

Plan 2040 – Regulation 18 Consultation Part 2 – October 2023

Questions and answers

Please note: the information included in this document, including dates and times, is subject to Cabinet approval on Tuesday 9 November 2023.

Plan 2040

What is the Local Plan?

The Local Plan is important planning policy which says what can be built and where and what should be protected up to 2040. The new Plan proposes more business space for jobs, much needed new homes for all, retail, leisure and community facilities, while continuing to protect the rural nature of the District and the local environment.

When is the consultation?

The Plan 2040 Regulation 18 Part 2 consultation is proposed to run for seven weeks from 00.00am on Thursday 23 November 2023 until 11.59pm on Thursday 11 January 2024 and we must receive your comments by this date.

The Council will be running 'pop-up' sessions across the District, throughout the consultation period. Details will be available at www.sevenoaks.gov.uk/plan2040 once the consultation begins.

Where can I view the Local Plan?

You can view the [Local Plan](#) that will be considered by our Planning and Advisory Committee on 31 October then our Cabinet on 9 November.

Once the consultation goes live, you can view the consultation document at www.sevenoaks.gov.uk/plan2040. Hard copies will also be available at the Sevenoaks District Council offices, at all libraries across the District and Town and Parish Councils.

What is proposed in the Regulation 18 Part 2 consultation?

The previous Local Plan consultation (Nov 22 to Jan 23) focused on optimising densities and maximising opportunities in existing settlements, including on brownfield land. However, the District is unable to meet development needs (including 712 dwellings per annum) within the existing urban areas, and there is a severe shortage of housing, particularly affordable housing.

This Regulation 18 (Part 2) consultation in the late autumn takes a more District-wide approach. The Council will continue to focus on optimising development opportunities in our existing towns and service settlements, but will also consider the potential contribution of Green Belt land, in exceptional circumstances.

How to sign up for our Strategic Planning Mailing List?

People can [sign up to our Strategic Planning Mailing list](#), for updates on the Local Plan and other Strategic Planning documents, including SPDs and Neighbourhood Plans.

Alternatively, people can email their name and preferred contact method, as well as the Parish that they live in, if applicable, to planning.policy@sevenoaks.gov.uk.

Timetable for Plan 2040

This Regulation 18 will run until 11 January 2024. A Regulation 19 (pre-submission) consultation will run later in 2024, and we expect the new Local Plan to be submitted and considered by Government in late 2024.

Sites

Can I submit a site for inclusion in the Local Plan?

If you own land which could be suitable for development within the District, and meets our Development Strategy, please submit this to us via our Regulation 18 Part 2 consultation, from the 23 November.

If a site is included in the 'call for sites', will it automatically feature in the Local Plan?

No. The Local Plan proposes to allocate the most suitable sites that are in accordance with the Local Plan Development Strategy.

When will planning applications be submitted for site proposals?

This would be a matter for the landowners and developer, but early engagement with site promoters will be essential.

Status of Strategic Sites in the Green Belt

The following schemes are subject to Resolution to Grant, and are currently subject to a Section 106 agreement before full planning permission is granted:

- Fort Halstead
- Four Elms Road, Edenbridge
- Sevenoaks Quarry

Wasps Rugby Football Club Proposal

When will the stadium be built?

Planning permission will first be needed. This is a matter for Wasps to consider.

How big is the proposed stadium?

24,000 to 28,000 seats.

What about transport issues in the area, the junction to the M25 is already busy?

Transport would be considered as part of the proposal, including new transport infrastructure, but it's too early to say what this could look like at this early stage.

Who owns Pedham Place Golf course?

The golf course is in private ownership and unfortunately we cannot share the details.

What is the planning status of Pedham Place?

The site is in the Green Belt and an Area of Outstanding Natural Beauty (AONB), it was agreed to be a 'broad location for future growth' in the 2019 iteration of the emerging Local Plan.