



Land at Brittain's Lane, Sevenoaks

Presentation to Sevenoaks Town Council

Monday 24th January 2022

About Croudace Homes

- We were founded in 1946 and remain a family-owned business
- Committed to building high-quality homes with first-class customer service
- We pay careful attention to the internal and external design, specifications of fixtures and fittings
- Incorporating play areas and sports facilities, protecting local wildlife, and hosting community events and raising money for charity are all part of our commitments to make socially pleasant places to live



Planning Background

- There is a significant shortfall of housing in the borough, with less than 3 years' supply
- The district has failed to achieve a net increase of affordable homes, meeting just 51% of its target from the 2011 Core Strategy
- The district only delivered 62% of its total housing target in 2021 and cannot wait until a new Local Plan is made to identify new sites
- There is therefore a presumption in the favour of sustainable development
- Our proposals on this enclosed edge-of-settlement Green Belt land, comply with the policies of the NPPF when taken as a whole and the relevant policies of the adopted Local Plan



Aerial image of the site - proposed housing area outlined in red

Our Vision



Environment

- Landscape-led development that ensures the retention and enhancement of existing trees and hedgerows
- New recreational paths and cycleways to the wider open space
- A new Locally Equipped Area of Play and a Trim-Trail
- Enhancing the setting of the Ancient Woodland
- Comprehensive biodiversity surveys will be undertaken to ensure a Biodiversity Net Gain across the site including:
 - A new 15-metre buffer zone around the Woodland
 - A community orchard
 - New tree, thicket and wildflower planting
 - Drainage ponds with aquatic plant species



Highways and access

- A new priority junction from Brittain's Lane with new footways
- The retention of the existing access to provide pedestrian and cycle links to the PRow
- A further pedestrian and cycle access to the north of the new access point
- Sustainable location close to public transport links on Brittain's Lane as well as the wider Sevenoaks network
- Secure cycle storage provided
- Car parking in line with the Council's requirements, including the provision of electric charging points



Community Engagement

- Croudace Homes has undertaken postal and virtual pre-application community engagement regarding the proposals in **November – December 2021**
- Invitation distributed to around **800 local residents and businesses**
- The consultation website was viewed **over 600** times and **52** pieces of feedback received
- Meetings offered to local stakeholders, including ward, county and Parish/Town members as well as the Civic Society



Key Benefits



The provision of up to 70 much-needed high-quality new homes



Creating local jobs during the construction phase



The delivery of around 50% affordable housing



Investing in the local economy, aiding the recovery from the pandemic



Helping Sevenoaks District Council to meet its housing targets



Financial contributions towards the improvement infrastructure



Creating new public open green spaces for all to enjoy



Protecting existing habitats and creating new ones, including the retention and extensive enhancement of the existing trees and hedgerows on-site



Thank you, any questions?