

Sevenoaks District Council
Infrastructure Delivery Plan Report 2026

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Executive Summary

The Sevenoaks District Infrastructure Delivery Plan (IDP) is an evidence base document that supports the Local Plan and its objectives. The IDP provides a summary of the infrastructure required for the District, according to the level of development proposed to meet the District's needs for housing, employment and retail. This is supported by a detailed Infrastructure Project Schedule, which identifies the specific projects required to support growth, alongside indicative costs, funding sources and delivery assumptions.

The term "infrastructure" is broadly defined to include highways, flood defences, educational facilities, health and social care facilities, community facilities, green blue infrastructure etc. The timely provision of suitable and appropriate infrastructure to support growth, alongside the maintenance of existing infrastructure, is crucial to the wellbeing of residents, those who visit, provide services, invest and work in the District.

Sevenoaks District Council is a Community Infrastructure Levy (CIL) charging authority and has collected CIL on qualifying developments since August 2014. The Council prioritises projects for CIL investment each year through its annual Infrastructure Funding Statement, ensuring funding is directed to the infrastructure that best supports our communities.

Alongside preparation of the Local Plan, the CIL Charging Schedule has been reviewed to ensure that levy rates remain aligned with current market conditions and continue to secure appropriate levels of developer contributions for local infrastructure needs.

To strengthen the delivery of infrastructure for major development, the Council proposes to remove residential development of 10 or more dwellings from the CIL Charging Schedule. This approach reflects the site-specific and often complex infrastructure requirements associated with major development, where Section 106 agreements provide a more effective and flexible mechanism to secure and coordinate the timely delivery of necessary infrastructure and ensure impacts are appropriately mitigated. Communities across the District will continue to benefit from CIL funding for wider infrastructure improvements arising from smaller-scale development.

We have engaged with a wide range of infrastructure providers throughout the preparation of the IDP to understand existing constraints, planned improvements, and the new infrastructure that is required to support the proposed level of growth.

The IDP is an evidence base study to support the Local Plan, but will be treated as a 'live' document, recognising that infrastructure planning is a dynamic process. The IDP will be reviewed regularly as new information emerges and development proposals progress. Any infrastructure needs not currently identified in the IDP are not precluded from future iterations. Additional projects may be required to support development as provider strategies, investment plans or priorities evolve.

Introduction

This Infrastructure Delivery Plan (IDP) has been prepared by Sevenoaks District Council (the Council). The IDP provides a comprehensive assessment of infrastructure required to support the delivery of the Local Plan and sets out:

- The national policy context for infrastructure provision, and the role of timely infrastructure delivery in supporting sustainable development;
- Infrastructure priorities for the District's main towns, informed by Town Council input from the Regulation 18 consultation, including both strategic improvements and a range of more localised, place-based interventions;
- The funding and delivery mechanisms underpinning the IDP, including the role of CIL and Section 106;
- The staged approach to engagement with infrastructure providers and stakeholders, which has informed the identification of infrastructure requirements across the District;
- An assessment of existing and planned infrastructure provision, and future infrastructure requirements to support growth across the District; and
- An Infrastructure Project Schedule, which sets out the specific schemes required, including their priority, lead delivery body, indicative costs (where available), and potential funding sources.

The IDP has been informed through ongoing engagement with infrastructure providers, statutory consultees and other key stakeholders, alongside a review of relevant evidence base documents, strategies and infrastructure plans.

1. Background and Context

Purpose of the Infrastructure Delivery Plan

- 1.1 The provision of the right infrastructure, serving the right location at the right point in time, is essential to achieving the sustainable development of communities. Delivering appropriate types of infrastructure underpins the Local Plan's ability to provide new homes, employment opportunities and economic growth, support viable town centres, and enhance the quality of the environment.
- 1.2 We have taken the view that achieving sustainable communities requires a balanced approach to meeting infrastructure requirements. This is two-fold:
 - Ensuring that there is sufficient capacity to meet the needs of existing residents at this moment in time; and
 - Ensuring that additional capacity can be provided to accommodate the planned future growth across the District.
- 1.3 Planning for infrastructure helps to ensure that there is a common understanding between service providers, developers, local communities, businesses, neighbouring authorities and the District Council as to the local infrastructure needs. This should also provide a clear strategy for how infrastructure will be delivered in tandem with any future development across the District as a whole. Where possible, the Sevenoaks Infrastructure Delivery Plan (IDP) will provide estimated costs associated with each piece of required infrastructure, as well as setting out the proposed timescales to deliver the project.
- 1.4 To ensure the Local Plan remains deliverable, the IDP will be treated as a "live" document and will be reviewed regularly and updated when further information is made available to the Council. This may include (but is not limited to):
 - Updating projects where feasibility assessments and studies become available to deliver the infrastructure;
 - Where bids have been successful for securing funding at a national, regional or local level; and
 - Where the infrastructure project has been completed/delivered.

What is Infrastructure?

- 1.5 Infrastructure can be identified as the various services and facilities that are necessary to help build sustainable communities, which include the delivery of new infrastructure or the upgrading of existing facilities to accommodate additional capacity from either new or existing developments.
- 1.6 The term "infrastructure" is broad and can encompass many aspects of social, economic and environmental issues. As there is no set definition of infrastructure within the NPPF, we have taken forward the application of infrastructure as set out in the Planning Act 2008 under Section 216(2). This includes:

- Transport schemes;
- Flood defences;
- Water quality;
- Education;
- Health and social care facilities;
- Police and emergency services facilities;
- Community facilities;
- Communications (including broadband); and
- Blue Green infrastructure.

1.7 This list is not restrictive and can also include utilities (i.e. electricity, gas, and water and wastewater networks). For the purposes of the IDP, the following types of infrastructure can be included within each category described:

Infrastructure Category	Type of Infrastructure / Project
Education	<ul style="list-style-type: none"> • Pre-school and nursery schools • Primary education • Secondary education • Post 18 / higher education • Adult education • Special educational needs
Health and social care facilities	<ul style="list-style-type: none"> • GP surgeries • Dental services • Hospitals and community trusts • Mental health services • Adult social care services • Children's social services
Transport	<ul style="list-style-type: none"> • Road networks • Rail networks • Bus services • Walking, wheeling and cycling routes • Public Rights of Way (PRoWs) • Car parking facilities • Electric vehicle charging points
Water	<ul style="list-style-type: none"> • Water supply • Wastewater
Utilities	<ul style="list-style-type: none"> • Gas • Electricity • Digital connectivity (including telecommunications and high speed broadband)
Waste	<ul style="list-style-type: none"> • Recycling • Waste management

Infrastructure Category	Type of Infrastructure / Project
	<ul style="list-style-type: none"> • Waste disposal
Sports and leisure facilities	<ul style="list-style-type: none"> • Indoor sports • Outdoor sports (including playing pitches)
Community facilities	<ul style="list-style-type: none"> • Places of worship • Community spaces • Libraries • Museums • Cultural buildings
Emergency services	<ul style="list-style-type: none"> • Police • Fire and rescue services • Ambulance services
Blue Green Infrastructure	<ul style="list-style-type: none"> • Flood management • Natural / semi-natural open space (including children's play areas) • Biodiversity • Parks / country parks • Local Wildlife Sites • Local Nature Reserves

National Context

- 1.8 The National Planning Policy Framework (NPPF) sets out the importance of infrastructure in achieving sustainable development, which remains the overarching objective of the planning system. It identifies economic, social and environmental objectives which must be pursued in an integrated and mutually supportive way, including through the coordinated delivery of infrastructure.
- 1.9 The NPPF requires local planning authorities to plan positively for the infrastructure needed to support growth, ensuring there is a reasonable prospect that it can be delivered in a timely manner. Strategic policies should make sufficient provision for development and supporting infrastructure, including transport, flood risk and water management, green infrastructure and community facilities.
- 1.10 The significance of infrastructure delivery is a key theme running through the National Planning Policy Framework (NPPF) (2024), and paragraph 20 sets out what is required of strategic planning policies, clearly stating that sufficient provision should be made for:
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health, education and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change

mitigation and adaptation.

- 1.11 Paragraph 26 also emphasises the importance of effective and ongoing joint working between authorities, infrastructure providers and other relevant bodies to identify infrastructure requirements and support the preparation of a justified and deliverable strategy.
- 1.12 Local Plans should set out the contributions required from development to support infrastructure provision. This includes ensuring that such requirements do not undermine the viability and deliverability of development.
- 1.13 The IDP has been prepared in accordance with these NPPF requirements by identifying the infrastructure needed to support the Local Plan's growth strategy and setting out known delivery mechanisms and funding sources. The relationship between infrastructure requirements, development viability and deliverability is considered through the wider Local Plan evidence base, including the Council's viability work.

Devolution

- 1.14 The Government's devolution agenda is increasingly influencing the planning and delivery of infrastructure, with greater emphasis placed on strategic coordination at a sub-regional level. This includes the strengthening of partnerships between local authorities, infrastructure providers and other stakeholders to support the effective planning and delivery of infrastructure required to accommodate growth.
- 1.15 Devolution arrangements are intended to provide greater local control over funding and investment decisions, enabling infrastructure provision to be more closely aligned with local priorities, including transport, housing, environmental and green infrastructure networks. The Council is aware of emerging devolution arrangements across the county and has been mindful of these developments in preparing the IDP, ensuring that the evidence and approach remain robust and adaptable as governance structures evolve.

Main Town Infrastructure Priorities

- 1.16 A significant proportion of planned growth is focused within the District's existing urban settlements, in particular the three main towns of Sevenoaks, Swanley and Edenbridge. These locations will play a key role in accommodating development and will require supporting infrastructure to address existing constraints, enable sustainable growth and enhance their role as the District's main towns.
- 1.17 In addition to infrastructure requirements identified through engagement with infrastructure providers, a number of wider aspirations have been identified through stakeholder Regulation 18 consultation responses for Sevenoaks, Swanley and Edenbridge. These reflect opportunities to enhance the function, accessibility and quality of the towns, but are not necessarily identified infrastructure requirements at this stage.

- 1.18 The Town Councils' responses also include a range of more detailed, site-specific infrastructure requests. These typically relate to localised transport and highway improvements, public realm and green infrastructure enhancements, provision of community and recreational facilities, and site-level mitigation measures such as drainage and access.
- 1.19 These detailed requests broadly reinforce the strategic infrastructure themes identified through the IDP and provide further local context for the types of interventions that may be needed to support growth. As such, they have been taken into account in identifying the key infrastructure themes, rather than being reflected individually.

Sevenoaks

- 1.20 Sevenoaks Town Council has identified a number of infrastructure-related priorities associated with the scale of proposed growth. A key theme is the need for infrastructure to be delivered in a timely manner, with provision for transport, healthcare, education and community facilities in place from the early stages of development.
- 1.21 There is a strong emphasis on enhancing sustainable transport infrastructure, including improved public transport provision and the delivery of connected walking and cycling networks. The Town Council also highlights the importance of ensuring sufficient capacity within utilities infrastructure, with a focus on addressing potential constraints in water supply, wastewater and energy networks through proactive planning.
- 1.22 The Town Council also identifies the enhancement of Sevenoaks Town Centre as a key priority, including aspirations for the development of a Cultural Quarter as set out in the Sevenoaks Town Neighbourhood Plan. This has implications for the provision of supporting infrastructure, including public realm improvements, cultural and community facilities, and spaces to support events and the evening economy.
- 1.23 In addition, the Town Council places significant weight on the provision of social and community infrastructure, including healthcare, education, sports and community facilities, recognising the cumulative impact of growth across multiple sites. The role of green infrastructure is also emphasised, with aspirations to protect and enhance open spaces, biodiversity networks and environmental assets.

Swanley

- 1.24 Swanley Town Council has identified a range of infrastructure priorities in response to the scale of proposed growth, with a particular emphasis on existing capacity constraints and the need for significant upgrades. A key concern relates to the performance of the local highway network, with congestion already affecting main routes and junctions, and further development expected to exacerbate these pressures. As a result, the Town Council highlights the need for improvements to existing roads, enhancements to key junctions, and consideration of new routes to increase network resilience.
- 1.25 In addition, the Town Council identifies the need for expanded social infrastructure, including the provision of improved healthcare facilities through a new health hub, additional education capacity, including sixth form provision, and enhanced community infrastructure

such as a new community space for local groups. Accessibility improvements are also highlighted, particularly in relation to providing step-free access at Swanley railway station.

- 1.26 Overall, these priorities reflect a concern that existing infrastructure is already under pressure, and that substantial investment and early delivery of improvements will be required to support future growth.

Edenbridge

- 1.27 Edenbridge Town Council has identified a comprehensive range of infrastructure priorities to support the scale of proposed growth, reflecting concerns regarding the capacity of existing infrastructure and the need for coordinated improvements. Key areas of focus include transport and highways infrastructure, particularly enhancements to key routes, access to railway stations, and improved walking and cycling connectivity. The Town Council also highlights the importance of effective flood and water management, including the delivery of a strategic sustainable drainage systems approach and reinforcement of local drainage networks.
- 1.28 Utilities infrastructure is identified as a further priority, with an emphasis on confirming wastewater capacity and enabling reinforcement of power networks. In addition, the Town Council seeks the timely provision of social infrastructure, including a secondary school, expanded primary and early years capacity, and delivery of a new medical centre. Wider community and leisure provision, including investment in sports facilities, youth services and public amenities, is also emphasised, alongside the need for improved digital infrastructure, such as enhanced broadband and mobile connectivity.

Summary of Key Infrastructure Themes

- 1.29 Taken together, the responses from the main Town Councils highlight a consistent set of infrastructure-related priorities associated with the scale of proposed growth. A common theme is the need for infrastructure to be delivered in a timely and coordinated manner, with early provision seen as critical to ensuring that development is appropriately supported.
- 1.30 Across the three towns, there is a shared emphasis on the importance of both physical infrastructure, including transport, utilities and flood management, and social infrastructure, such as healthcare, education and community facilities. These priorities reflect a broader aspiration to ensure that growth is accompanied by the necessary infrastructure to maintain well-functioning, attractive and sustainable places to live, work and visit.
- 1.31 Overall, the responses indicate a clear expectation that infrastructure planning and delivery should be aligned with development, addressing existing capacity constraints while supporting future growth in a comprehensive and integrated way.
- 1.32 The priorities identified by the Town Councils provide valuable local context on existing infrastructure constraints and the types of interventions considered necessary to support growth. Whilst not all of the infrastructure requests raised fall within the scope of this IDP, or can be confirmed as deliverable at this stage, they nevertheless form an important part of the evidence base, helping to inform ongoing discussions with infrastructure providers, developers and other stakeholders. They also highlight areas where further investigation,

coordination and potential funding mechanisms may be required as the Local Plan progresses.

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2. Developer Contributions and Funding Mechanisms

- 2.1 Effective delivery of the infrastructure identified in this IDP relies on a clear and coordinated approach to securing developer contributions and utilising appropriate funding mechanisms. These mechanisms ensure that development mitigates its impacts, supports sustainable growth and contributes proportionately to the infrastructure required to deliver the Local Plan.

Section 106 Planning Obligations

- 2.2 Section 106 agreements are used to secure financial contributions or direct provision of infrastructure where it is necessary to make development acceptable in planning terms. S106 obligations must meet the statutory tests of being *necessary, directly related to the development, and fairly and reasonably related in scale and kind*. They are typically used to fund:
- Off-site transport and highways mitigation
 - Education provision and expansions
 - Health infrastructure
 - Open space, play space and green infrastructure
 - Community facilities and social infrastructure
 - Strategic active travel improvements
- 2.3 S106 contributions form a significant part of the funding strategy for infrastructure required to mitigate the impacts of planned growth. Contributions will be secured from major development proposals, reflecting their greater infrastructure impacts and capacity to support mitigation.

Section 278 Highways Agreements

- 2.4 Section 278 agreements enable developers to fund, design and construct works on the public highway, subject to approval by the highway authority. These agreements are used where physical alterations to the adopted highway are required to make a development acceptable, including:
- New or improved site access
 - Junction alterations
 - Footway and cycleway improvements
 - Crossings, traffic signals and safety measures
- 2.5 S278 agreements ensure the timely delivery of site-specific mitigation and are often used alongside S106 contributions where wider network improvements are also required.

Community Infrastructure Levy (CIL)

- 2.6 The Council's Community Infrastructure Levy provides a further mechanism for securing funding towards strategic infrastructure. CIL is non-negotiable and is used to support infrastructure that addresses the cumulative impacts of development across the District.

- 2.7 Sevenoaks District Council is a Community Infrastructure Levy (CIL) charging authority and has collected CIL on qualifying developments since August 2014. The Council prioritises projects for CIL investment each year through its annual Infrastructure Funding Statement, which sets out how CIL receipts have been allocated and spent and helps ensure funding is directed to the infrastructure that best supports our communities.
- 2.8 Alongside preparation of the Local Plan, the CIL Charging Schedule has been reviewed to ensure that levy rates remain aligned with current market conditions and continue to secure appropriate levels of developer contributions for local infrastructure needs.
- 2.9 To strengthen the delivery of infrastructure for major development, the Council proposes to remove residential development of 10 or more dwellings from the CIL Charging Schedule. This approach reflects the site-specific and often complex infrastructure requirements associated with major development, where Section 106 agreements provide a more effective and flexible mechanism to secure and coordinate the timely delivery of necessary infrastructure and ensure impacts are appropriately mitigated. Communities across the District will continue to benefit from CIL funding for wider infrastructure improvements arising from smaller-scale development.

Other Funding Sources

- 2.10 Developer contributions form only part of the overall funding landscape. Delivery of the IDP may also draw on:
- Government capital programmes
 - Local Enterprise Partnership or successor bodies
 - Service provider investment plans
 - Devolution-related funding streams
 - Bids to national or regional infrastructure funds
 - Partnership funding with town and parish councils
- 2.11 These sources will be pursued where appropriate to supplement developer-funded infrastructure.

A Coordinated Funding Approach

- 2.12 The IDP provides a clear framework for identifying where developer contributions are required and how they interact with other funding sources. As a live document, the IDP will be updated regularly to reflect changes in development phasing, project costs, funding availability and emerging governance arrangements, ensuring that the approach to infrastructure funding remains robust, transparent and deliverable.

3. Methodology and Stakeholder Engagement

- 3.1 The Sevenoaks District Local Plan (Regulation 19 2026) sets out a strategy to deliver up to 17,211 much needed new homes, the right type of employment spaces and vibrant high streets to ensure a healthy economy, whilst also protecting the District's natural environment and built heritage. The Plan is underpinned by three key principles:
- Delivering strategic infrastructure to support planned growth;
 - Creating healthy and inclusive communities; and
 - Achieving design excellence in all new development.
- 3.2 The Council has worked closely with infrastructure providers throughout the preparation of the Local Plan, engaging at regular intervals to discuss proposed growth and its infrastructure implications. A full list of infrastructure providers and delivery partners we have engaged with is set out in Appendix A.
- 3.3 An Infrastructure Delivery Plan (IDP) Statement has been prepared and updated alongside each stage of the Local Plan, including the Regulation 18 consultations in 2022, 2023 and 2025. Ongoing engagement with infrastructure providers has continued to refine each iteration of the IDP Statement, supporting a progressively clearer understanding of infrastructure capacity, constraints and requirements across the District.
- 3.4 At the initial Regulation 18 stage in 2022, engagement with infrastructure providers focused on existing urban settlements and was undertaken at a high level to establish a baseline understanding of infrastructure capacity, constraints and potential requirements across the District.
- 3.5 The 2023 IDP Statement built on this initial engagement, reflecting the expansion of the Local Plan's scope to consider a broader range of development options, including within the Green Belt, and incorporating updated input from infrastructure providers.
- 3.6 Following the publication of the new National Planning Policy Framework in December 2024, the housing requirement for the District increased significantly by 63%, resulting in a target of 1,145 dwellings per annum (17,175 dwellings to 2042). This substantial uplift required a further Regulation 18 consultation to explore development options and, in turn, necessitated a further review and refinement of infrastructure requirements, supported by updated engagement with infrastructure providers.
- 3.7 Further engagement has been undertaken in the period between Regulation 18 and Regulation 19 to update the infrastructure evidence base. This has included consideration of responses received at Regulation 18, alongside targeted follow-up engagement with key infrastructure providers, such as water supply companies, where additional information or clarification was required.

- 3.8 Infrastructure planning is an ongoing and dynamic process. Engagement with infrastructure providers remains active, and project details will continue to be identified and refined as the Local Plan progresses.
- 3.9 Whilst the Regulation 19 stage provides a more developed understanding of infrastructure requirements, further detail relating to the design, funding and delivery of specific projects will continue to evolve as infrastructure providers progress their plans.
- 3.10 The Council is committed to monitoring and maintaining the Infrastructure Delivery Plan as a live document, with regular updates undertaken alongside the preparation of the annual Infrastructure Funding Statement. Further details on this approach are set out in Section 5.

Approach to Infrastructure Delivery

- 3.11 Drawing on engagement with infrastructure providers, a range of infrastructure requirements and projects have been identified to support the delivery of the Local Plan as set out in the Infrastructure Project Schedule.
- 3.12 The project schedule forms an essential part of the Infrastructure Delivery Plan as it sets out the infrastructure projects required to support delivery of the Local Plan's development strategy and associated site allocations. It is not intended to be an exhaustive record of all infrastructure aspirations in the District; rather, it focuses on the infrastructure needed specifically to mitigate the impact of growth identified in the Local Plan.
- 3.13 These projects vary in scale and level of detail, reflecting the differing stages of development and funding available at this time. Importantly, the schedule will be updated regularly as development proposals come forward, creating greater certainty for infrastructure providers and enabling them to input further as project details, phasing and delivery requirements become clearer.
- 3.14 To support understanding of the role of infrastructure in delivering the Local Plan, projects have been considered in terms of their importance to the delivery of growth:
- **Critical:** Infrastructure that is critical to the development identified in the Local Plan, and that must be prioritised. This includes the infrastructure necessary to make individual developments acceptable, as well as the infrastructure required to mitigate projected overall growth levels.
 - **Essential:** Infrastructure that is required if development is to be achieved in a timely and sustainable manner. Although infrastructure in this category is unlikely to prevent physical development in the short term, failure to invest in it could result in delays in development in the medium or long term. This type of infrastructure needs to be provided in a coordinated manner alongside development to ensure that the impacts of development are mitigated and to avoid unacceptable overuse of existing facilities or leaving new developments without necessary facilities.

- Desirable: Infrastructure that will encourage sustainable future growth and that is likely to come forward over a longer period
- 3.15 The identified infrastructure projects have been organised by infrastructure category rather than individual development sites to provide a clear overview of the types of infrastructure required.
- 3.16 The following section of this report provides further detail for each infrastructure category, including key organisations, existing provision, planned provision, and the infrastructure required to support growth.

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4. Infrastructure Categories

1) Education

Figure X: Sevenoaks Selective Secondary Planning Groups

Figure X: Sevenoaks Non Selective Secondary Planning Groups

1) Education																															
Lead Organisation	Kent County Council Education																														
Main sources of information	<ul style="list-style-type: none"> • Commissioning Plan for Education Provision in Kent 2026 – 2030 • Engagement with Kent County Council Education 																														
Existing Infrastructure Provision	<p>Kent County Council plans school provision using defined education planning areas, based on groupings of wards that reflect travel-to-school patterns.</p> <p>Secondary education provision in Kent is planned through both selective (grammar) and non-selective systems. Separate planning areas are therefore used to assess capacity and need across each system.</p> <p>The primary, selective secondary and non-selective primary planning groups covering Sevenoaks District are shown in figure X and figure X.</p> <p>Education provision in Sevenoaks District comprises a broad early years market, an extensive network of 42 state primary schools, and a more limited secondary offer, with 3 secondary schools and 2 grammar satellites serving the District.</p> <p>Primary provision is generally well-distributed and able to accommodate local demand, reflecting the dispersed settlement pattern and the role of primary schools in serving their immediate catchments. The existing primary schools are listed in the table below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>School Name</th> <th>Settlement</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Sevenoaks Primary School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>2</td> <td>St John's CEP School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>3</td> <td>Lady Boswell's CEP School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>4</td> <td>St Thomas' Catholic Primary School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>5</td> <td>Chevening (St Botolph's) CEP School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>6</td> <td>Dunton Green Primary School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>7</td> <td>Amherst School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>8</td> <td>Riverhead Infant School</td> <td>Sevenoaks Urban Area</td> </tr> <tr> <td>9</td> <td>Horizon Primary Academy</td> <td>Swanley</td> </tr> </tbody> </table>	#	School Name	Settlement	1	Sevenoaks Primary School	Sevenoaks Urban Area	2	St John's CEP School	Sevenoaks Urban Area	3	Lady Boswell's CEP School	Sevenoaks Urban Area	4	St Thomas' Catholic Primary School	Sevenoaks Urban Area	5	Chevening (St Botolph's) CEP School	Sevenoaks Urban Area	6	Dunton Green Primary School	Sevenoaks Urban Area	7	Amherst School	Sevenoaks Urban Area	8	Riverhead Infant School	Sevenoaks Urban Area	9	Horizon Primary Academy	Swanley
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8	Riverhead Infant School	Sevenoaks Urban Area																													
9	Horizon Primary Academy	Swanley																													

1) Education

10	St Bartholomew's Catholic Primary School	Swanley
11	St Mary's Church of England Voluntary Aided Primary School	Swanley
12	Downsview Community Primary School	Swanley
13	High Firs Primary School	Swanley
14	Edenbridge Primary School	Edenbridge
15	Churchill CEP School	Westerham
16	Our Lady of Hartley Catholic Primary School	Hartley
17	Leigh Academy Hartley	Hartley
18	Otford CoE Primary School	Otford
19	New Ash Green Primary School	New Ash Green
20	West Kingsdown CE (VC) Primary School	West Kingsdown
21	Anthony Roper Primary School	Eynsford
22	Seal CEP School	Seal
23	Kemsing Primary School	Kemsing
24	Hextable Primary School	Hextable
25	Crockenhill Primary School	Crockenhill
26	Leigh Primary School	Leigh
27	St Katharine's Knockholt CEP School	Knockholt
28	Shoreham Village School	Shoreham
29	Four Elms Primary School	Four Elms
30	Sundridge & Brasted CE (VC) Primary School	Sundridge
31	Halstead Community Primary School	Halstead
32	Weald Community Primary School	Sevenoaks Weald
33	Hever CEP School	Hever
34	Fawkham CEP School	Fawkham
35	Penshurst CEP School	Penshurst
36	Fordcombe CEP School	Fordcombe
37	Chiddingstone CEP School	Chiddingstone
38	Horton Kirby CEP School	Horton Kirby
39	Ide Hill CEP School	Ide Hill
40	St Lawrence CEP School	Stone Street
41	St Paul's CEP School	Swanley Village
42	Crockham Hill Primary School	Crockham Hill

In contrast, secondary provision is significantly more constrained, resulting in a substantial proportion of pupils travelling to schools in neighbouring authorities to access suitable places. This pattern creates increased pressure on cross-boundary capacity and reinforces the strategic importance of secondary planning at a wider area level. The existing secondary schools are listed in the table below:

1) Education

School Name	Settlement
Knole Academy	Sevenoaks Urban Area
Trinity School	Sevenoaks Urban Area
Orchards Academy	Swanley

Trinity School forms part of the Sevenoaks Education Campus, which sites two grammar satellites: Weald of Kent Grammar School and Tunbridge Wells Grammar School for Boys.

Orchards Academy in Swanley is undergoing a full rebuild after successfully securing Department for Education (DfE) funding through the Government's School Rebuilding Programme in July 2021. The DfE-funded scheme is delivering a new build replacement school, designed to achieve net-zero carbon in operation, with new teaching spaces, a sports hall, and upgraded external sports pitches. The project is scheduled to be completed in 2026, providing a modern, sustainable secondary school for 750 pupils on the existing site.

The District's special educational needs and disabilities (SEND) provision is supported by three specialist schools:

School Name	Settlement
Valence School	Westerham
Broomhill Bank School (North)	Swanley
Leigh Academy Milestone	New Ash Green

Independent schools operate within the District and contribute to local choice, but their capacity is not relied upon to meet statutory sufficiency requirements.

Planned Provision

Primary provision across Sevenoaks District is generally sufficient, with Year R forecasts indicating no immediate requirement for additional permanent capacity. Levels of surplus have been sustained for several years, and KCC has taken steps to manage this by agreeing to reductions to Published Admission Numbers at several schools, helping to stabilise provision and address financial viability concerns. Demand arising from consented development at Fort Halstead, Sevenoaks Quarry and Four Elms Road is expected to be met within existing primary capacity in the medium term. Land is also safeguarded for a primary school as part of the Fort Halstead planning permission. Any further growth identified through the Local Plan will be managed through a sequential approach, including utilising surplus capacity, drawing on adjacent planning groups, and considering expansions where necessary.

Secondary provision across Sevenoaks District is currently assessed as sufficient based on demographic forecasts and committed development, and no new secondary capacity is planned at present. However, this

1) Education

position does not include growth that may be identified through the Local Plan. KCC has advised that existing secondary schools in the District have limited potential for expansion, and that any significant increase in demand arising from new Local Plan allocations would require new provision. In particular, large-scale development at Pedham Place would necessitate a new secondary school on site, while a safeguarded site in Edenbridge could only be brought forward if sufficient new housing were planned to make a school financially viable. Secondary planning for the District is therefore contingent on the scale and location of future allocations in the new Local Plan.

A new 250-place SEND school is planned on the former Birchwood Primary School site in Swanley. This new school will help to relieve pressure on existing SEND provision and ensure that appropriate specialist places and support are available for children and young people.

Future provision to support Local Plan growth

We have engaged with Kent County Council on the proposed sites and the education demand they would generate. Early years provision has been integrated within the new primary school provision. This approach supports efficient use of land and buildings, enables shared facilities, and helps strengthen transition and continuity between early years and primary education. Provision to meet special educational needs and disabilities is expected to be addressed largely through enhancements to existing schools and the delivery of a new SEND school in Swanley.

Schools often find it challenging to provide full wraparound early years childcare. Accordingly, provision is typically delivered by private, voluntary and independent (PVI) providers. In discussions with Kent County Council as the education authority, it has been identified that consideration should be given within the masterplanning process to the inclusion of flexible premises that could be leased or rented by PVI providers, in order to complement school-based provision.

To support our proposed growth, the following provision is required:

Primary School Provision

New Primary Schools:

Location	Provision
Sevenoaks	1 FE primary school with 26-place nursery
Swanley	2FE primary school with 26-place nursery
Pedham Place	Two 2FE primary schools, both with 26-place nurseries
Edenbridge	2FE primary school with 26-place nursery
New Ash Green	2FE primary school with 26-place nursery

1) Education

Fort Halstead	1FE primary school with 26-place nursery
Total	7 new primary schools, all with nursery provision

Primary School Expansions and Rebuilds:

Location	Expansions and Rebuilds
Dunton Green	Rebuild of Dunton Green Primary School Expansion from 1FE to 2FE
Swanley	Expansion of Downsview Primary School from 1FE to 2 FE
Total	2 schemes

Separate to the above provision identified through engagement with KCC, accessibility improvements to Halstead Primary School are anticipated through the Broke Hill planning application, subject to the outcome of that application

Secondary School Provision

New Secondary Schools:

Location	Provision
Pedham Place	Non-selective 8FE secondary school with sixth form and 30-place specialist resource provision
Edenbridge:	Non-selective 6FE secondary school with sixth form and 30-place specialist resource provision
Total	2 new secondary schools, both with sixth form and 30-place specialist resource provision

Special Educational Needs and Disabilities Provision

Location	Provision
Swanley	New 250-place SEND school for ages 5 - 19
Swanley	New 15-place specialist resource provision at St Mary's CofE Primary School
Sevenoaks	New 30-place specialist resource provision at Knole Academy
Edenbridge	New 20-place specialist resource provision at Edenbridge Primary School
West Kingsdown	New 20-place specialist resource provision at St Edmunds CofE Primary School
Total	1 new 250-place SEND school

1) Education					
	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;"></td> <td>4 specialist resource provisions totalling 85 places</td> </tr> <tr> <td></td> <td>335 places overall</td> </tr> </table> <p>Further details on all projects are available in the Infrastructure Project Schedule.</p> <p>KCC's Developer Contributions Guide sets out how new development is expected to mitigate its impact on infrastructure arising from growth, including education provision.</p> <p>In line with this guidance, all major development proposals, including site allocations, will be expected to contribute towards the provision of new or expanded school infrastructure, either through the provision of land where required or through financial contributions.</p> <p>Contributions will be sought where necessary to support growth and mitigate the impact of new development on education capacity, ensuring that sufficient school places are available to serve both new and existing communities. Financial contributions will typically be secured through Section 106 agreements in accordance with KCC's Developer Contributions Guide.</p>		4 specialist resource provisions totalling 85 places		335 places overall
	4 specialist resource provisions totalling 85 places				
	335 places overall				
Funding Sources	<ul style="list-style-type: none"> • Kent County Council capital budgets, including Basic Need funding for new school places. • Developer contributions secured through Section 106 agreements, in accordance with the KCC Developer Contributions Guide. 				

2) Health and Social Care

Figure X: GP Practices, Hospital and Health Centres in Sevenoaks District

2) Health and Social Care	
Lead Organisation	<p>NHS Kent and Medway Integrated Care Board (ICB):</p> <ul style="list-style-type: none"> • West Kent Health and Care Partnership • Dartford, Gravesham & Swanley Health and Care Partnership
Main sources of information	<ul style="list-style-type: none"> • Fit for the Future: 10 Year Health Plan for England • NHS Kent and Medway Estates and Infrastructure Interim Strategy (2023 - 2028/33) • Kent and Medway Integrated Care Strategy (2023) • Kent Joint Strategic Needs Assessment <p>Although none of these strategies includes Sevenoaks-specific priorities, they collectively establish the system-wide direction of travel for health and social care, which in turn informs the infrastructure needs arising within the district.</p> <ul style="list-style-type: none"> • Engagement with NHS Kent and Medway Integrated Care Board (ICB)
Existing Infrastructure Provision	<p>NHS Kent and Medway Integrated Care Board (ICB) is the organisation that plans and buys healthcare services to meet the needs of two million people living in Kent and Medway. This responsibility includes estate planning and prioritisation for the services commissioned to support the needs of the population and the statutory duties of the NHS. NHS England and Kent County Council (Public Health) are also responsible for the commissioning of specific health services. Kent County Council is responsible for social care services.</p> <p>GP practices are the primary point of access to healthcare across the District, with patients registered locally and receiving most day-to-day healthcare through their GP and associated Primary Care Network (PCN).</p> <p>Within Kent and Medway, there are 45 Primary Care Networks which include groups of general practices working together, and in partnership with community, mental health, social care, pharmacy, hospital and voluntary services in their local area, to offer more personalised, coordinated health and social care to the people living in their area.</p> <p>Within Sevenoaks District, there are three Primary Care Networks (PCN):</p> <ol style="list-style-type: none"> 1. Sevenoaks PCN (central/west/south of the District) 2. Swanley & Rural PCN (serving the north-east, including Swanley)

2) Health and Social Care

3. LMN (Longfield, Meopham, and New Ash Green) PCN (serving the north-west, including New Ash Green and Hartley).

The Sevenoaks Primary Care Network (PCN), the only PCN fully within the District, is a collaboration of eight General Practices (GPs):

1. Amherst Medical Practice
2. Borough Green Medical Practice
3. Edenbridge Medical Practice
4. Otford Medical Practice
5. South Park Medical Practice
6. St John's Medical Practice
7. Town Medical Centre
8. The Westerham Practice

Sevenoaks Hospital is a community hospital providing a range of accessible local health services. It operates an Urgent Treatment Centre, open daily from 8am to 8pm, alongside a portfolio of community healthcare services. These include physiotherapy, podiatry, orthoptics, children's hearing services, dental services, phlebotomy, health visiting, midwifery, hearing therapy, speech and language therapy, primary care psychological therapies, and community neurological rehabilitation services.

Edenbridge Memorial Health Centre is a modern, purpose-built facility bringing multiple services under one roof, including GP services, community services, outpatient clinics and a wellbeing centre. The wellbeing centre is a hub for health and social care collaboration. It provides services to promote self management, prevention and health optimisation, particularly for people with long-term conditions, dementia, and elderly people who need support to better care for themselves. Together, the centre and its wellbeing hub function as an integrated local health and wellbeing resource, reducing the need for residents to travel to acute hospitals for routine care.

Planned Provision

A major enhancement to local healthcare provision is planned to modernise healthcare provision in Sevenoaks and the wider area. A £6.5 million Integrated Neighbourhood Team (INT) healthcare hub is proposed to refurbish Darent House on the Sevenoaks Hospital site. Integrated neighbourhood teams are designed to deliver coordinated, holistic care by bringing together professionals from health, social care and community services. This model enables care to be tailored to the specific needs of the local population, addressing health inequalities and improving overall outcomes.

Kent Community Health NHS Foundation Trust has agreed to £6 million in funding in principle, with Sevenoaks District Council contributing a

2) Health and Social Care

	<p>further £464,000 through our Community Infrastructure Levy Spending Board.</p> <p>For Sevenoaks, the creation of an INT will help address the needs of vulnerable residents, including older adults and those with multiple health conditions, by providing proactive and personalised care, whilst also reducing the strain on hospital services by preventing unnecessary admissions. This new infrastructure will ensure that the local community benefits from a more integrated and responsive health and social care system, tailored to the specific needs and priorities of those it serves. Importantly, the services offered will continue to evolve and adapt to meet the needs of the user as demand changes through population growth and new development in the local area.</p> <p>The expansion of the Kemsing Branch of the Otford Medical Practice includes a two-phase programme comprising a first-floor extension and additional clinical space. The project is being delivered in two phases:</p> <ol style="list-style-type: none"> 1) Creation of two additional clinical rooms (completed in 2020) 2) Creation of a further three clinical rooms, patients' toilets and an extended waiting area. A new patient touchscreen and Jayex display screen/patient call screen will also be installed (planned) <p>£117,380 of SDC CIL Spending Board funding has been awarded towards the second phase of this project. NHS Kent and Medway ICB has also identified additional funding from Kemsing Parish Council and the Otford Medical Practice Partners.</p> <p>This expansion will provide enhanced primary care capacity to meet the growing needs of the local area, particularly as development at Fort Halstead comes forward.</p> <p>The District's healthcare provision is already under strain, mirroring wider system pressures across Kent and Medway. Local primary and community healthcare capacity is stretched, and this pressure is expected to increase over the plan period as the District's population grows and ages. Demand for primary care, community health, urgent treatment and outpatient services will continue to rise, and without additional investment in premises and service capacity, pressure on existing facilities will intensify. Ongoing dialogue with NHS Kent and Medway ICB and local providers is therefore crucial to ensure future development is supported by appropriate and timely healthcare infrastructure.</p>
<p>Future provision to support Local Plan growth</p>	<p>The NHS Kent and Medway Developer Contributions Guide (March 2025) sets out how new development is expected to mitigate its impact on local health services. The Guide establishes the methodology for calculating financial contributions required to support NHS infrastructure, ensuring</p>

2) Health and Social Care

that the additional demand generated by population growth can be accommodated without disadvantaging existing communities.

In line with this guide, the Integrated Care Board (ICB) will use it to inform requests for developer contributions necessary to fully mitigate the impact of new housing growth, including impacts on primary, community and acute healthcare services.

It is expected that the majority of contributions will be secured as financial contributions through Section 106 agreements. Financial contributions will be sought from development to help maintain and expand healthcare capacity and ensure that local health facilities remain fit for purpose as growth comes forward.

We have engaged closely with NHS ICB on the proposed sites and the demands on health infrastructure they would create. To support our proposed growth, the following provision is required:

- Pedham Place: A new primary and community healthcare facility
- Kemsing: Extension to the Kemsing branch of the Otford Medical Practice

Further to the above, the NHS ICB will need to carry out a review of primary and community healthcare capacity to accommodate additional patient demand across the following areas:

- Sevenoaks Urban Area
- Edenbridge
- Hartley and New Ash Green

All major development proposals, including site allocations, in the above areas are expected to financially contribute to the above in line with the NHS Kent and Medway Developer Contributions Guide (March 2025).

Further details on all projects are available in the Infrastructure Project Schedule.

Funding Sources

- Primary care premises are typically delivered by GP contractors, with funding and approval subject to NHS governance through the Integrated Care Board.
- Developer contributions secured through Section 106 agreements, in accordance with the NHS Kent and Medway Developer Contributions Guide (March 2025).

3) Transport

Figure X: Sevenoaks District Transport Features

a) Highways

3a) Transport - Highways	
Lead Organisation	<ul style="list-style-type: none"> • Kent County Council Highways (Local Road Network) • National Highways (Strategic Road Network)
Main sources of information	<ul style="list-style-type: none"> • Kent Local Transport Plan 5: Striking the Balance (2024) • Sevenoaks Local Plan Tests Report (2025) • Sevenoaks Local Plan – Forecast Baseline Report (2025) • Tonbridge and Malling and Sevenoaks Local Plans Local Base Model Validation Report (2023) • Sevenoaks – Initial Baseline Transport Assessment (2023) • Engagement with Kent County Council Highways • Engagement with National Highways
Existing Infrastructure Provision	<p>Transport planning for Sevenoaks District is guided by the wider Kent County Council policy framework, particularly the Kent Local Transport Plan 5: Striking the Balance (2024), which sets the strategic direction for managing movement, improving connectivity and supporting sustainable growth across the county. At the district level, the assessment of existing and future transport infrastructure needs is informed by the Local Plan Transport Modelling and associated technical evidence.</p> <p>Sevenoaks District is served by several key highway corridors which connect the area to its neighbouring districts and areas outside of Kent. The key corridors are:</p> <ul style="list-style-type: none"> • M25 – this orbital corridor provides both east-west and north-south connections and runs past Swanley, Sevenoaks and Westerham. It provides a connection between the M20 at Swanley and A21 to the west of Sevenoaks. It is also connected to the M26, however, there are no eastern slip roads from the M25 to allow access to/from the M26 east. • M20 – this corridor provides an east-west connection and is located to the north of Sevenoaks District and east of Swanley. It has a direct connection to the M25 (via M25 J3) and M26 (Wrotham Heath). • M26 – Similar to the M20, this corridor provides an east-west connection providing direct link between the M25 and M20. • A25 – this corridor runs parallel to the M25 and M26, providing connections between the local roads and towns in Sevenoaks District. • A20 – this corridor provides an east-west connection between Wrotham, West Kingsdown, Farningham and Swanley.

3a) Transport – Highways

	<ul style="list-style-type: none"> • A21 – this corridor provides a link between the M25 and A25 to the west of Sevenoaks Town to Tonbridge, Tunbridge Wells and East Sussex. <p>The District has very high levels of car ownership and dependency, with 87% of households having access to at least one car (2011 Census), compared with 80% across Kent and 74% across England. This reliance, combined with a dispersed settlement pattern and limited alternatives for certain journeys, places significant pressure on a relatively small number of arterial routes.</p> <p>Congestion is most acute on approaches to the key centres of Swanley, Sevenoaks and Edenbridge, where several main roads converge. During peak periods, parts of the network operate at or near capacity, reflecting the mismatch between existing highway capacity and growing demand arising from both local and wider-area population and employment growth. This pattern reinforces the need for strategic coordination across local and national networks, particularly where development impacts interact with constraints on the M25, A21 and other regional corridors.</p>						
<p>Planned Provision</p>	<p>Kent County Council, as the Local Highway Authority, plans and delivers highways improvements through its Forward Works Programmes. The most recent programmes for 2024/25–2026/27 focus primarily on resurfacing, drainage, signage, safety interventions and other asset-renewal activities, reflecting KCC’s asset-management-led approach to maintaining the network. These programmes do not identify any new strategic highways improvement schemes for Sevenoaks District. Town and Parish Councils also identify local highway priorities through Highway Improvement Plans (HIPs), which typically focus on smaller-scale, locally-identified issues and potential interventions.</p> <p>Further strategic highway interventions required to support growth will be informed by the Local Plan transport modelling and are set out in the following section.</p>						
<p>Future provision to support Local Plan growth</p>	<p>We have engaged closely with KCC Highways and National Highways on the proposed sites and the demands on the road network they would create. To support our proposed growth, the following mitigations are required:</p> <table border="1" data-bbox="395 1720 1345 1971"> <thead> <tr> <th style="text-align: left;">Location</th> <th style="text-align: left;">Mitigation</th> </tr> </thead> <tbody> <tr> <td>Swanley and Pedham Place</td> <td>M25 J3 improvement scheme (developer-led, associated with Pedham Place allocation)</td> </tr> <tr> <td>Pedham Place</td> <td>Junction improvements to A20, Crockenhill Lane (south west access), Crockenhill lane / Wested Lane, Wested Lane corridor enhancement, and Wested Lane railway bridge.</td> </tr> </tbody> </table>	Location	Mitigation	Swanley and Pedham Place	M25 J3 improvement scheme (developer-led, associated with Pedham Place allocation)	Pedham Place	Junction improvements to A20, Crockenhill Lane (south west access), Crockenhill lane / Wested Lane, Wested Lane corridor enhancement, and Wested Lane railway bridge.
Location	Mitigation						
Swanley and Pedham Place	M25 J3 improvement scheme (developer-led, associated with Pedham Place allocation)						
Pedham Place	Junction improvements to A20, Crockenhill Lane (south west access), Crockenhill lane / Wested Lane, Wested Lane corridor enhancement, and Wested Lane railway bridge.						

3a) Transport - Highways

Swanley	B258 Swanley Lane / Bartholomew Way capacity improvements
Longfield	B260 / Fawkham Road / Whitehill Road capacity improvements
Otford	A225 / Shoreham Road / Station Road capacity improvements
Edenbridge	B2026 / Hilders Lane capacity improvements

Highway improvements required to mitigate the impacts of development are typically delivered and funded directly by developers through Section 278 agreements with the highway authority, in accordance with Kent County Council's processes. Where appropriate, financial contributions may be secured through Section 106 agreements, in line with the KCC Developer Contributions Guide.

Further details on all projects are available in the Infrastructure Project Schedule.

Improvements to the Bat & Ball junction have already been secured through a Section 278 agreement and will contribute towards addressing existing and future network pressures.

In addition to the projects identified through the evidence base, stakeholders have promoted a scheme to address wider network pressures associated with key strategic routes, including the M25, M26 and A21 connections. The Chevening Interchange (M25 Junction 5 / M26 / A21) lacks east-facing slip roads, meaning westbound traffic on the M26 cannot directly access Sevenoaks or the A21. This results in traffic being diverted onto the A25, contributing to congestion and environmental impacts in surrounding settlements. While an east facing slip is not identified as a requirement to support Local Plan growth, the scheme reflects broader cross-boundary transport considerations beyond the direct requirements of planned development within the District and is fully supported by the Council.

Funding Sources	<ul style="list-style-type: none"> • Developer contributions secured through Section 106 and Section 278 agreements.
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b) Rail

3b) Transport - Rail	
Lead Organisation	<ul style="list-style-type: none"> • Network Rail <p>Network Rail (NR) owns, operates, maintains and develops the railway infrastructure across England, Scotland and Wales. Passenger rail services at Sevenoaks stations are operated by Southeastern Railway. Network Rail has consulted with Southeastern Railway as part of its IDP engagement and has provided a consolidated rail industry response to the proposed growth.</p>
Main sources of information	<ul style="list-style-type: none"> • Network Rail Strategic Business Plan – Southern Region (Control Period 7): identifies planned investment and renewals across the South East Route, including the Kent rail network serving Sevenoaks. • Network Rail South East Route: Kent Area Route Study 2018 <p>Although none of these strategies includes Sevenoaks-specific priorities, they collectively establish the system-wide context for rail, which in turn informs the infrastructure needs arising within the District.</p> <ul style="list-style-type: none"> • Engagement with Network Rail
Existing Infrastructure Provision	<p>Sevenoaks District is served by an established rail network that provides regional and strategic connections primarily oriented towards London and other parts of Kent.</p> <p>The District is served by five train lines:</p> <ol style="list-style-type: none"> 1. South Eastern Main Line <ul style="list-style-type: none"> • The South Eastern Main Line is the principal rail corridor serving Sevenoaks District, running through Sevenoaks town and providing strategic connections between London Charing Cross and Cannon Street and destinations including Tonbridge, Ashford International and Dover Priory. Key stations on this line within the district include Sevenoaks and Dunton Green. 2. Darent Valley Line <ul style="list-style-type: none"> • The Darent Valley Line runs from Swanley to Sevenoaks, serving settlements along the Darent Valley and providing a connection with the South Eastern Main Line at Sevenoaks Station. Stations within the district include Sevenoaks, Bat & Ball, Otford, Shoreham, Eynsford and Swanley. The majority of services are operated by Thameslink, offering direct north-south connections to London Blackfriars via Catford. 3. Kent Downs Line

3b) Transport - Rail

- The Kent Downs Line branches from the South Eastern Main Line at Otford Junction and passes through the district towards Borough Green and Wrotham, providing onward connections to Maidstone East and Ashford International. This route offers an additional east-west rail link serving parts of the southern and eastern areas of the district.

4. Oxted Line (Eden Valley Line)

- Southern Railway operates services along the Eden Valley line, serving stations within the district including Edenbridge Town, Hever and Cowden. The line provides connections to East Croydon and London Bridge, supporting travel between the southern part of the district and the wider South East rail network.

5. Redhill-Tonbridge Line

- The Redhill-Tonbridge line runs across the southern part of Sevenoaks District, serving stations including Edenbridge (main station), Peshurst and Leigh, and provides east-west connectivity between Surrey and west Kent.

In addition, the Chatham Main Line runs immediately to the north of Sevenoaks District. While no stations on this line are located within the district boundary, nearby stations such as Farningham Road, Knockholt and Longfield (in Dartford Borough) are used by residents in the northern parts of the District and contribute to wider rail accessibility.

Sevenoaks Station is the principal rail hub within the District and one of the busiest stations in Kent, providing frequent services to London Charing Cross, Cannon Street and regional destinations. Swanley Station is also well used and provides important rail access, but offers a more limited range of services and interchange function compared to Sevenoaks. Other stations within the District are smaller in scale and primarily function as commuter stations, with more limited facilities and service patterns.

Rail services within Sevenoaks District are predominantly commuter-focused, with peak demand heavily concentrated on inbound services to London in the morning and outbound services in the evening. Outside peak periods, service frequencies are more limited, particularly at smaller stations. The rail network therefore plays an important role in supporting access to employment and services beyond the district but offers more constrained connectivity for internal movement within Sevenoaks itself.

Planned Provision

Network Rail plans to invest in a range of major network-wide improvement programmes during CP7 to maintain and improve the performance, safety and resilience of the railway. These programmes

3b) Transport - Rail

apply across the network, but do not include any location-specific schemes at Sevenoaks District stations.

Improvements are proposed to enhance interchange between rail and bus services at Sevenoaks Station, including upgrades to wayfinding and passenger information. Further details on these measures are set out in the bus section.

Future provision to support Local Plan growth

We have engaged closely with Network Rail on the proposed sites and the demands on rail infrastructure they would create. To support our proposed growth, the following additional provision is required:

Location	Project
Sevenoaks Station	Safe access for pedestrians and cyclists along London Road and into the station forecourt area, and public realm improvements
Bat & Ball Station	Installation of ramped access to the pedestrian bridge over the railway line
Dunton Green Station	Formalise the path leading to the station with better walking and cycling provision, improve lighting and CCTV and new waiting shelters
Swanley Station	Swanley Station improvements - step-free access at Everest Road entrance and public realm improvements
Swanley	Additional rolling stock in Swanley
Swanley	Railway crossing upgrade, west of Beechenlea Lane and east of Lullingstone Avenue
Edenbridge Town Station	Step-free access to the eastbound platform (platform 2), public realm improvements at the station entrance and increased car parking capacity
Edenbridge Station	Step-free access to platform 1, public realm improvements at the station entrance and increased car parking capacity
Longfield Station	Improvements to passenger facilities and step-free access
Knockholt Station	Step-free access to platform 2, increased staffing hours, and improved access into the station and car park
Penshurst Station	Installation of a ticket machine and public realm improvements at the station entrance

All major development proposals, including site allocations, within the above settlement areas are expected to financially contribute.

Further details on all projects are available in the Infrastructure Project Schedule.

3b) Transport - Rail

Funding Sources	<ul style="list-style-type: none">• Developer contributions secured through Section 106 agreements.• Network Rail / national rail investment programmes, for example, Rail Network Enhancements Pipeline.• Other third-party or private sector investment, where applicable.
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c) Bus

3c) Transport - Bus	
Lead Organisation	<ul style="list-style-type: none"> • Kent County Council (Public Transport) • Bus operators: Go-Coach and Arriva Kent & Surrey <p>We have engaged with Kent County Council, as the local transport authority, regarding bus provision, and they have identified site-specific measures where required. Bus operators serving the District, including Go-Coach and Arriva Kent & Surrey, were also consulted as part of IDP preparation. No responses were received from operators, and no operator-led bus service or infrastructure requirements have therefore been identified.</p>
Main sources of information	<ul style="list-style-type: none"> • Kent Bus Service Improvement Plan (2024) <p>The Bus Service Improvement Plan (BSIP) is a strategic document which sets out how the Local Transport Authority and bus operators will work together to achieve the objectives of the National Bus Strategy. While the BSIP does not identify Sevenoaks District-specific projects, it provides the strategic framework within which bus service provision, investment and funding decisions operate across the county.</p>
Existing Infrastructure Provision	<p>Bus services operate within a deregulated, privatised environment, where commercial operators provide services where there is sufficient passenger demand to sustain them without financial support.</p> <p>In recent years, declining patronage following the COVID-19 pandemic, alongside rising operating costs, has affected the viability of a number of services. This has resulted in a contraction of the commercial bus network, particularly in rural areas such as Sevenoaks, with an increasing proportion of services now requiring public subsidy from KCC.</p> <p>Kent is divided into Bus Service Improvement Plan areas reflecting bus operator territories. Sevenoaks District falls within the West Kent area, which covers Maidstone, Sevenoaks, Tonbridge and Malling, and Tunbridge Wells.</p> <p>Within this context, bus services in Sevenoaks District are provided through a combination of commercial and KCC-supported routes.</p> <p>In Sevenoaks Town, the primary local bus operator is Go-Coach, which operates the majority of services, including both local and inter-urban routes. Go-Coach also operates extensively across the wider District. Arriva operates a smaller number of inter-urban routes linking Sevenoaks with wider destinations, contributing to longer-distance connectivity. In</p>

3c) Transport - Bus

Edenbridge, Metrobus is the principal operator, with services supported by both KCC and Surrey County Council.

Service levels, routing and frequency vary across the District, reflecting patterns of demand, settlement form and the balance between commercial and supported provision.

The structure of the bus network varies across the District's main settlements. In Sevenoaks Town, a mix of inter-urban and local services provides connections to Tonbridge and Tunbridge Wells to the south, Borough Green and Gravesend to the east, and Westerham to the west, delivered through a combination of commercial and supported services.

In Swanley, proximity to Greater London means the network benefits from Transport for London (TfL) services, alongside routes operated by Go-Coach and Go-Ahead Kent. In addition to all day buses, there is also a network of school buses which cater for the primary flows of children to secondary schools located in Sevenoaks, Dartford and Tonbridge and Tunbridge Wells.

In Edenbridge and more rural areas, services are more limited and rely more heavily on public subsidy. The main bus service for Edenbridge is the 231 / 233 service, which connects the area to Tunbridge Wells via Penshurst and caters for school travel to Tunbridge Wells schools.

In the north of the District, current daytime services are KCC-supported and operate from New Ash Green via Hartley and Longfield, including the 479 service to Dartford and Bluewater and the 489 service to Gravesend, each operating approximately five to six journeys per day.

Across the District, the network is supplemented by a significant number of school-time services, which play a key role in facilitating travel to secondary schools within Sevenoaks and to destinations including Tonbridge, Tunbridge Wells, Dartford and East Grinstead.

As is typical of predominantly rural districts, bus service provision is more concentrated in Sevenoaks Town and larger settlements, with more limited and less frequent services in smaller villages. A significant proportion of bus users are students travelling to secondary and grammar schools, often involving longer-distance journeys across the District and into neighbouring authorities, including London.

In total, around 40 bus services operating within and around the District currently require financial support from KCC, with annual subsidy costs exceeding £3 million. This reflects the limited extent to which the area can sustain a fully commercial bus network and highlights the important role of public funding in maintaining connectivity.

3c) Transport - Bus

In addition to fixed-route services, public transport provision within Sevenoaks District includes a Demand Responsive Transport (DRT) service known as Go2 Sevenoaks, operated by Go-Coach in partnership with KCC. This service provides flexible, app- or phone-booked journeys within defined areas not well served by traditional routes, helping to improve accessibility in more rural parts of the District. Journeys may be shared and are dynamically routed based on user demand, rather than operating to a fixed timetable. The service operates within Sevenoaks and the surrounding areas as illustrated below:



Figure X
Source: [Go-Coach](#)

Bus network coverage in Sevenoaks is illustrated through a combination of fixed-route network maps and demand-responsive service extents, including the Kent Enhanced Partnership network map and operator mapping.

Up-to-date service information, including timetables and interactive mapping of routes and stops across Kent, is available via the Kent Bus Information website:

<https://kentconnected.org/interactive-map/>

Planned Provision

Improvements to bus infrastructure and passenger information are currently being progressed across the District.

A Transport Interchanges Grant, supported by Southeastern and Network Rail, will deliver enhancements in the vicinity of Sevenoaks Rail Station.

3c) Transport - Bus

This includes public realm improvements, enhanced wayfinding between the rail station and nearby bus stops, and improved connectivity between modes. Real Time Information (RTI) screens are proposed both within the rail station and at bus stops serving the station.

More widely, Kent County Council is considering the installation of battery-powered RTI screens at selected locations, including Edenbridge Leisure Centre, Swanley High Street, and bus stops serving Bat & Ball Railway Station and Sevenoaks Hospital. These locations are indicative at this stage and remain subject to further feasibility assessment and funding availability.

In addition, QR code plates have been installed at marked bus stops across the District, providing access to the Kent Bus Information Portal. This enables passengers to view live bus information, access updated timetables, and plan journeys.

Highway improvements have also been delivered along the A224 London Road in Sevenoaks, including updated 'Keep Clear' road markings, funded through the Bus Service Improvement Plan (BSIP).

Future provision to support Local Plan growth

Bus services across the District are generally operating at capacity and cannot be enhanced without additional funding. Development will therefore be expected to contribute towards improvements to service frequency, coverage and operating hours, as well as supporting infrastructure such as bus stops. In some locations, particularly where sites are smaller or dispersed, contributions may need to be pooled and applied flexibly to support the wider bus network.

We have engaged closely with Kent County Council (Public Transport) on the proposed sites and the demands on bus services they would create. As a result, a number of targeted bus service enhancements have been identified to support the proposed growth.

To support our proposed growth, the following additional provision is required:

Location	Provision
Sevenoaks	New/improved bus service linking Dunton Green railway station, the primary school and local centre, to Bat & Ball railway station, Sevenoaks Hospital and the other schools to the south
Swanley / Pedham Place	New/improved bus service between Pedham Place and Swanley town centre
Edenbridge	New/improved bus service to serve Edenbridge
New Ash Green / Hartley	New/improved bus service between New Ash Green, Hartley and Longfield Station

3c) Transport - Bus

	<p>All major development proposals, including site allocations, in the above areas, as set out in the Infrastructure Project Schedule, are expected to financially contribute.</p> <p>KCC's Developer Contributions Guide sets out the developer contributions which may be required by the county council through the planning application process towards bus provision and enhancements, where necessary, to support growth and mitigate any adverse impacts on its infrastructure.</p> <p>Further details on all projects are available in the Infrastructure Project Schedule.</p>
Funding Sources	<ul style="list-style-type: none">• Central government funding, including allocations linked to the Kent Bus Service Improvement Plan (BSIP).• Developer contributions secured through Section 106 agreements.• Bus operator investment, including commercial service provision and contributions through Enhanced Partnership arrangements.

d) Active Travel (Walking, Wheeling and Cycling)

3d) Transport - Active Travel (Walking, Wheeling and Cycling)	
Lead Organisation	<ul style="list-style-type: none"> • Kent County Council (Local Road Network and Public Rights of Way and Access Service) • Sevenoaks District Council
Main sources of information	<ul style="list-style-type: none"> • Kent Cycling and Walking Infrastructure Plan (2024) • Public Rights of Way Improvement Plan (2018-2028) • Sevenoaks Urban Area Local Cycling and Walking Infrastructure Plan (2023) • Swanley Local Cycling and Walking Infrastructure Plan (2024) • Edenbridge Local Cycling and Walking Infrastructure Plan (2026) • Engagement with Kent County Council (Local Road Network and Public Rights of Way and Access Service)
Existing Infrastructure Provision	<p>Existing cycling infrastructure in the District is limited and fragmented. There are a small number of standalone cycling routes within the District, for example, in Swanley and Edenbridge. However, these tend to be isolated and limited in extent, with gaps in the network preventing continuous journeys on dedicated or segregated routes rather than forming part of a strategic network. Road width constraints present a key barrier to improving connectivity.</p> <p>Notwithstanding this, the Sevenoaks East-West route (Sevenoaks LCWIP route 3) represents a notable example of more comprehensive provision. The route provides a new walking, wheeling and cycling corridor through Sevenoaks town, linking Wildernesse in the east to Riverhead in the west. It is delivered through a combination of segregated paths, shared-use sections and on-street provision, with the level of segregation varying along its length in response to local constraints. The route links Trinity, Weald of Kent and Tunbridge Wells Boys Grammar schools in the east of Sevenoaks with Amherst and Riverhead schools in the west. The route passes by Knole Academy, Sevenoaks Primary, and Walthamstow Junior schools, and is close to the rail station and other local facilities.</p> <p>Public Rights of Way form an important component of the District's walking and wheeling network and, in some locations, contribute to cycling connectivity. This is maintained by Kent County Council, with priorities for improvement set out in the Kent Public Rights of Way Improvement Plan.</p>

3d) Transport – Active Travel (Walking, Wheeling and Cycling)

Planned Provision

Planned active travel provision is informed by Local Cycling and Walking Infrastructure Plans, which set out an evidence-based, long-term network of priority routes. However, LCWIPs do not include confirmed funding, delivery mechanisms or timescales and therefore represent a strategic framework rather than committed provision.

Planned active travel provision within the District is currently limited and largely reliant on external funding from Active Travel England and development-led delivery.

Detailed designs have been completed for a walking, wheeling and cycling route connecting Bat and Ball Road and Riverside Retail Park. This is the first phase of the Sevenoaks Urban Area LCWIP Route 1 linking Otford village centre at Bat and Ball junction. Following KCC’s sign-off of the detailed designs, a bid for construction funding to Active Travel England will be progressed. While the scheme is intended for delivery, funding has not yet been secured, and implementation remains dependent on the outcome of the bid.

The Council has completed scheme and design planning for walking, wheeling and cycling improvements for the following priority LCWIP routes:

LCWIP	Route Details	Design Stage
Sevenoaks Urban Area LCWIP	Route 6 – Otford to Sevenoaks via Seal (including Route extension connecting Kemsing to both Seal and Otford)	Feasibility and outline designs completed
Swanley LCWIP	Walking Route 4 - Swanley to Hextable (including integrating cycling provision along part of the route)	Outline design in progress Feasibility study completed

This work has explored potential alignment, connectivity options and delivery considerations to inform longer-term active travel planning. This work does not commit funding or confirm delivery. Any future design or delivery would be subject to the securing of appropriate funding.

In addition to strategic schemes, development across the District contributes to active travel provision through site-specific walking and cycling routes, upgrades to Public Rights of Way, and improved connections to existing networks secured via planning obligations and Section 278 agreements. These measures deliver local walking and cycling improvements and improve access to nearby services.

3d) Transport – Active Travel (Walking, Wheeling and Cycling)

The delivery of active travel infrastructure will therefore be achieved through a combination of strategic investment led by the Council and site-specific provision and contributions associated with new development. Together, these approaches will support the creation of a more connected, safe and attractive walking, wheeling and cycling network over the plan period.

Future provision to support Local Plan growth

Future active travel provision will be informed by the Council's Local Plan and LCWIPs, alongside KCC's Public Rights of Way Improvement Plan and Developer Contributions Guide. The Public Rights of Way Improvement Plan sets out a strategic approach to improving the county's network of footpaths, bridleways and byways, ensuring they are accessible, well-connected and meet the needs of different users. It identifies priorities and actions to enhance the network, supporting active travel, access to the countryside and wider health, environmental and connectivity objectives. KCC's Developer Contributions Guide sets out the developer contributions which may be required by the county council through the planning application process, where necessary, to support growth and mitigate any adverse impacts on its infrastructure.

The importance of active travel is reflected in the Local Plan through strategic and development management policies and in site allocations. This may include on-site route provision, connections to the existing network, Public Rights of Way enhancements, and proportionate financial contributions, ensuring that growth is supported by safe, direct and well-connected walking, wheeling and cycling routes.

Collectively, these documents establish the active travel network, identify opportunities to enhance walking, wheeling and cycling connectivity, and set out the mechanisms through which development is expected to contribute, having regard to the scale, location and impacts of growth.

New development will therefore be expected to support active travel through appropriate on-site provision, strengthened connections to existing and planned routes, and proportionate financial contributions where justified.

The following Local Cycling and Walking Infrastructure Plan (LCWIP) routes are included within the Infrastructure Project Schedule, reflecting their role in supporting active travel and improving connectivity in locations associated with proposed growth.

Location	LCWIP Route
Sevenoaks/Otford	Route 1: linking Otford to north of Sevenoaks town (pass the Vine)

3d) Transport – Active Travel (Walking, Wheeling and Cycling)

Sevenoaks	Route 2: linking Northern Sevenoaks (Bat & Ball junction) to Chipstead via the A25
Sevenoaks	Route 4: linking Dunton Green to Sevenoaks Station
Sevenoaks	Route 5: linking Sevenoaks Station to the southern side of Sevenoaks (Gracious Lane)
Sevenoaks	Route 6: linking Northern Sevenoaks to north of Sevenoaks town centre (pass the Vine) via Seal
Sevenoaks	Route 7: linking Solefield School to Sevenoaks Town Centre via Hoggarden Lane/ Oak Lane
Sevenoaks	Route 8: linking Otford to Dunton Green
Swanley	Walking Route 1: linking northwest and central Swanley along London Road
Swanley	Walking Route 2: linking Swanley Town Centre to Beechenlea Lane
Swanley	Walking Route 3: linking Swanley Centre to Crockenhill
Swanley	Walking Route 4: linking Swanley to Hextable
Swanley	Cycling Route 1: linking northwest and central Swanley along London Road
Swanley	Cycling Route 2: linking central and southeastern Swanley via High Street and London Road
Swanley	Cycling Route 3: linking Swanley to Hextable
Swanley	Cycling Route 4: linking Swanley Centre to Swanley Park
Swanley	Cycling Route 5: linking Swanley Centre to the train station
Swanley	Cycling Route 6: linking Swanley to Crockenhill
Edenbridge	Route 1: linking Hilders Lane to Main Road via Footpath SR597
Edenbridge	Route 2: Linking north and central Edenbridge via Main Road and Station Road
Edenbridge	Route 3: linking Pitt Lane to Edenbridge Station
Edenbridge	Route 4: loop through commercial area west of train station
Edenbridge	Route 5: linking Four Elms Road and Fircroft Way
Edenbridge	Route 6: linking Crouch House Road to Station Road
Edenbridge	Route 7: linking High Street and Mill Hill
Edenbridge	Route 8: loop through residential area east of High Street
Edenbridge	Route 9: linking Mont St Aignan Way and Lingfield Road
Edenbridge	Route 10: linking Crouch House Road to the High Street
Edenbridge	Route 11: Linking Hever Road to the High Street

3d) Transport - Active Travel (Walking, Wheeling and Cycling)

	Further details on the projects and site allocations expected to contribute to the route's delivery and/or financial contributions are listed in the Infrastructure Project Schedule.
Funding Sources	<ul style="list-style-type: none">• Developer contributions secured through Section 106 and Section 278 agreements.• Government funding, including Active Travel Fund and other grant programmes.

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4) Utilities

a) Water Supply

Figure X: Water Supply Provider Areas in Sevenoaks District

4a) Utilities - Water Supply	
Lead Organisation	<ul style="list-style-type: none"> • South East Water • Thames Water • Sutton and East Surrey (SES) Water • Lullingstone Water <p>Lullingstone Water is a private water supplier serving a very small number of properties in the Eynsford and Crockenhill area. Engagement with this provider has been limited to date, reflecting the small extent of its supply area within the District. There is no proposed Local Plan growth within the area served by Lullingstone Water.</p>
Main sources of information	<ul style="list-style-type: none"> • South East Water Water Resources Management Plan (2024) • Thames Water Water Resources Management Plan (2024) • SES Water Water Resources Management Plan (2024) • South East Water PR24 Business Plan (2025–2030) • Thames Water PR24 Business Plan (2025–2030) • SES Water PR24 Business Plan (2025–2030) • Engagement with all three water companies
Existing Infrastructure Provision	<p>The District is served by four water supply companies: South East Water, Thames Water, SES Water, and Lullingstone Water, a small private supplier serving a limited area. Their respective service areas are shown on figure X.</p> <p>Kent is located within an area identified as seriously water-stressed, with high demand for water relative to the level of rainfall effective to meet that demand. As a result, water supply across the District and the wider area requires long-term management to ensure that growth can be accommodated sustainably without adverse environmental impacts.</p> <p>Drinking water within the District is supplied by the relevant statutory water companies through a network of abstraction, treatment and distribution infrastructure.</p> <p>Bough Beech Reservoir, located near Edenbridge, forms a key component of the area’s water supply infrastructure. The reservoir is filled from the River Eden during periods of higher flow, primarily in autumn and winter, and provides a strategic storage function to support water supply across the wider area.</p>

4a) Utilities - Water Supply

	<p>Long-term water supply is planned and managed through WRMPs, which are prepared on a five-year cycle and incorporate forecast demand, including planned growth. These identify measures to ensure a resilient and sustainable supply over the plan period.</p> <p>Recent incidents of water supply disruption in parts of Kent, including Tunbridge Wells and Kemsing, have highlighted the importance of maintaining a resilient and reliable water supply. These events, which in some cases left customers without water for several days, are understandably of concern, particularly in the context of planned growth and the need to ensure that access to water, as a basic necessity, can be maintained.</p> <p>The Council has engaged closely with the water companies serving the District in preparing this IDP, with statements provided in Appendix B setting out how future growth can be accommodated. These confirm that planned investment through the PR24 Business Plans (AMP8 period, 2025–2030) alongside longer-term planning through WRMP29, will support both water supply resilience and capacity. This includes strategic schemes and wider network improvements intended to ensure that sufficient infrastructure is in place to meet increased demand arising from new development, while maintaining reliable service provision for existing communities.</p>
<p>Planned Provision</p>	<p>Water supply planning is undertaken by the relevant water companies through WRMPs, which are prepared on a five-year statutory cycle. As a result, there can be differences in timing between WRMP preparation and Local Plan production, meaning that growth assumptions may not fully align at all stages.</p> <p>None of the WRMPs identifies infrastructure requirements at a District level. These identify strategic investment across Kent and the wider South East over the plan period to ensure a secure and resilient water supply. Sevenoaks District is addressed through water resource zones and regional growth assumptions, with detailed impacts assessed at the planning application stage and through future WRMP updates.</p> <p>The three water companies' respective WRMPs 2024 are based on 2022 population forecasts and do not fully reflect the scale of growth now proposed in the Local Plan. The water companies have commenced preparation of WRMP29, which will replace WRMP24. WRMP29 is expected to provide the first full opportunity for water companies to incorporate the growth proposed through the Local Plan once it is adopted, aligning with statutory water planning and investment cycles. WRMP29 will identify the measures and investment required to meet future demand, including any upgrades to existing infrastructure. As the majority of new housing across the District is expected to be delivered between 2030 and 2042, the Council is committed to working</p>

4a) Utilities - Water Supply

	<p>collaboratively with the water companies to ensure that WRMP29 appropriately plans for this impact.</p> <p>Alongside long-term planning through WRMPs, investment in water infrastructure is delivered through the water industry’s regulatory price review process. PR24 (Price Review 2024) is the regulatory process undertaken by Ofwat to determine water company funding, performance requirements and investment programmes for the 2025–2030 period (AMP8).</p> <p>South East Water’s PR24 Business Plan includes investment to progress the proposed Bewl Water Treatment Works scheme, with approximately £30 million allocated to support its development during the AMP8 period (2025–2030). The scheme is intended to improve water supply resilience and increase treatment capacity by making greater use of water from Bewl Water Reservoir, thereby supporting future growth across Kent and the wider area.</p> <p>Water companies also invest in network resilience and water quality improvements through their business planning processes. For example, South East Water has identified resilience and water quality improvements in the Hartley area and at Hartley Water Treatment Works, including upgrades to booster pumps, installation of new water quality monitors and construction of new water mains. This scheme is identified within the company’s business plan, with an estimated cost of £2.7 million and anticipated completion by January 2030.</p>
<p>Future provision to support Local Plan growth</p>	<p>The delivery of water supply infrastructure required to support new development will be assessed through individual planning applications, in line with the water companies’ established processes for reviewing capacity, identifying necessary upgrades and confirming delivery requirements. At this stage, where development becomes more certain, water companies undertake detailed modelling to assess the impact of proposed development on local networks and to identify any upgrades or reinforcement required to support implementation.</p> <p>Engagement with the water companies has identified that a combination of water supply network reinforcement and local water mains replacement will be required in parts of Swanley, Pedham Place, Hextable, Edenbridge, and Chiddingstone Causeway to support planned growth. More detailed, site-specific information is set out in the Infrastructure Project Schedule, which will be updated as development proposals come forward and further technical work is undertaken.</p> <p>Developers are responsible for securing appropriate on-site water supply infrastructure and for funding any necessary off-site reinforcement identified by the relevant water company, in accordance with established industry and regulatory processes.</p>

4a) Utilities - Water Supply

The Local Plan includes Policy UD1, which ensures that new development is supported by sufficient, resilient and future-proofed utilities infrastructure, and that essential service networks can continue to operate effectively as the population across the District grows. The policy requires development proposals to demonstrate that sufficient capacity exists within the utilities infrastructure network to meet the needs of the development.

Together with the requirements of water companies' regulatory processes, Policy UD1 provides a clear and effective mechanism for ensuring that water supply infrastructure is delivered in a timely manner to support growth, and that both existing and new residents are served by reliable infrastructure.

The Council will continue to engage with water companies as the Local Plan progresses and as development proposals come forward, to ensure that growth assumptions are appropriately reflected in future WRMP updates and associated investment planning. As noted in the previous section, preparation for the next 5-year WRMP cycle has commenced, providing an opportunity for the Local Plan's growth to be reflected.

This approach provides flexibility to respond to emerging evidence and ensures that water supply provision can be aligned with the phasing and scale of growth over the plan period.

Funding Sources

Funding for water supply infrastructure is primarily provided through the water industry regulatory framework, outside of the planning process.

Under the Water Industry Act 1991 and the wider regulatory framework, the relevant water company is responsible for network modelling, strategic network upgrades and wider reinforcement works required to maintain system capacity. These costs are typically recovered through customer bills and infrastructure charges.

Developers are generally required to fund new water supply connections and any site-specific reinforcement needed to serve their development through developer charges and connection agreements.

This approach helps ensure that levels of service are maintained for both new and existing customers.

b) Wastewater

Figure X: Wastewater Provider Areas in Sevenoaks District

4b) Utilities - Wastewater	
Lead Organisation	<ul style="list-style-type: none"> • Thames Water • Southern Water
Main sources of information	<ul style="list-style-type: none"> • Thames Water Drainage and Wastewater Management Plan (2023) • Southern Water Drainage and Wastewater Management Plan (2023) • Thames Water PR24 Business Plan (2025–2030) • Southern Water PR24 Business Plan (2025–2030) • Engagement with both water companies
Existing Infrastructure Provision	<p>The District is served by two water companies: Thames Water and Southern Water. Their respective service areas are shown in Figure X.</p> <p>Both water companies plan for the long-term provision of drainage and wastewater services through their Drainage and Wastewater Management Plans (DWMPs). These plans set out how wastewater systems will be managed and developed over time, while protecting water quality and the environment through measures including nature-based solutions and sustainable drainage approaches.</p> <p>DWMPs are prepared on a five-year cycle and are supported by ongoing monitoring and annual reporting, providing an adaptive framework to ensure wastewater systems can meet forecast demand.</p> <p>Wastewater infrastructure within the District comprises a network of sewers, pumping stations and wastewater treatment works operated by Thames Water and Southern Water, which are planned and managed through their respective DWMPs.</p>
Planned Provision	<p>Drainage and wastewater supply planning is undertaken by the relevant water companies through DWMPs, which are prepared on a five-year statutory cycle. As a result, there can be differences in timing between DWMP preparation and Local Plan production, meaning that growth assumptions may not fully align at all stages.</p> <p>The two water companies' respective DWMPs 2023 model the impacts of population growth using housing growth assumptions drawn from adopted and emerging Local Plans available at the time the plans were prepared. As a result, they do not fully reflect the scale of growth now proposed in the Local Plan.</p>

4b) Utilities - Wastewater

Thames Water's DWMP23 is structured into 13 planning areas, supported by Catchment Strategic Plans. The Long Reach catchment plan identifies the potential need for additional wastewater treatment capacity to serve the area, including within or affecting Sevenoaks District. This reflects longer-term, strategic planning considerations to address capacity pressures and environmental objectives, including opportunities to improve flows within the River Darent catchment. These options are at an early stage of development and do not yet represent defined or committed infrastructure schemes.

DWMP catchment planning is high-level and used to identify potential options rather than committed infrastructure schemes. As such, the proposed treatment works remain at an early stage of investigation, with no confirmed site, design, funding or delivery programme. The Council will continue to engage with Thames Water and relevant stakeholders as this work progresses to understand any implications for the Local Plan and to ensure alignment with future wastewater planning and investment cycles.

Thames Water has published early information relating to its emerging DWMP28, and the Council has participated in early stakeholder engagement on this work. Southern Water is developing the next stage of its Drainage and Wastewater Management Plan, which will prioritise wastewater asset investment proposals feeding into the AMP9 business plan period (2030–2035). These future DWMP iterations are expected to provide the first full opportunity for water companies to incorporate confirmed Local Plan growth, aligning wastewater capacity planning with statutory investment and regulatory cycles.

The next iteration of DWMPs will identify the measures and investment required to meet future demand, including any upgrades to existing infrastructure, in response to the ongoing challenges of climate change, extreme weather events and population growth.

As the majority of new housing across the District is expected to be delivered between 2030 and 2042, the Council is committed to working collaboratively with the water companies to ensure that future wastewater planning appropriately reflects and supports the scale and timing of this growth.

Future provision to support Local Plan growth

The delivery of wastewater infrastructure to support new development will be assessed through the planning application process. At this stage, water companies undertake detailed modelling to assess the impact of proposed development on local networks and to identify any upgrades or reinforcement required to support implementation.

Capacity within the local sewer network is often developer-funded and delivered alongside new development as it comes forward, through water

4b) Utilities - Wastewater

company processes operating outside the planning system. Wastewater treatment capacity is planned more strategically at a wider catchment scale and delivered through water company business planning processes.

Engagement with the water companies has identified wastewater network reinforcement will be required in parts of Edenbridge, Chiddingstone Causeway, Sevenoaks and New Ash Green to support planned growth. More detailed, site-specific information is set out in the Infrastructure Project Schedule, which will be updated as development proposals come forward and further technical work is undertaken.

Southern Water has identified capital maintenance projects to ensure the resilience of its assets and enhance treatment quality in wastewater treatment works in the following areas: Edenbridge, Cowden, Fordcombe, Peshurst, Tonbridge. Whilst these are not directly related to Local Plan growth, they show the ongoing commitment to ensure residents continue to be well-served.

Developers are responsible for securing appropriate on-site wastewater infrastructure and for funding any necessary off-site reinforcement identified by the relevant water company, in accordance with established industry and regulatory processes.

The Local Plan includes Policy UD1, which ensures that new development is supported by sufficient, resilient and future-proofed utilities infrastructure, and that essential service networks can continue to operate effectively as the population across the District grows. The policy requires development proposals to demonstrate that sufficient capacity exists within the utilities infrastructure network to meet the needs of the development.

Together with the requirements of water companies' regulatory processes, Policy UD1 provides a clear and effective mechanism for ensuring that wastewater infrastructure is delivered in a timely manner to support growth, and that both existing and new residents are served by reliable infrastructure.

The Council will continue to engage with water companies as the Local Plan progresses and as development proposals come forward, to ensure that growth assumptions are appropriately reflected in future DWMP updates and associated investment planning. As noted in the previous section, preparation for the next DWMP iteration has commenced, providing an opportunity for the Local Plan's growth to be reflected.

This approach provides flexibility to respond to emerging evidence and ensures that wastewater provision can be aligned with the phasing and scale of growth over the plan period.

4b) Utilities - Wastewater

Funding Sources	<p>Funding for wastewater infrastructure is primarily provided through the water industry regulatory framework, outside of the planning process.</p> <p>Under the Water Industry Act 1991 and the wider regulatory framework, the relevant water company is responsible for network modelling, strategic network upgrades and wider reinforcement works required to maintain system capacity. These costs are typically recovered through customer bills and infrastructure charges.</p> <p>Developers are generally required to fund new foul drainage connections and any site-specific reinforcement needed to serve their development through developer charges and connection agreements.</p> <p>This approach helps ensure that wastewater services are maintained for both new and existing customers.</p>
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c) Gas

4c) Utilities - Gas	
Lead Organisation	Southern Gas Networks (SGN)
Main sources of information	<ul style="list-style-type: none"> • SGN Long Term Development Statement 2025 • SGN Forecast Methodology 2025-26 • Engagement with SGN
Existing Infrastructure Provision	SGN owns and operates the local gas distribution network in Sevenoaks District and the wider South East. This includes the management of high, intermediate and low-pressure pipelines, as well as a number of pressure reduction stations. The network supplies residential, commercial and industrial uses across the District.
Planned Provision	SGN undertake an ongoing programme of gas mains replacement across its network. At present, no specific strategic gas infrastructure upgrades have been identified within Sevenoaks District, and any reinforcement works are expected to be delivered reactively on a site-by-site basis in response to new development.
Future provision to support Local Plan growth	<p>The government is preparing further updates to building regulations through the Future Homes Standard and Future Buildings Standard, anticipated in 2026. These updates are expected to require good fabric performance, low carbon heating and ensure buildings are 'zero carbon ready'. In effect, new homes would not require further retrofit to achieve zero carbon emissions once the electricity grid has fully decarbonised. In practice, this is expected to result in the use of low-carbon heating systems, such as heat pumps, rather than traditional gas boilers in new residential development.</p> <p>SGN has undertaken high-level capacity checks in relation to a number of proposed development sites across the District. These capacity checks relate to the intermediate and medium-pressure network. They are based on current network conditions and therefore do not guarantee that capacity will be available at the time connections are made. Detailed requirements will depend on the specific connection point and the level of demand associated with each development. In some cases, additional reinforcement of the local (low-pressure) network may be required.</p> <p>These assessments indicate that, in general, the existing gas network is capable of accommodating development, although localised reinforcement works may be required in some locations.</p> <p>SGN has identified limited capacity in the network to accommodate growth in Pedham Place, Swanley, New Ash Green and Hartley. Network reinforcement would be required to support development in these areas.</p>

4c) Utilities - Gas

	In these areas, developers will need to engage directly with SGN to confirm connection requirements and ensure that any necessary network upgrades are delivered in a timely manner to support development.
Funding Sources	Connections to the gas network, and any associated reinforcement works required to support new development, will be delivered through the standard connection process and funded by developers in agreement with SGN. The extent of any required works will be determined on a site-by-site basis.

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d) Electricity

4d) Utilities - Electricity	
Lead Organisation	<ul style="list-style-type: none"> • National Grid • UK Power Networks (UKPN)
Main sources of information	<ul style="list-style-type: none"> • UKPN Long Term Development Statement (LTDS) and Network Development Plan – South Eastern Power Networks 2025: This describes the distribution network and provides load forecasts and planned network developments over a five-year period. They relate to the South Eastern licence area and include information at a sub-regional level (e.g. Grid Supply Points and primary substations), but do not include details specific to Sevenoaks District. • UKPN RIIO-ED2 (2023–2028) Business Plan: This sets out current investment in electricity distribution infrastructure, including improvements to network capacity, resilience and support for net zero. The plan applies across the UK Power Networks South Eastern region, including Sevenoaks District, but does not include district-specific detail. • National Grid RIIO-T3 Business Plan (2026–2031): Published in 2024 and sets out planned investment in the electricity transmission network from 2026 onwards, including significant reinforcement and expansion to support increased demand and the transition to net zero. The plan identifies investment at a regional scale, including the South East, but does not include details specific to Sevenoaks District. <p>While these documents do not include district-specific detail, they provide the strategic context for electricity infrastructure planning affecting Sevenoaks District.</p> <ul style="list-style-type: none"> • Engagement with National Grid and UKPN
Existing Infrastructure Provision	<p>National Grid operates the high-voltage electricity transmission system across Great Britain and owns and maintains the network in England and Wales, transporting electricity from generating stations to local distribution networks. UK Power Networks is responsible for distributing electricity across London, the South East and the East of England.</p> <p>The Sevenoaks District area is served by a number of primary substations, including Sevenoaks, Sundridge, Four Elms, Edenbridge, Penshurst, Swanley and Farningham, as well as nearby substations outside the District such as South Orpington.</p>

4d) Utilities - Electricity	
Planned Provision	<p>Electricity network investment is regulated through Ofgem’s RIIO (Revenue = Incentives + Innovation + Outputs) price control framework, which typically operates in five-year cycles, alongside longer-term network planning documents.</p> <p>UK Power Networks (UKPN) is currently developing its business plan for the RIIO-ED3 regulatory period (April 2028–March 2033). The plan is expected to set out investment priorities for the electricity distribution network, focusing on accommodating rising electricity demand, maintaining affordability, and supporting the transition to net zero, including the electrification of transport and heating and delivery of national clean energy targets. This work is ongoing and has not yet been published.</p>
Future provision to support Local Plan growth	<p>No specific electricity infrastructure projects have been identified within Sevenoaks District at this stage.</p> <p>However, discussions with UK Power Networks indicate that the nearby South Orpington primary substation, which serves parts of the District, is approaching capacity. As a result, reinforcement of the substation’s power delivery capabilities is likely to be required by 2032 to support future growth and increasing electricity demand.</p> <p>UK Power Networks has advised that the need for reinforcement is expected to be considered further as part of the RIIO-ED3 (2028–2033) business planning process. At this stage, no confirmed scheme has been identified.</p> <p>Notwithstanding the above, UK Power Networks has confirmed that all proposed development sites are expected to be deliverable, and that connections to the electricity network can be provided. Any necessary reinforcement to support development will be undertaken as required, with infrastructure upgrades brought forward alongside growth through the established connections and investment processes.</p> <p>National Grid has not identified any projects or improvements required to accommodate proposed growth.</p>
Funding Sources	<p>Funding for electricity improvements and connections sits outside of the planning process.</p> <p>Upgrades and improvements to the local electricity distribution network are primarily funded through network charges, which are recovered via electricity bills under Ofgem’s price control framework.</p> <p>Developers are required to pay for the connection and any site-specific reinforcement required to serve their development.</p>

e) Digital Connectivity

4e) Utilities – Digital Connectivity	
Lead Organisation	<p>The following organisations are responsible for the delivery of digital connectivity infrastructure:</p> <ul style="list-style-type: none"> • Fixed broadband infrastructure providers, including Openreach (BT Group) and alternative network providers (e.g. Virgin Media O2, CityFibre); • Mobile network operators (EE, Vodafone, O2 and Three); • Government bodies, including the Department for Science, Innovation and Technology (DSIT) and Building Digital UK (BDUK); and • Local authorities, Sevenoaks District Council and Kent County Council, which play a facilitating role in the delivery of digital infrastructure through planning and partnership working.
Main sources of information	<ul style="list-style-type: none"> • UK Digital Strategy (2022): Sets out the Government’s overall vision for the UK’s digital economy, including the rollout of digital infrastructure and improved connectivity. This provides strategic context but does not include specific delivery proposals at a local district level. • Project Gigabit: The Government’s primary delivery programme for gigabit-capable broadband infrastructure, particularly in rural and hard-to-reach areas. In Kent, delivery arrangements have recently been revised, with the original contract scaled back to focus on a smaller number of premises. This reflects changes in commercial rollout and introduces some uncertainty regarding the extent and timing of coverage across the county. • Sevenoaks District Council Economic Development Strategy (2022): Recognises the importance of high-quality digital connectivity, including broadband and full fibre infrastructure, in supporting economic growth.
Existing Infrastructure Provision	<p>Digital connectivity infrastructure is delivered by a range of private sector providers and regulated at a national level.</p> <p>Fixed broadband infrastructure is primarily provided by Openreach (part of BT Group) and alternative network providers (altnets) such as Virgin Media O2 and CityFibre, reflecting a competitive and evolving market. Mobile connectivity is delivered by mobile network operators, including EE, Vodafone, O2 and Three.</p>

4e) Utilities - Digital Connectivity

National policy and funding programmes are led by the Department for Science, Innovation and Technology (DSIT) and Building Digital UK (BDUK), with Ofcom acting as the industry regulator.

Kent County Council plays a strategic and coordinating role in supporting digital infrastructure delivery across the county. This includes working with central government programmes, such as those led by Building Digital UK (BDUK), and engaging with commercial providers to facilitate the rollout of full fibre broadband and improved mobile coverage, particularly in rural and harder-to-reach areas. KCC also supports funding initiatives and works in partnership with district councils and operators to promote coverage improvements and digital inclusion.

Local authorities play a supporting role in facilitating deployment through the planning system, working in collaboration with Kent County Council and commercial providers to support digital connectivity across the District. The Council’s Economic Development Strategy (2022) sets out its ongoing commitment to working with KCC and partners to improve digital infrastructure.

Coverage of broadband (including full fibre) and mobile telecommunications varies across Sevenoaks District, with generally lower availability and coverage in more rural areas. This reflects wider national trends, where rural areas often experience reduced connectivity compared to urban centres.

Mobile network coverage across Sevenoaks District is generally good for 4G services, particularly outdoors, although coverage varies locally. Rural areas typically experience lower levels of coverage and more frequent ‘not-spots’, reflecting national trends.

5G coverage is still being rolled out and remains more limited and uneven, with availability generally concentrated in urban areas. Coverage in rural parts of the District is more limited.

<p>Planned Provision</p>	<p>New residential development is required to provide gigabit-ready physical infrastructure (such as ducting and connection points) under Building Regulations. Developers must also take reasonable steps to secure a connection to a gigabit-capable network, where this can be provided within a defined cost threshold and where a network is available.</p>
<p>Future provision to support Local Plan growth</p>	<p>The Local Plan includes Policy UD1, which supports the expansion and improvement of digital infrastructure across the District, including the provision of gigabit-capable broadband and enhanced mobile connectivity, in line with the latest Building Regulations (Part R). The policy requires development proposals to demonstrate how they will contribute to improved digital connectivity, with particular emphasis on addressing gaps in provision and supporting underserved areas where mobile blackspots and slow broadband speeds remain an issue.</p>

4e) Utilities - Digital Connectivity

	<p>Together with the requirements of the Building Regulations, Policy UD1 would provide a robust framework to ensure that digital connectivity is planned effectively and that existing and new residents are supported by reliable and future-ready infrastructure.</p>
Funding Sources	<p>Funding for digital infrastructure is primarily delivered through mechanisms outside of the planning system, including:</p> <ul style="list-style-type: none">• Government funding programmes, such as the Gigabit Broadband Voucher Scheme, which support connections in rural and hard-to-reach areas.• Commercial investment by telecommunications providers (e.g. Openreach, Virgin Media O2 and alternative network providers), which fund the expansion and upgrading of broadband and mobile networks.• Regulatory requirements under Building Regulations (Part R), which require developers to provide gigabit-ready infrastructure and take reasonable steps to secure connections to gigabit-capable networks.• Developer-funded connections and on-site infrastructure, secured through direct agreements with network providers.

5) Waste and Recycling

5) Waste and Recycling	
Lead Organisation	<ul style="list-style-type: none"> • Kent County Council (waste disposal authority) • Sevenoaks District Council (waste collection authority)
Main sources of information	<ul style="list-style-type: none"> • Kent Joint Municipal Waste Management Strategy 2018/19 to 2020/21. • The strategy sets out how the Kent Resource Partnership intends to manage its household waste, but does not include details specific to Sevenoaks District. This is currently under review, with an intended publish date of June 2026. • Kent Waste Disposal Strategy 2017-2035 (updated in 2025 / 26) • The strategy sets out KCC's current position, identifies the future pressures and outlines how they will maintain a sustainable waste management service, but does not include details specific to Sevenoaks District. • Kent Minerals and Waste Local Plan 2024 to 2039 (adopted in 2025) • This plan sets out the vision and strategy for waste management and mineral provision up until (and including) the year 2039, but does not include details specific to Sevenoaks District. • Engagement with Kent County Council
Existing Infrastructure Provision	<p>Waste and recycling services are managed jointly by Sevenoaks District Council and Kent County Council:</p> <ul style="list-style-type: none"> • Waste Collection (District Council): Sevenoaks District Council is responsible for the collection of household waste, including residual waste, food waste and recycling. • Waste Disposal (County Council): Kent County Council is responsible for the disposal and treatment of collected waste, as well as the provision and management of Household Waste Recycling Centres (HWRCs). <p>When waste is collected at the kerbside, it is taken to a Waste Transfer Station where it is deposited, bulked and then taken for onward processing or disposal. Waste collected within Sevenoaks District is taken to the Sevenoaks Waste Transfer Station at Dunbrik (Sundridge), where it is deposited, bulked and transferred to onward treatment and disposal facilities. A new, expanded transfer station was opened in 2024 to support future capacity requirements.</p>

5) Waste and Recycling	
	<p>Sevenoaks District is served by two Household Waste Recycling Centres (HWRCs), located at Dunbrik and Swanley, providing coverage across the central and northern parts of the District. These facilities perform an important function by enabling residents to dispose of household waste and recycling materials that cannot be collected at the kerbside, including bulky or additional waste.</p> <p>Kent County Council (as Waste Disposal Authority) has indicated that Dunbrik HWRC currently has sufficient operational capacity to meet existing needs.</p> <p>Swanley HWRC is a relatively small and constrained site serving a growing population catchment. The lack of space to accommodate separate HGV movements means the site must temporarily close during bin exchanges, resulting in queues of household vehicles on the approach road and associated impacts on the local highway network.</p>
Planned Provision	<p>At present, no major new waste management facilities have been identified within the District. Instead, the focus is on optimising and enhancing existing infrastructure to accommodate planned growth and improve operational efficiency. This includes proposed improvements to Swanley HWRC to address existing operational constraints, as well as the exploration of enhancements at Dunbrik, including measures to reduce waste to landfill and support future demand.</p>
Future provision to support Local Plan growth	<p>KCC has identified an opportunity to improve Swanley HWRC's operations by utilising the existing KCC-owned land within the neighbouring Highway Depot to extend Swanley HWRC. This would increase the site's capacity and enable a traffic management system, which would alleviate pressures on the local road network.</p> <p>To support planned growth and the efficient management of waste in the north of the District, KCC is exploring opportunities to enhance facilities at Dunbrik, including measures to reduce waste to landfill and improve overall capacity and performance within the waste management system.</p> <p>Developer contributions will play an important role in supporting the delivery of infrastructure required to accommodate growth. Kent County Council's Developer Contributions Guide (including Technical Appendix 18: Waste Disposal and Recycling) sets out the approach to securing contributions towards waste infrastructure.</p> <p>The majority of waste management requirements will be addressed at the site level through new development, including the provision of adequate space for the storage and segregation of waste and recycling, and suitable access arrangements for collection. These considerations can influence site layout and design, particularly for higher density development, and will be an important component in ensuring development can be delivered effectively. The Council is currently preparing recycling and</p>

5) Waste and Recycling

refuse guidance, which is at an early stage and will in due course provide further detail to support these requirements.

New development is also required to comply with Building Regulations, including Part H6, which ensures adequate provision for the storage and collection of waste and recycling.

Funding Sources

- Developer contributions secured through Section 106 agreements.

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6) Sports and Leisure

a) Indoor Sports

6a) Sports and Leisure - Indoor Sports	
Lead Organisation	<ul style="list-style-type: none"> • Kent County Council • Sevenoaks District Council • Sport England • Parish and Town Councils • Local sports clubs • Schools • Everyone Active
Main sources of information	<ul style="list-style-type: none"> • Sports Facility Strategy - Strategy Report (2024) • Sports Facility Strategy - Needs Assessment Report (2024)
Existing Infrastructure Provision	<p>Indoor sports provision in Sevenoaks District comprises a range of facilities including sports halls, swimming pools, health and fitness centres, squash courts and other indoor recreation spaces. These facilities are provided through a mix of local authority leisure centres, education sites, village halls and privately operated venues, many of which offer some level of community access.</p> <p>Access to indoor facilities is particularly influenced by operational factors such as opening hours, programming, pricing and the availability of secured community use, especially where facilities are shared with educational establishments. These factors can significantly affect how easily residents are able to use facilities, even where they are geographically nearby.</p> <p>The Sports Facility Strategy (2024) assessed the level, distribution and quality of indoor sport and leisure provision within the District. The Strategy found that the District is generally well served by indoor facilities, offering residents access to a wide range of activities including badminton, basketball, swimming and fitness.</p> <p>While overall supply is adequate, the Strategy identifies a clear need to maintain and improve the quality of existing facilities to ensure they remain attractive, accessible and fit for purpose. Many facilities are ageing and require investment to meet modern expectations for accessibility, energy efficiency and inclusive design.</p> <p>Key findings from the Sports Facilities Strategy (2024) are summarised in the table below, highlighting the current level of provision, accessibility and identified gaps across the District.</p>

6a) Sports and Leisure – Indoor Sports

	Facility Type	Existing Provision (Number)	Location / Access (% of District residents within catchment)	Key Gaps / Issues	Key Issues and Considerations
	Sports halls	30 halls (68 courts)	38% within 1 mile. Strong cross-boundary use	Limited access (school hours). Some sites at capacity.	Unlock school access rather than new provision
	Swimming pools	19 pools (9 main)	Clustered in main settlements · 44% of within 1 mile of a main swimming pool (4 lanes x20m)	Ageing facilities. Reliance on school sites	Refurb/replace key leisure centres.
	Health & fitness	15 gyms (717 stations)	15 gyms (717 stations)	Future shortfall (72 stations by 2040)	Incremental expansion needed
	Gymnastics	1 dedicated facility in Walthamstow Hall Senior School, Sevenoaks	90% within a 20 minute drive	High demand; limited provision	Support a new, larger facility
	Squash	11 courts	Good district coverage	Some underused capacity	No new provision needed
	Indoor bowls	2 centres: Sevenoaks Indoor Bowls Centre and White Oak Indoor Bowls Centre, Swanley	99% within 30 minute drive	Minor maintenance issues	Maintain existing facilities

6a) Sports and Leisure – Indoor Sports

Indoor tennis	1 facility (3 courts) in Sevenoaks School	95% within 30 minute drive	Limited provision; access constraints	Opportunity for growth (padel)
Climbing	0 facilities	95% within 30 minute of sites outside of the District.	No local provision	Future opportunity if demand emerges

The study further notes that the three public leisure centres in Sevenoaks, Swanley (Whiteoak Leisure Centre) and Edenbridge play a key role in meeting the District's sporting needs. These facilities are particularly important for indoor provision, including sports halls and swimming pools, with eight accessible 4+ court sports halls and five school swimming pools (4+ lanes) available for community use.

Recent investment in the redevelopment of White Oak Leisure Centre has enhanced the quality and range of provision in the north of the District. However, the study identifies a long-term need to plan for the refurbishment or replacement of both Sevenoaks Leisure Centre and Edenbridge Leisure Centre to ensure their continued longevity and that they remain fit-for-purpose for existing and future residents.

Planned Provision

Planning permission has been granted for a new state-of-the-art sports and training facility for Millwall Football Club in West Kingsdown. The development will deliver a mix of outdoor and indoor sports facilities, including outdoor pitches, artificial turf, and indoor training space.

Work is underway for a new pavilion at Greatness Recreation Ground. Sevenoaks Town Council and Sevenoaks Town Football Club are working in partnership to deliver a new two-storey community pavilion containing multi-purpose activity spaces, treatment room, gym and associated facilities. The pavilion will also provide improved facilities for Sevenoaks Town Football Club, including changing rooms, a kitchen / refreshment area, clubhouse and storage facilities. The project has been awarded £787,500 in CIL funding.

Sevenoaks District Scout Council is progressing plans to deliver a new Scouts headquarters and community centre in the Seal area of the Sevenoaks Quarry development. The facility will provide a permanent base for Sevenoaks Scouts and a space for wider community use, set within the lakes, water sports centre and green infrastructure of the Quarry development.

6a) Sports and Leisure – Indoor Sports

The proposed centre will incorporate a climbing and bouldering facility, introducing a new indoor recreational offer within the District. The project was allocated £500,000 of Community Infrastructure Levy (CIL) funding through the July 2025 CIL Spending Board. Release of this funding is subject to a community use agreement, helping to secure public access to the facilities.

The Council has committed to an upgrade and refurbishment programme at Edenbridge Leisure Centre. This will improve key facilities and support the long-term operation of the site.

The programme builds on improvements already delivered over the past year, including a refurbished gym, new fitness equipment, cycle studio and café area.

The approved programme includes:

- Major upgrades to the wet-side changing village, including new lockers, flooring, and improved facilities
- Replacement of the sports hall roof to enable year-round use for sport and community activities
- A programme of mechanical and electrical improvements, including replacement boilers, heating systems and ventilation
- Upgrades to the building management system and improvements to the main entrance

The programme represents a significant investment in maintaining and enhancing existing leisure infrastructure within the District.

Future provision to support Local Plan growth

To support the proposed growth, the following provision has been identified from our sports and leisure evidence base:

Location	Project
Sevenoaks	New leisure centre to replace the current Sevenoaks Leisure Centre
Sevenoaks	New basketball centre at Knole Academy
Sevenoaks	Improved squash courts at Knole Park Golf Club
Sevenoaks	Improvements to Sevenoaks Indoor Bowls Club
Edenbridge	New leisure centre and all-weather outdoor sports pitch to replace the current Edenbridge Leisure Centre
Hartley	Improved sports hall at Corinthians Sports Club
Hextable	Improvements to The Howard Venue

All major development proposals, including site allocations, within the facility catchment are expected to contribute towards relevant infrastructure, where appropriate. Further details on all projects are available in the Infrastructure Project Schedule.

6a) Sports and Leisure – Indoor Sports

	<p>Further to this, the Local Plan includes Policy SL1, which supports safeguarding, enhancing and expanding the network of the District's sport, leisure and recreational facilities. The policy requires major residential developments below 600 dwellings to provide financial contributions towards addressing identified shortfalls in existing sports provision, proportionate to the needs generated by the development and informed by the Council's latest evidence. Contributions will be directed to specific projects identified in the Council's sports and leisure evidence base or Infrastructure Delivery Plan.</p>
Funding Sources	<ul style="list-style-type: none">• Developer contributions secured through Section 106 agreements.• Community Infrastructure Levy• Funding from operators and organisations, including schools, private sports providers and local authorities.

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b) Outdoor Sports

6b) Sports and Leisure – Outdoor Sports	
Lead Organisation	<ul style="list-style-type: none"> • Kent County Council • Sevenoaks District Council • Sport England • Parish and Town Councils • Local sports clubs • Schools
Main sources of information	<ul style="list-style-type: none"> • Playing Pitch and Outdoor Sports Strategy - Strategy Report (2024) • Playing Pitch and Outdoor Sports Strategy - Needs Assessment Report (2024) • Addendum to the Playing Pitch and Outdoor Sports Strategy - Needs Assessment Report and Strategy Report (2024)
Existing Infrastructure Provision	<p>Outdoor sports provision in Sevenoaks District comprises a mix of playing pitches, artificial grass pitches, courts and other outdoor recreation facilities distributed across the District's towns, villages and rural areas. Provision is delivered through a combination of local authority sites, school facilities, club-owned grounds and other community-access venues.</p> <p>The overall quantity of provision varies by facility type, but the key issues identified are not solely about the number of facilities. In many cases, the main constraints relate to the quality of pitches and surfaces, the location of provision relative to demand, and the extent to which facilities are available for secured community use.</p> <p>Existing provision is also shaped by the District's dispersed settlement pattern, meaning that access to facilities is not uniform across all areas. Some forms of provision are concentrated in the main settlements, while other communities rely on a smaller number of sites or cross-boundary access. This creates localised pressures even where district-wide provision appears broadly adequate.</p> <p>The Playing Pitch and Outdoor Sports Strategy (2024) provides a detailed assessment of the quantity, quality and capacity of playing pitches across the District. The Strategy identifies a net shortfall in provision for several pitch sports, including football, cricket, rugby and hockey, and highlights the need to protect all existing pitches, enhance their quality and secure new provision to meet both current and future demand.</p> <p>The key findings from the Playing Pitch and Outdoor Sports Strategy (2024) are summarised in the tables below, highlighting the current level of provision, accessibility and identified gaps across the District.</p>

6b) Sports and Leisure – Outdoor Sports

1) Playing Pitches

a) Football (grass pitches)

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
135 pitches at 64 sites (101 at 49 sites with community access)	Distributed across the District. However, access is constrained where pitches are located on education sites with limited community availability.	Shortfall in youth 11v11 and mini 7v7 football pitches	Pitch quality is mixed, with a significant proportion assessed as standard or poor, placing pressure on higher quality sites. Future growth is expected to increase demand, particularly for youth provision, requiring improvements in both quality and pitch configuration.

b) 3G pitches

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
5 pitches (4 full-size 11v11 and 1 small-sided pitch)	All full-size pitches located within the Sevenoaks and Surrounds area, resulting in reliance on other areas across the District.	Shortfall of 1 full-size pitch (District-wide), with additional unmet demand for training provision from clubs. Shortfalls are most pronounced in certain locations despite some areas having adequate or surplus provision.	Pitch quality is mixed, with some sites assessed as poor due to ageing surfaces, and upcoming accreditation renewals may affect usability. Future provision should focus on improving quality and addressing spatial gaps, particularly to support youth and training demand.

6b) Sports and Leisure – Outdoor Sports

c) Ruby grass pitches

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
18 senior pitches at 8 sites (7 at education sites with no community access) + 2 WR-compliant 3G pitches	Provision spread across the District, with key clubs in Sevenoaks, Edenbridge and Swanley; reliance on education sites for additional capacity.	Overall shortfall of provision to meet current and future demand. There is also a lack of junior pitches, alongside identified pressures linked to club growth and participation increases.	Pitch quality is generally poor to standard, with no pitches assessed as good quality, placing pressure on existing sites. Future provision will need to address both capacity shortfalls and quality improvements, alongside supporting club development and potential relocation needs.

d) Hockey pitches (artificial grass pitches)

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
8 full-size AGPs at 7 sites (only 4 fully accessible, sports-lit for community use)	Provision concentrated at school sites, with limited community availability and restrictions at some sites. Demand is also exported outside the District due to a lack of accessible provision.	Insufficient accessible provision to meet current demand with a need for additional good-quality, floodlit pitches. Limited availability and access restrictions reduce effective supply.	Pitch quality is mixed, and limited access to high-quality facilities places pressure on existing sites. Protecting and enhancing provision is critical to support current demand and accommodate latent growth.

6b) Sports and Leisure – Outdoor Sports

2) Cricket

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
41 grass wicket squares across 36 sites (majority community accessible)	Widely distributed across the District with a strong club network of 28 clubs. Imported demand from neighbouring authorities also places additional pressure on provision.	Significant overplay at peak times, particularly for senior men's cricket, where demand exceeds supply. Overuse of pitches at weekends is a key issue, despite spare capacity midweek.	Pitch and ancillary quality is mixed, with several sites assessed as standard or poor, and some clubs lacking adequate facilities. Future provision will need to focus on improving quality, addressing overplay, and supporting additional training provision to accommodate growth.

3) Tennis Courts

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
119 courts at 38 sites (78 courts at 29 sites with community access)	Widely distributed across the District, with strong provision in parks and clubs. Good general community access via local authority courts.	Overall provision is sufficient, but localised capacity pressures at some clubs. There is also a lack of padel tennis facilities, meaning emerging demand is not currently met.	Court quality is generally good, although the provision of floodlighting is limited across the network. Future provision should focus on addressing capacity at key clubs, supporting participation growth, and exploring opportunities for new formats such as padel.

6b) Sports and Leisure – Outdoor Sports

4) Athletics Track

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
1 athletics track (400m, 6-lane) at Sevenoaks School (Sennocke Centre)	Single site within the District; available for community use but not floodlit.	Track at the end of life with poor surface quality and limited capacity at a single site.	Prioritise refurbishment or replacement of the existing track to maintain provision; ensure long-term sustainability of the District's only athletics facility.

5) Lawn Bowls

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
8 bowling greens at 8 sites (+1 disused green)	Distributed across the District with an established club network.	Overall provision is sufficient, but some localised capacity pressure at Horton Kirby BC and Westerham BC.	Protect existing provision. Improve ancillary provision and consider opportunities to enhance usage.

6b) Sports and Leisure – Outdoor Sports

6) Netball

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
44 courts at 19 sites (24 courts at 11 sites with community access)	Provision concentrated in Sevenoaks and the surrounding areas. No community access courts in Darent Valley and North East areas.	Overall demand met, but uneven spatial distribution with localised capacity constraints. Some poor-quality courts.	Maintain overall provision while addressing geographic gaps and localised capacity issues. Improve the quality and lighting of existing courts. Support the expansion of participation programmes and additional court capacity where needed

7) Multi Use Games Areas (MUGAs)

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
40 across the District	62.7% of residents within 700m, with significant areas of the District outside catchment.	Uneven distribution with large areas outside walking catchment; relatively limited proportion of good quality courts (25%). Opportunity for improved provision in key locations	Improve geographic coverage and accessibility of MUGAs. Enhance quality of existing courts and support opportunities for expanded use (e.g. basketball/3x3 facilities).

6b) Sports and Leisure – Outdoor Sports

8) Golf courses and driving ranges

Existing Provision (Number)	Location / Access	Key Gaps / Issues	Key Issues and Considerations
10 golf sites (including 2 par-3 courses) + 5 driving ranges	Provision is distributed across the District with a mix of private, member and municipal facilities. Good range of course types and accessibility (including pay and play).	Overall provision sufficient with capacity for growth. Some clubs at or near capacity with increasing membership and waiting lists.	Protect and support existing facilities to accommodate growth in participation. Monitor capacity pressures at popular clubs. Maintain a diverse mix of provision, including pay and play access

Planned Provision

Planning permission has been granted for a new state-of-the-art sports and training facility for Millwall Football Club in West Kingsdown. The development will deliver a mix of outdoor and indoor sports facilities, including outdoor pitches, artificial turf, and indoor training space.

Work is underway on a new two-storey community pavilion at Greatness Recreation Ground, being delivered in partnership by Sevenoaks Town Council and Sevenoaks Town Football Club. The pavilion will support football provision at the site by providing improved facilities for the club, including changing rooms, a kitchen / refreshment area, clubhouse and storage facilities.

The Sevenoaks Quarry development has also been granted outline planning permission, with a reserved matters application currently under consideration. The scheme includes a range of recreational benefits, notably Greatness Lake Park, which will incorporate lakes for water sports use alongside a water sports centre and associated facilities. These elements have been secured through a Section 106 agreement and will provide a significant new recreational offering for residents.

Future provision to support Local Plan growth

To support our proposed growth, the following provision has been identified from our sports and leisure evidence base:

6b) Sports and Leisure – Outdoor Sports

The proposed new leisure centre at Edenbridge includes provision of an all-weather outdoor sports pitch, which will contribute towards meeting demand for outdoor sports facilities in the District. Further details are set out in the Indoor Sports section.

Further to this, the Local Plan includes Policy SL1, which supports safeguarding, enhancing and expanding the network of the District's sport, leisure and recreational facilities. The policy requires major residential developments of 600 dwellings or more to provide on-site outdoor sports facilities where the Council's Playing Pitch and Outdoor Sports Strategy or other up-to-date evidence identifies a quantitative or qualitative shortfall that the development would exacerbate.

Funding Sources

- Developer contributions secured through Section 106 agreements.
- Funding from operators and organisations, including schools, private sports providers and local authorities.

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7) Community and cultural infrastructure

7) Community and cultural infrastructure	
Lead Organisation	<ul style="list-style-type: none"> • Libraries: Kent County Council • Community spaces¹: Town and Parish Councils, community and voluntary sector organisations • Museums: Charitable trusts / heritage organisations • Places of worship: Faith organisations / religious bodies
Main sources of information	<ul style="list-style-type: none"> • KCC statistics for libraries, registrations and archives (2025) • Kent Cultural Strategy (2023) • This sets out a shared county-wide vision to increase participation in culture and the creative arts. While it does not provide detailed district-level requirements, it establishes the broader strategic context for cultural provision. • Engagement with Kent County Council
Existing Infrastructure Provision	<p>Community and cultural infrastructure provides for the health and wellbeing, social, spiritual, recreational, leisure and cultural needs of residents, helping to build social cohesion and foster a sense of community.</p> <p>Community and cultural infrastructure provision is generally well distributed across the District, although accessibility to the full range of facilities varies. Provision comprises a network of community buildings, including village halls, community centres, places of worship and cultural venues, supported by 11 public libraries across the District. The greatest concentration and range of facilities is typically found within the District's larger towns and more sustainable settlements. Within smaller settlements, provision is typically more limited in scale, with churches, village halls and community centres often serving as vital community assets and focal points for social interaction, events, and local activities. Capacity, quality and accessibility of provision can vary, particularly within smaller rural settlements where facilities may be limited in scale and multifunctional in nature. Due to the concentration of higher-order community and cultural facilities within the District's larger and more sustainable settlements, some residents in smaller rural communities may need to travel to access a wider range of services and activities.</p> <p>Museums and cultural facilities within the District support cultural, educational and heritage functions and contribute towards local identity and visitor activity. Provision includes a range of smaller local museums</p>

¹ Including village halls, community centres, and other multi-functional meeting spaces which support a range of social, recreational and cultural activities.

7) Community and cultural infrastructure

and cultural venues which help support local identity and community participation, alongside larger facilities such as The Stag in Sevenoaks.

The District's libraries are primarily located within the District's more sustainable settlements, where they complement existing town and local centre facilities, including shops, cafés and other community services. Libraries provide an important community resource, supporting access to information, learning, digital services and social interaction.

There are 11 libraries in the District located in:

1. Edenbridge
2. Hartley
3. Kemsing
4. New Ash Green
5. Otford
6. Riverhead
7. Seal
8. Sevenoaks
9. Swanley
10. West Kingsdown
11. Westerham

Kent County Council's statistics for libraries, registrations and archives (2025) identify Sevenoaks Library as the most frequently used library in the District, with 5,527 registered borrowers and the largest stock of books and audio-visual materials.

The District's Community Infrastructure Levy (CIL) Spending Board has supported several community infrastructure projects, including improvements to village halls and community centres, which serve as important local community assets.

Projects supported through CIL funding, which have now been completed and enjoyed by the respective communities, include:

- Weald Memorial Hall Maintenance and Renovations
- Knockholt Village Centre Refurbishment
- Bat & Ball Community Centre redevelopment
- Fordcombe Village Community Hall rebuild

Planned Provision

Plans are underway to deliver a new village hall in Eynsford, which has progressed into the pre-construction phase. Detailed design, procurement and programme planning are currently underway to support delivery. Once completed, the scheme will provide an enhanced village hall, alongside a new outdoor space suitable for community events such as weddings and parties. Initial phases of the wider project, including a car park and playing pitch, have already been completed and are in use. The project has been awarded £260,000 in CIL funding to support its delivery.

7) Community and cultural infrastructure

<p>Future provision to support Local Plan growth</p>	<p>Developer contributions will play an important role in supporting the delivery of the infrastructure required to accommodate growth. KCC's Developer Contributions Guide sets out the approach to securing contributions towards its libraries where necessary, to support growth and mitigate any adverse impacts on its infrastructure.</p> <p>The Local Plan includes Policy COM1, which supports proposals for new or enhanced community facilities where they are appropriately located, well-designed and meet an identified need. It also seeks to support proposals for new or enhanced community facilities where they are appropriately located, well-designed and meet an identified need.</p> <p>The District's main towns – Sevenoaks, Swanley and Edenbridge – have identified a need for new community and cultural space to support planned growth.</p> <p>At this stage, these represent aspirational interventions, with no specific schemes yet defined. They reflect the anticipated increase in demand for community infrastructure arising from new development.</p>
<p>Funding Sources</p>	<ul style="list-style-type: none"> • Developer contributions secured through Section 106 agreements. • Community Infrastructure Levy

8) Emergency Services

8) Emergency Services	
Lead Organisation	<ul style="list-style-type: none"> • Kent Police • Kent Fire and Rescue • The South East Coast Ambulance Service
Main sources of information	<ul style="list-style-type: none"> • Kent Police and Crime Plan 2025-2029 (revised 2026) • While the plan does not identify specific district-level infrastructure requirements, it establishes the framework for policing priorities across the area. This includes a focus on cutting crime, supporting victims, and building trust in policing, alongside protecting people, places, property and partnerships. • Kent Fire and Rescue Service's Creating a safer future together. Community Risk Deliver Plan 2025-2029 • This plan does not identify any specific infrastructure requirements within Sevenoaks District. However, it sets out the strategic priorities of the service in response to changing risk profiles, including ensuring the resilience of resources and the ongoing evolution of service delivery. • South East Coast Ambulance Service's Trust Strategy 2024-2029 • This sets out a shift from a predominantly ambulance-based response towards a more flexible and demand-led service model, including enhanced triage and assessment of patient needs. While the strategy does not identify specific District-level infrastructure requirements, it establishes the overarching framework for service configuration and delivery across the wider area.
Existing Infrastructure Provision	<p>This IDP considers emergency services as comprising of police, fire and rescue and ambulance services. Within the District, these are provided by Kent Police, Kent Fire and Rescue Service and the South East Coast Ambulance Service. Provision is centred on a small number of facilities within the District, including police and fire stations in Sevenoaks and a fire station in Edenbridge, alongside an ambulance station in Sevenoaks. Additional facilities are located in nearby towns, including Swanley, and contribute towards wider service coverage.</p> <p>Police</p> <p>Policing services are provided by Kent Police, with a primary station located in Sevenoaks and additional provision in Swanley. Local policing is supported by Community Safety Units, comprising neighbourhood officers and Police Community Support Officers (PCSOs), which operate across the District. All wards are served by these teams.</p> <p>Policing operates as part of a wider network across Kent, within which functional relationships and patterns of service provision are not constrained by administrative boundaries, reflecting the varying proximity</p>

8) Emergency Services

	<p>of communities to facilities both within and beyond the District, including adjoining areas such as Dartford, Gravesend and Tonbridge.</p> <p>Fire and Rescue</p> <p>Fire and rescue services are provided by Kent Fire and Rescue Service. Provision within the District includes fire stations in Sevenoaks, Edenbridge and Westerham with additional coverage in the northern part of the District in Swanley and Ash. These form part of a wider network of fire stations across Kent and Medway, through which resources are deployed flexibly in response to risk and operational demand. As such, service provision is not constrained by administrative boundaries, and coverage reflects the relationship between District communities and a broader network of facilities both within and beyond the District.</p> <p>Ambulance</p> <p>Ambulance services are provided by the South East Coast Ambulance Service NHS Foundation Trust. Provision within the District includes Ambulance Community Response Posts (ACRP) located at fire stations in Sevenoaks, Swanley and Edenbridge, which provide local standby for ambulance crews to wait between emergency calls. These form part of a wider network of facilities across the South East, enabling resources to be deployed flexibly in response to demand.</p>
<p>Planned Provision</p>	<p>No specific new emergency service infrastructure has been identified at this stage. However, providers are continuing to review and adapt their estate and operational models in response to changing demand, including through estate strategies, risk-based planning and the ongoing evolution of network-based service delivery. This will be kept under review in future iterations of the IDP.</p>
<p>Future provision to support Local Plan growth</p>	<p>No specific infrastructure requirements have been identified for emergency services at this stage, based on available evidence. This will be kept under review as part of future IDP updates.</p>
<p>Funding Sources</p>	<ul style="list-style-type: none"> • Police Services: Funded through central government grant funding and a locally set Council Tax precept. • Fire and Rescue Services: Primarily funded through Council Tax precept (which represents the majority of income), alongside business rates retention and central government support. • Ambulance Services: Funded through the NHS using central government health funding. <p>In addition to these core funding sources, developer contributions (such as Section 106 agreements and the Community Infrastructure Levy) may provide a mechanism for funding emergency services infrastructure</p>

8) Emergency Services

where a clear need arising from development can be demonstrated. However, this is typically considered on a case-by-case basis and is not a primary funding source.

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9) Blue and Green Infrastructure

9) Blue and Green Infrastructure	
Lead Organisation	<ul style="list-style-type: none"> • Environment Agency • Natural England • Kent County Council (local lead flood authority) • Local authorities, including Sevenoaks District Council and Town and Parish Councils
Main sources of information	<ul style="list-style-type: none"> • South East River Basin District River Basin Management Plan 2021 – 2027 (2022 update) • This plan sets the strategic objectives for the protection and improvement of the water environment for the wider region. • South East River Basin District Flood Risk Management Plan (2021–2027) • This plan sets out the objectives and measures for managing flood risk across the wider region. • Sevenoaks Open Space Study (2018) and update note (2026) • Kent and Medway Local Nature Recovery Strategy (2025) • This plan identifies priorities and opportunities for habitat creation and biodiversity enhancement across the area.
Existing Infrastructure Provision	<p>Blue and green infrastructure comprises a network of natural and semi-natural features, including watercourses such as rivers, and green spaces such as parks, nature reserves and open spaces. Biodiversity enhancements, including habitat creation and improvements required by national policy, also contribute to the function and value of this infrastructure.</p> <p>Watercourses</p> <p>The main watercourses within Sevenoaks District include the River Darent, which flows northwards through the District, and the River Eden, which flows across the southern area before joining the River Medway. These river corridors form a key component of the District’s blue infrastructure network.</p> <p>The Strategic Flood Risk Assessment (SFRA) identifies areas at risk of flooding associated with these watercourses. Flood risk in the District is primarily fluvial, although other sources of flooding include surface water, groundwater, reservoirs and sewer systems. Areas at risk of flooding are generally associated with the River Darent and River Eden corridors and</p>

9) Blue and Green Infrastructure

their interaction with existing settlements and floodplains.

Open Space

The District benefits from a range of open spaces distributed across both urban and rural areas, with provision and accessibility assessed through the Council's Open Space Study. The study assesses a range of open space typologies across the District, including parks and gardens, amenity greenspace, outdoor sports provision, natural and semi-natural greenspace, and provision for children and young people, such as equipped play areas, as well as other community spaces such as allotments and cemeteries.

Open spaces within the District are provided and managed by a range of organisations, including the District Council, which is responsible for a number of the larger parks and open spaces, as well as Town and Parish Councils and other landowners.

The District also benefits from a number of parks and historic landscapes of national significance, including sites such as Knole Park and Chartwell. While not all of these are publicly accessible, they contribute to the overall landscape character and green infrastructure network and provide wider environmental and amenity value.

The study identifies variations in provision, accessibility and quality across the District, indicating that some areas may experience deficiencies in access to certain types of open space. Overall, the District is well served by open spaces. However, the study highlights specific pressures in provision, including shortfalls in parks and gardens in parts of Swanley, Sevenoaks, north Edenbridge and West Kingsdown, as well as areas of limited amenity greenspace in parts of Sevenoaks and north Edenbridge.

In addition, the study identifies a significant shortfall in the provision of children and young people's play space across the District, which is expected to increase over the plan period as a result of population growth. Existing provision is also affected by a range of qualitative and accessibility issues, including variable standards between settlements, ageing equipment, and limited inclusive or innovative design. Common issues include poor accessibility, lack of signage and wayfinding, and insufficient supporting features such as seating, shade and landscaping. Accessibility gaps are particularly evident in relation to Local Areas for Play and Neighbourhood Equipped Areas for Play, with some communities lacking convenient access to suitable facilities.

Overall, there is a clear need to increase both the quantity and quality of open space provision, including children's play areas, alongside improving accessibility and inclusivity. The study identifies opportunities to enhance

9) Blue and Green Infrastructure

	<p>existing open spaces, including through integrating improved play facilities within parks and areas of amenity greenspaces.</p> <p>Since the Study's completion, there has been progress towards improving provision across the District, including investment in green infrastructure and play facilities.</p> <p>Recent projects include improvements to facilities and visitor infrastructure at Sevenoaks Wildlife Reserve, enhancing the quality of provision and overall visitor experience. The project also incorporates measures to manage visitor pressure and support biodiversity, with CIL funding contributing towards its delivery.</p> <p>The CIL Spending Board has consistently allocated funding towards playground improvements since the first Board meeting in May 2018. Funding has been allocated to a range of projects, many of which are now complete and provide enhanced play facilities for local communities. These include:</p> <ul style="list-style-type: none"> • New play equipment for Swanley: Elephant Park, Hilda May Avenue, Swanley recreation ground, Cherry Avenue and fitness equipment in Swanley Park; • Harvestfield Park play facilities improvement, Crockenhill; • Refurbishment of Playground on King George's Field, Westerham; • Swanley Park Disabled Play Equipment; and • Four Elms Playground play equipment. <p>Biodiversity</p> <p>The District supports a range of habitats and biodiversity assets, including chalk and acid grasslands, woodlands, river corridors and areas of open water and heathland, reflecting its predominantly rural character and varied landscape. These include designated sites of ecological importance, as well as areas of natural and semi-natural greenspaces which contribute to the wider green and blue infrastructure network.</p> <p>The Kent and Medway Local Nature Recovery Strategy identifies priorities for habitat creation, enhancement and ecological connectivity across the area. Biodiversity therefore forms an integral part of the District's green and blue infrastructure, contributing to environmental quality, resilience and amenity value.</p>
<p>Planned Provision</p>	<p>Recent investment in green infrastructure includes the 'Bradbourne Re-bourne' project at Bradbourne Lakes, which is currently being delivered. The project will improve water quality, biodiversity and accessibility, enhancing the overall function and resilience of the green infrastructure network. CIL funding is contributing towards its delivery.</p>

9) Blue and Green Infrastructure

	<p>Sevenoaks Town Council is currently delivering a new play area at Greatness Recreation Ground, which will provide enhanced and more innovative play facilities. CIL funding has been awarded towards this project, supporting its delivery.</p> <p>Responsibility for many play areas sits with Town and Parish Councils, which typically bring forward improvements and upgrades on an ad hoc basis in response to local need and available funding. As such, smaller-scale enhancements to existing play provision are likely to come forward over time, complementing wider open space improvements, although these are not currently captured within the Infrastructure Project Schedule.</p> <p>A number of Environment Agency projects are currently being developed across the district, including in-channel and riparian enhancements at Westminster Fields, the Darent Valley Landscape Recovery Scheme (multiple sites), and river restoration works at Sundridge and Cramptons Road (WINEP). Further details on all projects are available in the IDP Schedule.</p> <p>Whilst not all of these schemes are fully developed, in terms of detailed design, funding and delivery programme, they form part of the emerging green and blue infrastructure baseline. They are expected to support improvements to the water environment, including chalk stream habitat enhancement, landscape-scale nature recovery, and mitigation associated with water abstraction.</p>
<p>Future provision to support Local Plan growth</p>	<p>Future provision of blue and green infrastructure will primarily be delivered through development, supported by national and local planning policy requirements. The Local Plan includes a suite of policies to enhance and integrate the District's blue and green infrastructure network.</p> <p>Flood Risk</p> <p>Policy W1 seeks to avoid inappropriate development in areas at risk of flooding by directing development away from areas at the highest risk and ensuring that, where development is justified, it is safe for its lifetime without increasing flood risk elsewhere.</p> <p>Policy W2 requires development to incorporate appropriate drainage provision where necessary, ensuring the effective management of surface water, accounting for climate change and avoiding increased flood risk both on-site and within the wider catchment, as well as protecting the quality of receiving water bodies.</p> <p>Developer contributions, guided by Kent County Council's requirements, may also be sought where necessary to mitigate the impacts of development on flood risk and support associated infrastructure.</p>

9) Blue and Green Infrastructure

Site-specific requirements identified through the Strategic Flood Risk Assessment (SFRA) will inform the design and layout of new development, ensuring that flood risk is appropriately managed and integrated within the green and blue infrastructure network.

Open Space

Policy OS1 seeks to protect existing open space by ensuring that designated open spaces are retained for their current use and typology, unless it can be demonstrated that the exceptions set out in national policy are met. The policy also requires major residential development (50 units or more) to provide new, high-quality open space, in accordance with Fields in Trust standards for quantity, quality and accessibility.

In some circumstances, off-site provision may be supported where this would better meet local needs, including through improvements to the quality, accessibility and functionality of existing open spaces. Developer contributions may also be sought, where appropriate, to support such improvements, in line with Fields in Trust standards and the Open Space Study.

The Local Plan also includes Policy OS2, which requires the provision of high quality and fit-for-purpose on-site play space for all major residential developments, excluding older persons accommodation. This helps to ensure that play provision is incorporated into new development and contributes towards addressing the quantitative shortfall.

For minor developments where on-site provision is not required, financial contributions may be sought towards the improvement or expansion of existing play facilities within the local area.

The Infrastructure Project Schedule identifies a series of improvements to open space provision across the District, primarily focused on enhancing the quality and accessibility of existing sites in line with the Open Space Study (2018) and its 2026 update.

These improvements relate to a range of open space typologies, including amenity greenspace, natural and semi-natural greenspace, allotments and cemeteries, with a concentration of projects in Sevenoaks town, Swanley, Edenbridge, Hartley, Halstead and surrounding rural settlements. The majority of projects involve upgrades to existing provision rather than the creation of new spaces, reflecting identified qualitative deficiencies in the current network.

A number of schemes also relate specifically to provision for children and young people, including play areas and associated facilities in locations such as Swanley, Edenbridge, Halstead, Ide Hill and South Darenth. These

9) Blue and Green Infrastructure

projects focus on improving the quality, accessibility and functionality of existing play provision to address identified shortfalls.

All schemes are expected to be delivered in the early part of the plan period (2027–2032) and are considered desirable improvements, with funding anticipated to be secured through developer contributions from residential development within the relevant catchments, alongside delivery by the District Council and Town and Parish Councils. Further details on all projects are available in the IDP Schedule.

Biodiversity

Policy BW2 sets out an approach to conserving and enhancing the blue-green infrastructure network, requiring development proposals to identify existing assets and to retain, protect, restore and enhance them, while maximising opportunities for new provision. This may be achieved through landscaping, design measures and the integration of features such as sustainable drainage systems, green roofs, walls and urban greening, in line with recognised good practice.

Biodiversity Net Gain will also play a key role in delivery, with national requirements mandating a minimum 10% increase in biodiversity for most qualifying development. Policy BW3 reflects this requirement, ensuring that development contributes to habitat creation, enhancement and ecological connectivity across the District.

Together, these policy mechanisms will support the delivery of multifunctional blue and green infrastructure as part of new development, contributing to environmental quality, climate resilience and place-making.

Funding Sources

- Developer contributions, including Section 106 agreements
- Community Infrastructure Levy
- Whilst detailed costings and funding arrangements are still being developed, the Environment Agency has indicated that delivery may be supported by a range of funding sources, including water company investment programmes. The availability and timing of funding will be subject to further confirmation.

5. Monitoring and Keeping the IDP Up to Date

- 5.1 The IDP is a live document that will be reviewed and updated regularly to reflect changes in development phasing, infrastructure capacity, and provider investment plans. Monitoring will take place through existing planning processes, including the review of Section 106 obligations and triggers, and tracking permissions and completions across allocated and strategic sites.
- 5.2 Regular engagement with infrastructure providers will inform updates to the Infrastructure Project Schedule. This includes periodic liaison meetings, review of updated provider strategies, and receipt of technical responses on emerging capacity issues or planned investment. An annual update will be sought from all providers to confirm that identified projects remain required, up to date and deliverable, and to identify any changes in scope, timing or cost.
- 5.3 Where strategic sites require infrastructure to be provided directly by developers or by an infrastructure provider through Section 106 obligations, progress will be monitored through applications, discharge of conditions, and the Council's internal Section 106 monitoring processes. As part of annual engagement, providers will also be asked to confirm project status, anticipated delivery timings, and, where Section 106 funds have been transferred, the intended use, allocation and progress on spend. This ensures that the use of developer contributions remains a shared, ongoing dialogue between the Council and infrastructure providers rather than a one-way process.
- 5.4 Monitoring of infrastructure delivery will be supported by the Council's use of the Exacom system, which provides a live record of Section 106 obligations, contributions, trigger points and associated infrastructure projects. This enables the Council to track when site-specific infrastructure requirements are secured, when triggers are reached, and when contributions are allocated or spent on relevant projects.
- 5.5 In addition, the Council is in the process of establishing a complementary Section 106 monitoring tool to record financial contributions at the point they are received. This will further enhance transparency and provide a clear and accurate picture of available funding and its allocation towards infrastructure delivery.
- 5.6 The IDP will be updated annually, aligned with the Infrastructure Funding Statement (IFS) cycle, and informed by ongoing engagement with infrastructure providers. As the IFS is updated annually, the IDP will also be reviewed and updated where needed, ensuring that both documents operate side by side and draw on the same up-to-date information on developer contributions and infrastructure delivery. A more comprehensive review will be undertaken alongside any Local Plan review or in response to significant changes in provider investment programmes or infrastructure capacity.

- 5.7 This approach ensures the IDP remains current, deliverable, and responsive. Crucially, it supports the effective stewardship of existing infrastructure, while enabling enhancement and investment where needed, ensuring that communities across the District continue to be well served as future needs evolve.

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Appendix A – Infrastructure Providers in Sevenoaks District

- Arriva
- Civil Aviation Authority
- Environment Agency
- Go Coach
- Greater London Authority / Mayor of London
- High Weald National Landscape Unit
- Historic England
- Homes England
- KCC Culture & Creative Economy
- KCC Development Investment
- KCC Education
- KCC Highways
- KCC Public Rights of Way
- KCC Waste
- Kent Downs National Landscape Unit
- Kent Fire & Rescue
- Kent Nature Partnership
- Kent Police
- Integrated Transport Authority
- Local Lead Flood Authority
- Marine Management Organisation
- National Gas
- National Grid
- National Highways
- Natural England
- Network Rail
- NHS England South East
- NHS Kent & Medway Integrated Care Board
- Office of Rail Regulation
- Office of Road and Rail
- South East Coast Ambulance Service
- South Eastern
- South East Local Enterprise Partnership
- South East Water
- Southern Water
- Sutton & East Surrey Water
- Thames Water
- Transport for London
- UK Power Networks
- Upper Medway Drainage Board

Appendix B – Water Infrastructure Provider Statements

South East Water – Strategic Planning Context

South East Water is one of four water supply companies operating within Sevenoaks District. It supplies clean water to roughly the eastern half of the District, including Sevenoaks town, Otford, Kemsing, Dunton Green, Hartley, New Ash Green, West Kingsdown, Chiddingstone Causeway, Leigh and Penshurst.

The company's current Water Resource Management Plan (WRMP24) sets out its statutory long-term strategy for maintaining a secure and sustainable water supply. WRMP24 is based on 2022 population forecasts and does not fully reflect the scale of growth now proposed in the Sevenoaks District Local Plan. This issue is being experienced across the wider region due to recent changes in national housing requirements, and is not specific to Sevenoaks District.

South East Water has commenced preparation of WRMP29, which will replace WRMP24. WRMP29 will incorporate the full level of growth proposed in the Local Plan and will identify the measures and investment required to meet future demand, including any upgrades to existing infrastructure. As the majority of new housing across the District is expected to be delivered between 2030 and 2042, the Council and South East Water are committed to working collaboratively to ensure that WRMP29 appropriately plans for this impact.

The current position relating to South East Water's housing growth forecasts (as set out in their WRMP24) compared to the latest projections set out in the Sevenoaks District Local Plan is set out in the tables below:

Source	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1	2031/3 2	2032/3 3	2033/3 4
WRMP24	110	91	178	85	50	100	135	165	100
LPA IDP	0	0	0	69	352	75	2	0	0
	-100.0%	100.0%	-100.0%	-18.8%	604.0%	-25.0%	-98.5%	-100.0%	-100.0%
Source	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1	2041/4 2	Total
WRMP24	243	242	240	238	237	235	233	231	2,913
LPA IDP	455	844	669	524	324	284	249	269	4,116
	86.9%	249.0%	179.0%	120.0%	36.9%	20.8%	6.8%	16.2%	41.3%

It is anticipated that the Local Plan growth will be incorporated into the population forecasts informing WRMP29 later this year, ahead of the publication of South East Water's Resource Position Statement in May 2027, and their draft WRMP29 in March 2028. The Infrastructure Delivery Plan (IDP) will be updated on a regular basis and will incorporate all relevant upgrade projects as and when they are identified through the WRMP29 process or other technical assessments.

As part of future development within the South East Water's supply area, more specifically, within the WRZ1 (Tunbridge Wells) and WRZ6 (Maidstone) areas, the following scheme is included within the most recent Business Plan:

- Resilience and water quality improvements in the area of Hartley and at Hartley Water Treatment Works to upgrade booster pumps, install new water quality monitors and deliver new water mains (at a cost of £2.7m and to be completed by 31/01/2030).

In addition to this planned enhancement scheme, as applications are made through South East Water's developer enquiry process, they will work with Sevenoaks District Council and developers to carry out the appropriate detailed network modelling assessments, to ensure that any necessary infrastructure reinforcement is delivered (to move water to where is needed at a development level) ahead of the occupation of development. Where there are infrastructure constraints, it is important not to underestimate the time required to deliver necessary infrastructure. South East Water is therefore committed and willing to ensure engagement and communication at the earliest opportunity.

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SES Water – Strategic Planning Context

SES Water is one of four water supply companies operating within Sevenoaks District. It supplies clean water to approximately the south-western quarter of the District, including Edenbridge, Four Elms, Crockham Hill, Chiddingstone, Hever and Cowden.

The company's current Water Resources Management Plan (WRMP24) sets out its statutory long-term strategy for maintaining a secure and sustainable water supply. WRMP24 is based on 2022 population forecasts and does not fully reflect the scale of growth now proposed in the Sevenoaks District Local Plan. This issue is being experienced across the wider region due to recent changes in national housing requirements and is not specific to Sevenoaks District.

SES Water has commenced preparation of WRMP29, which will replace WRMP24. WRMP29 will incorporate the full level of growth proposed in the Local Plan and will identify the measures and investment required to meet future demand, including any upgrades to existing infrastructure. As the majority of new housing across the District is expected to be delivered between 2030 and 2042, the Council and SES Water are committed to working collaboratively to ensure that WRMP29 appropriately plans for this impact.

The proposed Local Plan growth interacts with three operational delivery functions:

1 Planned works

These are works that are already committed or scheduled and include routine upgrades, resilience improvements and asset renewals within SES Water's existing investment programme. This includes the annual programme of pressure-reducing valve and district meter maintenance and replacement. These activities are business-as-usual and are not related to Local Plan growth.

2 Development growth

SES Water has reviewed development proposals across the District and has modelled all sites of 15 units or more to assess their potential impact on the potable water network. A number of higher-risk sites are being actively monitored by the Developer Services team, who liaise directly with developers and encourage early engagement to support timely impact assessments and coordinated delivery, including opportunities to align works with highway excavations or Section 278 schemes. The modelling identifies where proposed development demand exceeds current network capacity; in these cases, local reinforcement will be required. At this early stage SES Water has not undertaken detailed optioneering, and the specific form, cost and timing of any reinforcement will be confirmed once sites progress through the planning process and development is certain to come forward.

3 Mains replacement

This relates to SES Water's ongoing programme of replacing ageing or vulnerable water mains, which may overlap with or influence the infrastructure needed to support Local Plan growth but is not driven by it. SES Water has identified priority mains replacement schemes within its AMP8 (2025–2030) investment programme, informed by data from its smart network. This marks the first phase of a wider 20-year programme of targeted mains renewal aimed at reducing leakage, bursts and supply interruptions. The areas programmed for replacement within the District are:

- Lingfield Road, Edenbridge
- Stangrove Road, Edenbridge
- Springfield Road, Edenbridge
- Tonbridge Road, Chiddingstone Causeway
- Camp Hill, Chiddingstone Causeway

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Thames Water – Strategic Planning Context

Thames Water is one of four water supply companies operating within Sevenoaks District. It supplies clean water to approximately the north-western quarter of the District, including Swanley, Hextable, South Darenth, Horton Kirby, Farningham, Halstead, Knockholt, Sundridge, Brasted and Westerham.

Thames Water is also one of two wastewater companies operating within the District. It collects and treats sewage and wastewater for the northern half of the District, covering an area stretching from Sevenoaks and Westerham up to Swanley, Hextable and Hartley.

The company's current Water Resources Management Plan (WRMP24) sets out its statutory long-term strategy for maintaining a secure and sustainable water supply. WRMP24 is based on 2022 population forecasts and does not fully reflect the scale of growth now proposed in the Sevenoaks District Local Plan. This issue is being experienced across the wider region due to recent changes in national housing requirements and is not specific to Sevenoaks District.

Thames Water has commenced preparation of WRMP29, which will replace WRMP24. WRMP29 will incorporate the full level of growth proposed in the Local Plan and will identify the measures and investment required to meet future demand, including any upgrades to existing infrastructure. As the majority of new housing across the District is expected to be delivered between 2030 and 2042, the Council and Thames Water are committed to working collaboratively to ensure that WRMP29 appropriately plans for this impact.

Strategic upgrades to treatment works required to support growth will be included in Thames Water's business plans for AMP9 (2030–2035) and AMP10 (2035–2040). The impacts of new development on existing treatment works can be minimised by applying planning conditions requiring all development to comply with the optional water efficiency standard set out in Building Regulations, calculated using the fittings-based approach. This measure is recognised by the Council and is included in Local Plan Policy W3 (Water Supply and Quality).

It is anticipated that Long Reach Sewage Treatment Works will require treatment capacity upgrades over the next 25 years to accommodate forecast growth. The Infrastructure Delivery Plan (IDP) will be updated regularly and will incorporate all relevant upgrade projects as they are identified through the WRMP29 process or other technical assessments.

Modelling for network upgrades will proceed once sites have planning approval and there is certainty that development will come forward. Where network upgrades are required, it can take between 18 months and 3 years to plan and deliver from the point at which development is confirmed.

The costs of strategic upgrades are funded through customer bills, while the costs of local network upgrades are covered by infrastructure charges for new connections. As a result, the delivery of water and wastewater infrastructure upgrades is not expected to impact the wider delivery of infrastructure through CIL, S106 or the viability of development.

Southern Water Infrastructure Planning and Growth Delivery Context

How water companies plan the infrastructure to support growth – an LPA guide

Southern Water's service area is the southeast of England, including much of Hampshire, the Isle of Wight, East and West Sussex, and Kent. This area spans approximately 4,450 square kilometres and includes a mix of urban and rural locations.

In the UK water industry asset investment periods (AMP) are financed through 5-year business plans agreed through a regulatory process currently led by Ofwat. The current investment period is referred to as AMP8 and covers the years 2025 to 2030. AMP9 will be 2030 to 2035 and so on.

Through each UK water industry 5-year period, we work to identify the strategic asset investment priorities for the next 5-year investment period. Our work to produce the Drainage and Wastewater Management Plan (DWMP) and the Water Resources Management Plan (WRMP) are the main routes to assess and prioritise these types of strategic investment proposals.

Local network reinforcement required for the needs of a specific development are generally funded through an infrastructure charge applied to the water connection fees paid by the developer (unless, for example, a strategic network reinforcement programme is needed for a broader area – which can then be funded through strategic asset investment).

Growth data from different LPA sources (adopted local plans, 5-year housing land supply trajectories and individual consultation on planning applications) feeds into the various planning processes we use to identify the most appropriate strategic and/or local upgrades. These different growth data sources are illustrated in Figure 1 with the water company planning processes and investment timelines. Figure 1 is presented at the end of this document with further explanation.

Statutory water companies must undertake a series of checks and then plan investment in line with water industry funding routes and cycles. The planning system has a role in seeking to ensure the combined impacts of urban creep and climate change protect the quality of the water environment.

This is in line with paragraph 162 of the National Planning Policy Framework (NPPF, December 2024) where it states:

Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts.

As there are a range of factors that together explain how Southern Water supports growth in the form of sustainable development, we provide more detailed information below set out under sub-headings for your ease of reference.

Our policy on sustainable development is here

<https://www.southernwater.co.uk/media/ny0nb3qu/our-policy-statement-on-sustainable-development-a4.pdf>

Please also see the National Standards for sustainable drainage issued by the Government in June 2025, available here – [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

Southern Water outline guidance for SuDS here - <https://www.southernwater.co.uk/our->

[region/sustainable-drainage-systems/](https://www.southernwater.co.uk/media/00ubtggs/suds-in-spz-guidance.pdf) and more particularly within Source Protection Zones - <https://www.southernwater.co.uk/media/00ubtggs/suds-in-spz-guidance.pdf>

We offer a pre-planning enquiry service to developers here - <https://www.southernwater.co.uk/building-and-developing/our-services/planning-your-development/pre-planning-enquiries/>

Water supply and wastewater management:

There is a range of water industry regulations providing the framework water companies must work within, in addition to agreed guidance and methodologies followed for performance monitoring, assessment and business planning processes. Water utilities must plan and deliver enhancements in the most appropriate way, as determined by our experts in line with; water industry methodologies, Environment Agency consideration of impacts to the receiving environment, and Ofwat approval and funding mechanisms.

To support growth, Southern Water may need to provide additional infrastructure to serve new and existing customers or meet stricter environmental standards. Standards of wastewater treatment are determined by the Environment Agency through the environmental permitting process. Drinking water quality standards are determined by the Drinking Water Inspectorate (DWI) with the Environment Agency controlling abstraction of water from the sensitive groundwater source protection zones surrounding abstraction points.

Ongoing asset performance and environmental permit compliance monitoring feeds into our investment planning along with available growth and urban creep data, as well as many other key indicators included in developing the Drainage and Wastewater Management Plan (DWMP) and the Water Resources Management Plan (WRMP). We consult broadly on the DWMP and WRMP to help ensure that stakeholder input informs the development and implementation of these plans. Investment proposals prioritised through these are then fed into the next 5-year water industry business plan - Southern Water is now developing the next stage of the DWMP that will prioritise the wastewater asset investment proposals feeding into our AMP9 business plan (for the period covering 2030 to 2035).

Our AMP8 business plan is available here (we have provided the investment plans for <https://www.southernwater.co.uk/media/wlgpppk3/srn-pr24-business-plan.pdf> and <https://www.southernwater.co.uk/our-region/improvements-in-your-area/> Our Clean Rivers and Seas Plan is here <https://experience.arcgis.com/experience/09b43c8b9ebd4edb954f9da099405558/page/Page>

Any infrastructure investment is planned, delivered and funded through two main mechanisms - one relates to local network reinforcement, the other to more strategic asset investment needs. To illustrate these two investment types please see the wastewater investment examples below:

- Any upgrades (reinforcements) that are needed on the network specifically to accommodate a new development, are funded through the infrastructure charge to developers. The infrastructure charge fee structure with sustainable development incentives is explained here https://www.southernwater.co.uk/media/3u1ni0eb/new-connection-charging-arrangements-24_25-v14.pdf

- Wastewater Treatment Works (WTWs) treat wastewater collected from homes and businesses within their catchment via a network of connecting pipes and pumping stations. WTWs are significant assets and represent strategic infrastructure. Upgrades to WTWs are funded through the water industry's 5 yearly investment planning – for which Ofwat approves the spending requirements for each 5 year period (AMP) based on customer generated income. The current investment period is referred to as AMP8 and covers the years from 2025 to 2030.

Wastewater Treatment Works capacity and Dry Weather Flow indicators:

We assess our treatment works (WTWs) annually for capacity against forecast growth using both Local Plan information and census/ONS data provided through a third-party population analysis. This feeds into both our 'within AMP' and 'longer term 5 yearly' planning processes. Every WTW operates in accordance with the EA permits designed to protect water quality. The volumetric permit sets the maximum Dry Weather Flow (DWF) that is permitted to recycle to the environment.

There are two main considerations for WTW capacity, treatment process capacity and dry weather flow (DWF) headroom. Process capacity is the WTW's ability to process crude wastewater influent to meet the quality parameters for final effluent discharge defined by the site's environmental permit. WTWs discharge to receiving waters under the permit issued by the Environment Agency. These permissions to discharge are granted through environmental permits. The EA sets limits on the quality and quantity of treated effluent from our works so that they do not cause an unacceptable impact on the environment. The flow that may be discharged in dry weather (the dry weather flow, or DWF) is one of these limits.

DWF headroom is the volume of final effluent permitted to be discharged in dry weather. DWF is generally used to communicate capacity as it better reflects the size of the WTW, whereas process capacity is more difficult to quantify as it can be defined in different ways depending on the parameter of quality measured. DWF is an indicator of average daily flow to a wastewater treatment works during a period without rain, recalculated annually - please see the further explanations of this indicator provided below.

Where future growth is projected to exceed the current DWF permit limit, Southern Water would apply for a change to the permit, requesting an increase in the DWF limit to serve the growth coming forward. At this point, the EA would normally also review the quality limits on the permit to ensure the total environmental load from the future proposed discharge remained appropriate for the receiving environment. This is in line with the "no deterioration" principle for environmental protection.

An amended permit might require investment at a wastewater treatment works - this is business-as-usual for water companies. As long as it remains possible for wastewater treatment technologies to achieve the Environment Agency's revised quality limits on a permit, then growth can be accommodated without deterioration in the environment. Upgrades to enhance treatment quality are determined by the Environment Agency as part of the Water Industry National Environmental Programme (WINEP).

Explaining Dry Weather Flow (DWF) and WTW headroom:

The measure of DWF capacity varies year-on-year based on the flows received at the WTW. To calculate DWF, a statistical method is applied to a rolling 3-year average of measured dry weather

flow (DWF) each year, and therefore a particularly wet or dry year skew this capacity assessment in some years.

As any numeric interpretation of DWF is subject to change each year (with fluctuations in prevailing conditions, this means that DWF is a broad indicator of headroom that cannot be interpreted literally – these numbers are conservative indicators, not absolute limits to growth. Southern Water’s process experts therefore also monitor WTW performance to other quality criteria and consider this alongside the DWF indicators in prioritising investment.

The initial step in Southern Water’s annual WTW headroom assessment involves calculating the DWF. We use the average of the last 3 years’ reported annual average Q80* DWF values (calculated from recorded daily flow measurements for a WTW - these can be influenced by ground water infiltration and/surface water inundation on the catchment). Then subtracting this 3-year average volume from the DWF permit limit gives us the ‘headroom’ estimate as a volume.

*Q80 DWF is defined as the total daily flow value that is exceeded by 80% of the total daily flow values in a period of twelve months (the 80%-exceeded flow, or Q80) measured in cubic metres.

We then typically convert this volumetric figure to a number of properties. We do this on the assumption that each property contributes 500l wastewater per day. This approach was agreed with the Environment Agency for planning purposes. However, this 500l wastewater per property is a somewhat inflated figure* - which also means that any number of properties communicated in relation to DWF headroom remains a broad estimate, and not an exact limit that could be interpreted as a constraint to growth.

**The 500 lppd was originally used by the Environment Agency and agreed with Southern Water for use in planning purposes. It was originally based on an occupancy of 2.4 persons per household consuming 200 litres per person per day in part to include an allowance for employment development, public buildings and other unaccounted flows. Given water metering has brought average use figures down from this 200lpppd, and that Building Regulations now support a much lower water consumption target in our water stressed region, the actual volume of wastewater generated by each new home is likely to be much lower than the 500lppd used in our ‘by-property headroom’ calculations.*

Wastewater Treatment Works and Nutrient Neutrality:

The full extent of Southern Water’s AMP8 investment in nutrient removal is provided through the WINEP schemes agreed by the Environment Agency per water industry investment period (current AMP8 is from 2025 to 2030).

For further information, please see the Government Policy Paper on Nutrient Neutrality here: [Nutrient pollution: reducing the impact on protected sites - GOV.UK](#) Under the Levelling Up and Regeneration Act 2024, the Government has placed a requirement on water companies to improve any nutrient significant plants by 31 March 2030 to ensure they operate to the highest Technically Achievable Limit (TAL). The full list of designated Nutrient Significant Plants is here: [Information about nutrient significant plants - GOV.UK](#).

Water efficient development:

Higher standards of water efficiency in new development will equate to greater long-term sustainability – with the potential to delay or reduce the need to increase water abstraction, which in turn will help to minimise the impacts on the environment. Demand management is a key aspect

of water industry strategy for water resources and therefore should also be a core principle underpinning the water supply sections of Local Plan infrastructure planning.

Water efficiency can also help to reduce the average daily flow of wastewater into the network, particularly where greywater recycling systems are used as a means of increasing water efficiency. Greywater recycling therefore offers a mitigating solution for the impacts that significant increases in housing is likely to have into the future.

Tackling water scarcity requires a multi-faceted approach and there is an opportunity for the planning system to play a part by ensuring new development meets the highest standards of water efficiency possible at the time.

The National Planning Policy Framework (NPPF, December 2024) requires that:

161. The planning system should .. take full account of all climate impacts including overheating, water scarcity.. It should help to: shape places in ways that .. minimise vulnerability and improve resilience; encourage the reuse of existing resources..

Southern Water is committed to help customers reduce personal consumption to an average of 100 litres of water per person per day by 2040, and reduce business demand by 9% by 2037. This is appropriate to the 'serious water stress'¹ status of the South East. Southern Water is encouraging developers to meet or exceed this target by reducing the new connection charge for water efficient development - https://www.southernwater.co.uk/media/3u1ni0eb/new-connection-charging-arrangements-24_25-v14.pdf

Water is a precious resource. Every year the population of the South East grows, but the amount of available water remains the same. Due to climate change and population growth, unless we do something differently, the Environment Agency estimates that we would need an extra 2.5 billion litres of water a day in the South East alone by 2050² in order to keep up with demand.

¹ [Water stressed areas final classification 2021.odt \(live.com\)](#)

The South East is facing a future of more people and less water. Action is needed to ensure there's enough of this precious resource to go around. It may seem like there's an endless supply, but around 97% of the planet's water is saltwater. Of the remaining 3% that's freshwater, around 2% is stored in glaciers, ice caps and snowy mountains – leaving only 1% in rivers, lakes and underground sources. This 1% has to be shared between people, plants and wildlife.

² [A summary of England's revised draft regional and water resources management plans - GOV.UK](#)

The Environment Agency has identified that by 2050, almost 5 billion extra litres of water would be required every day to maintain public water supplies in England. Half of that need is in the South East. The main driver in the South East is what the Environment Agency defines as "Environmental Destination" which means the need to improve and enhance the natural world. We need to improve the environment by taking less for public supplies whilst also catering for high levels of population growth and planning for climate change and future droughts.

Taking more water from rivers, lakes and underground sources would be harmful to wildlife, so we need to look at ways of using water wisely to help us limit the amount we take from the environment for public supplies. Using water wisely means minimising leakage from pipes and maximising water efficiency in homes and businesses but it also means looking at new ways of using the water we have available.

This includes the highly treated wastewater that, currently, we waste by pumping it out to rivers or the sea – only to take it again further along the water cycle to be treated and supplied to customers. Southern Water plans to take some of our treated wastewater and use advanced treatment techniques to turn it into purified recycled water that can be used as a safe and sustainable source for drinking water supplies. This approach has been used around the world in countries including Australia, Singapore and the USA for more than 40 years.

Surface water management in climate resilient communities:

As some locations may offer more inherent potential for sustainable development than others, we would like to see active place making approaches that incorporate the range of mitigating measures most appropriate to the context of each community's resilience to climate change into the future. This would support sustainable infrastructure planning for growth.

This is supported by paragraph 7 of the NPPF where it states that; *the purpose of the planning system is to contribute to the achievement of sustainable development, including supporting infrastructure in a sustainable manner.*

Climate change is expected to have an impact on the risk of flooding in several wastewater systems³. Preventing surface water from entering the foul and combined systems during heavy rainfall is the most sustainable and cost-effective way to reduce releases from storm overflows⁴.

³Through our work with stakeholders on the 2023 Drainage and Wastewater Management Plan*, we identified there will be a high flood risk for some catchments by 2050 unless measures are taken to manage and reduce the risk. The key issues behind the future changes in risk include:

- climate change - including the increasing frequency and severity of droughts and storms. The rainfall entering public sewers can lead to releases from storm overflows, sometimes even after storms have subsided. The management of groundwater and surface water is a multiple agency responsibility, with local authorities managing the flood risk from these sources.
- customer behaviour - including issues such as sewer blockages (that can increase the likelihood of storm overflows) and the use of environmentally degrading materials such as chemicals, pesticides and plastics.
- growth and urban creep - <https://www.southernwater.co.uk/media/pnohvfbe/b0054-technical-summary-growth-and-creep.pdf>

⁴ Most UK sewers were designed for the communities when the houses were built. The combined effects of climate change and development now place huge pressure on these systems, and the in-built pressure release valves known as storm overflows are discharging more often. Upscaling sewer networks to then pump increasing volumes of rainfall run-off through processes not required to treat it is unsustainable. This route also ultimately directs

rainfall out to rivers and seas, rather than sustaining groundwater resources through the natural water cycle in our already water-stressed local environment.

We need to tackle the problem, not by digging up the roads everywhere and replacing all the pipes, particularly in congested urban areas, but by tackling the issue at source in a more sustainable and affordable way. Together, we need to separate rainwater from wastewater.

The 2025 National Standards for Sustainable Drainage provides a hierarchy of discharge routes whereby rainwater and surface water should first be harvested for non-potable re-use, prior to infiltration solutions where these are practicable, with discharge to the combined sewerage system a last resort. The hierarchy does not allow surface water to connect to the foul sewer network. Southern Water will also resist new connections of surface water to the combined sewer in line with our surface water management policy here:

<https://www.southernwater.co.uk/media/l23dbon0/surface-water-management-policy-120724.pdf>

As Defra's Storm Overflows Discharge Reduction Plan sets out - Water companies must remove rainwater from the combined sewer system as part of effectually draining their areas. This should include limiting any new connections of surface water to the combined sewer network, and any new connections should be offset by disconnecting a greater volume of surface water elsewhere within the network.

We are investing heavily in work to reduce releases in part by removing existing connections of surface water to the combined and foul networks. However, even as we deliver this work, development⁵ continues to increase surface water run-off in those areas. Climate change impacts demand that Local Plans provide for a re-think and re-design⁶ of communities, for example by;

- Active place making at an early stage to help ensure the measures necessary for climate change resilience are included in development proposals to best meet the current and future needs of the surrounding community.
- Designing to reduce the flow and volume of rainwater run-off from new development and encouraging infiltration to support the natural water cycle. This is in line with the NPPF⁷ paragraphs 11, 162, 170 and 172.
- Encouraging innovative design solutions to offset the impacts of higher density development - for example grey-water recycling and green roofs.
- Requiring the incorporation of the most effective range of solutions to support the long-term resilience of each community - place making for climate change resilience is one way to achieve this.

To support climate resilient communities in the face of increased scale and pace of growth, given the urban creep generated by development tension could arise initially across local network capacity, before it becomes a concern for more strategic assets. The implementation of policy supporting SuDS and tighter water efficiency standards can help to address this tension, as well as reduce longer-term impacts on water resources.

⁵During heavy rain, local sewer networks' drainage capability can be exceeded by the amount of rainwater that enters the network. Under these conditions, storm overflows can then release excess flows through outfalls into rivers and the sea to prevent flooding of homes and businesses. Storm overflows are part of the network's original design and are regulated by the Environment Agency. Over time, the expansion of urban settlements as well as 'urban creep' (home extensions, conservatories and paving over front gardens for parking) have incrementally added to the amount of rainwater entering sewers, increasing reliance on

network pressure release via storm overflows. As stated in Water UK's 21st Century Drainage Programme;

- *“The country's built environment is constantly changing and “urban creep” – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that “urban creep” results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems’.*
- At times of low rainfall and in dry conditions the sewerage system generally has the capacity to convey household wastewater and is therefore adequate for what it was principally designed for – to drain and pump wastewater on to treatment works. However, the combined effects of climate change and urban creep now mean that the additional flows draining to the wastewater network from groundwater and surface water run-off can occupy a high proportion of the networks capacity (up to 97% of capacity in some catchments during storm periods). This can result in the sewer not being able to convey foul flows onwards for treatment. This problem needs to be tackled at source, by separating rainwater flows from wastewater. The management of groundwater and surface water is a multiple agency responsibility, with local authorities managing the flood risk from these sources. a greater emphasis should be placed on the importance of managing surface water and ground water effectively in communities. For more information on Southern Water's work, and the root causes of releases from storm overflows, please see –
<https://www.southernwater.co.uk/our-region/clean-rivers-and-seas-task-force/pathfinders/>
<https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force>

⁶ The complexities and challenges of drainage need a collaborative approach between the responsible organisations, such as Local Authorities, Southern Water, the Environment Agency and community groups to adapt the urban environment to be more resilient to our changing weather patterns. We need planning policy to ensure sustainable development and place-making for resilience to the impacts of climate change in order to future proof our communities from flood risk.

Retrofitting sustainable drainage solutions can be challenging, but Southern Water is establishing examples* of simple systems that could also be implemented by communities, in addition to looking at the design of new development proposals. Public examples of sustainable urban drainage approaches, for example with permeable paving or slow-draining garden water butts, would help to mitigate flood risk locally and may also help to create the shift in awareness and mindset needed to ensure we all work together to address the impacts of climate change into the future.

* <https://www.thetimes.co.uk/article/water-butts-stop-storm-overflows-spewing-out-sewage-clean-it-up-f2qx66z7v>

Such additional sustainable drainage solutions could also be funded through community infrastructure levy (CIL) for example to address surface water drainage from:

1. urban creep to-date, where past development and run-off from impermeable surfaces increased surface water run-off, increasing localised flood risk, and

2. new development on sites where fewer on-site sustainable drainage options are possible, and off-site schemes are needed to address flood risk in the area.

⁷Further NPPF references:

11. *Plans and decisions should apply a presumption in favour of sustainable development.*

For plan-making this means that:

- a) *all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change and adapt to its effects.*

Data needs to support the increased scale and pace of growth

As illustrated by Figure 1 below, where consulted, Southern Water will assess capacity for proposed development at local plan stage and re-assess capacity during the planning application process. In addition, we monitor local authority 5-year housing land supply data feeding this into our asset investment planning processes.

Where we are consulted on planning applications (please see dataset '2' in the illustration provided by Figure 1 below) the following steps then apply:

1. Planning applications are submitted by developers to the LPA, and Southern Water is consulted (not statutory) – at this point we undertake detailed modelling.
2. Where this modelling re-confirms that reinforcement of the network is needed, developments are conditioned by the LPA – typically conditions state 'no occupation until capacity is available' but there may be a level of occupation that could be accommodated directly, if Lewes seeks to condition on that basis by working with Southern Water.
3. Developer provides build out rates.
4. Asset strategy review options for network upgrades to provide capacity in the network.
5. Development starts.
6. Developer applies to connect.
7. Occupation once capacity is available.

All LPA data provided as 5-year housing land supply trajectories is accounted for alongside other population growth estimates in our business planning processes for strategic asset investment (please see dataset '3' in the illustration provided by Figure 1 below). Population growth estimates are drawn from adopted local plans. Data from planning applications provides clear evidence of the growth coming forward each year from the local plans – planning certainty provides the strongest evidence to support our strategic investment proposals. Ofwat reviews the evidence we present to justify our investment proposals.

As indicated by our illustration in Figure 1 below, any new growth data linked to evolving local plans, and therefore yet to be confirmed through local plan examination and adoption processes, is accounted for in future 5-year water industry investment cycles once the growth proposals are formally accepted as part of an adopted local plan (please see dataset '1' in the illustration provided by Figure 1 below).

To best support our investment planning, water companies ideally need routine shares of housing trajectories in readily usable formats including the geospatial data we need to link growth to our catchment and asset service boundaries. Tension can arise where housing trajectories are not appropriately updated, or where new housing is progressed outside of Plans as 'windfall'. To assist in these scenarios then, as stated above, where consulted Southern Water will also assess capacity to serve individual development sites at planning application stage. Should our assessment identify a constraint of some kind, we will plan the work necessary to serve that development working with the developer on timings.

It is the granting of planning permission and the developer applications to connect that confirms and funds our more detailed planning for any local network interventions that may be needed.

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Timeline of Local Plan to Planning Applications & Development

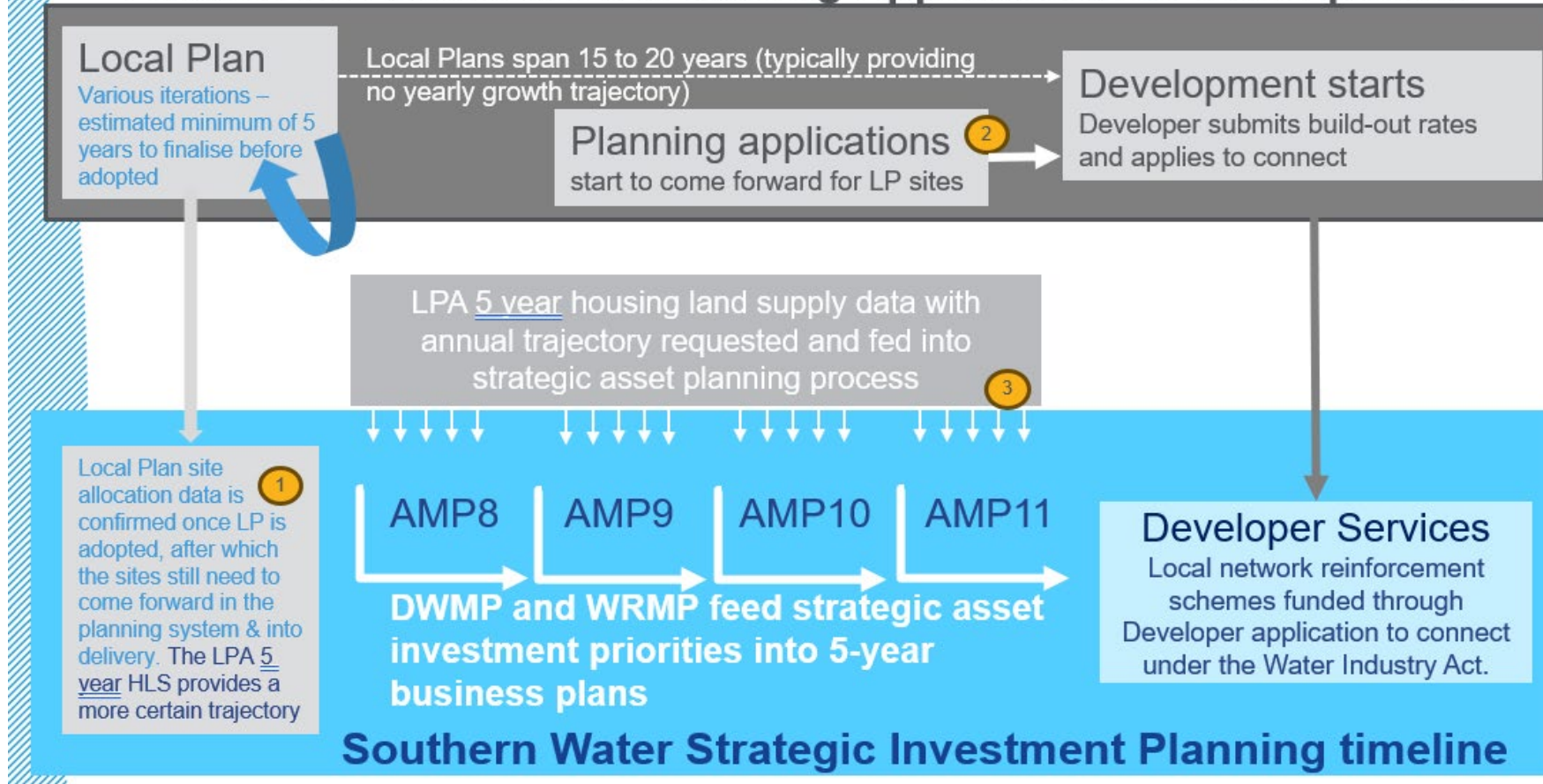


Figure 1 - the 3 key sources of growth data that feed into different asset investment processes