

Sevenoaks Local Plan 2040 - Questions and answers

Update: October 2024

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 was the most recent consultation on the Plan?

The Plan 2040 Regulation 18 Part 2 consultation ran for seven weeks from 23 November 2023 until 11 January 2024.

The Council ran 'pop-up' sessions across the District throughout the consultation period.

Where can I view the Local Plan?

You can view the Local Plan at www.sevenoaks.gov.uk/plan2040. Hard copies are available at the Sevenoaks District Council offices, at all libraries across the District and Town and Parish Councils.

What was 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 within the existing urban areas, and there is a severe shortage of housing, particularly affordable housing.

This Regulation 18 (Part 2) consultation took a more District-wide approach. The Council focused on optimising development opportunities in our existing towns and service settlements, but also considered the potential contribution of Green Belt land, in exceptional circumstances.

Sign up for our Strategic Planning Mailing List

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

Alternatively, email your name and preferred contact method, as well as the Town or Parish you live in, to planning.policy@sevenoaks.gov.uk.

Timetable for Plan 2040

As there will be imminent changes to the National Planning Policy Framework (NPPF) in the next few months, the Local Plan timetable will be revised in the New Year to reflect the time needed to update the evidence base and undertake additional consultation on sites. The next version of the Local Plan will be published in 2025 when you will have another opportunity to comment on the proposals.

Sites

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

At the moment the call for sites is not open, but we intend to run a targeted call for sites in 2025, focusing on brownfield and grey belt land.

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.