

## Sevenoaks Town Council

### Minutes of the meeting of the Planning & Environment Committee Held on Monday 17 November 2025 in the Council Chamber, Town Council Offices, TN13 3QG

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

<https://www.youtube.com/live/tz4rUZuMYzc>

Meeting commenced: 19:00

Meeting Concluded: 20:50

#### Present:

#### Committee Members

Quorum minimum of six members

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

#### Also in attendance:

Town Clerk

Planning Committee Clerk

1 Member of the Public

#### PUBLIC QUESTION TIME

None.

#### 454 - APOLOGIES FOR ABSENCE

As above.

#### 455 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

#### 456 - DECLARATIONS OF INTEREST

None.

#### 457 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 3rd November 2025.

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

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### 458 - SEVENOAKS DISTRICT COUNCIL CONSULTATION ON ITS DRAFT LOCAL PLAN

a) The Committee received reminder that Sevenoaks District Council is consulting on its draft Local Plan, with the Regulation 18 consultation to remain open until 11th December 2025.

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

- **Policy H4 (Housing for Older People):** Cllr Dr Canet reported on her draft response to Policy H4, which she did not consider to be either robust or set at a low enough threshold to secure the required provision for older people. Cllr Shea requested that the draft response, which recommended a more flexible approach to setting the threshold in order to direct higher provisions towards the most sustainable of sites, be amended to reduce the risk of the Policy not being delivered. It was agreed that the draft response be **approved**, with the amendment that the % requirement of housing required for older people be informed by the evidence base at a local level.
- **Policies DE1 (Community Review Panels) and DE2 (Design Advisory Panels):** Cllr Granville reported on her draft recommendation that Community Review Panels and Design Advisory Panels be required at the design specification stage of planning, and in tandem to allow residents' priorities to be incorporated from the outset. Cllr Skinner further recommended that the Local Plan should adopt the Sevenoaks Town Neighbourhood Plan's 10+ unit threshold as its trigger for when a Design Review Panel is required. It was agreed that the draft responses be **approved** with Cllr Skinner's addition.
- **Masterplanning:** Detailed spatial plans which precede Design Codes and acknowledge the wider area and infrastructure were considered a necessity for larger developments over 100 units. It was agreed that this recommendation, with a further requirement for the Masterplanning process to include public involvement be **approved**.
- **Northern Allocations:** Consideration of the draft Northern Ward allocation responses was **deferred** to the next meeting.
- **Town Allocation SEV12 (Sevenoaks Station):** Councillors expressed their strong objection to the significant height and scale of the buildings proposed within this site, which is an important gateway to Sevenoaks Town. It was agreed that the Town Council's stance should be emphasised, and an amended draft response reiterating and strengthening its previous objections from the last Regulation 18 consultation be **deferred** for approval at the next meeting.

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- **Town Allocations SEV13 (Post Office and BT Exchange) and SEV14 (Land East of High Street):** Cllr Granville presented on her proposed draft response to both sites, which included the repetition of design guidance within the draft Town Centre Masterplan as well as proposal for their design to be overseen by both a Community Review and Design Advisory Panel at the earliest stage of their planning. Cllr Skinner further recommended that spatial Masterplans be required for any emerging development proposals on the sites, to ensure their cohesion with surrounding areas. It was agreed that the draft responses be **approved** with Cllr Skinner's addition.
- **Town Allocations SEV1 (Pinetops) and SEV3 (Land rear of Bowerhood House):** Cllr Granville presented on her proposed draft response to both sites, which included requirements for parking mitigation as well as proposal for their design to be overseen by both a Community Review and Design Advisory Panel at the earliest stage of their planning. Cllr Michaelides expressed her concern with the proposed housing densities, and it was agreed that the draft responses be **approved**, but with a recorded objection to the densities and concern of overdevelopment.
- **Wildernes Allocation SEV20 (Land North of Barnett Field):** Cllr Wightman presented on his draft objection to the site's proposed allocation, on the grounds of its important views to and from both the Wildernes Conservation Area and the National Landscape, lack of public transport and access, and harmful impact to the character of the area. Cllr Clayton further advised of the impact that the proposed development would have on Quarry Hill Houses and the SSSI at Knole Park. The draft response was **approved** with Cllr Clayton's additional comments.

c) It was **RESOLVED** that the attached schedule of comments be approved. It was noted that all prior-approved as well as further received draft comments would be compiled into a final comprehensive draft report comprising the Town Council's full proposed response, for final sign-off by the Planning & Environment Committee on 1<sup>st</sup> December 2025.

d) Councillors noted that the deadline for their draft comments to be included in the final collated report is 25<sup>th</sup> November 2025, when the meeting Agenda will be published. It was **RESOLVED** that a Working Group consisting of Cllr Shea, Cllr Skinner, Cllr Clayton, Cllr Varley and Cllr Dr Canet be formed in order to produce draft responses to the remaining Local Plan Policies not yet commented on.

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

a) Councillors received a reminder that Kent County Council is seeking local recommendations to inform walking and cycling itineraries that it will be producing to encourage active travel.

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b) The Committee received a copy of the survey questions as well as initial comments proposed by the Planning Committee Clerk. It was recommended that the Sevenoaks Society's 100 walking routes be included in the Town Council's response, in addition to those at Knole Park, Sevenoaks Wildlife Reserve and Bradbourne Lakes. Cllr Clayton recommended further routes including around the Darent Valley, through Knole Park to Godden Green, Ightham or Underriver, as well as Chiddingstone Castle.

c) It was **RESOLVED** that the above routes be endorsed by the Town Council in addition to the initial draft comments attached to the Agenda papers.

### 460 - APPEALS

a) The Committee noted the submission of the following appeal:

- **6000946: 25/01068/FUL** - Telephone Kiosks, Sevenoaks Railway Station, London Road: The proposed installation of 1no. BT Street Hub unit and removal of associated BT payphone kiosks.

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council may therefore provide additional comment or amend/withdraw its previous representation – the deadline to do so being 4th December 2025.

c) Cllr Shea reported having encountered one of the Street Hubs in person, and informed of its significant bulk, volume, brightness and overall dominance of the pavement. Councillors agreed that such structures are harmful and unnecessary within locations where there is no identified need. It was **RESOLVED** that the Town Council submit further comment to the Planning Inspector, reiterating its objections and the lack of identified need to justify the negative impacts caused by its installation.

d) 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=T3THRUBKOMR00>

### 461 - COMMERCIAL APPEALS:

a) The Committee noted the submission of the following appeal:

- **APP/G2245/Z/25/3374181: 25/01069/ADV** - Telephone Kiosks, Sevenoaks Railway Station, London Road and Telephone Call Box outside 14 Hillingdon Rise: Two digital 75-inch LCD display screens, one on each side of the Street Hub unit.

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b) It was noted that the Appeal is proceeding under the Commercial Appeals Service, therefore there is no opportunity to provide further comment.

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=T3PNFPBK10K00>

### 462 - DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application had been discussed by Sevenoaks District Council's Development Management Committee on 13th November 2025. This was previously allocated to Gustard.

- **25/00104/FUL - Greensands, Oak Lane:** Demolition of existing care home and construction of 8 flat residential building. Alterations to access. Hard and soft landscaping. Cycle and bin storage units. Extension of hardstanding for associated parking.

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=SQ32MCBK0LO00>

c) It was noted that Cllr Daniell was registered to speak on Sevenoaks Town Council's behalf, with the decision to do so having been approved by the Vice Chair as well as the Chief Executive due to the nomination being required before the next Planning & Environment Committee. This as per Planning & Environment Committee Policy PC6, whereby a Development Management speaker may be nominated under Chair's Action, with delegated authority to both the Chair and the Chief Executive.

### 463 - STREET NAMING AND NUMBERING - NOTIFICATION OF NEW ADDRESSES

a) The Committee received notice that the address of Stevenston, Oak Lane had been amended to Strathgarve, Oak Lane.

b) To Committee also received notice and plans of the new 13 unit apartment block and offices on the development site of 9 Pembroke Road. It was noted that the new addresses had been registered as 1-12 Corinthian House, 9 Pembroke Road, and 9A Pembroke Road.

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### **464 - STREET NAMING AND NUMBERING - CONSULTATION ON NEW STREET NAME**

a) The Committee received and discussed a request for the Town Council's feedback on the proposed street name of "Wedgewood Court", which had been suggested by the developer of the forthcoming new flats at the former Pinehurst nursing home site. It was noted that the flats could not adopt the road name on which they are sited due to technical address reasons.

b) It was noted that the Town Council may suggest alternative names, however this may not include the words pine, knole, wilderness, amhurst, greatness, nor the name of any other tree species or living person. It was noted that the deadline to respond is 15th December 2025, and **RESOLVED** that the Item be deferred to the next meeting to allow Councillors more time to consider alternative name suggestions.

### **465 - CROSS CHANNEL GEOPARK - PROPOSAL FOR THE TOWN COUNCIL TO SUPPORT ITS UNESCO APPLICATION**

a) The Committee received and discussed a report advising of a pending application for the Cross Channel Geopark - within which Sevenoaks Town is included - to be granted UNESCO World Heritage status.

b) Cllr Clayton provided a short background to the application and the increased protection that the Geopark's recognition as a UNESCO site could grant the Sites of Special Scientific Interest at Knole Park, Sevenoaks Wildlife Reserve and Dryhill Park, which sit within it.

c) It was **RESOLVED** that Sevenoaks Town Council formally express its support for the UNESCO bid, as well as to the principles of the park.

### **467 - COMMUNITY ASSET NOMINATION: THE SHAMBLES**

The Committee received notice that the Town Council's nomination for the Shambles to be registered as an Asset of Community Value had been successful, and the asset added to the District Council's register.

### **468 - DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL**

The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council between the two weeks ending 10th November 2025.

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**469 - NOTICE OF PROPOSED TRAVEL PLAN SUBMISSION FOR THE OLD MEETING HOUSE - REQUESTED BY CLLR CAMP AND CLLR SKINNER**

a) The Committee received notice that a Travel Plan had been submitted for approval of the District Council, relating to the following planning application which was Allowed at Appeal on 31st January 2025:

- **24/00068/FUL - The Old Meeting House, St Johns Road: Change of use to a place of worship. Works to fenestration.**

b) It was noted that full details relating to the application are available to view on the District Council's Planning Portal via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T2QHU2BK11600>

c) The Committee received and considered a request from Cllr Camp and Cllr Skinner, for the Town Council to submit a formal response to the application, on the grounds that impact on parking was a key concern within its original objection to the planning application.

d) It was **RESOLVED** that the Town Council submit the following response to the approval of details application:

- Sevenoaks Town Council supports the introduction of a Mosque in Sevenoaks as per Sevenoaks Town Neighbourhood Plan Policy COM1 which promotes – amongst other key infrastructure provisions – new faith facilities and enhanced community assets for the town.
- The Town Council notes that it does not have a formal consultative role on approval of detail applications, and that its views therefore may not carry the usual weight afforded to recommendations on planning applications for which it is a statutory consultee.
- Given the existing pressure on parking in St John however, the Town Council wished to raise the following comments for consideration of the District Council:
  - The Travel Plan submitted suggests that car drivers use the public St James's and St John's car parks. However, the Travel Pack submitted encourages people to park in Hollybush Lane, St John's Hill, Quakers' Hall Lane, Swaffield Road and Wickenden Road. A parking and beat study produced in 2024 to support the Town Council's St John's Hill Area Masterplan reported limited parking available on these roads.
  - The data provided on bus routes that could be used is misleading. There needs to be greater accuracy for the sake of users of the Mosque and to provide confidence in the quality of the Travel Plan itself.
  - The proposal to use people appointed by the Mosque to direct traffic requires careful thought, with particular consideration as to how traffic

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wardens are to distinguish between users of the Mosque and other drivers, as well as the potential for any disputes and how this can be mitigated.

- Finally, the Town Council observed that consultation with local residents in the drawing up of the Travel Plan appears to have been limited and recommended that a more collaborative approach could facilitate the Travel Plan's successful implementation.

### 470 - 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 10th November 2025. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

### 471 - PRESS RELEASES

It was **RESOLVED** that the following Press Releases be issued, reporting on:

- The Town Council's concern with the heights and bulk promoted for the District Council's proposed allocation of Sevenoaks Station and Car Park as a future housing development, and encouragement of residents to engage with the Local Plan consultation.
- The Town Council's objection to BT Street Hubs, for which a number of planning applications have been made proposing their installation – including a successful planning application to install one on Buckhurst Lane and a further rejected proposal at Sevenoaks Station which has been submitted to Appeal.
- The Town Council's support for the Kent Downs National Landscape and partners' application for the Cross-Channel Geopark to be granted UNESCO World Heritage status.

There being no further business the Chair closed the Meeting.

Signed .....  
Chair

Dated .....



# Planning Applications Considered

Applications considered on 17-11-25

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01654/FUL	Samantha Yates 01/12/2025	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>	
			10/11/25	
<b>Installation of main gates to driveway entrance and installation of footpath for security reasons.</b>				

*Comment*

**Sevenoaks Town Council noted that this application has since been invalidated.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01819/HOUSE	Summer Aucoin 25/11/2025	Cllr Shea	Mr Andrew Hill
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs Pui Jellet		43 Robyns Way	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/11/25	
<b>Demolition of existing garage and erection of a single storey side extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02050/FUL	Christopher Park 21/11/2025	Cllr Granville	Tim Ronalds Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks School - Mr A Will	Claridge House	4 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/10/25	

**25/02050/FUL - Amended plan**

**General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.**

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

**The applicant has provided further justification/reasoning for the proposal. Additionally, an amended plan has been provided which shows the staircase (first to second floor).**

*Comment*

**Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that Claridge House is enhanced by this proposal.**

# Planning Applications Considered

Applications considered on 17-11-25

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>25/02051/LBCALT</b>	Christopher Park 21/11/2025	Cllr Granville	Tim Ronalds Architects
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks School - Mr A Will	Claridge House	4 High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/10/25	

## **25/02051/LBCALT - Amended plan**

**General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.**

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

**The applicant has provided further justification/reasoning for the proposal. Additionally, an amended plan has been provided which shows the staircase (first to second floor).**

### *Comment*

**Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied that Claridge House is enhanced by this proposal.**

# Planning Applications Considered

Applications considered on 17-11-25

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02699/HOUSE	Abbey Aslett 19/11/2025	Cllr Shea	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
GMAX Investments LTD		180 Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/10/25	
<b>Alterations to landscaping including raised patio with privacy screen to rear, paved drive and parking area to front. New fencing.</b>				

## Comment

Sevenoaks Town Council recommended refusal on the following grounds:

- The fence height is over 1.8m at the boundary with no. 182 and may adversely affect the amenity of neighbours;
- The elevated patio may cause overlooking and loss of amenity to neighbours;
- The car parking surface is not permeable, as required by Sevenoaks Town Neighbourhood Plan Policy L2;
- The concrete slab area is not permeable and has no designated purpose. It is not accessible by vehicles or identified as patio. It is very substantial and results in significant overdevelopment of the site, loss of biodiversity, and loss of drainage;
- Creation of surface water pooling. No surface water run off must be directed to the foul sewer in any circumstances. Surface water must be contained through soakaway or gulleys only (As per Sevenoaks Town Neighbourhood Plan Policy L2 on Sustainable Drainage)
- The fences are not permeable to wildlife as required by Sevenoaks Town Neighbourhood Plan Policy L1;
- The lost mature tree and hedges are not proposed to be replaced with similar as required by Sevenoaks Town Neighbourhood Plan Policy L4;
- The foul water utility company, which has not been consulted, must to be satisfied with connections to sewer and alterations to manhole access

## Informative

- A substantial tree also appears to have been removed from the garden during works. It is not clear if that needed permission
- Fences are reported to have been built on neighbours' side of boundary. Neighbours report that their existing fences have been removed without their prior knowledge or agreement. Sevenoaks Town Council requested that the District Council therefore verify whether a certificate B is required and has been issued.
- The gate from rear leading to Greatness Recreation Ground may need a wayleave or license.
- The Town Council notes that completed changes to fenestration, removal of chimney and internal structural works have not been subject to planning permission. It therefore requested that District Council Officers ensure that appropriate permission and building control is in place
- There appears to be no Party Wall Agreement in place with neighbours, who report cracks, inaccessible sewer inspection chambers, damage to property and messy site spilling onto adjacent gardens.

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<b>6</b>	<i>Plan Number</i> <b>25/02738/HOUSE</b>	<i>Planning officer</i> Zoe Dommett 01/12/2025	<i>Town Councillor</i> Cllr Gustard	<i>Agent</i> Green Retreats Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cai		Glendevon	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/25
<b>The construction of a single storey contemporary garden building to be used as a home gym with air conditioning unit.</b>				

## Comment

**Sevenoaks Town Council recommended approval, subject to Planning Officer being satisfied that there is no loss of amenity to neighbours, and the Arboricultural Officer being satisfied that the location and build method will cause no harm to existing trees.**

<b>7</b>	<i>Plan Number</i> <b>25/02898/HOUSE</b>	<i>Planning officer</i> Zoe Dommett 18/11/2025	<i>Town Councillor</i> Cllr Daniell	<i>Agent</i> Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Merrett		The Larkins	107 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/25
<b>Rear single storey extension with rooflights, alterations to fenestration, extended rear terrace, EV charger.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i> <b>25/03002/HOUSE</b>	<i>Planning officer</i> Summer Aucoin 20/11/2025	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> CB Planning Agent
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Kulic			154 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/25
<b>Demolition of outbuilding, decking and patio area. Erection of double storey aspect extension to side with part double and part single to the rear with rooflight and Juliet balcony. New porch to the front. New decking area. Internal changes. Alteration to fenestration.</b>				

## Comment

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

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<b>9</b>	<i>Plan Number</i> <b>25/03051/HOUSE</b>	<i>Planning officer</i> Abbey Aslett 26/11/2025	<i>Town Councillor</i> Cllr Dr Dixon	<i>Agent</i> Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Groves		Amberley	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/11/25
<b>First floor side extension. Loft conversion with rear dormer and rooflights. Additional rooflights on front and rear of roof. Chimney removal and existing roof overhang alterations. Amendment to boundary wall. Alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>10</b>	<i>Plan Number</i> <b>25/03101/FUL</b>	<i>Planning officer</i> Christopher Park 01/12/2025	<i>Town Councillor</i> Cllr Dr Canet	<i>Agent</i> Highgate Planning & Dev
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Smirnov			1 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/25
<b>Demolition of garage. Erection of 1x detached dwelling with rooflight. Bin and cycle stores. Associated parking and landscaping including new boundary fence.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds of negative impact to the amenity of neighbours at No. 1 and 1A, detrimental impact to the street scene and non-compliance with the Residential Character Area Assessment, and overdevelopment of the site.**

<b>11</b>	<i>Plan Number</i> <b>25/03135/MMA</b>	<i>Planning officer</i> Summer Aucoin 28/11/2025	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> Sharpe Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Hinken and Mrs R Short			4 Winchester Grove	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/25
<b>Amendment to 24/02166/HOUSE to increase the size of the new extension by 10m2.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Arboricultural Officer being satisfied with the tree protection measures for the additional extension.**

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<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>25/03146/HOUSE</b>	Summer Aucoin 28/11/2025	Cllr Layne	Kent Building Control Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Ogden		7 Park Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			07/11/25	
<b>Part garage conversion into gym. Replacement roof with rooflights. Alterations to fenestration.</b>				

## Comment

**Proposed by Clayton, with Cllr Layne's apologies:**

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the application, and that the following criteria have been addressed:

- That Planning Officer is satisfied the proposal does not impact on the privacy of neighbours.
- The Conservation Officer being satisfied that the fenestration is in keeping with the character of the adjacent properties and area overlooking the Vine, that the removal of the trees do not have an adverse impact on the vista,
- That Conservation and Planning Officers are satisfied that the placement of this building on the existing footprint will not adversely impact the screening from the Vine or from Park Lane,
- The Senior Arboricultural and Landscape Officer being satisfied that no trees within the Conservation Area are impacted by the proposals, and that the remaining trees effectively screen it from the Vine and Park Lane.

**Collated APPROVED comments of Sevenoaks Town Council's Planning & Environment Committee on 17<sup>th</sup> November 2025, for submission to the District Council's Local Plan Regulation 18 Public Consultation October 2025**

The contents of this report will be collated together with comments agreed by the Planning & Environment Committee on 3<sup>rd</sup> November 2025, as well as with any further draft comments received by 25<sup>th</sup> November 2025. The full report will be considered by the Planning & Environment Committee for final approval on 1<sup>st</sup> December 2025, and subsequent submission to the District Council.

*Where prior-approved comments on a Policy have been added to, the preexisting response has been differentiated in black font.*

<b>H4</b>	<b>Housing for Older People:</b> Includes technical and design criteria for retirement home proposals, as well as a dwelling threshold (being 50+) which activates a requirement to provide units for older people.
<p><b>Sevenoaks Town Council is concerned with the lack of housing proposed for the District's ever-growing aged population. The threshold of 50 units which is proposed to trigger the requirement for older people housing is much too high and should be decreased, with the % requirement determined by the evidence base at a local level.</b></p> <p>This approach for allocating the % of units required for older people housing provision per development site and in response to local housing need is considered the most suitable, on the grounds that it would be more effective in the building of communities and reduction in social isolation. In practice, delivering a mix of Build to Rent, Older People Housing, Social Rent, Affordable Housing etc will only provide a small number of units from each category. While this works for the purpose of smoothly integrating affordable housing into a scheme – for instance with no visible differentiation between affordable and market price houses – applying it to the provision of housing for older people is less effective due to their increased need for a community environment that facilitates a reciprocal exchange of support and socialisation.</p> <p>Rockdale Housing is a prime example of how this model of housing older people with a wide range of needs, independence, mobility and means can create a much more self-sufficient community and enhanced way of living.</p> <p>Sevenoaks Town Council therefore recommends that this Policy be amended to enable a more appropriate approach to allocating % of required housing provision for older people, depending on the development and sustainability of the location.</p> <p>This would help to deliver the “Community and Shared Facilities” principle proposed by the Housing our Aging Population Panel for Innovation (HAPPI) and endorsed in Policy H4 – for instance, shared external spaces and facilities such as laundry rooms are much more impactful when serving a larger density of people who have a particular need for them.</p> <p>The Town Council further supports all ten design principles of the HAPPI – in particular low windows, installation of plug sockets at an easily reached height, and preference for showers over baths.</p>	

<b>DE1</b>	<p><b>Community Review Panel:</b> Proposes a new pre-planning Panel comprising residents, visitors and local workers, selected via formal application process. Sets a threshold (being 100+ new dwellings, 10,000 sqm gross floor space, or likelihood of significantly impacting the surrounding area) for developments to engage the Panel at early planning stages.</p>
<p>Page 183 of the draft Local Plan indicates a proposed framework for the Community Review Panel, whereby the output of the Panel would be reviewed by the Town or Parish Council before going to a Design Advisory Panel.</p> <p>Sevenoaks Town Council requests that Town and Parish Councils be engaged earlier and as part of the Community Review Panel process as well as, where applicable, a representative of any relevant Residents Association.</p> <p>To maximise quality of Councillor input, it is recommended that each Town / Parish Council be allowed to elect one Member <u>per Ward</u> to the Panel, on the proviso that only <u>one</u> Town or Parish Councillor would be permitted to engage with the pre-planning project at one time. The grounds for this are that it would not only allow the most locally-informed Town / Parish Ward Councillor to be engaged with that particular proposal, but also provides a degree of flexibility to nominate a substitute Member (ideally from a neighbouring Ward) in the case of the relevant Ward Member's indisposition.</p> <p>Furthermore, Sevenoaks Town Council recommends that Community Review Panels be engaged alongside Design Advisory Panels and at the <b>design specification stage</b> as opposed to only once initial designs have been produced. This would allow local views and priorities to be integrated directly into the Development Brief and any subsequent designs as opposed to retrospectively, and with membership to be agreed per site in order to ensure its representatives comprise the most locally informed people.</p> <p>The following pre-planning process is therefore proposed to replace the framework on Page 183:</p> <p style="padding-left: 40px;"><b>Joint</b> Community Review and Design Advisory Panels including Town and Parish membership → Creation of Development Brief → Public Consultation (broadening the current proposal to consult Town/Parish Councils only) → Submission of application, with the Design Advisory Panel to continue to oversee the process to submission of application and any subsequent amendments.</p> <p>Finally, Sevenoaks Town Council recommends that the unit threshold for when both a Community Review and Design Advisory Panel is required should be reduced, in line with Aim C6 of the Sevenoaks Town Neighbourhood Plan. The supporting text of this Aim defines a major application to be one for "10+ dwellings, where the site area is over 0.5Ha and / or where a floorspace of over 1,000sqm is proposed."</p> <p>Where a development is proposed for 100 units or more, the Town Council would request that a detailed spatial masterplan, produced with active public engagement, be a requirement. This should precede any Design Code and acknowledge the wider area and infrastructure, in order to ensure that the proposed development will integrate with and complement the surrounding area.</p>	

<b>DE2</b>	<p><b>Design Advisory Panel:</b> Sets a threshold (being 100+ new dwellings, 10,000 sqm gross floor space, or likelihood of significantly impacting the surrounding area) for</p>
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	developments to engage a Panel of experienced design professionals at early planning stages.
<p>Page 183 of the draft Local Plan indicates a proposed framework for the Community Review Panel, whereby the output of the Panel would be reviewed by the Town or Parish Council before going to a Design Advisory Panel.</p> <p>Sevenoaks Town Council recommends that Design Advisory Panels should be engaged alongside Community Review Panels and at the <b>design specification stage</b> as opposed to only once initial designs have been produced. This would allow local views and priorities to be integrated directly into the Development Brief and any subsequent designs, as opposed to retrospectively and should be overseen by the Design Advisory Panel throughout the process. The Town Council further requests that Town and Parish Councils as well as, where applicable, a representative of any relevant Residents Associations be engaged in this Community Review Panel process and as part of this process as per its response to Policy DE1.</p> <p>The following pre-planning process is therefore proposed to replace the framework on Page 183:</p> <p><b>Joint Community and Design Panel including Town and Parish membership → Creation of Development Brief → Public Consultation (broadening the current proposal to consult Town/Parish Councils only) → Submission of application, with the Design Advisory Panel to continue to oversee the process to submission of application and any subsequent amendments.</b></p> <p>Finally, Sevenoaks Town Council recommends that the unit threshold for when both a Community Review and Design Advisory Panel is required should be reduced, in line with Aim C6 of the Sevenoaks Town Neighbourhood Plan. The supporting text of this Aim defines a major application to be one for “10+ dwellings, where the site area is over 0.5Ha and / or where a floorspace of over 1,000sqm is proposed.”</p> <p>Where a development is proposed for 100 units or more, the Town Council would request that a detailed spatial masterplan, produced with active public engagement, be a requirement. This should precede any Design Code and acknowledge the wider area and infrastructure, in order to ensure that the proposed development will integrate with and complement the surrounding area.</p>	

### Town Ward proposed allocations

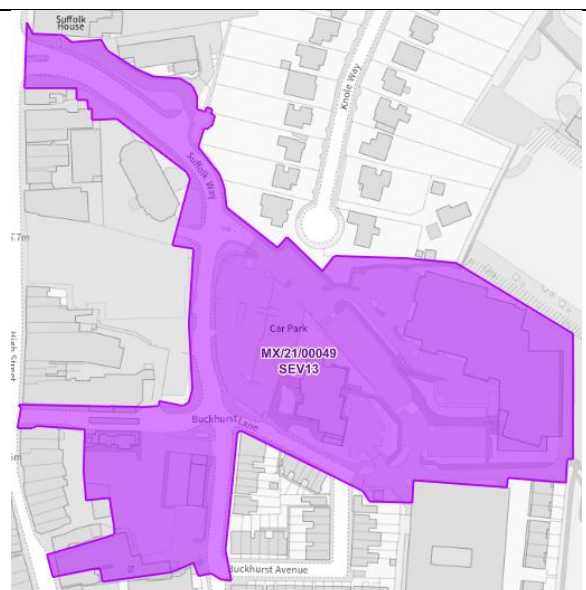
<b>SDC Allocation Reference:</b> MX/21/00049 SEV13	<b>Address:</b> Land East of High Street
<b>Ward:</b> Town	
<b>Allocation proposal:</b> 350 housing units, 0.1 Ha employment site	
<b>New or returning allocation?</b> Returning on Urban land	

### Development Brief details

150+ dwellings per hectare

Circa 350 units (including specialist housing)

Design requirements include prioritisation of heritage and sensitive views particularly from Knole Park, sympathetic and integrated building heights, strong building lines with buildings facing primary streets, a public square outside the library, active ground floor uses, integration of bus station and driver resting facilities, frequent tree planting, landscaped drainage features, improved pedestrian connections, improved wayfinding – including signposted connections to Knole Park.



Sevenoaks Town Council requests the addition of a Policy-requirement for any forthcoming development proposals on this site to be preceded by a detailed spatial masterplan, prepared with active public engagement. This should precede any Design Code and build upon the Town Council's emerging Town Centre Masterplan in order to ensure that the proposed development will integrate with and complement the surrounding area.

Furthermore, the Development Brief for this proposed allocation notes that any emerging proposals for this site would need to go through an early-planning Community Review Panel as per Policy DE1, however does not allude to the further Design Advisory Panel which Policy DE2 would also require after this initial stage. The Town Council recommends that this be explicitly added to the Development Brief for clarity, with consideration given also the Town Council's request under Policies DE1 and DE2, for Community Review Panels and Design Review Panels to be engaged jointly as well as earlier in the planning process.

The Town Council has requested that proposals for sites comprising either 10+ units, 0.5Ha or 1,000sqm+ (as per the STNP) be referred at the earliest stage of planning to a joint Community Review and Design Advisory Panel - the earliest stage being defined as prior to production of a detailed Development Brief. This is so that the views and priorities of the local community can be incorporated into designs from the outset, and with the intention that the Design Review Panel would continue to oversee the progression of proposals throughout the planning application stage. Membership of both panels should be agreed specific to the site, in order to be best locally informed.

For clarity, this would see the planning process outlined on Page 183 of the draft Local Plan to be amended from "Development Brief → Community Review Panel → Town and Parish Council → Design Advisory Panel → Submission to Application", to "Joint Community and Design Panel including Town and Parish membership → Creation of Development Brief → Public Consultation (broadening the current proposal to consult Town/Parish Councils only) → Submission of application".

Design guidance for this site is provided both in the Sevenoaks Town Neighbourhood Plan, as well as expanded upon in the draft Town Centre Masterplan. This should be incorporated into any resulting proposals, particularly as the draft Masterplan was included by the District Council in its second stage of tender procurement for a development partner and is

recognised as an important emerging design guidance document in Policy SEV1 of the draft Local Plan.

The draft Town Centre Masterplan, which identifies this site as a poorly defined area with significant development opportunities near a key gateway, provides the following design guidance:

“Development can transform the area providing a mix of uses within street blocks that form a natural extension to, and that are integrated with, the historic centre.

[...]

“As these plans are progressed they should be presented to a Design Review Panel and community engagement must be carried out to ensure that the values of the local community are considered.

“The following design principles will be important to ensuring that the site integrates successfully into the wider town centre:

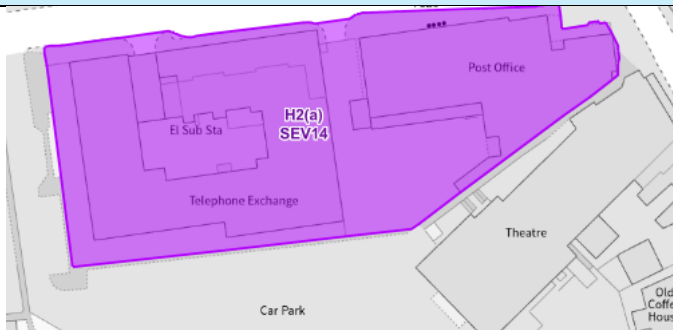
- Development to be laid out as part of street blocks with buildings defining the streets and spaces and with positive frontages at ground floor level;
- A permeable network of pedestrian friendly routes and spaces to extend through the area helping to integrate and connect the site to the High Street to the west and to the Environmental Park and Knole Park to the east and residential areas to the north and south;
- Active ground floor uses, including the main entrance to the leisure centre and cafe uses, to be located where they are visually prominent and help to aid legibility within the area;
- A 'green spine' to extend from High Street on the alignment of Buckhurst Lane towards an enhanced entrance to the Environmental Park. This route to form a legible, green extension of Knole Park to High Street and incorporate low level planting / raingardens and tree planting as part of a high-quality public realm treatment that provides priority to pedestrians over vehicles;
- The cultural hub and market hall together with the new leisure centre to open onto, and animate a new public space on the site of the current Buckhurst Lane car park;
- Bus stops to be located where they bring passengers close to the centre but do not impact on the pedestrian experience and legibility of the 'green spine' and;
- Development form, scale, height and massing to be of a human scale and respect the character within the wider town centre and respond to the wider landscape setting."

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

Finally, the Town Council would request that the following infrastructure requests be considered, either for inclusion in the Development Brief or to inform any future Section 106 negotiations:

- Provision of a new public space “Buckhurst Square” in the existing Buckhurst Lane car park space, to allow spill-out from the new market hall

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

<b>SDC Allocation Reference:</b> H2(a) SEV14	<b>Address:</b> Delivery & Post Office / BT Exchange, South Park
<b>Ward:</b> Town	
<b>Allocation proposal:</b> 100 housing units, TBC Ha employment area	
<b>New or returning allocation?</b> Returning on Urban land	
<b>Development Brief details</b> Mixed use – retail and residential 150+ dwellings per hectare 75-100 dwellings Design requirements include prioritisation of adapting existing buildings in the first instance, respecting and enhancing the setting of the Conservation Area scale, form, materials and details, maximum of four storeys on High Street with potential for up to 6 storeys to West (where BT Exchange is located), increase of public space on north eastern corner including landscaping and seating, improved pedestrian links including enhancement of Post Office / Stag Theatre link such as murals, street art, active frontage, active ground floor use for town centre use, expansion of cultural scene and evening activities, retention of Post Office counter facility, coherent strategy for both	

buildings if they cannot be delivered in tandem, tree-lined streets.	
<p>Sevenoaks Town Council requests the addition of a Policy-requirement for any forthcoming development proposals on this site to be preceded by a detailed spatial masterplan, prepared with active public engagement. This should precede any Design Code and build upon the Town Council's emerging Town Centre Masterplan in order to ensure that the proposed development will integrate with and complement the surrounding area.</p> <p>Furthermore, the Development Brief for this proposed allocation notes that any emerging proposals for this site would need to go through an early-planning Community Review Panel as per Policy DE1, however does not allude to the further Design Advisory Panel which Policy DE2 would also require after this initial stage. The Town Council recommends that this be explicitly added to the Development Brief for clarity, with consideration given also the Town Council's request under Policies DE1 and DE2, for Community Review Panels and Design Review Panels to be engaged jointly as well as earlier in the planning process.</p> <p>The Town Council has requested that proposals for sites comprising either 10+ units, 0.5Ha or 1,000sqm+ (as per the STNP) be referred at the earliest stage of planning to a joint Community Review and Design Advisory Panel - the earliest stage being defined as prior to production of a detailed Development Brief. This is so that the views and priorities of the local community can be incorporated into designs from the outset, and with the intention that the Design Review Panel would continue to oversee the progression of proposals throughout the planning application stage. Membership of both panels should be agreed specific to the site, in order to be best locally informed.</p> <p>For clarity, this would see the planning process outlined on Page 183 of the draft Local Plan to be amended from "Development Brief → Community Review Panel → Town and Parish Council → Design Advisory Panel → Submission to Application", to "Joint Community and Design Panel including Town and Parish membership → Creation of Development Brief → Public Consultation (broadening the current proposal to consult Town/Parish Councils only) → Submission of application".</p> <p>Design guidance for this site is provided both in the Sevenoaks Town Neighbourhood Plan, as well as expanded upon in the draft Town Centre Masterplan. This should be incorporated into any resulting proposals, particularly as the draft Masterplan is recognised as an important emerging design guidance document in Policy SEV1 of the draft Local Plan.</p> <p>"The draft Town Centre Masterplan, which identifies this site as a significant development and public realm improvement opportunity at key gateway, provides the following design guidance:</p> <p>"The redevelopment of the Post Office and Telecoms building could bring additional life into the western part of the town centre whilst also enhancing the local townscape. The Post Office and sorting office could be delivered independently to the Telecoms building but a comprehensive proposal should be prepared to ensure the longer term vision and opportunity for the site can be delivered. The following design principles will be important when developing the site:</p> <ul style="list-style-type: none"> <li>• Delivery of a mix of uses that adds to the vibrancy of this part of the town centre. The potential to extend the Stag Theatre, or provide supporting space / complimentary uses, must be considered and should be part of a longer-term investment strategy. This could take the form of creative studios or a supporting food and drink offer;</li> </ul>	

- Development should be stepped back from London Road to provide a small public space that could serve as a setting for restaurants and cafes to spill out onto, or for gathering or small-scale events linked to the theatre. The space should be hard paved and include trees, planting and seating;
- Positive frontage that helps to animate the street should be provided on London Road and South Park, with upper floors of buildings to be residential;
- Consideration to be given to the refurbishment / retrofit (rather than the redevelopment) of the Telecoms building to retain the embodied carbon;
- Car parking on South Park should be rationalised and the streetscape enhanced through tree planting and public realm improvements;
- Development proposals must respond to heritage sensitivities (the site is located adjacent to the Sevenoaks High Street Conservation Area and the locally listed Stag Theatre); and
- The site is located on elevated ground with land dropping away to the south and development is likely to be highly visible from a number of locations. The height and massing of development must be carefully considered (three storeys plus an additional set back storey is considered appropriate) and proposals should be tested and modelled in views.”

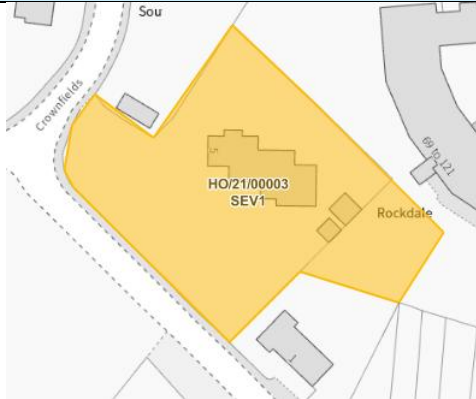
The Town Council notes that Policy SEV1 alludes to the draft Town Centre Masterplan and promotes compliance with any recommendations within this to guide future development. While the Development Brief for the Land East of High Street acknowledges Policy SEV1 and the need for development proposals to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

Finally, the Town Council would request that the following infrastructure requests be considered, either for inclusion in the Development Brief or to inform any future Section 106 negotiations:

- Financial contribution towards Sevenoaks Town Council’s future plans to extend the Stag Theatre as part of the longer-term investment strategy recommended in the draft Town Centre Masterplan’s design guidance for this site
- Tree planting and public realm improvements as recommended in the draft Town Centre Masterplan’s design guidance for this site
- Delivery of a new public space on London Road to allow seating or small-scale events linked to the theatre, to include trees, planting and seating as proposed in the draft Town Centre Masterplan’s design guidance for this site
- Financial contribution towards or delivery of enhanced pedestrian crossing areas where people want to cross – also as per the Town Council’s Highway Improvement Plan
- Potential infrastructure improvements of the High Street triangle including consideration of one-way or pedestrianisation
- Introduction of HGV “through traffic” movement restrictions, as per the Town Council’s Highway Improvement Plan.




<b>SDC Allocation Reference:</b> HO/21/00273 SEV3	<b>Address:</b> Land rear of Bowerhood House, 15 St Botolphs Road
<b>Ward:</b> Town	

<b>SDC Allocation Reference:</b> HO/21/00003 SEV1	<b>Address:</b> Pinetops, 5 Crownfields
<b>Ward:</b> Town	
<b>Allocation proposal:</b> 20 housing units	
<b>New or returning allocation?</b> Returning on Urban land	
<b>Development Brief details?</b> 50-75 dwellings per hectare 14-21 dwellings Design requirements include protection of character of street scene, protects southerly views from properties to the north or east, prioritises landscaping and topography and requires diverse and mature vegetation along the front boundary.	
<p>This site is not identified in the Sevenoaks Town Neighbourhood Plan and is an urban infill proposal. While the Town Council does not object to the principal of its development, it does object to the proposed housing numbers and density on the grounds of considering this as overdevelopment.</p> <p>Any emerging proposals should consider:</p> <ul style="list-style-type: none"><li>- Housing density suitable to the location, site constraints and that of surrounding plots</li><li>- The steep topography of the site and difficult access</li><li>- Satisfactory mitigation of flooding caused by water-run off due to the topography</li><li>- Adequate provision of parking for new residents as well as mitigation of parking impact to existing residents.</li></ul> <p>Finally, the Town Council considers that proposals for this site should be overseen from the outset by a Design Advisory Panel, with the initial Development Brief and key design requirements to be agreed by a joint Community Review and Design Advisory Panel in order to ensure that community views are directly fed into early designs. Membership of both panels should be agreed specific to the site, in order to be best locally informed, with the continued oversight of the Design Review Panel throughout the planning application process.</p> <p>For clarity, this would see the planning process outlined on Page 183 of the draft Local Plan to be amended from “Development Brief → Community Review Panel → Town and Parish Council → Design Advisory Panel → Submission to Application”, to “Joint Community and Design Panel including Town and Parish membership → Creation of Development Brief → Public Consultation (broadening the current proposal to consult Town/Parish Councils only) → Submission of application”.</p>	



### Wilderness Ward proposed allocation

<b>SDC Allocation Reference:</b> HO/24/00001 SEV20	<b>Address:</b> Land north of Barnett Field, Blackhall Lane
<b>Ward:</b> Wildernesse	
<b>Allocation proposal:</b> 10 housing units	
<b>New or returning allocation?</b> New on Greenfield land	
<p>Sevenoaks Town Council objects to the proposed housing allocation of this site on the following grounds:</p> <ul style="list-style-type: none"><li>• This is an identified Biodiversity Opportunity Area located within the Green Belt, sitting directly adjacent to the Wildernesse Conservation Area, which is characterised by open spacious, landscaped settings and spacious plots. The Conservation Area Appraisal sets a high importance to views, setting and topography within and surrounding the Wildernesse Conservation Area, including the spacious and “visually secluded” setting of individual houses. One of these important views includes the open view of the National Landscape and Site of Special Scientific Interest from Blackhall Lane, which would be lost to the houses on the other side of Blackhall Lane should this site be built upon.</li><li>• The site is located in between three key heritage assets, with the Wildernesse Conservation Area to the north and National Landscape and Site of Special Scientific Interest at Knole Park to the south. Development of this site would have a negative impact on the prominence and openness of the National Landscape, impeding the important views both from the Conservation Area as well as towards it from the National Landscape.</li><li>• Nearby houses are typically 0.5 hectares or more, with the proposed allocation of ten units being a significant increase to the surrounding density of sites and inappropriate for the area. This is supported by the guidance provided in the Appraisal document of the adjacent Conservation Area, which gives high value to the generous size of the</li></ul>	

plots, modest height and bulk of houses, and overall impression of buildings being subservient to their surrounding landscape. A significantly denser development adjacent to the Conservation Area, interrupting the significant open view of the countryside would have a detrimental impact on the character and setting of the Wildernesse Conservation Area. This is contrary to the design guidance which states that local distinctiveness should be protected – both in the context of the whole conservation area, as well as with the site and its immediate surroundings.

- There is a steep rise to the east onto this plot and no pavement, which would cause significant access issues. Furthermore, Blackhall Lane does not benefit from a bus service, and is over 2km from the nearest train station, making it a particularly unsustainable site to develop new housing. According to isochrone mapping, it would take the average pedestrian over 30 minutes to walk to the Sevenoaks Station, or just under that to reach the Bat & Ball Station.

Should the allocation be taken forwards, the following infrastructure provisions must be delivered as part of any resulting development:

- Minimum of 40% affordable housing
- Financial provision to cover a new bus route to serve Wildernesse Ward and the new housing site
- New safe and appropriate site access, particularly for pedestrians, given the lack of footpath on the west of Blackhall Lane, and subsequent need for any pedestrian exiting the site to cross the road onto the opposite verge
- Adequate surface water mitigation caused by increased hardstanding on this site, which is sloped in nature and would therefore cause increased surface water runoff.
- Mitigation of amenity and views for residents of Wildernesse Conservation Area, as well as those at the Quarry Hill Cottages to the south west of the site.