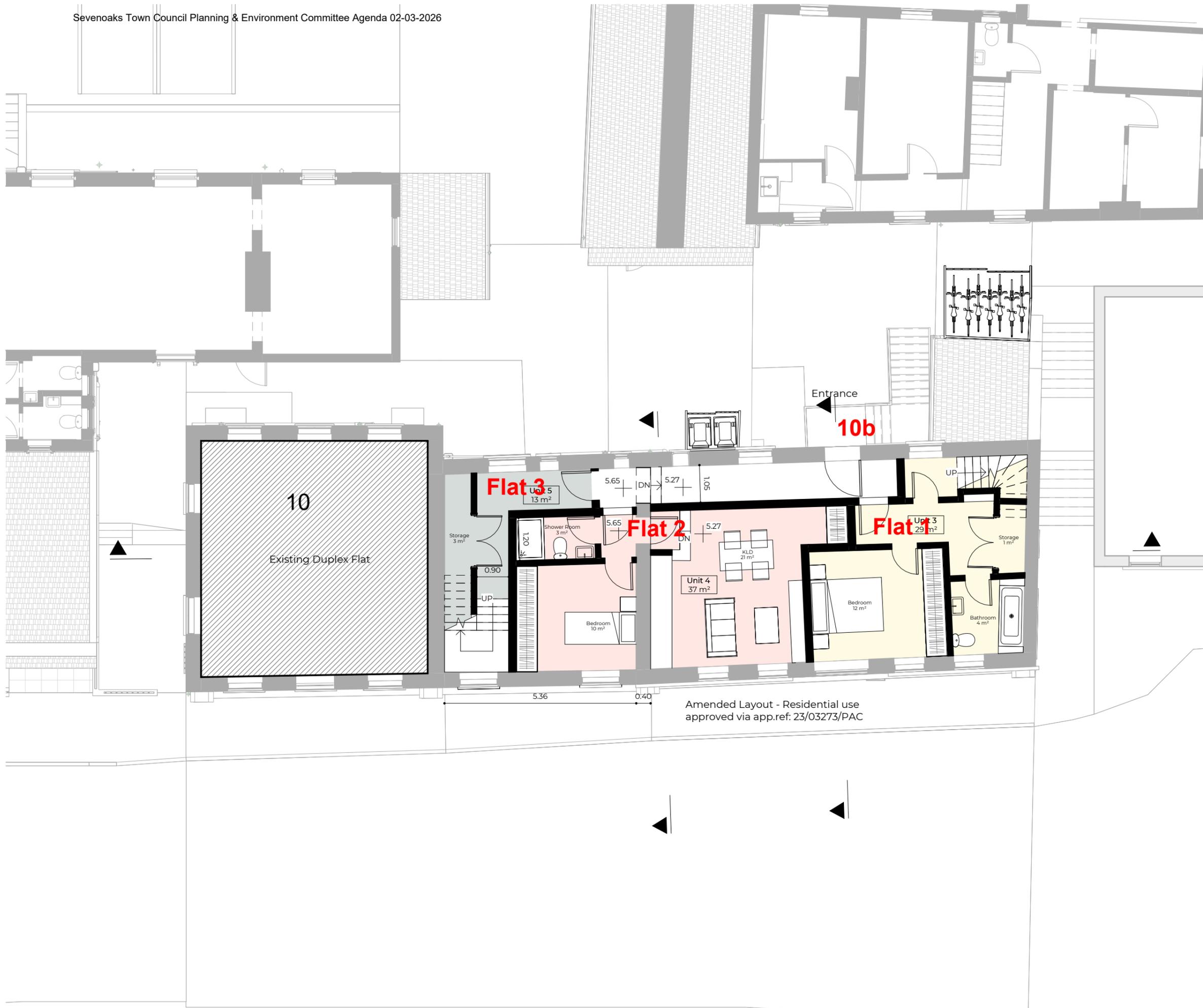
Drawing	Checked
Proposed Second Floor (6-10)	EA

Scale	Issue Date
1:100 @ A3	19.11.24



Project Address
 65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client	Status
Abraham Feld	For Planning



PROPOSED GIA	
Name	Area
Unit 3	58 m ²
Unit 4	37 m ²
Unit 5	59 m ²
	154 m ²

Amended Layout - Residential use approved via app.ref: 23/03273/PAC

Rev No.	Date	Description
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Notes:
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Dwg No 65-67LO & 6-10VI-A-03-103 Drawn SB

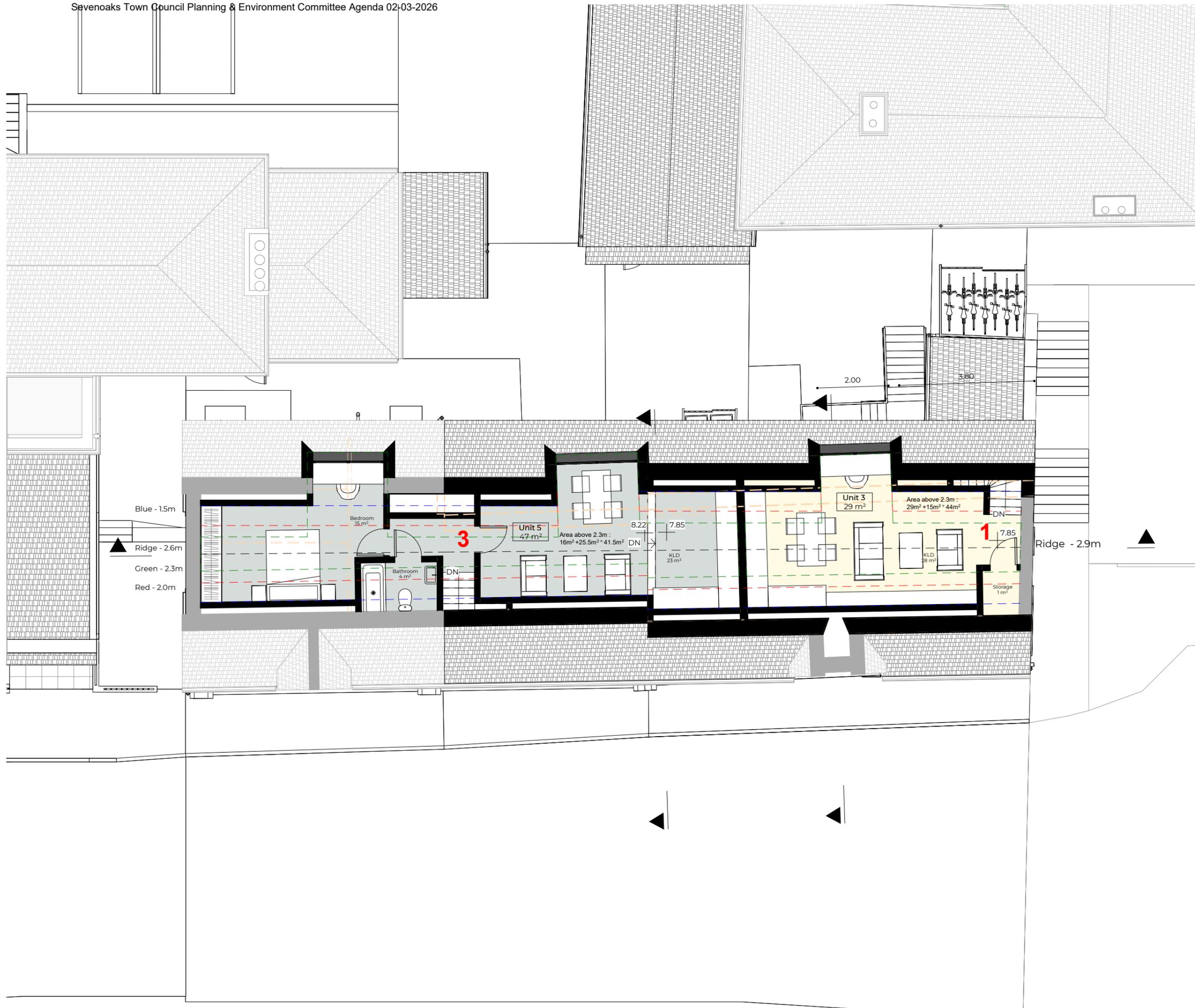
Drawing Proposed Second Floor Plan(67) Checked EA

Scale 1: 100 @ A3 Issue Date 19.02.2025



Project Address 65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client Abraham Feld Status For Planning



PROPOSED GIA	
Name	Area
Unit 3	58 m ²
Unit 4	37 m ²
Unit 5	59 m ²
	154 m ²

Rev No.	Date	Description
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Notes:
 Any inaccuracies or errors to be reported to the architect/surveyor immediately and prior to any work commencing. All dimensions to be verified on site. All work to comply with British Standards Code of practice. All external surfaces and materials to match existing. This drawing and all information provided within it is the copyright of UPP Consultants Ltd. and reproduction without prior consent is strictly forbidden.

Dwg No 65-67LO & 6-10VI-A-03-104 Drawn SB

Drawing Proposed Loft Floor Plan(67) Checked EA

Scale 1: 100 @ A3 Issue Date 19.02.2025



Project Address
 65-67 London Road & 6-10 Victoria Road, Sevenoaks, Kent, TN13 1AU

Client Abraham Field Status For Planning



Sevenoaks Town Council

Tel No: 01732 227000
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 26/00009/CHGADD
Date: 18th February 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 104B Oakhill Road Sevenoaks Kent TN13 1NU

Please note the address for this property was issued February 2024 but it is still under construction.

We can confirm the address has been changed to:

**Oathwood House
104B Oakhill Road
Sevenoaks
Kent
TN13 1NU**

If you have any queries then please contact us.

Yours faithfully

Alison Nailer

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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Tel No: 01732 227328
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00134/NEWDEV
Date: 16th February 2026

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: 87 Bayham Road Sevenoaks Kent TN13 3XA

Details: Conversion of building previously divided into two flats, one addressed as 87 Bayham Road and the other as 14 Holly Bush Lane, into a single detached dwelling.

26th January 2026 we issued a notification to remove 14 Holly Bush Lane from your records. However, following discussions with the owner, this decision has been reversed. Please remove 87 Bayham Road from your records and re-instate 14 Holly Bush Lane.

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.

Please update your records accordingly. If you have any queries, then please contact us via the email address shown above.

Yours faithfully

Alison Nailer

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

Site: 87 Bayham Road Sevenoaks Kent TN13 3XA

Plot	New Address	UPRN
87 Bayham Road and 14 Holly Bush Lane	14 Holly Bush Lane Sevenoaks Kent TN13 3UW	050002014972



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Draft answers as prepared by a Working Group* of STC's Planning & Environment Committee Members to the Central Government "Proposed reforms to the National Planning Policy Framework and other changes to the planning system" consultation

*Comprising Cllr Shea, Cllr Dr Canet, Cllr Wightman and Cllr Gustard

Draft answers are shown in blue text, with unanswered questions in grey text.

1) Do you have any views on how statutory National Development Management Policies could be introduced in the most effective manner, should a future decision be made to progress these?

Sevenoaks Town Council does not object to the proposal to limit repetition of NPPF policies in Local Plans, however stipulated that the scope to add further, local detail to these policies must be retained.

The Town Council reported its concern that removing this ability for Local and Neighbourhood Plans to expand upon and add local detail to national planning policies would significantly reduce the functionality of these Plans and even risk their becoming obsolete. One of the key purposes of a Local Plan is to identify housing sites to meet the Local Planning Authority's housing targets and guide development projects towards the most appropriate locations and at acceptable scales.

Taken in conjunction with the proposal to introduce a permanent presumption in favour of sustainable development, the restriction of Local Plans from repeating and building upon national policies would therefore risk the local detail added at this stage and negate their purpose.

Furthermore, the Local Plan-making process is particularly labour and resource-intensive, and provides much-needed local detail that responds to the local dynamics and needs of the area. NPPF policies must not be able to negate this local detail and evidence.

2) Do you agree with the new format and structure of the draft Framework which comprises separate plan-making policies and national decision-making policies? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council agreed that formalising and making consistent the wording of the NPPF to avoid ambiguity is a reasonable amendment.

3) Do you agree with the proposed set of annexes to be incorporated into the draft Framework? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

4) Do you agree with incorporating Planning Policy for Traveller Sites within the draft Framework? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

- 5) **Do you agree with the proposed approach to simplifying the terminology in the Framework where weight is intended to be applied?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree*

Partly agree.

- a) **Please provide your reasons, particularly if you disagree**

Sevenoaks Town Council agreed that formalising and making consistent the wording of the NPPF to avoid ambiguity is a reasonable amendment.

- 6) **Do you agree with the role, purpose and content of spatial development strategies set out in policy PM1?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

- a) **Please provide your reasons, particularly if you disagree.**

Sevenoaks Town Council reiterated its stipulation under Question 1; that the ability for Local Planning Authorities and Neighbourhood Planning bodies to add local detail to wider planning policies must be retained. There appears to be a conflict between the stated proposal that locally-made policies may not repeat those within the NPPF, and the statement that the UK's planning system will be plan-led. The NPPF's ability to override essential, localised policies which respond directly to the local needs and constraints of the area does not reflect the intention for development to be plan-led. The hierarchy and interaction between the different levels of planning policies, including the NPPF, regional spatial plans, Local Plans and Neighbourhood Plans, needs to be clarified and approached consistently.

Furthermore, this section needs to make it clearer which body will be creating these strategic development strategies, what form of public consultation will occur, and how the strategy ties in with infrastructure delivery – particularly that of roads and railway. Sevenoaks Town Council emphasised that consultation with local residents must occur before a development strategy is adopted.

- 7) **Do you agree that alterations should be made to spatial development strategies at least every 5 years to reflect any changes to housing requirements for the local planning authorities in the strategy area?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

- a) **If not, do you think there should be a different approach, for example, that alterations should only be made to spatial development strategies every five years where there are significant changes to housing need in the strategy area?**

Sevenoaks Town Council recommended that provision should be included for particularly static areas to be able to re-adopt their spatial development strategy without the costly exercise of reviewing it. For instance, highland areas where their housing requirements have not changed, may not benefit from reviewing their strategy, but would still incur the significant cost to do so.

Furthermore, while the Town Council agrees that development plans and strategies should be agile and kept up to date, the cost burden of this to both local government authorities and residents must be recognised and funding allocated towards facilitating this.

- 8) If spatial development strategies are not altered every five years, should related policy on the requirements used in five year housing land supply and housing delivery test policies, set out in Annex D of the draft Framework, be updated to allow housing requirement figures from spatial development strategies to continue to be applied after 5 years, so long as there has not been a significant change in that area's local housing need? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***

Partly agree.

- a) Please provide your reasons, particularly if you disagree.

- 9) Do you agree with the role, purpose and content of local plans set out in policy PM2? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***

- a) Please provide your reasons, particularly if you disagree.

- 10) Do you think that local plans should cover a period of at least 15 years from the point of adoption of the plan? Yes/No**

No.

- a) **If not, do you think they should cover a period of at least 10 years, or a different period of time. Please explain why.**

Sevenoaks Town Council recommended shorter periods, in order to allow local plans to be more agile and responsive to their current needs. Housing targets are at a significant high, and local plans are being drawn up with higher density numbers and housing allocation sites in order to respond to this. Shorter periods would allow these plans to be updated to reflect changes in population numbers, projected growth and shrinkage, as well as the aging population.

- 11) Do you agree with the principles set out in policy PM6(1c), including its provisions for preventing duplication of national decision-making policies? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***

- a) Please provide your reasons, particularly if you disagree.

- 12) Do you agree with the approach to initiating plan-making in PM7? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***

- a) Please provide your reasons, particularly if you disagree

- 13) Do you agree with the approach to the preparation of plan evidence set out in policy PM8? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***

Strongly agree.

- a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council supported the re-adoption of evidence base documents where they remain relevant and applicable, particularly as they can be significantly expensive and time-consuming to produce. Design guidance documents such as Residential Character Area Assessments were considered by the Town Council to be particularly important, and their retention and continued material

weight within the planning system essential to ensuring that upcoming development is of high quality and complementary to the existing environment.

14) Do you agree with the approach to identifying land for development in PM9? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

The current method for Sevenoaks' Local Planning Authority – Sevenoaks District Council – to identify housing allocations is via a “Call for Sites”, which requires landowners to submit their sites and proposals for them. Sites not directly submitted by the landowner cannot be included and allocated for housing, regardless of how sustainably they are located and whether they are in active use. A particular example is the Edwards Electrical site on London Road, which is a large, vacant plot of land in the Town Centre that has not been in any active use for over 20 years, however could not be allocated for housing by the LPA due to inaction by the landowner.

Sevenoaks Town Council does not consider this adequate for securing build-out, particularly of under-utilised and vacant sites. The Town Council recommended that the system for identifying land for development be updated to recognise strategic, vacant and underutilised sites which are ideal for housing but have not been actively promoted by the owner. Greater focus should be put on assessing **sites**, with the recommended framework therefore starting with a strategic analysis of sites by the LPA, followed by engagement with their landowners before any subsequent Call for Sites which could then be used to meet any remaining housing numbers. This would secure the best and most strategic locations without the need to create supporting infrastructure to support them i.e. train stations and new accesses, as well as ensuring that vacant and underutilised sites in the most strategic locations are prioritised first. In the event that the landowner of said site is either unresponsive or uncooperative, this should then be usable as an evidence base and trail for securing these strategic sites via a Compulsory Purchase Order.

15) Do you agree with the policies on maintaining and demonstrating cross-boundary cooperation set out in policy PM10 and policy PM11? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

Cross-boundary cooperation will help to ensure that resulting Local Plans and their consideration of potential housing sites are complementary to each other and facilitate the upcoming local government reorganisation and devolution, which will see many of these authorities merged with each other to create unitary authorities.

16) Do you agree that policy PM12 increases certainty at plan-making stage regarding the contributions expected from development proposals? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council stipulated that developer contributions via Community Infrastructure Levy must be retained, and the portion directed to Town and Parish Councils emphatically protected. This will only become more crucial as local government reorganisation and devolution progresses,

because it will ensure that infrastructure provision at the local level and which responds to the changing needs of the area is maintained, as its population rises.

Furthermore, Town and Parish Councils are not currently included – nor consulted – during either the identification process of local infrastructure needs or the negotiation process for infrastructure to be secured via a new development. This is an egregious omission which needs rectifying and formalising via national planning policy. Local Town and Parish Councils are uniquely equipped to identify key provisions needed to support their existing and projected population numbers, and respond to local issues that may not otherwise be addressed by a larger body.

The Town Council requested that explicit wording be added, either requiring or at a minimum encouraging the inclusion of Town and Parish Councils in all discussions relating to the identification of infrastructure contributions via development. There should be a requirement also for Neighbourhood Plans and Highway Improvement Plans to be consulted in the first instance, when considering infrastructure needs, as these are more likely to reflect the existing needs, aspirations and priorities of the local population.

Including Town and Parish Councils in Section 106 negotiations is important, not just for securing necessary infrastructure provision that responds to the specific location, but also for securing local management of community assets that may come through development. Securing such management at a later stage risks issues such as double taxation of the new development's residents, whereby they are taxed once via a levy charged towards the asset's maintenance, and a second time via their town or parish council tax. Sharing the tax across the wider area is fairer both to the new residents, who would otherwise be responsible for maintenance costs of the new asset despite it being available for the wider community, and the existing residents who would benefit from a fair and consistent approach to maintaining of community assets. At a minimum, Town and Parish Councils would be well-placed to at least identify such risks of double taxation, so that mitigation measures can be incorporated into the Section 106 agreement.

17) Do you agree that plans should set out the circumstances in which review mechanisms will be used, or should national policy set clearer expectations? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council neither agrees nor disagrees, on the grounds that this question asks two opposing questions which contravene each other. Agreeing that plans should set out circumstances in which review mechanisms will be used would imply the opposite response to the second half of the question, which asks if they should be set via national policy standards instead.

18) Do you agree with policy PM13 on setting local standards, including the proposal to commence s.43 of the Deregulation Act 2015? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council stipulated that this must not weaken baseline efficiency standards or stifle innovation. This proposal could risk becoming inappropriate in preventing local councils from requiring standards that suite the locality.

The Town Council also requested that local standards within TC1 include character, as well as the importance of safety by design – such as passive surveillance from active-ground floor uses and well lit spaces, particularly in town centres.

19) Do you agree that the tests of soundness set out in policies PM14 and PM15 will allow for a proportionate assessment of spatial development strategies, local plans and minerals and waste plans at examination? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) If not, please explain how this could be improved to ensure a proportionate assessment, making it clear which type of plan you are commenting on?

20) Do you have any specific comments on the content of the plan-making chapter which are not already captured by the other questions in this section?

Sevenoaks Town Council stipulated that scope for local detail to be added to planning policies via Neighbourhood Development Plans and Supplementary Planning Documents must be retained. These documents are particularly important for ensuring that prospective development is well designed and responds directly to the character, heritage and priorities of the local area. The Town Council is concerned that the weight of such documents may be lost or reduced as national planning policy is updated, and emphasised that their material and substantial weight must be explicitly secured. To neglect this would minimise the local say that the community is afforded to the future of their surroundings, and negate the positive impact that neighbourhood planning can have on residents' sense of place and personal investment in their local area.

Furthermore, the relationship between the Local Plan, Neighbourhood Plan, Spatial Development

Furthermore, the relationship between the Local Plan, Neighbourhood Plan, Spatial Development Strategy and NPPF needs be clearly defined, as the stated position that development will be planned seems to be contravened by the restriction of locally-made plans from repeating and expanding on national policy. Constraining these plans also prevents them for planning for circumstances that may arise later – for instance, it is essential for Neighbourhood Plans in particular to reflect local needs and the aspirations of their local community, as well as to allow the community to access funding to achieve these aspirations. Neighbourhood Plans and the local detail they provide to planning policy must remain a strong material consideration, particularly as they are democratically produced and voted upon and therefore clear reflections of the local community's priorities.

The Town Council implored central government to allocate specific funding towards facilitating detailed Neighbourhood Plans and Supplementary Planning Documents which provide this local detail and are supported by the robust evidence base needed to secure their material planning weight – for instance via allocation of housing sites and designation of minimum infrastructure provisions and design quantum for these sites.

21) Do you agree with the principles set out in policy DM1? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council advised that this section needs to make much clearer what the definition of pre-consultation is; whether it refers to open consultation with local residents by the prospective developer on their emerging proposals for development, or the confidential pre-planning advice / discussions that the developer may seek from the Local Planning Authority as well as key infrastructure providers such as highways and water suppliers. The Town Council considered that there should be provision for particularly sensitive locations, including historic or environmental, to require active community engagement.

Finally, while the Town Council partly agrees with the principles in policy DM1, it stipulated that this must not be introduced at the risk of negatively impacting and causing strain to existing local infrastructure.

22) Do you agree with the policy DM2 on information requirements for planning applications? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

23) Do you have any views on whether such a policy could be better implemented through regulations?

24) Do you agree with the principles set out in DM3? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

25) Do you agree that policy DM5 would prevent unnecessary negotiation of developer contributions, whilst also providing sufficient flexibility for development to proceed? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

26) Do you have any further comments on the likely impact of policy DM5: Development viability?

27) Do you have any views on how the process of modifying planning obligations under S106A, where needed once a section 106 agreement has been entered into, could be improved?

a) If so, please provide views on specific changes that may improve the efficacy of S106A and the main obstacles that result in delay when seeking modification of planning obligations.

28) Do you have any views on how the process of modifying planning obligations could be improved in advance of any legislative change, noting the government's commitment to boosting the supply of affordable housing.

a) If so, please provide views on the current use of s73 and, if any, the impact on affordable housing obligations.

29) Do you agree with the approach for planning conditions and obligations set out in policy DM6, especially the use of model conditions and obligations? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

30) Do you agree that policy DM7 clarifies the relationship between planning decisions and other regulatory regimes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

31) Do you agree with the new intentional unauthorised development policy in policy DM8? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

32) Are there any specific types of harm arising from intentional unauthorised development, and any specific impacts from the proposed policy, which we should consider?

a) If so, are there any particular additions or mitigations which we should consider?

33) Do you agree with the new Article 4 direction policy in policy DM10? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council supports the proposed introduction of a more flexible policy which would allow permitted development rights to be removed where necessary, to protect the amenity of well-being of an area. It has requested such removals via its responses to planning applications in the past, and recommends that specific wording be added to allow this to occur via planning condition.

34) Do you agree with the proposed approach to setting a spatial strategy in development plans? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

35) Do you agree with the proposed definition of settlements in the glossary? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

36) Do you agree with the revised approach to the presumption in favour of sustainable development? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly disagree.

a) Please provide your reasons, particularly if you disagree.

Chapter 2 of the “NPPF proposed reforms and other changes to the planning system” document recognises the negative impact that “piecemeal and speculative” developments can have in terms of reduced public engagement and the quality and suitability of proposals for that area. This is

considered to be in contrast, however, to the proposal under Chapter 4 for a permanent adoption of the presumption in favour of suitably located development.

While the Town Council is in agreement that development should be prioritised in the first instance in brownfield sites in existing settlements, pursuing this via a permanent presumption in favour of sustainable development – otherwise, a tilted balance – could risk having a negative impact on design, character and culture as well as local democracy. There must be limitations to the tilted balance to ensure that sustainably located development not allocated within the plan is still plan-led, responsive to the local area and not in conflict with the existing landscape and character.

Sevenoaks Town Council is of the opinion that – given the considerable amount of time, work and funding required of a Local Planning Authority to update and successfully make their Local Plan – District or Borough should be entitled to benefit from the protection that this affords it from speculative, and often inappropriate, development. Local Planning Authorities and their residents have been tasked with a not insignificant challenge to meet substantially increased housing targets while finely balancing the impact to existing residents, the local environment, heritage, character, green spaces and open countryside, and struggling existing infrastructure. As such, higher housing densities and building heights are having to be explored in the more sustainable locations, in favour of releasing essential Green Belt land – to the great and understandable distress of local people. Sevenoaks Town Council appreciates that this is a difficult but necessary balance to reach, in order to negate the tilted balance and avoid housing being proposed in even less publicly-supported locations, densities and building heights, and the loss of protection from this is therefore considered inappropriate.

Furthermore, the tilted balance causes the material weight of any relevant Neighbourhood Development Plans – democratically approved documents whose priorities and contents are voted in by residents – to be significantly reduced. The Town Council emphasised that the objectives and priorities within made Neighbourhood Development Plans should maintain their material weight, be used to guide the nature and scale of development, and be able to set local priorities without being overruled by the NPPF and Local Plans.

Finally, the Town Council raised its concern that the emphasis on intensifying existing towns should not be to the detriment of the health and self-sustainability of small villages.

37) Do you agree to the proposed approach to development within settlements? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

38) Do you agree to the proposed approach to development outside settlements? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

39) Do you have any views on the specific categories of development which the policy would allow to take place outside settlements, and the associated criteria? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons.

40) Do you agree with the proposed approach to development around stations, including that it applies only to housing and mixed-use development capable of meeting the density

requirements in chapter 12? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, including any evidence that this policy would lead to adverse impacts on Gypsies and Travellers and other groups with protected characteristics.

41) Do you agree that neighbourhood plans should contain allocations to meet their identified housing requirement in order to qualify for this policy? *Strongly agree, partly agree, neither agree or disagree, partly disagree, strongly disagree.*

Strongly disagree.

a) **If not, please provide your reasons**

While Sevenoaks Town Council strongly supports Neighbourhood Plans being able to allocate sites for housing, this is not always possible due to the need for robust evidence base documentation to support these. The Town Council strongly recommended that funding be allocated via grants or technical support to allow Neighbourhood Plans to achieve this.

Furthermore, Neighbourhood Development Plans are democratically produced and approved documents, and the Town Council implored central government to recognise this by strengthening the weight that design advice within these Plans can be given, even without a specific site allocation. Design quantum such as preserving and enhancing character and respecting surrounding building heights should not be lost on the grounds that the Neighbourhood Plan either did not allocate the site for a set housing number or the allocation does not meet newly increased density requirements. Should Neighbourhood Plans be superseded by Local Plans which, with their newly increased housing targets, have needed to identify further housing sites not covered by the Local Plan, the Town Council considered that it would be a significant loss to local democracy for the material weight of the Neighbourhood Plan to be lost, for instance.

42) Do you agree with the approach to planning for climate change in policy CC1? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) Please provide your reasons, particularly if you disagree.

43) Do you agree with the approach to mitigating climate change through planning decisions in policy CC2? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) **If not, what additional measures could be taken to ensure climate change mitigation is given appropriate consideration?**

The Town Council recommended that building regulations be updated to support the policy ambitions.

44) Do you agree with the approach to climate change adaptation through planning decisions in policy CC3? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

Strongly agree.

a) What additional measures could be taken to ensure climate change adaptation is given appropriate consideration?

45) Does the policy on wildfire adaptation clearly explain when such risks should be considered and how these risks should be mitigated? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons

46) How should wildfire adaptation measures be integrated with wider principles for good design, and what additional guidance would be helpful?

47) Do you have any other comments on actions that could be taken through national planning policy to address climate change?

Sevenoaks Town Council recommended that national planning policy on climate change needs to recognise the conflict that often arises between the need to retrofit historic assets to improve their energy efficiency and endurance, with the need to preserve and enhance their historic significance. This needs to be balanced, and the character of historic assets preserved, while ensuring that their use and positive contribution to the area can be maintained.

48) Do you agree the requirements for spatial development strategies and local plans in policy HO1 and policy HO2 are appropriate? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

49) Is further guidance required on assessing the needs of different groups, including older people, disabled people, and those who require social and affordable housing? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) If so, what elements should this guidance cover?

50) Do you agree with the approach to incorporating relevant policies of Planning Policy for Traveller Sites within this chapter? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

51) Is further guidance needed on how authorities should assess the need for traveller sites and set requirement figures? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) If so, what are the key principles this guidance should establish?

52) Do you agree the new Annex D to the draft Framework is sufficiently clear on how local planning authorities should set the appropriate buffer for their local plan 5-year housing land supply? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

- 53) Do you agree the new Annex D to the draft Framework is sufficiently clear on the wider procedural elements of 5-year housing land supply, the Housing Delivery Test and how they relate to decision-making? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons, particularly if you disagree.
- 54) Do you agree the requirements to establish a 5 year supply of deliverable traveller sites and monitor delivery are sufficiently clear? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons, particularly if you disagree.
- 55) Do you agree the plan-making requirements, for both local plans and spatial development strategies, in relation to large scale residential and mixed-use development are sufficiently clear? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons, particularly if you disagree.
- 56) Do you agree our proposed changes to the definition of designated rural areas will better support rural social and affordable housing? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- 57) Do you agree with our proposals to ask authorities to set out the proportion of new housing that should be delivered to M4(2) and M4(3) standards? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- 58) Do you agree 40% of new housing delivered to M4(2) standards over the plan period is the right minimum proportion? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons, and would you support an alternative minimum percentage requirement?
- 59) Do you agree the proposals to support the needs of different groups, through requiring authorities to identify sites or set requirements for parts of allocated sites are proportionate? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons, particularly if you disagree.
- 60) Do you agree with our proposals to ask authorities to set out requirements for a broader mix of tenures to be provided on sites of 150 homes or more? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons and indicate if an alternative site size threshold would be preferable?
- 61) Do you agree with proposals for authorities to allocate land to accommodate 10% of the housing requirement on sites of between 1 and 2.5 hectares? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons
- 62) Are any changes to policy HO7 needed in order to ensure that substantial weight is given to meeting relevant needs?**
- 63) Do you agree that proposals to add military affordable housing to the definition of affordable housing, and allow military housing to be delivered as part of affordable housing requirements,**

will successfully enable the provision of military homes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

- a) Please provide your reasons, particularly if you disagree.
- 64) Do you agree flexibility relating to the size of market homes provided will better enable developments providing affordable housing? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) Please provide your reasons, particularly if you disagree.
- 65) Would requiring a minimum proportion of social rent, unless otherwise specified in development plans, support the delivery of greater number of social rent homes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) If so, what would be an appropriate minimum proportion and development size threshold taking into account development viability?
- 66) Are changes to planning policy needed to ensure that affordable temporary accommodation, such as stepping stone housing, is appropriately supported, including flexibilities around space standards?**
- a) If so, what changes would be beneficial?
- 67) Do you agree that applicants should have discretion to deliver social and affordable housing requirements via cash payments in lieu of on-site delivery on medium sites? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***
- a) If so, would it be desirable to limit the circumstances in which cash contributions in lieu of on-site delivery can be provided – for example, should it not be permitted on land released from the Green Belt where the Golden Rules apply? Please explain your answer.
- b) If you do not believe applicants should have blanket discretion to discharge social and affordable housing requirements through commuted sums, do you think cash contributions in lieu of on-site delivery should be permitted in certain circumstances – for example where it could be evidenced that onsite delivery would prevent a scheme from being delivered? Please explain your answer
- 68) What risks and benefits would you expect this policy to have? Please explain your answer. The government is particularly interested in views on the potential impact on SME housing delivery, overall housing delivery, land values, build out rates, overall social and affordable housing delivery, and Registered Providers (including SME providers).**
- 69) What guidance or wider changes would be needed to enable Local Planning Authorities to spend commuted sums more effectively and more quickly? Please explain your answer.**
- 70) Would further guidance be helpful in supporting authorities to calculate the appropriate value of cash contributions in lieu?**
- a) If so, what elements and principles should this guidance set out? Please explain your answer. For example, guidance could make clear that contributions in lieu should be an amount which is the equivalent value of providing affordable housing on site, based on a comparison of the Gross Development Value of the proposed scheme with the Gross Development Value of the scheme assuming affordable housing was provided onsite.
- 71) Do you support proposals to enable off site delivery where affordable housing delivery can be optimised to produce better outcomes in terms of quality or quantity? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.***

a) Please provide your reasons, particularly if you disagree.

72) Do you agree the with the criteria set out regarding the locations of specialist housing for older people? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

73) Do you agree with the criteria set out regarding the locations of community-based specialist accommodation, including changes to the glossary? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

74) Do you agree with the criteria set out regarding the locations of purpose-built student accommodation and large-scale shared living accommodation, including changes to the glossary? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

75) Do you agree the proposals provide adequate additional support for rural exception sites? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, including what other changes may be needed to increase their uptake?

76) Do you agree with proposals to remove First Homes exception sites as a discrete form of exception site? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

77) Do you agree proposals for a benchmark land value for rural exception sites will help to bring forward more rural affordable homes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) If so, which approach and value as set out in the narrative for policy HO10 of the consultation document is the most beneficial for government to set out?

78) Do you agree the proposals to set out requirements for traveller sites at policy HO12 adequately capture relevant aspects from Planning Policy for Traveller Sites, whilst ensuring fair treatment for traveller sites in the planning system? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

79) Please provide your reasons, particularly if you disagree.

80) Do you agree the proposals in policy HO13 will help to ensure development proposals are built out in a reasonable period? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

81) Do you agree the requirements to take a flexible approach to the consenting framework for large scale residential and mixed-use development is sufficient to ensure the opportunities of large scale development are supported? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

82) Are any more specific approaches or definitions needed to support the delivery of very large (super strategic) sites, including new towns? *Yes, no*

a) Please provide your reasons.

83) Do you agree with the proposed changes to the Housing Delivery Test rule book? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

84) Do you agree that more emphasis should be placed on relevant national strategies and the need for flexibility in planning for economic growth, as drafted in policy E1? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

85) Do you agree with the approach to meeting the need for business land and premises in policy E2? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

86) Do you agree with the proposed new decision-making policy supporting freight and logistics development in policy E3? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

87) Do you agree with the approach to rural business development in policy E4? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

88) Do you agree with the proposed changes to policy for planning for town centres? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council emphatically supports the proposed recognition of the role that design guides, codes, masterplans and Article 4 directions can have in shaping distinctive places and requested that these be granted explicit material weight in the decision-making process and be allowed to set guidance on heights, density and design regardless of whether specific housing numbers are allocated.

The Town Council considers masterplans to be particularly important for identifying local priorities and opportunities for improvement, and would like to see their production in the earliest stages of a development's planning, in order to ensure that it integrates with the wider area and positively contributes to the strengths and character of the area. This would include during pre-planning application discussions as well as infrastructure discussions with the developer.

The Town Council further advised that the production of such valuable but costly documents should be allocated funding via grants or technical support, in order to facilitate their creation. There should also be funding allocated towards delivering the identified opportunities in these documents, with grant funding allocated towards delivering public realm improvements, modernising town centres and reacting to the challenges faced by the traditional high street.

89) Do you agree with the approach to development in town centres in policy TC2? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) If not, please explain how you would achieve this aim differently?

Sevenoaks Town Council agreed that town centres and their offering should not be lost in favour of residential development.

90) What impacts, if any, have you observed on the operation of planning policy for town centres since the introduction of Use class E?

91) Do you believe the sequential test in policy TC3 should be retained? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Slightly agree.

a) Please provide your reasons, particularly if you disagree.

92) Do you agree with the approach to town centre impact assessments in policy TC4? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

93) Do you agree that the updated policies provide clearer and stronger support for the rollout of 5G and gigabit broadband? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

94) Do you agree the requirements for minimising visual impact and reusing existing structures are practical for applicants and local planning authorities? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

95) Do you agree the supporting information requirements are proportionate and sufficient without creating unnecessary burdens? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

96) Do you agree with the approach to planning for energy and water infrastructure in policy W1? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree, what alternative approach would you suggest?

- 97) Do you agree with the amendments to current Framework policy on planning for renewable and low-carbon energy development and electricity network infrastructure in policy W2?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 98) Do you agree with the proposed approach to supporting development for renewable and low carbon development and electricity network infrastructure in policy W3?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree, and any changes you would make to improve the policy.
- 99) Do you agree with the proposed approach to supporting development for water infrastructure in policy W4?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 100) Do you agree with the proposed prohibition on identifying new coal sites in policy M1, and to the removal of coal from the list of minerals of national and local importance?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 101) Do you agree with how policy M1 sets out how the development plan should consider oil and gas?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 102) Do you agree with the proposed addition of critical and growth minerals to the glossary definition of ‘minerals of national and local importance’?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 103) Do you agree criteria b of policy M2 strikes the right balance between preventing minerals sterilisation and facilitating non minerals development?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 104) Do you agree policy M3 appropriately reflects the importance of critical and growth minerals?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 105) Do you agree with the exclusion of development involving onshore oil and gas extraction from policy M3?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- 106) Please provide your reasons, particularly if you disagree.**
- 107) Do you agree policy M4 sufficiently addresses the impacts of mineral development, noting that other national decision-making policies will also apply?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- 108) Please provide your reasons, particularly if you disagree.**

109) Do you agree with approach to coal, oil and gas in policy M5? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

110) Are there any other exceptional circumstances in which coal extraction should be permitted?
Yes/No

111) If yes, please outline the exceptional circumstances in which you think coal extraction should be permitted.

112) Do you agree policy M6 strikes the right balance between preventing the sterilisation of minerals reserves and minerals-related activities, and facilitating non-minerals development? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

113) Does policy M6 provide sufficient clarity on the role of Minerals Consultation Areas? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

114) Do you agree policy L1 provides clear guidance on how Local Plans should be prepared to promote the efficient use of land? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

115) If not, what further guidance is needed?

116) Do you agree policy L2 provides clear guidance on how development proposals should be assessed to ensure efficient use of land? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

117) Do you agree policy L2 identifies appropriate typologies of development to support intensification? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) If not, what typologies should be added or removed and why?

118) Do you agree the high-level design principles provided in policy L2(d) appropriate for national policy? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

119) Do you agree policy L2 (d)(i) achieves its intent to enable appropriate development that may differ from the existing street scene, particularly in cases such as corner plot redevelopment and upwards extensions. *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

120) Do you agree with the proposed safeguards in policy L2 that allow development in residential curtilages? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council advised that this needs to be approached in a site-specific manner, and should consider the contribution to the prevailing design language.

121) Do you agree policy L3 provides clear guidance on achieving appropriate densities for residential and mixed-use schemes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly disagree.

a) If not, please explain how guidance could be clearer?

Sevenoaks Town Council opposed the proposal that existing character should not preclude proposals that maximise site potential. Local character is crucial to a local community's sense of place and pride in their surrounding area, and neither needs to be nor should be sacrificed in favour of providing more homes.

122) Do you agree with the minimum density requirements set out within policy L3? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

b) Could these minimum density requirements lead to adverse impacts on Gypsies and Travellers and other groups with protected characteristics? Please provide your reasons, including any evidence

Sevenoaks Town Council expressed its concern that only minimum densities are set, and not maximum. Building heights should respond to the local context and appropriateness of their setting, particularly in historic towns and should not be raised above this in favour of achieving higher density requirements.

123) Do you agree that using dwellings per hectare is an appropriate metric for setting minimum density requirements? Additionally, is our definition of 'net developable area' within the NPPF suitable for this policy? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

124) Do you agree with the proposed definition of a 'well-connected' station used to help set higher minimum density standards in targeted growth locations? In particular, are the parameters we're using for the number of Travel to Work Areas and service frequency appropriate for

defining a 'well-connected' station? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons and preferred alternatives.

Sevenoaks Town Council strongly advised that, if higher density housing is allocated near stations with high commuting patterns, mitigation will be necessary to ensure that distribution of affordable housing is achieved in order to prevent non-diversified housing stock clustered around the station.

125) Are there other types of location (such as urban core, or other types of public transport node) where minimum density standards should be set nationally? Yes/No

a) If so, how should these locations be defined in a clear and unambiguous way and what should these density standards be?

126) Should we define a specific range of residential densities for land around stations classified as 'well-connected'?

127) If so, what should that range be, and which locations should it apply to?

Sevenoaks Town Council recommended that the upper end of that range should reflect local development plans and the character of the town, and the need for a diversified housing stock in these locations.

128) Do you agree policy L4 provides clear high-level guidance on good design for residential extensions? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

129) Please provide your reasons, particularly if you disagree.

130) Do you agree that policy GB1 provides appropriate criteria for establishing new Green Belts? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

131) Please provide your reasons, particularly if you disagree.

132) Do you agree policy GB2 gives sufficient detail on the expected roles spatial development strategies and local plans play in assessing Green belt land? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

133) Do you agree with proposals to better enable development opportunities around suitable stations to be brought forward? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

134) Do you agree the expectations set out in policy GB5 are appropriate and deliverable in Local Plans? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

135) Please provide your reasons, particularly if you disagree.

136) Do you agree policies GB6 and GB7 set out appropriate tests for considering development on Green Belt land? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

137) Do you agree policy GB7(1h) successfully targets appropriate development types and locations in the Green Belt, including that it applies only to housing and mixed-use development capable of meeting the density requirements in chapter 12? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

138) Please provide your reasons, including any evidence that this policy would lead to adverse impacts on Gypsies and Travellers.

139) Do you agree that site-specific viability assessment should be permitted on development proposals subject to the Golden Rules in these three circumstances? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council expressed its concern that the benefits of the golden rules could be managed out through viability tests, and emphasised its stance that the deliverables of the golden rules are essential to creating strong communities. The Town Council also questioned whether this could introduce a risk particularly in multi-phase developments, where these benefits would be eliminated in each phase due to viability until none remain.

140) With regards to previously developed land, are there further changes to policy or guidance that could be made to help ensure site-specific viability assessments are used only for genuinely previously developed land, and not predominantly greenfield sites?

141) Do you agree with setting an affordable housing 'floor' for schemes subject to the Golden Rules accompanied by a viability assessment subject to the terms set out? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly disagree.

142) Please explain your answer, including your view on the appropriate approach to setting a 'floor', and the right level for this?

Sevenoaks Town Council expressed its concern that in a high value Green Belt area such as Sevenoaks District, this change from the earlier golden rules will give considerable scope for non-delivery of affordable housing. Delivery of affordable housing from large developments is already considerably below minimum policy requirement, due to inflation and viability assessments confirming that any higher is unachievable. Sevenoaks Town Council noted that the proposed wording of the golden rules for redesignation of Green Belt to Grey Belt appear to significantly reduce their strength and allow for negotiation of affordable housing contribution. It strongly requested that affordable housing provision not be negotiable within Green or Grey Belt development.

143) Do you agree with local planning authorities testing viability at the plan-making stage using a standardised Benchmark Land Values scenario of 10 times Existing Use Value for greenfield, Green Belt land? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

Partly disagree.

a) Please explain your answer.

Sevenoaks Town Council considered this approach to be problematic, particularly in areas such as Sevenoaks Town, which have experienced a significant increase of inflation of housing prices which has been prohibitive to development – particularly that of affordable homes and infrastructure. Inflating that by a further 10x will exacerbate this issue even more and make it more difficult for development to be made viable to come forwards, and for LPA's to secure the required percentage of affordable homes contribution. The Town Council therefore recommended that a more locally-informed approach would be much more effective.

144) Do you have any other comments on the use of nationally standardised Benchmark Land Values for local planning authorities to test viability at the plan-making stage?

145) Do you agree that proposed changes to the grey belt definition will improve the operability of the grey belt definition, without undermining the general protections given to other footnote 7 areas? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

146) Do you agree that policy DP1 provides sufficient clarity on how development plans should deliver high quality design and placemaking outcomes? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

147) Do you agree with the approach to design tools set out in policy DP2? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

148) Do you agree policy DP3 clearly set out principles for development proposals to respond to their context and create well-designed places? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

a) Please provide your reasons, particularly if you disagree.

149) Do you agree with the proposed approach to using design review and other design processes in policy DP4? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) **If not, what else would help secure better design and placemaking outcomes?**

Sevenoaks Town Council strongly recommended that design review panels and other design processes should be required to include a Town or Parish Council representative, on the grounds that they would be well-placed to advise on site-specific issues infrastructure needs, constraints such as character, appropriate scale, design and local priorities. Furthermore, any design review process should be engaged at the earliest stage of a scheme's planning in order to inform the design specification and ensure that local views and priorities are integrated into the Development Brief and spatial strategy.

Wayfinding is essential to placemaking and linking key features of the town together. The Town Council notes that brief reference is made to wayfinding in the "NPPF proposed reforms and other changes to the planning system" under L2, however this is more in relation to using building heights to establish landmark features. The Town Council emphasises that wayfinding should be much more embedded into national policy and requested that the role it can play in building a location's identity, character and prominence.

150) Do you agree that policy TR1 will provide an effective basis for taking a vision-led approach and supporting sustainable transport through plan-making? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

151) Do you agree that policy TR2 strikes an appropriate balance between supporting maximum parking standards where they can deliver planning benefits, and requiring a degree of flexibility and consideration of business requirements in setting those standards? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

152) Do you agree with the changes proposed in policy TR3(1a), including the reference to proposals which could generate a significant amount of movement, and the proposed use of the Connectivity Tool? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

153) Do you agree that proposed policy TR4 provides a sufficient basis for the effective integration of transport considerations in creating well-designed places? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) **Please provide your reasons, particularly if you disagree.**

Sevenoaks Town Council advised that approached to transport and parking needs realistic designs that reflect the modern world and existing environment. For instance, if a development is proposed to be car-free, there needs to be supporting infrastructure in place to support this – not just by way of nearby train stations but with cycling and walking facilities, car share schemes, facilities within walking distance which take into account incline and accessibility issues for less mobile residents. These need to be delivered in the first instance and at the earliest stage of a scheme's development in order to support the new residents which it will house.

Furthermore, regardless of whether the intended residents will be expected to use cars as their main means of transport, recognition and spatial allocation needs to be given to deliveries and disabled parking. A car-free development will still need to receive deliveries, particularly as new residents are moving into their new accommodations.

154) Do you agree with policy TR5 as a basis for supporting the provision and retention of roadside facilities where there is an identified need? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

155) Do you agree that the amended wording proposed in policy TR6 provides a clearer basis for considering when transport assessments and travel plans will be required, and for considering impacts on the transport network? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

156) Do you agree the proposed text in policy TR7 provide an effective basis for assessing proposals for marine ports, airports and general aviation facilities? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

157) Do you agree with the additional policy on maintaining and improving rights of way proposed in policy TR8? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

158) Do you agree with the approach to planning for healthy communities in policy HC1, including the expectation that the development plan set local standards for different types of recreational land, drawing upon relevant national standards? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council strongly recommended that explicit wording be added regarding provision of any community assets via development, that these should be secured at the earliest stages of a scheme's design, as well as in its delivery. Incorporating placement and space allocations for shared community amenities at the earliest stages of design will be important to increasing their functionality as well as integration into the scheme. Securing their delivery during the earliest stages of development will be particularly important for larger schemes which may need to be delivered in multiple phases, as it will foster the creation of communities from the outset. To summarise, the provision of community assets and facilities must be as front-loaded as possible.

The Town Council further stipulated that ownership and management of such community assets should be offered in the first instance to local community groups, with a first right of refusal. This includes town and parish councils in locations where that area is parished, as well as any other local, not-for-profit

community groups – with the key purpose of avoiding potential “double taxation” of new residents, should the local town or parish council acquire the asset and absorb its management costs into its annual budget as opposed to charging the new residents via their house purchase, as well as securing free access to the asset in future.

Furthermore, the Town Council recommended that cycle paths and active travel options should also be delivered from the outset, in order to have available the necessary infrastructure to support car-free residents and reduce the likelihood that new residents will need to depend on cars. Finally, Sevenoaks Town Council recommended that provision be included for shops and local facilities to be delivered within short, walkable distances to new developments. This would facilitate a further reduced reliance on cars, particularly for small essential shopping trips, with the additional benefit of providing social opportunities for community building.

- 159) Do you agree that Local Green Space should be ‘close’ to the community it serves?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

- a) **Please provide your reasons, particularly if you disagree.**

- 160) Do you agree that the proposed policies at HC3 and HC4 will support the provision of community facilities and public service infrastructure serving new development?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

- a) **Please provide your reasons, particularly if you disagree.**

Sevenoaks Town Council strongly agreed, however with the caveat that the ownership and management of new community facilities and public service infrastructure secured via developments should be offered in the first instance to local community groups, with a first right of refusal. This includes town and parish councils in locations where that area is parished, as well as any other local, not-for-profit community groups – with the key purpose of avoiding potential “double taxation” of new residents, should the local town or parish council acquire the asset and absorb its management costs into its annual budget as opposed to charging the new residents via their house purchase, as well as securing free access to the asset in future.

- 161) Do you have any views on whether further clarity is required to improve the application of this policy, including the term ‘fast food outlets’, and the types of uses to which it applies?**

- 162) Do you agree with the proposed approach to retaining key community facilities and public service infrastructure in policy HC6?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly disagree

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council noted that the proposed approach has not identified how an area will be defined when applying this policy – for instance at the District / Borough level, or the Town / Parish level.

The Town Council strongly disagreed with the proposal to limit protections for community facilities or public service infrastructure to situations where a facility is the last of its type in the area. Community infrastructure underpins local wellbeing and resilience and should be protected and enhanced proactively, with safeguards introduced well before only a single example of its kind remains.

163) Do you agree with the approach taken to recreational facilities in policy HC7, including the addition of ‘and/or’ with reference to quantity and quality of replacement provision? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly disagree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council disagreed with the proposal to add “and/or” to Policy HC7, on the grounds that it considers these to be essential spaces whose protection should not be weakened by adding flexibility to its application.

164) Do you agree with the clarification that Local Green Space should not fall into areas regarded as grey belt or where Green Belt policy on previously developed land apply? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council considered the protection of Local Green Spaces to be a key priority under all circumstances and therefore agreed with the proposed clarification, on the condition that this will retain their protection.

165) Do you agree with policy P1 as a basis for identifying and addressing relevant risks when preparing plans? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

166) Are any additional tools or guidance needed to enable better decision-making on contaminated land?

167) Do you agree with the criteria set out in proposed policy P3 as a basis for securing acceptable living conditions and managing pollution? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council welcomed the explicit reference to daylight and sunlight, particularly considering the increased housing targets and proposals to maximise housing densities. The Town Council also welcomed the specific mention of chalk streams and air pollution, and requested that the latter also acknowledge the impact of building works to air quality – not just of the completed development.

168) Do you agree policy P4 makes sufficiently clear how decision-makers should apply the agent of change principle? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

169) Do you agree policy P5 provides sufficient basis for addressing possible malicious threats and other hazards when considering development proposals? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

170) Do you agree that substantial weight should be given to the benefits of development for defence and public protection purposes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

171) Do you agree with the proposed changes set out in policy F3 to improve how Coastal Change Management Areas are identified and taken into account in development plans? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

172) Do you agree with the proposed clarifications to the sequential test set out in policy F5? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly disagree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council strongly opposed the proposed allowance of development in areas of surface water flood risk, where they have demonstrated that mitigation would make it “safe for its lifetime”. This is on the grounds that it considered the method to take insufficient account of the effects of climate change, as well as its very nature which makes predicting which areas will still be above water or more severely impacted by future flooding difficult.

173) Do you agree with the proposed approach to the exception test set out in policy F6? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree

- 174) Do you agree with the proposed requirement in policy F8 for sustainable drainage systems to be designed in accordance with the National Standards?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

- a) **Please provide your reasons, particularly if you disagree.**

Sevenoaks Town Council stipulated that regulation and strong management will be required to support this and ensure that it is appropriately monitored. Ensuring that developments are, and remain safe from flooding will require allocated funding and resources towards Natural England and other relevant bodies.

- 175) Do you agree with the proposed new policy to avoid the enclosure of watercourses, and encourage the de-culverting and re-naturalisation of river channels?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

- a) **Please provide your reasons, particularly if you disagree.**

- 176) Do you agree with the proposed changes to policy for managing development in areas affected by coastal change?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

- a) **Please provide your reasons, particularly if you disagree.**

- 177) The National Coastal Erosion Risk Map sets out where areas may be vulnerable to coastal change based on different scenarios. Do you have views on how these scenarios should be applied to ensure a proportionate approach in applying this policy?**

- 178) Do you agree with the proposed new additions to Table 2: Flood Risk Vulnerability Classifications?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

- a) **Should any other forms of development should be added? Please give your reasoning and clearly identify which proposed or additional uses you are referring to.**

- 179) Do you agree that the proposed approach to planning for the natural environment in policy N1, including the proposed approach to biodiversity net gain, strikes the right balance between consistency, viability, deliverability, and supporting nature recovery?** *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

- a) **Please provide your reasons, particularly if you disagree.**

- 180) In what circumstances would it be reasonable to seek more than 10% biodiversity net gain on sites being allocated in the development plan, especially where this could support meeting biodiversity net gain obligations on other neighbouring sites in a particular area?**

181) Do you agree policy N2 sets sufficiently clear expectations for how development proposals should consider and enhance the existing natural characteristics of sites proposed for development? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council was pleased to see the introduction of a new requirement for developments to incorporate swift bricks, and implored central government to also include in this policy the integration of wildlife corridors and permeable boundaries. Safe passage for wildlife is highly important, particularly in light of the anticipated further urbanisation of green and brownfield sites, which will introduce further barriers to wildlife movement. Wildlife corridors can be easily and cheaply incorporated into development either by substituting boundary fences in favour of more permeable hedges, or by including small “hedgehog holes” in the bottom of fences, and the Town Council strongly considered this to be equally important as the promoted use of swift bricks.

Finally, the Town Council emphasised the importance of strategic tree and vegetation planting, to ensure that the most appropriate and effective species is retained or provided as per the location. Focused and site specific evaluations will identify the most appropriate species for a site, and is a important but simple means of enhancing biodiversity and supporting the natural surrounding environment.

182) Do you agree the policy in Policy N4 provides a sufficiently clear basis for considering development proposals affecting protected landscapes and reflecting the statutory duties which apply to them? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, including how policy can be improved to ensure compliance.

Sevenoaks Town Council recommended that the views to and from protected landscapes, including Green Belt, National Landscapes and Sites of Special Scientific Interest, be recognised under N4, as one of their “special qualities”. Views to and from open countryside should be protected, and their contribution to adjacent wildlife sites and the species that they support similarly recognised - particularly with regards to migrating wildlife and as food sources.

183) Do you agree policy N6 provides clarity on the treatment of internationally, nationally and locally recognised site within the planning system? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Neither agree nor disagree.

a) Please provide your reasons, particularly if you disagree.

184) Are there any further issues for planning policy that we need to consider as we take forward the implementation of Environmental Delivery Plans?

185) Do you agree the government should implement the additional regard duties under Section 102 of the Levelling-Up and Regeneration Act? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) Please provide your reasons.

Sevenoaks Town Council stipulated that the sustainable redevelopment of heritage assets, particularly in relation to bringing vacant listed buildings into re-use, must not compromise their historic significance or character. Conversion and retrofitting of historic buildings must also take into account carefully retain the heritage asset's historic significance and character, while balancing the positive impact that improving its energy efficiency can have on its durability and long-term continued use.

Sevenoaks Town Council further recommended that raising the profile and recognition of historic assets and their settings should be a key aim and source of inspiration of design, as opposed to an afterthought which places a larger focus on how designs can be *modified* to mitigate harm. Raising the profile of, and turning dis-used historic assets into landmarks should also be the priority of any historic building conversion.

Finally, the Town Council emphasised the importance not only of maintaining the heritage asset itself, but its setting and significance – particularly within a historic town or area. Development in the locality of a significant heritage asset must not detract from, nor harm its prominence, and should instead seek to complement and enhance the asset.

186) Do you have any evidence as to the impact of implementing the additional regard duties for development?

187) Do you agree with the approach to plan-making for the historic environment, including the specific requirements for World Heritage Sites and Conservation Areas, set out in policies H1 – H3? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) Please provide your reasons, particularly if you disagree.

188) Do you agree with the approach to assessing the effects of development on heritage assets set out in policy H5? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council recommended that consideration be given to locally listed assets in addition to nationally listed assets, and that provision be put in place as well to balance the impact on historical significance and character with the environmental benefits of retrofitting a historic asset to improve its energy efficiency and endurance.

Conversion and retrofitting of historic buildings must carefully consider the importance of retaining the historic asset's significance and character, while balancing the environmental and economic benefits that retrofitting provide for its long-term durability and continued use.

189) Do you agree with the approach to considering impacts on designated heritage assets in policy HE6, including the change from "great weight" to "substantial weight", and in particular the interactions between this and the statutory duties? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Partly agree.

a) Please provide your reasons, particularly if you disagree.

Sevenoaks Town Council agreed, on the grounds that it considered this would allow a pragmatic approach to living in heritage sites in a modern age.

190) Do you agree with the new policies in relation to world heritage, conservation areas and archaeological assets in policies HE8 – HE10? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

Strongly agree.

a) Please provide your reasons, particularly if you disagree.

191) Do you have any other comments on the revisions to the heritage chapter?

192) Do you agree with the transitional arrangements approach to decision-making? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

193) Do you have any further thoughts on the policies outlined in this consultation?

194) Do you agree with the list of Written Ministerial Statements set out in Annex A to the draft Framework whose planning content would be superseded by the policies proposed in this consultation? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

195) Do you consider the planning regime, including reforms being delivered through the Planning and Infrastructure Act, provide sufficient flexibility for energy generation projects co-located with data centres to be consented under either the NSIP or TCPA regime? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please give reasons.

196) Would raising the Planning Act 2008 energy generation thresholds for renewable projects that are co-located with data centres in England (for the reason outlined above) be beneficial? *Yes/No*

a) If so, what do you believe would be the appropriate threshold? Please provide your reasons.

197) Do you have any views on how we should define 'co-located energy infrastructure'? Please provide your reasons.

198) Do you think the renewable energy generation thresholds under Section 15 of the Planning Act 2008 for other use types of projects should be increased, or should this be limited to projects co-located with data centres? *Yes/No*

- a) Please provide your reasons.
- 199)** What benefits or risks do you foresee from making this change? Please provide your reasons.
- 200)** Would you support the use of growth testing for strategic, multi-phase schemes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- 201)** Would you support the optional use of growth testing for regeneration schemes? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please explain your answer.
- 202)** Do you agree greater specificity, including single figures, which local planning authorities could choose to diverge from where there is evidence for doing so, would improve speed and certainty? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please explain your answer. If you agree, the government welcomes views on the appropriate figure – for example, whether 17.5% would be an appropriate reflection of the industry standard for most market for sale housing.
- 203)** Are there any site types, tenures, or development models to which alternative, lower figures to 15-20% of Gross Development Value might reasonably apply?
- a) Please explain your answer. The government is particularly interested in views on whether clarifying an appropriate profit of 6% on Gross Development Value for affordable housing tenures would make viability assessments more transparent and speed up decision-making.
- 204)** Are there further ways the government can bring greater specificity and certainty over profit expectations across landowners, site promoters and developers such that the system provides for the level of profit necessary for development to proceed, reducing the need for subjective expectations?
- a) Please explain your answer.
- 205)** Existing Viability Planning Practice Guidance refers to developer return in terms a percentage of gross development value. In what ways might the continued use of gross development value be usefully standardised?
- 206)** Do you agree there circumstances in which metrics other than profit on gross development value would support more or faster housing delivery, or help to maximise compliance with plan policy? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please explain your answer.
- 207)** Are there types of development on which metrics other than profit on gross development value should be routinely accepted as a measure of return e.g. strategic sites large multi-phased schemes, or build to rent schemes?
- a) Please explain your answer.
- 208)** Do you agree that guidance should be updated to reflect the fact a premium may not be required in all circumstances? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) In what circumstances might a premium, or the usual premium, not be required?
- b) What impact (if any) would you foresee if this change were made?

209) Do you agree that extant consents should not be assumed to be sufficient proof of alternative use value, unless other provisions relating to set out in plans are met? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please explain your answer.

210) If extant consents were not to be assumed as sufficient proof of alternative use value, should this be at the discretion of the decision-maker, or should another metric (e.g. period of time since consent granted) be used? *Decision maker discretion / Another metric / Neither*

a) If another metric, please set out your preferred approach and rationale.

211) What further steps should the government take to ensure non-policy compliant schemes are not used to inform the determination of benchmark land values in the viability assessments that underpin plan-making?

Sevenoaks Town Council strongly recommended that phased developments be required to complete further viability assessments for each phase – particularly where the initial outline or full planning consent was unable to viably secure policy compliant provision of affordable housing or developer contributions at the time.

212) Do you agree that the residual land value of the development proposal should be cross-checked with the residual land values and land transaction data of comparable schemes and/or the subject site; to help set the viability assessment in context. *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please explain your answer.

213) Do you agree that a 2.5 hectare threshold is appropriate? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

214) Do you agree that a unit threshold of between 10 and 49 units is appropriate? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*

a) Please provide your reasons, particularly if you disagree.

215) Do you foresee risks or operability issues anticipated with the proposed definition of medium development? *Yes/No.*

216) If so, please explain your answer and provide views on potential mitigations.

217) Do you have any views on whether the current small development exemption should be extended to cover a wider range of sites – indicatively to sites of fewer than 50 dwellings, or fewer than 120 bedspaces in purpose-built student accommodation?

a) Please provide your reasons.

218) If the exemption were to be extended, do you have any views on whether the development of 120 purpose-built student accommodation bedspaces is an appropriate equivalent to a development of 50 dwellings for the purposes of the levy exemption?

a) Please provide your reasons.

219) If the exemption were to be extended, do you have any views on whether the exemption should be based solely on the existing metrics (dwellings/bedspaces) or whether there should also be an area threshold.

- 220)** If you do have views on possible changes to the small developments levy exemption, please specify the potential impact of the possible change of the levy exemption on people with protected characteristics as defined in section 149 of the Equality Act 2010.
- 221)** What do you consider to be the potential economic, competitive, and behavioural impacts of possible changes to the levy exemption? Please provide any evidence or examples to support your response.
- 222)** Do you agree with the proposal to extend the Permission in Principle application route to medium development? *Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.*
- a) Please provide your reasons, particularly if you disagree.
- 223)** Do you have views about whether there should be changes to the regulatory procedures for these applications, including whether there should be a requirement for a short planning statement?
- 224)** Do you have any views on the impacts of the above proposals for you, or the group or business you represent and on anyone with a relevant protected characteristic?
- a) If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how.
- 225)** Is there anything that could be done to mitigate any impact identified?

Planning Applications to be Considered

Planning Applications received to be considered on 02 March 2026

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/00978/FUL	Stephanie Payne 06/03/2026	Cllr Dr Dixon	Robinson Escott Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks Plans		Land Rear of	26 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/26
25/00978/FUL - Amended plan				
Demolition of existing garage. Erection of 5no. apartments with access, cycle parking and associated landscaping. Associated works.				
A summary of the main changes are set out below:				
Updated information in relation to the LLFA comments has been provided.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU3LY6BKFLU00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01938/HOUSE	Summer Aucoin 03/03/2026	Cllr Skinner	MSD Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Bournebeech Ltd			75A Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/02/26
25/01938/HOUSE - Amended plan				
Single-storey rear extension with rooflight. Loft conversion with dormer and rooflights. Alterations to fenestration.				
A summary of the main changes are set out below:				
The applicant has amended the plans.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZ6Y1TBKHOB00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03239/CONVAR	Abbey Aslett 04/03/2026	Cllr Dr Dixon	
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Featherstone Homes South East Ltd			53 Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/26
Removal of condition 9 (Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan) of 24/00275/FUL to Demolition of existing dwelling; erection of 3no. dwellings with amended access and all associated works.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5V89ABK0LO00			

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4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03306/HOUSE	Christopher Park 10/03/2026	Cllr Clayton	Lucy Wood Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Charman			26 Vine Court Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			17/02/26	
25/03306/HOUSE - Amended plan				
<p>Demolition of existing non-original garage and conservatory extension; Single storey rear and side ground floor extension, rear first floor extension, front first floor extensions including a new double bay window, new dormer windows and rooflights; Single storey garage extension with associated new basement, accommodation in the eaves and rooflights; Alteration of front entrance porch and door; Alteration of fenestration and replacement of existing windows throughout; Replacement of existing roof structure and coverings; Replacement of existing front boundary fence with new brick wall, brick piers, black painted metal railings and electric gates.</p> <p>A summary of the main changes is set out below:</p> <p>The Noise Impact Assessment has been published and is now viewable.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T63639BKKBO00			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00003/HOUSE	Summer Aucoin 09/03/2026	Cllr Camp	Cobden
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr H Sparrow			1 Blair Drive	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/02/26	
<p>Removal of existing conservatory, garage, utility and chimney. Construction of 2 storey extension to both side of the property and single storey extension to the rear of the property. Alterations to parking and turning circle with associated landscaping. Alteration to fenestration.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T88XCLBK11600			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00114/ADV	Christopher Park 03/03/2026	Cllr Willis	Trueplan Uk Ltd.
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Yalman			99-101 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/02/26	
Removal of existing signage. New signage to front and side elevations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T93YP7BK11600			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00177/HOUSE	Summer Aucoin 11/03/2026	Cllr Ancrum	Kent Building Control Ltd

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<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Weerakoon		29 Pinewood Avenue	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			18/02/26
Two storey side extension, single storey rear extension, alterations to roof and new rear dormer. Internal reconfiguration of first floor and staircase. Associated hard and soft landscaping.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9HEE9BKLC00		

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00198/LBCALT	Christopher Park 09/03/2026	Cllr Dr Canet	SEHBAC Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr R Turrell	The Mill and The Barn	Bradbourne Vale Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/02/26	
The replacement of doors and windows on both properties, The Mill and The Barn, Bradbourne Vale Road				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9J8SFBKLE200			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00229/MMA	Summer Aucoin 09/08/2026	Cllr Gustard	Sevenoaks Plans Ltd
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Sweeney		25 The Middlings	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/02/26	
Amendment to 25/02567/HOUSE to increase in roof height to align the new roof with the existing higher eaves.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9OSXPBKLG00			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00263/HOUSE	Christopher Park 16/03/2026	Cllr Wightman	Alpha Design Studio Limited
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr B Lynch	High Chart	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/02/26	
Conversion of existing store into habitable accommodation with new lean-to roof as well as fenestration alterations to rear of boot room.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9W7J9BKJ100			

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11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00274/HOUSE	Zoe Dommett 16/03/2026	Cllr O'Hara	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
C & A Woodcock & Garcia		14 Robyns Way	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			23/02/26	
Two storey side and single storey rear extension with rooflights. Reconstruct/enlarge rear dormer and extend front dormer. Relocate front entrance.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9Y26LBKJW00			