



SEVENOAKS DISTRICT
LOCAL PLAN


Sevenoaks
DISTRICT COUNCIL

Regulation 18 Consultation Summary



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



REGULATION 18
CONSULTATION

2025

Our consultation runs from:
23 October – 11 December 2025

You can respond by visiting
www.sevenoaks.gov.uk/emerginglocalplan

Sevenoaks District Local Plan: Overview

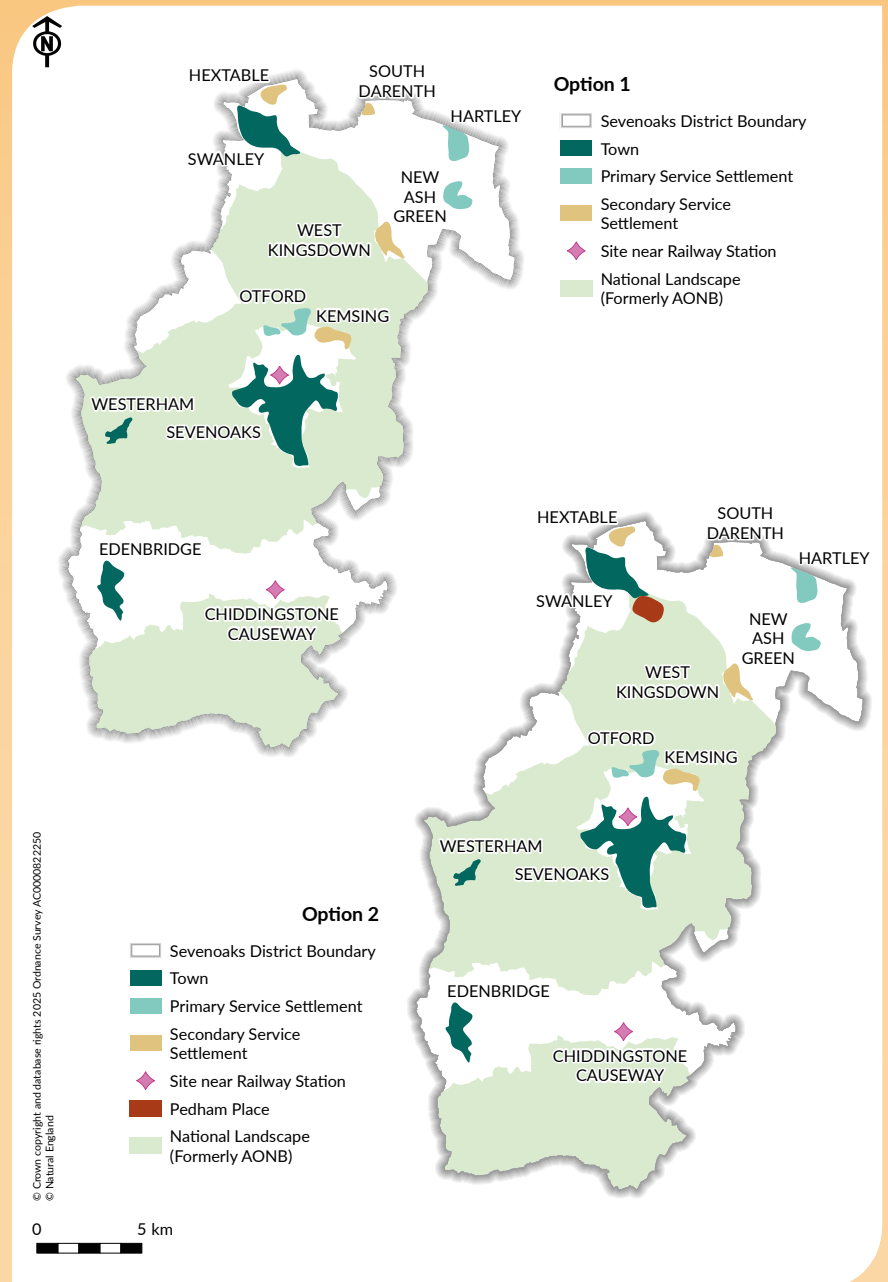
We would like to hear your views on the Council's emerging Local Plan, which includes proposals to meet the District's future housing and development needs.

The Sevenoaks District Local Plan will help to deliver much needed affordable homes and strategic infrastructure, while promoting health and wellbeing and protecting the environment and the overwhelming majority of the Green Belt.

While the plan focusses on future development in urban and built up areas, some Green Belt sites will need to be considered to meet the District's housing needs of 1,145 new homes a year from 2027 until 2042.

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

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



Option 1:

Sites which were found to be suitable for development including:

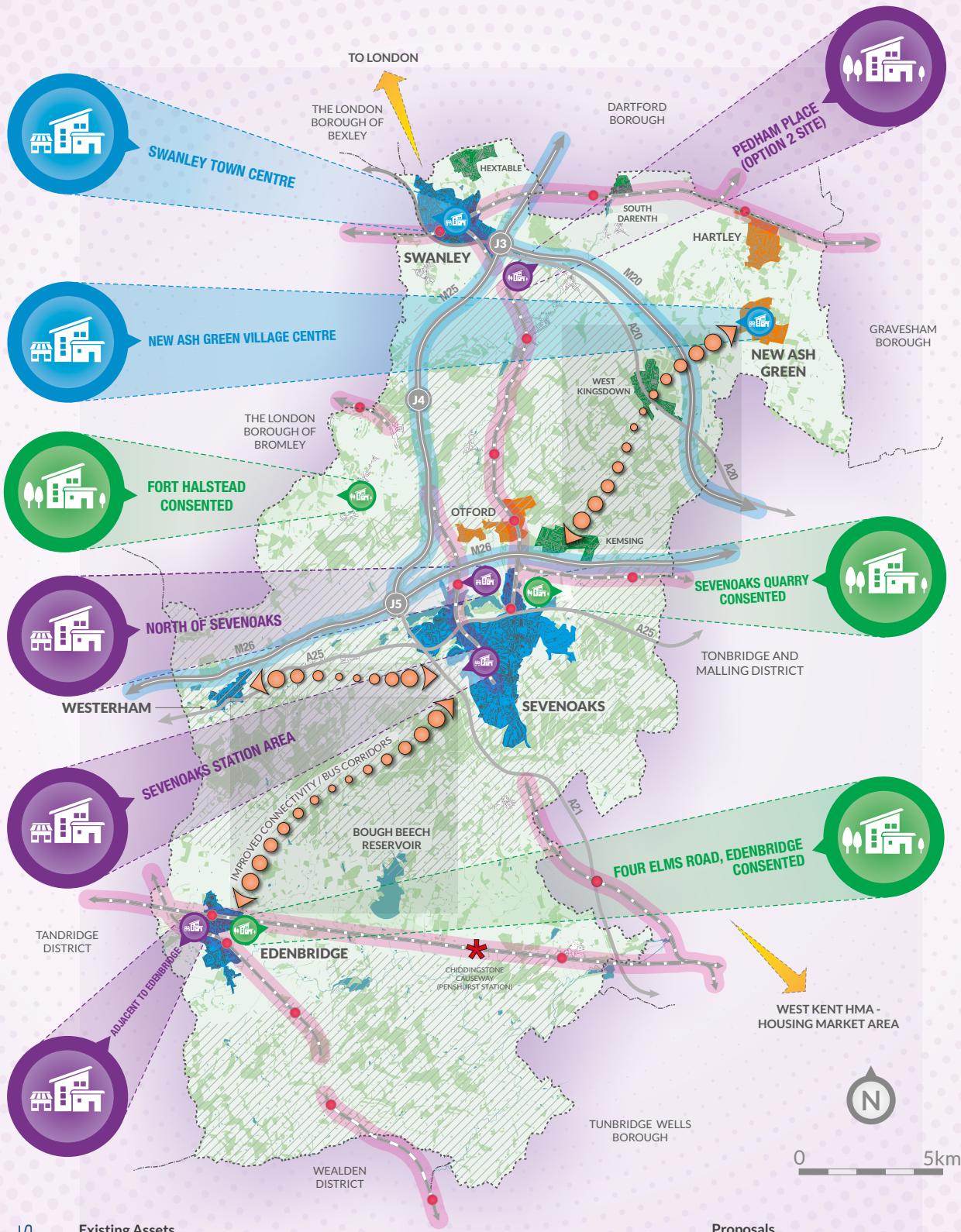
- Urban sites within settlements
- Brownfield land, and
- Grey belt sites (in the Green Belt on the edge of the higher-tier settlements (towns and service settlements) and adjacent to train stations, outside the National Landscape) (modest shortfall)

Option 2:

Option 1 plus Pedham Place (large site in the Green Belt and National Landscape) (meets need with a small buffer)

Sevenoaks District Local Plan: Key Diagram

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UG urban graphics

Existing Assets

- Sevenoaks District Boundary
- National Landscapes
- Metropolitan Green Belt
- Woodland
- Surface Water Area
- Towns, Primary and Secondary Settlements
- Towns
- Primary Service Settlements
- Secondary Service Settlements
- Rail
- Motorway
- A Roads

Proposals

- Strategic Development Site
- Emerging Development Site
- Regeneration Priority
- Improved Connectivity

Sevenoaks District Local Plan: Key Topics



01

Development Strategy

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



06

Health and Wellbeing

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



02

Housing Choice for All

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



07

Historic Environment

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



03

Employment and Economy

Working, shopping and leisure trends continue to change. We want to strengthen our town and local centres, deliver modern office and industrial workspaces, protect business areas that already exist, diversify the rural economy and grow the visitor economy.



08

Natural Environment

Sevenoaks District is a beautiful place to live, work and relax. We want to protect and enhance the natural environment to help everyone enjoy the beautiful landscape, to make sure the District is a place where wildlife can thrive and in recognition of the ecosystem services it provides and its role in helping tackle the challenges of climate change.



04

Climate Change

Climate change is one of the most important issues the Local Plan needs to address. We want to ensure that new development is constructed sustainably, minimising waste and resource use. It will have to deal with flood risks and include green spaces. We want to see the use of renewable energy where possible and ensure access to sustainable modes of transport.



09

Infrastructure

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



05

Design

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



10

Transport

Transport connects people to jobs, shops, schools and services across the District. The Plan promotes safe, healthy and low-carbon travel, while recognising local circumstances. We will work with stakeholders to support options like walking, cycling, public transport, and electric vehicles, helping people travel safely and conveniently.