



PLAN 2040

A NEW LOCAL PLAN FOR
SEVENOAKS DISTRICT

Plan 2040 Summary



**Have your say now
and help shape the
future of the District!**



REGULATION 18
CONSULTATION

2023

The consultation will open on Thursday
23 November 2023, closing on January 11 2024.

You can respond by visiting:
www.sevenoaks.gov.uk/plan2040



Plan 2040: Key Topics

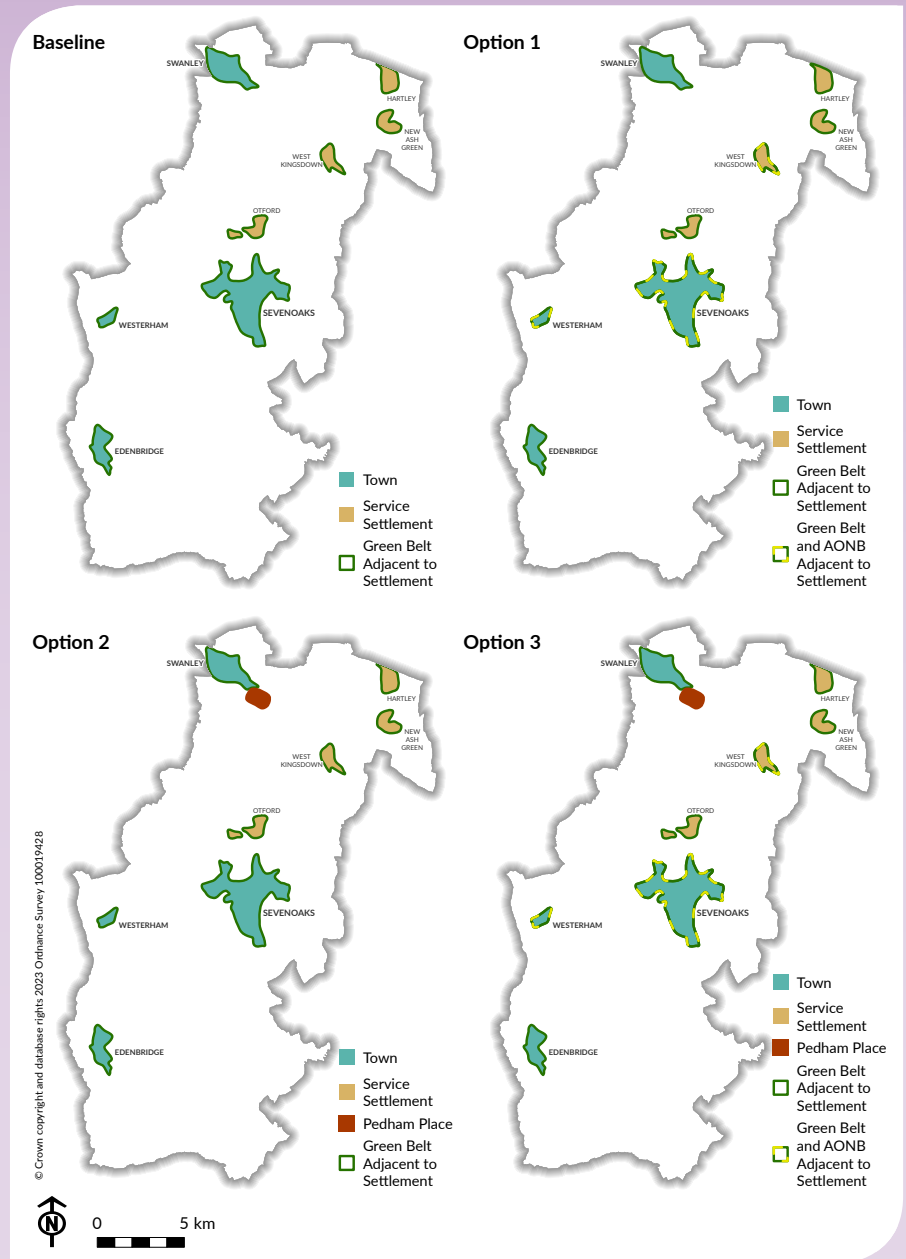
We would like to hear your views on the Council's draft Local Plan, which includes proposals to meet the District's future housing and development needs.

Plan 2040 will help to deliver much needed new homes, including affordable homes, while promoting health and wellbeing and protecting the environment and the overwhelming majority of the Green Belt.

While the plan focusses on future development in urban and built up areas, some Green Belt sites will need to be considered to meet the District's housing needs of 712 new homes a year from 2025 until 2040.

The challenge we face is only 7 percent of the District is developed and these areas alone cannot meet the District's housing need.

To meet the District's housing needs, we are asking for views on three potential growth options. In broad terms, these sites are in the most suitable and sustainable locations, close to existing settlements with transport and services. Some of the sites would be on poorly performing Green Belt land.



Baseline: Sites which were found to be suitable for development including sites within settlements and in the Green Belt on the edge of the eight higher-tier settlements (towns and service settlements), which have the services, facilities and connections, to promote a sustainable pattern of development. (does not meet need)

Option 1: Baseline sites plus Multiple Sites on the edge of higher tier settlements (Sevenoaks, Westerham and West Kingsdown) which are located in both the Green Belt and AONB. (approximately meets need)

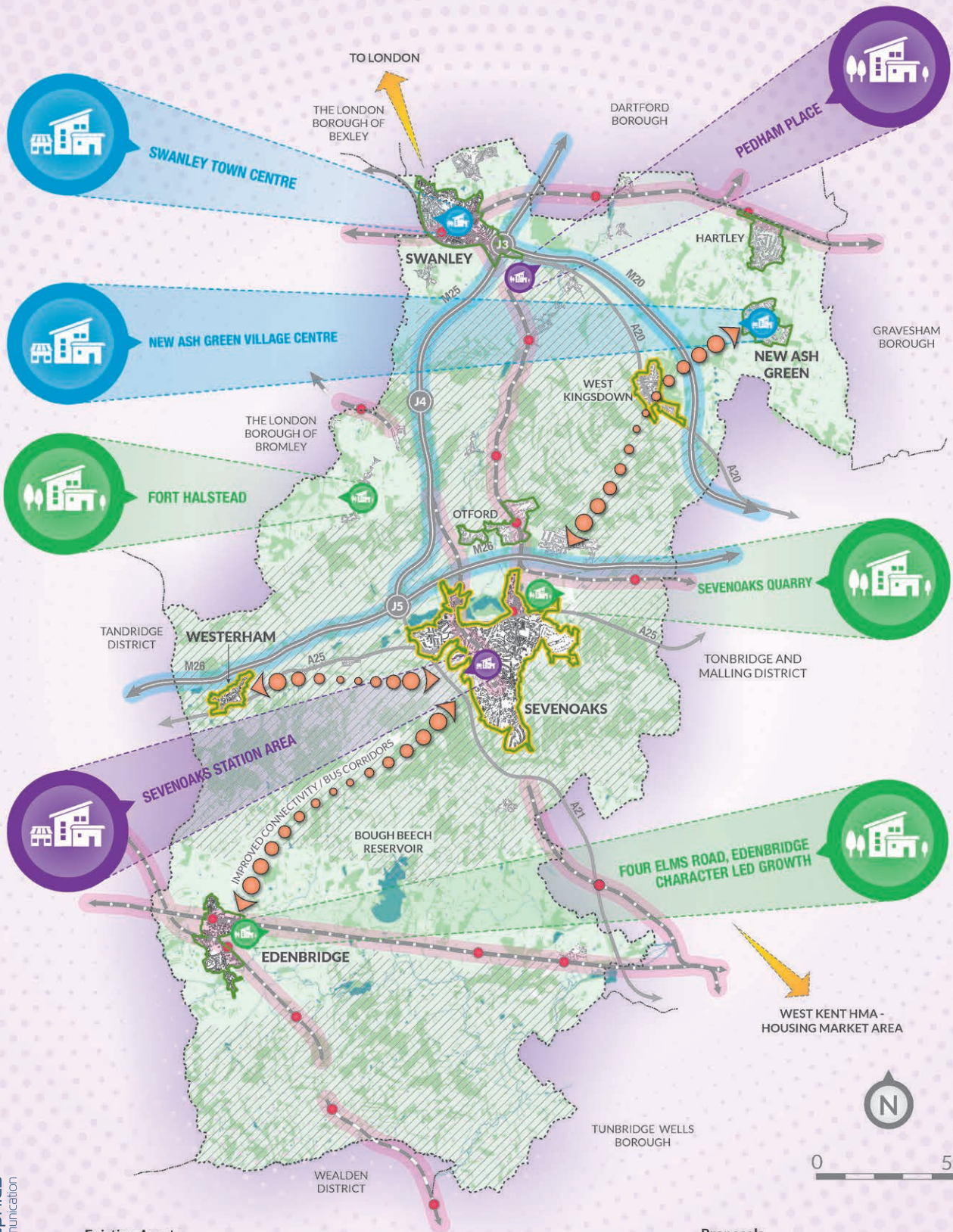
Option 2: Baseline sites plus Stand-alone Settlement in a single location (Pedham Place) mindful that there are wide ranging benefits to strategic growth (meets need)

Option 3: Baseline sites plus Combined AONB/GB sites on the edge of higher tier settlements (Sevenoaks, Westerham and West Kingsdown) plus stand-alone settlement. (exceeds need)



Plan 2040: Key Diagram

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Existing Assets

- Sevenoaks District Boundary
- Metropolitan Green Belt
- Woodland
- Area of Outstanding Natural Beauty
- Surface Water Area

- Towns and Service Settlement
- Rail
- Motorway
- A Roads

Proposals

- Regeneration Priority
- Strategic Development Site
- Emerging Development Site
- Green Belt Adjacent to Settlement
- AONB Adjacent to Settlement
- Improved Connectivity



Plan 2040: Key Topics



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01

Development Strategy

Plan 2040 provides a strategy for sustainable growth for homes, offices, town centre uses and infrastructure such as schools, health facilities and transport. Our plan focuses on growth in existing towns, optimising density and the reuse of brownfield land, and the limited release of poorly performing Green Belt.



06

Health and Wellbeing

Our Health and Wellbeing policies support the creation of healthy and inclusive communities, and feed into all aspects of our Local Plan – including providing homes for all, access to green open space, and community facilities. Our Local Plan will play a key role in reducing health challenges such as air quality, reducing isolation, staying physically active and improving wellbeing for our communities.



02

Housing Choice for All

Our Housing policies aim to boost the delivery of housing the District, providing suitable homes for to meet the needs of all our residents – including affordable housing, homes for older people, self-build and co-housing options. We also identify land across the District to help meet the needs of our Gypsy and Traveller Community.



07

Historic Environment

Sevenoaks District is home to a wealth of old buildings, structures and landscapes. The historic environment helps create a sense of place, supports the local economy, regeneration, high quality urban design, tourism, leisure, education and sustainability. We want to ensure future generations can enjoy it too.



03

Employment and Economy

Working, shopping and leisure trends have changed since the pandemic. We are keen to support our high streets and deliver the right type of flexible workspaces whilst maintaining a vibrant economy and tourist sector.



08

Natural Environment

Sevenoaks District is a beautiful place to live, work and relax. We want to protect and enhance the natural environment to help everyone enjoy the beautiful landscape and make sure the District is a place where wildlife can thrive.



04

Climate Change

Addressing climate change is vital. We want to ensure that new development uses less energy, emits less carbon, and makes it easier to use public transport, to cycle and to walk. This will all contribute to the Council's commitment to tackling the challenges of climate change.



09

Infrastructure

The provision of new and improved infrastructure is crucial to the wellbeing of our communities, and is needed in the right place and at the right time to support the growth of the District. Working with partners in health, education, transport, utilities and many other sectors, the Plan will secure the infrastructure needed to meet the needs of our current and future communities.



05

Design

Design is much more than how something looks. We will make sure our new spaces are well-designed and have a positive impact on people's health, wellbeing and sense of belonging. We are seeking design excellence for all new development.



10

Transport

Residents and visitors need to travel to work, shops, schools and other services across the District. The Plan encourages healthy journeys and low carbon travel helping all people to move conveniently and safely.