

# Sevenoaks Local Plan Regulation 18 Consultation – Questions and Answers

Swanley Pop-up Session – Wednesday 5 November 2025

## Development Strategy

Question	Answer
Site SWAN14 will merge Swanley village and Swanley. Does this not go against the grey land usage?	The grey belt purposes now relate to whether parcels perform strongly in relation to the merging of towns and the guidance clarifies that villages are not considered towns. Although Swanley is a town, Swanley Village is clearly not, and therefore these parcels do not perform against that purpose, and that is why the land can be considered provisional grey belt. We will be undertaking further work as we move towards Reg.19 next summer (final draft of the plan), to confirm whether this provisional grey belt should be included in the submitted plan.
We are really concerned about the size of the Swanley village field developments for housing. Surely this closes the gap between Swanley and Swanley village?	
This will change the landscape of Hextable, which is a lovely quiet village. 1000 additional homes will soon change this as seen in other areas.	Communities across the District will all feel the pressure of these new proposed developments, but we want to deliver plan-led 'good growth' to deliver infrastructure-led schemes which are of real benefit to existing and new communities. The New NPPF (published in December 24) vastly increased housing our housing target (63%) (1,145 units per year or 17,175 units over the plan period) so we do need to look at additional sites to try and meet this need (as none of the previously consulted approaches went anywhere near to meeting this new level of need). The new development strategy encompasses a broader range of settlements, promoting some modest rural growth (which
Hextable has already seen multiple new developments on land that makes sense. So why build affordable housing on a live farm?	

	<p>was a key theme that emerged from communities during previous consultations), as well as focusing on our towns and service settlements and railway stations, which are considered the more sustainable locations for future development. Hextable is considered a service settlement in our settlement hierarchy, as it contains a number of services and facilities, which are able to support a degree of growth.</p>
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## Green Belt and grey belt

Question	Answer
Why is prime agricultural land within the now being called grey belt? What is happening about food security?	<p>The central government definition of grey belt is: Grey belt: land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. The green belt purposes relate to: (d and e are excluded from grey belt)</p> <p>a) to check the unrestricted sprawl of large built-up areas;</p> <p>b) to prevent neighbouring towns merging into one another;</p> <p>d) to preserve the setting and special character of historic towns; and</p> <p>As this is a central government definition, within national policy, we are unable to modify this definition of grey belt. In relation to agricultural land, agricultural land value (and the best and most versatile land) is a consideration which is taken into account through the site assessment (SHELAA) process. However, just because the land is a field, or in agricultural use, as purpose c (safeguarding the countryside) is excluded from the definition of grey belt, this cannot be taken in account in the assessment of grey belt.</p>
How did Stanhill farm become grey belt?	
Why does the grey belt classification not fully reflect your IWB scores for criteria B?	
Your colleague confirmed that criteria C no longer count for green belt presentation under NPPF, does the council have no influence on this?	
If only 8 pieces are meeting green belt issues - how does the plan state that the majority of green belt will be kept?	<p>The vast majority of Green Belt across the District will be maintained. As part of the Stage 2 Green Belt Assessment, we surveyed a small number of available land parcels at the edge of urban areas and around train stations. Of these</p>

	parcels, the majority were considered to be provisional grey belt. However, the wider green belt, across the district, and more remote from settlements (i.e. in less sustainable locations) will be maintained.
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## Housing

Question	Answer
<p>How will you ensure that the housing will be 'affordable'? It's the market that determines house prices.</p>	<p>Emerging Policy H2, Provision of Affordable Housing, sets the highest affordable housing requirement at 50% (on grey belt sites). This reflects the % cap of 50% set by the National Planning Policy Framework. This figure is based on evidence surrounding what developers can realistically deliver whilst still making sites viable. We will apply this 50% target to all major grey belt sites and work with developers and housing providers to maximise affordable homes. In addition, we have published an addendum to the Affordable Housing SPD (2011), reflecting the 50% requirement on grey belt sites, and specifying that viability assessments will not be accepted on grey belt sites, in line with national policy. Policy H2 also sets a number of additional requirements for affordable housing provision, with the aim that on site provision of affordable homes will be achieved wherever possible. We will be preparing a new Affordable Housing SPD ahead of the Regulation 19 publication in Summer 2026 and this will be available for public consultation. The price of the affordable housing unit depends on the Open Market Value in the local area and the tenure of affordable housing being proposed. This will be calculated on a case-by-case basis. The Councils Affordable Housing Supplementary Planning Document (SPD) glossary provides the % of Open Market Value depending on the Affordable Housing product proposed.</p>
<p>What is considered as affordable housing? For example, new houses in Edenbridge the cheapest is £450k, that's not affordable for first time buyers</p>	
<p>What is the affordable housing target and how will developers deliver it?</p>	

Are residential-led developments, approved recently and in the near future, being deducted from the total units targeted?	Any permissions granted for residential development, prior to the adoption of the Local Plan, will be included in the 'Extants' category of the housing supply and this equates to 3,978 units... We also calculate a 'windfall' allowance, based on the 9-year average of small sites (1-4 units) which have gained planning permission, and this is a separate category in the housing supply, which can be found at table 1.2 of the consultation document. The current windfall allowance equates to 900 units over the plan period.
What about sites already with permission that developers are land banking to push up prices?	
Which sites in Hextable will be earmarked for Gypsy, Roma, Traveller sites?	The Regulation 18 consultation does not propose any allocations for Gypsy and Traveller use in Hextable, although it is noted that there are existing sites on Lower Road. The Plan includes two policies on Gypsy and Traveller use, at Policies GT1 and GT2 of the consultation document.
Gypsy site Lower Road, why does Hextable have to accommodate most of the pitches, but Sevenoaks doesn't?	
Who are we building these houses for?	The housing need in the Local Plan is calculated using the Government's standard method, which calculates need using population and household growth projections. These homes are intended for people already living in the District, as well as future generations, such as young people, families and older residents, so they can stay in the area. It also helps meet demand arising from those moving into the District, who work locally and those who need affordable housing options.
Given lots houses in Hextable already aren't selling, what's the justification for building more houses people won't buy? Once greenbelt is gone, it is gone forever.	The Local Plan is based on evidence of long-term housing need across the District, rather than short-term market conditions in specific settlements. National planning policy requires us to plan for future growth to ensure that there are enough homes for local people in the District over the plan period up to 2042, including affordable housing and

	homes for older people. The government's Standard Methodology sets the method for calculating housing need and for Sevenoaks District this equates to 17,175 new homes over the plan period.
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## Transport and Infrastructure

Question	Answer
What provisions are being made for school places? Most local primary schools are full or almost full already.	<p>We have worked closely with all infrastructure providers that serve Sevenoaks District to understand what's needed to support the growth proposed in the emerging Local Plan. This has helped us identify infrastructure requirements and also any existing pinch-points and capacity constraints that need to be addressed. The emerging projects that have been identified are set out in the Infrastructure Delivery Plan Statement October 2025 and is available to view and comment on as part of the public consultation. We will continue to engage with infrastructure providers to develop the Infrastructure Delivery Plan further as the Local Plan progresses, with projects being refined and more detail added on phasing, costs and delivery mechanisms.</p> <p>This iterative approach ensures that infrastructure provision remains responsive, deliverable, and aligned with our strategic objectives.</p> <p>We work closely with Kent County Council, who are the statutory education provider for the District. They are best placed to assess future education needs and determine the most appropriate locations, delivery, and timing for provision.</p>
We do not have enough secondary schools in the local area already. Will this be addressed prior to building more houses?	
Hextable has over 1000 homes proposed, how do you plan to support Hextable Primary school and the additional pressure on that facility?	
Hextable school site. Surely new houses will need a school.	
The local plan said a new secondary school is needed in North/Central of District. Why not use Hextable Site?	
You are closing secondary schools e.g. Hextable, but building more houses?	
Why has the Oasis School (Hextable comp) not been reinstated as we were told when it was closed that it would be reopened if there was the need, which there is.	
What provisions are made for school places? Most local primary schools are full or almost full already.	
Given the extra housing planned and the obvious requirements for another secondary school, why is	



Hextable school not being retained for future school provision.	
Very poor infrastructure, my son couldn't get register with doctors locally due to demand so is at a doctor in Bexley. How will this be tackled?	
Are GP services included in this plan?	
What are the plans for water supply, waste, roads, is there a budget? Do we really have a say, whether or not some/all of these developments can be allowed?	
What are you planning to do about the traffic issues in Swanley? If you add more houses to the area without addressing this first Swanley will grind to a halt.	<p>We are working closely with KCC Highways to model and measure the expected impact that the growth proposed in the emerging Local Plan will have on the transport network across the District. A second stage Transport Assessment has been undertaken to determine the transport implications of the proposed site allocations, and this is available to view and comment on as part of the public consultation. As the Local Plan progresses, further transport modelling work will be undertaken to better understand the traffic flow, capacity issues and mitigation required to accommodate the proposed growth. All transport improvement projects identified will be set out in the Infrastructure Delivery Plan by Regulation 19.</p>
How will an increase in traffic be handled?	
The local roads serving Swanley and Hextable are severely congested now; what is being planned to accommodate the significant likely increase in traffic?	
The main road into Swanley (London Road) is already stop-start traffic, these plans will only add to that - what plans are in place for this?	
Narrow lanes in and out of Hextable which are congested and become impassable now how can it cope with more traffic.	<p>In terms of accessing sites, should planning permission be granted, the construction phase is considered as part of the planning application process. Planning permissions often include conditions that control when, where, and how</p>

Why is road transport (capacity) not addressed within the Local plan in any detail Especially given the demands on current infrastructure.	construction traffic is managed to limit disruption to existing residents and the environment.
The current road infrastructure cannot cope with the present demand so how do you expect it to cope with future demand going forward?	
Swanley and Hextable already suffer with traffic how will this be improved to support the additional number of vehicles?	
Road works in Swanley or Hextable are already ridiculous, how will you improve access to all the existing and proposed new homes?	
I only live a short distance away, but the traffic now is a disaster through Swanley, how will the roads cope?	
Has anything been considered for the infrastructure of single-track road Arnold's lane that will be the direct traffic route?	
We queued in traffic from Hextable to Swanley tonight, how are you going to deal with that?	
Numerous sites are accessed by narrow single-track roads that are already congested. Will upgrades be delivered, and will they happen BEFORE development begins?	

What kind of study has been done to assess whether the infrastructure re. traffic can cope. Junction 3 M25 Pedham Place development proposal.	
A huge issue will be the need for large transportation vehicles for building along some old, narrow roads. What will be put in place beforehand?	
How is our transport network going to accommodate this increase?	
The local area cannot support more housing. Trains overcrowded, traffic jams from Hextable through Swanley to the M25 and from Bexley to the M25	
Laydenhatch Lane and Puddledock Lane have "Unsuitable for HGV" signs. How will building materials access HEX10, HEX3 & HEX4?	
Will current discussions relating to speeding and infrastructure in Hextable be mitigated prior to the plan being finalised?	<p>We acknowledge that speeding is a concern locally. However, it falls outside the remit of land use planning and is not something that can be addressed through the Local Plan or through planning applications.</p> <p>We work closely with Kent County Council as the local transport authority to understand traffic demands and constraints, and to identify where mitigation may be required to support planned growth. While strategic transport modelling informs the Local Plan, it does not extend to operational matters such as speeding enforcement, which are managed separately by KCC and Kent Police.</p>
Speeding through Hextable is a major problem now with no speed limit signs or cameras and no police presence more vehicles will be carnage.	

<p>Will the much-needed infrastructure, roads, doctors, schools come first or will we have to wait until chaos of 3k new homes are built first?!</p>	<p>Infrastructure projects identified in the Infrastructure Delivery Plan form part of the Local Plan (once adopted) and are then material considerations in the determination of planning applications. This means that if there is a piece of infrastructure that is deemed necessary on a particular site, it will be secured through a legal agreement (Section 106) at planning application stage. The timing of infrastructure delivery will be secured through the Section 106 agreement, which will specify, based on the urgency of the project, the stage of development at which the infrastructure must be provided.</p>
<p>Transport is a big issue - how are people going to get to Swanley station? Where will they park? Trains are already packed so how do you plan to accommodate?</p>	<p>We have worked closely with infrastructure providers, including Network Rail and KCC Highways, to understand what's needed to support the growth proposed in the emerging Local Plan. This has helped us identify emerging infrastructure requirements and also any existing pinch-points and capacity constraints that need to be addressed. As the emerging Local Plan progresses, we will continue discussions with infrastructure providers to ensure an appropriate level of station parking is planned for.</p>
<p>The plan mentions securing "suitable and appropriate" infrastructure to support growth - what does this look like in practice?</p>	<p>We engage closely with infrastructure providers who serve Sevenoaks District to understand what is required to support the level of growth proposed in the emerging Local Plan. These providers, such as Kent County Council, utility companies, and health providers, advise us on where existing infrastructure may need to be improved, and where new provision is necessary. This has helped us identify infrastructure requirements and also any existing pinch-points and capacity constraints that need to be addressed. The emerging projects that have been identified are set out</p>

	<p>in the Infrastructure Delivery Plan Statement October 2025 and are available to view and comment on as part of the public consultation. We will continue to engage with infrastructure providers to develop the Infrastructure Delivery Plan further as the Local Plan progresses, with projects being refined and more detail added on phasing, costs and delivery mechanisms. This iterative approach ensures that infrastructure provision remains responsive, deliverable, and aligned with our strategic objectives.</p>
<p>Will an assessment be conducted to determine how much parking is needed for Howard Venue? Or can the developer just a lot a handful of token visitor bays?</p>	<p>Proposed Policy T3 Vehicle Parking expects applicants to demonstrate an appropriate level of car parking informed by local data, circumstances and proximity to public transport infrastructure and services. The car parking standards set out in Annex 1 provide a starting point for determining parking levels for both residential and non-residential developments. Any forthcoming planning application for development would need to demonstrate how parking demand has been assessed and how the proposed provision responds to that need. This will be considered as part of the planning application process.</p>
<p>Swanley train station, Asda, even this new leisure centre already does not have enough parking?</p>	
<p>Did Southeastern advise that they are already over capacity when they were engaged in the plan? Swanley to London Bridge is like a cattle cart. Inhumane</p>	<p>We contacted all infrastructure providers that serve Sevenoaks District, including Network Rail and Southeastern, as set out in the Infrastructure Delivery Plan Statement October 2025 (Appendix A). Network Rail advised that trains servicing Swanley station will require additional rolling stock to increase service capacity to cope with the anticipated demand from growth. This will be investigated and considered further as the plan progresses.</p>

Some sites being developed are on roads where traffic is bad already, e.g. Hextable Puddledock Lane	No comment - please submit your responses formally to the consultation
The infrastructure is simply not here! One main road in and out of Hextable - No real bus service! Swanley train station already oversubscribed. It's a joke.	No comment - please submit your responses formally to the consultation

## Climate Change and Flood Risk

Question	Answer
<p>Re Tree Planting, what about the loss of mature trees? Planting 2 saplings per house will take generations to recover biodiversity and carbon loss. Transplanting</p>	<p>In relation to the biodiversity impacts, the introduction of biodiversity net gain last year means that the loss of mature trees will need to be accounted for and addressed where a site is not exempt from the biodiversity net gain requirement. The process and approach have been set up by the Government.</p>

## Employment

Question	Answer
<p>If Wasps Stadium does not go ahead, will 'employment' allocation be withdrawn?</p>	<p>If the Wasps Stadium itself is unable to proceed for whatever reason, then the whole site is unlikely to proceed. This is said without the knowledge of what the site promoter is going to submit to us through this consultation. We will need to review whatever updates they submit before coming to a final conclusion on whether to progress the site.</p>
<p>Whilst you discuss the idea of space for businesses in Swanley/Hextable, removing businesses to put homes in their place removes employment opportunities.</p>	<p>A limited number of the proposed sites do include the loss of buildings that were previously in employment use. These are only those which were studied and assessed to be no longer suitable for modern businesses. A number of the proposed sites do include space for new employment land and job opportunities which can be designed to better meet the needs of businesses. However, your point is a relevant one and it is important that jobs are available to support the population. Please do include this in your response to the consultation.</p>
<p>In what way does a rugby stadium address the so-called pressing housing requirement?</p>	<p>The rugby stadium would not contribute to the housing requirements. Although housing is often the focus for public discussion, Local Plans are about more than just housing, and we have to consider all proposals that are put before us and assess them on their own merits.</p>
<p>Businesses in Swanley have been failing for years but nothing has been done about it. What will be different in future?</p>	<p>It is acknowledged that Swanley has been struggling for some time. There are lots of things the Council is trying to do to help business. We have a dedicated Economic Development team who have a wealth of information and</p>



<p>Swanley Town Centre used to be amazing - when I was a child - now not a lot there - how is this regeneration going to improve this?</p>	<p>can support people in making contacts and applying for grants. Through this Local Plan, we are also proposing a number of policies related to the town centre to guide how new development should support the town (Policies TLC1 and SWN1 in the draft plan). There will be no quick or easy fix, but the Council is really trying to help.</p>
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## Health and Wellbeing

Question	Answer
How will we measure deterioration in air quality in Swanley with the equipment currently inoperative and no adequate base data?	The Air Quality policy, AQ1, sets out that new development should result in a positive or neutral impact on air quality for new residents, the existing surrounding area and other areas connected to the development. Any adverse impacts on air quality must be mitigated as part of the development scheme. Air Quality Impact Assessments will also be required for any housing developments of 10 units or more and developments within 50 metres of the strategic road network or heavily trafficked routes. Air Quality is monitored by our colleagues in the Environmental Health team who publish yearly reports on air quality in the district.
What about the increase in air pollution?	
What about wildlife in Hextable wellbeing of residents - you talk about carbon emissions but plan to send Hextable school children to new Pedham place school -	

## Local Plan process

Question	Answer
Will there be consideration for sites being proposed by our neighbouring boroughs and how the land will merge where boundaries sit?	SDC undertakes regular discussions with our eight neighbouring authorities under a process called the Duty to Co-operate, to discuss strategic cross-boundary matters, including development close to district/borough boundaries. Tonbridge and Malling is also currently consulting on their Local Plan. Where sites are proposed near to boundaries, cross boundary impacts on infrastructure, such as roads, schools and medical facilities are modelled and considered, to ensure that there is sufficient capacity to support the growth. Local Government Reorganisation LGR) is currently taking place in Kent and therefore there is a degree of uncertainty regarding future strategic plan-making across the sub-region. However, it is important to progress this Local Plan in line with the agreed timetable, to ensure that local priorities are delivered, for residents, businesses and visitors, and as the organisation evolves into a unitary authority.
Considering only the boundaries within the district, rather than those of other districts (Wilmington), seems like a significant oversight. Our distinction between districts should be one of the highest priorities for protection. Why is this being dismissed, especially with upcoming KCC reforms? SDC will not exist.	

## Natural Environment

Question	Answer
<p>Who is commissioning and paying for environmental surveys and who is paying for them? Contractors say they have been told by the developers not to report wildlife.</p>	<p>Developers/landowners/promoters will commission and pay for ecological surveys; this is the standard approach as part of the planning process. These will be reviewed by our ecological advisers at Kent County Council, who have the technical abilities to critically analyse the submitted information.</p>
<p>Wildlife at Petham Court protection?</p>	<p>The Petham Court site does not contain nor is it adjacent to any site designated for wildlife protection. However, as are standard practice developers/landowners/promoters will be required to commission ecological surveys in order to understand what wildlife and habitats are present and the extent it may be affected by development. More detailed surveys will be required if there is a likelihood of protected species being present. In addition, they will be expected to adhere to the mitigation hierarchy set out in the NPPF of avoiding significant harm, mitigating adequately when avoidance is not possible or compensated (as a last resort).</p>
<p>What are the policies towards grade 1, 2, 3 land? Petham Court is Grade 2.</p>	<p>The National Planning Policy Framework, which sets out the national policy, sets out at paragraph 187 that planning policies and decisions should contribute to and enhance the natural and local environment by: b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land. At footnote 65, it also sets out that 'Where significant development of agricultural land</p>

	is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
What about the destruction of wild habitats, on proposed sites in Hextable we have badgers and bats!	Badgers and bats are protected species and are protected through legislation. As part of the planning process, where there is a likelihood of protected species being present, the landowners/promoters/developers will be expected to undertake ecological surveys to gain a full understanding of whether protected species are present and to understand the extent they might be affected. In addition, they will be expected to adhere to the mitigation hierarchy set out in the NPPF of avoiding significant harm, mitigating adequately when avoidance is not possible or compensated (as a last resort).
Why are you allowing developers to push ahead with deduction of wildlife habitats spreading waste across the road as if the decision has been made for HEX9?	It is understood that the landowners/promoters/developers are already on-site and may be undertaking surveys. The undertaking of surveys does not require any form of permission from us. If destruction of wildlife is happening, whether any action can be taken will depend on whether that habitat or species is subject to any form of protection or designation and this will also determine who has responsibility for dealing with it.
What about the special trees and TPO?	As part of the planning process, it is standard practice for developers/landowners/promoters to commission and pay for tree surveys, which would need to address existing TPO'd trees and identify ancient or veteran trees. These are submitted as part of the planning application and would be assessed by our Arboricultural and Landscape Officer.

How are the Pedham place and Petham court developments going to comply with the dark sky policy of Darenth valley?

Dark skies are noted as being an element that contributes to the relative tranquility of the Kent Downs in some areas of the National Landscape. Any proposals submitted in these locations would be expected to demonstrate that they've had regard to the qualities and characteristics for which the National Landscape is designated, where present in the locality; how they have sought to avoid or where necessary mitigated harm or compensated for any harm.

## Development Briefs and Site Specific Queries

Question	Answer
There is reference on the SWAN15 panel to a 'by-pass'. This is not shown on any diagram. Where does the bypass go from and to? Where does it bypass?	The site promoter is proposing that the new road within the new residential development to the rear of Lidl would extend northwards creating a direct connection between SWAN15 and the new roundabout at the bottom of Beechenlea Lane. The timescales for this are something that would be considered and determined as part of any planning permission for this site. Generally, infrastructure works of this nature are required before occupation of a scheme.
Where is the planned bypass of Beechenlea lane? What's the time scale on this?	
Where is the new proposed bypass going which aims to reduce traffic on Beechenlea?	
How exactly do you propose to access the field at the end of Lullingstone Ave/behind Archer Way?	The access currently proposed by the site promoter is from Archer Way, although they haven't yet submitted details of how this will be achieved. An additional pedestrian and cycle access for this site is proposed from Lullingstone Avenue. We will be expecting further details on access to be submitted by the site promoter as part of this consultation, and we will also be requiring comments on access and capacity for all sites from Kent County Council highways. This information will feed into the SHELAA and Development Brief updates ahead of Regulation 19 publication next Summer 2026.
Is access for SWAN14 site going to all be off highland hill as this road cannot handle any additional traffic.	The site does not currently benefit from an access point and therefore the site assessment acknowledges that new access would be required. We would expect the site promoters to submit further information on this as part of this Regulation 18 consultation. This will be subject to further assessment by KCC Highways with regard to access and capacity on Highlands Hill.
Access to the SWAN14 site is not detailed. Highland Hill cannot take any extra traffic. Where is the access to this going to be?	

<p>HEX8 has a well-used public footpath - will this be removed? HEX8 also looks over the houses on Laura Drive.</p>	<p>Thank you for letting us know that this is a well-used footpath. We will look to highlight this for retention in the next update of the Development Brief.</p>
<p>On the Hextable plan the Howard Centre is marked as red, I have heard the Howard Centre is staying, what about parking for this well-used centre,,?</p>	<p>Should this site be progressed then the Development Brief can look to address issues related to existing and new parking.</p>
<p>SWAN17 site is split into two sections. How can they be developed into a stadium? Is it either/or site?</p>	<p>The stadium would likely be located on one of the sections, while the other section would likely include supporting development such as a hotel, medical facilities or employment land. We fully appreciate that there is very little detail on these proposals at present. The site promoters will need to submit a significant amount of information and detail through this consultation so that we can fully assess and consider whether to progress the site to the next stage of the plan process.</p>
<p>Development HEX8 has previously been proposed and rejected as it was a flood risk. If this land has already been rejected once, why up for review again?</p>	<p>Since the previous consideration of these sites, a new National Planning Policy Framework (NPPF) 2024 has been published, alongside a new standard methodology for calculating housing needs. This has seen the introduction of grey belt and an increase of 63% in annual housing needs across the District. This means that the weighting in the site assessment process is not same as it was when this site was previously considered. Accordingly, and as set out in the site specific SHELAA assessments, the sites are now considered suitable for development at this stage of the Local Plan process.</p>



<p>Why have some sites been poorly examined, e.g. HEX10? It lacks infrastructure, lacks road access. The Plan does not appear to have had a joint collaboration with Dartford.</p>	<p>The Strategic Housing and Economic Land Availability Assessment (SHELAA) is the process in which all sites are assessed against different criteria, including land use and environmental constraints. This includes, but is not limited to, flood risk, Sites of Special Scientific Interest (SSSI), heritage assets, ancient woodland and local wildlife sites. The full SHELAA methodology is available to view on our evidence base webpage at <a href="http://www.sevenoaks.gov.uk/emerginglocalplan">www.sevenoaks.gov.uk/emerginglocalplan</a></p>
<p>What is the plan for the Howard venue, a key community resource for the people of Hextable?</p>	<p>The Howard Venue is an important community asset, and we would look to retain this as part of any scheme on this site. We will be preparing Development Briefs for each site, and the retention of the Howard Venue will be a policy priority in this location. As part of this Regulation 18 consultation, we would expect the site promoters to submit further information on the vision for this site which will feed into the Development Brief work ahead of Regulation 19 publication next Summer 2026.</p>
<p>Last local plan showed this site as supported subject to retaining the Howard Venue. Does this mean SDC no longer supports retaining this community facility?</p>	
<p>How many access points in/out will be built for Hex1, Hex3, Hex4 as they are sites bordering on single vehicle roads?</p>	<p>The general guidance from KCC Highways is one access point per 50 units on the site. More access points and emergency access are expected at higher numbers. We would expect more detailed submissions from site promoters regarding access as part of this Regulation 18 consultation, as well as site specific comments on access from Kent County Council. This information will then feed into Development Brief work ahead of Regulation 19 publication next Summer 2026.</p>
<p>Who will be funding the roads and bridges required to connect the rugby stadium to the road network?</p>	<p>The delivery of infrastructure, including constructed on-site or financial contributions made towards delivery off-</p>

	<p>site, are secured through a legal agreement (Section 106) between the infrastructure provider and the developer, and are enforced. These legal agreements set out the infrastructure to be provided as part of a development and when (e.g. roads, schools, GP surgeries, community facilities or utilities).</p>
<p>How is a defunct and bankrupt (to the tune of £95 million) rugby club considered to be a financially responsible prospect as a developer?</p>	<p>Sites have been submitted into the call for sites by landowners/agents/site promoters. They need to be able to demonstrate the site is available for development and that it is likely to come forward during the plan period (i.e. demonstrating deliverability). At present, the particulars of the individual developer are not taken into account, but central government has recently consulted (Speeding Up Build Out) whether such measures should be a factor in the decision-making process.</p>
<p>What exactly is the Wasps 10-year option? Does it mean nobody else can acquire the land?</p>	<p>This is a land deal between the developer/promoter (Wasps) and the landowner (Swanley Town Council), and further details need to be sought from these parties.</p>

## Site Selection Process

Question	Answer
How does Stanhill farm, which is a working farm which hosts multiple family events throughout the year, be replaced for the community?	Landowners must be supportive of the land being promoted to demonstrate that the site is 'available' and therefore allocated in the Local Plan. At Regulation 18 stage, this is assumed to be due to site submissions being required to confirm that landowners are supportive. However, we often find that sites will become unavailable through the consultation process, where responses are submitted by landowners who are not supportive. In addition, the Council will undertake detailed availability work, including land registry services and mailouts, to gather evidence of landowner support and availability. The hosting of events on this site, whilst recognisably an asset to the community, is not an allocated use for the land and therefore the loss of this use is not a consideration for the site assessment process.
HEX10 is on a current farm, the farmers didn't know anything about this proposed project, how can that be?	
Why is the same land in question being put forward for development when it was previously deemed unacceptable and the plans thrown out (SWAN14 & SWAN15)?	Since the previous consideration of these sites, a new National Planning Policy Framework (NPPF) 2024 has been published, alongside a new standard methodology for calculating housing needs. This has seen the introduction of grey belts and an increase of 63% in annual housing needs across the District. This means that the weighting in the site assessment process is not same as it was when this site was previously considered. Accordingly, and as set out in the site specific SHELAA assessments, the sites are now considered suitable for development at this stage of the Local Plan process.

Have historic assets been addressed?	<p>The Strategic Housing and Economic Land Availability Assessment (SHELAA) is the process in which all sites are assessed against different criteria, including land use and environmental constraints. This includes, but is not limited to, flood risk, Sites of Special Scientific Interest (SSSI), heritage assets, ancient woodland and local wildlife sites. The full SHELAA methodology is available to view on our evidence base webpage at <a href="http://www.sevenoaks.gov.uk/emerginglocalplan">www.sevenoaks.gov.uk/emerginglocalplan</a></p>
Has environment conditions and woodlands and adjacent SSSIs (been considered)?	
Has any environmental investigation been carried out for site 6 and 8 in Hextable regarding the high flooding risk to Laura Drive?	
What surveys have been done regarding environment and wildlife for HEX10?	
HO/21/00095 is discounted but appears to be part of SWAN14. Why is this the case?	HO/21/00095 has been discounted due to being superseded by the wider site boundary HO/21/00165 (SWAN14), so as not to double count the capacity of this site.

## Consultation

Question	Answer
Can you supply Hextable Parish council with postcards & posters?	All Town and Parish Councils have been provided with hard copy documents and consultation materials. We are also accepting additional requests for consultation materials from Town and Parish Councils.
On your map of Swanley, you have not included the houses being built in Alder Way? Why not? Are there other areas that are also not being shown?	On the maps shown at pop-up sessions, we only displayed sites with planning permission for 50 units or more. This was due to accessibility and readability of these maps. A full layer of extant permissions, regardless of number of units, is available on our Interactive Map, which you can access at <a href="http://www.sevenoaks.gov.uk/emerginglocalplan">www.sevenoaks.gov.uk/emerginglocalplan</a> .
How are you going to record the questions asked at the consultation?	We use Slido as a way for everyone to submit questions during a pop up session, it would be challenging to get through to everyone's questions within the hour session, so this way ensures we have a record of all questions submitted and are able to respond to them all individually to circulate after the session just as we are doing here.
Why have Slido and not answer the questions?	
Why has Hextable been excluded from the pop-up meeting?	In areas where settlements are in close proximity, so in this case Swanley and Hextable have booked a session in one location with the expectation that it will serve multiple communities.
Will the existing residents have a chance to oppose or agree to the proposed development or has it already been decided and this is really the residents being told?	Residents have the opportunity to comment on all policies within the Local Plan including the development strategy policy. We are giving weight to all residents' comments to inform the revised Local Plan which will be going out to

Is "sustainable" the best way to object against these plans? If so, please give examples.	Regulation 19 in Summer 2026. There are many reasons residents may have for objecting to a specific policy/ site, these could include local knowledge of things we may be unaware about at this stage, infrastructure issues, sustainability as mentioned, wildlife concerns, but none of this holds more weight than another and all comments are to be looked at in the same way.
Is Sevenoaks council backing resident concerns? Or are you just doing what the government wants you too?	
Not enough time given at pop up session for all important residents' questions to be answered... not good enough.	We appreciate that there will not be time at drop-in sessions to answer every resident's query, we use Slido as a way to record all questions residents have and we can respond to them all individually afterwards to circulate. We are also aware of the technical issues that occurred at the Swanley session and have ensured that provisions are put in place for all subsequent sessions.
Can you please sort out your microphones for the next meetings - also for the audience- as simply can't hear you or the questions being asked? Thanks	
How will you target the harder to reach elderly generations who live in a number of the region's villages throughout the consultation?	We engage closely with our hard-to-reach groups including our older residents. We are holding 30 drop-in sessions across the district in which officers will be on hand to answer all questions from residents. As it is impossible due to holding a drop-in session in every settlement across the district, we have ensured that all consultation materials are made available online and also physically at all town and parish councils, libraries, and at the SDC offices so everyone can get their hands with the information to make informed responses.
Why is the quota proposed for Sevenoaks District so heavy in Swanley and Hextable, when the only proposed building in Sevenoaks Town is on a few already existing car parks?	As set out in Policy ST2 of the Local Plan the number of units proposed for Sevenoaks Urban Area is a total of 3,123 Units and for Swanley it is 1,943. The land proposed for development comes down to land availability/ suitability while also being limited to the land that has been submitted
How much development is happening in Sevenoaks?	

<p>You said 'an area identified to build on between Swanley and Hextable' but that's only the farmland there (after Five Wents), so is that earmarked for housing?</p>	<p>to us through our call for sites exercises. All site assessments for both our suitable and unsuitable sites can be found on our Evidence Base on our website under SHELAA. To note Swanley is one of our few towns in the District as identified through our update to the Settlement Hierarchy, making it one of the most sustainable locations for housing development compared to that of lower-tier settlements, which is why you will see a higher number of proposed developments in these locations. All the suitable housing/ mixed use sites can be found on our interactive map under Chapter 1 Development Strategy.</p>
<p>Why have you not informed residents there are three options why are you only pushing options 1 and 2? There is an option 3</p>	<p>Thank you for this feedback. The focus of the presentation is to describe the geography of the 2 spatial options, but we will make it clearer at subsequent sessions that there is also a third option (i.e. none of the above).</p>
<p>You are advising residents that there are 2 options but there is a third which disagrees with both option 1 and 2 you are not making this clear at pop ins</p>	

## Other queries

Question	Answer
Do you plan to financially reimburse those who have purchased houses who now face significant changes and the value of their properties decreasing?	Although we appreciate these are valid concerns for local residents, these are not planning considerations and cannot be taken into account as part of the site assessment process.
Will the council be paying for our windows to be cleaned when this amount of development takes place? Dust, pollution, road surfaces impacted	
What is the current plan for the town centre and the former working men's site?	Bevan Place, Swanley (also known as the former Working Men's Club), owned by Sevenoaks District Council, is an adopted allocation in the Allocations and Development Management Plan (ADMP) (2015) which has not yet been built out. The site has therefore been bought forward into this emerging Plan (at site reference SWAN3) for 36 residential units. In addition, the District Council are considering developing a hotel on part of this site. Please visit the link <a href="#">Sevenoaks District Council press release dated 30 September 2025</a> . Any queries on this element should be directed to the Councils Property team at <a href="mailto:property@sevenoaks.gov.uk">property@sevenoaks.gov.uk</a> .
Will the new builds be structural sound as many of the new builds that are currently being built have been rushed and not structural sound.	All developments will also be subject to Building Control inspections to ensure that they are structurally sound and built within the Building Regulations. This is a separate process to Planning.
When was Hextable village classified as a Service Settlement instead of a Village??	The Settlement Hierarchy 2025 was published earlier this year and saw a number of previous villages move up to the Service Settlement categories. This includes Hextable.



	<p>Being classified as a Service Settlement, rather than a Village, provides more protection under the new grey belt policy, as the three Green Belt purposes (A, B and D) can be applied to land surrounding service settlements, thus providing opportunity for some land around Hextable to perform strongly and not be classified as grey belt. This is the case for land between Swanley and Hextable, which performs strongly against Purpose B (preventing towns from merging). Had Hextable been classified as a Village in the Settlement Hierarchy, this land could not perform strongly against Purpose B as Hextable would not be assessed as a town.</p>
<p>Castle Hill Ebbsfleet was an amazing area 5/6 years ago. Since the continuous building the crime rates have skyrocketed why would Swanley/Hextable be any different?</p>	<p>The police are consulted about infrastructure as part of the planning process. The policies we have within the emerging local plan, for example on housing, infrastructure, employment, design, health and wellbeing, and development strategy, all contribute towards the creation and growth of safe places to live and work. If you have any suggestions or information on how to improve safety through policy or on a specific site, please do submit this as part of the consultation survey.</p>
<p>The independent consultants do any live locally - so they understand the community/area?</p>	<p>While we cannot confirm where all our external consultants live, we can ensure they have a deep knowledge of the local community / area and frequently engage with the community.</p>
<p>If you have identified that developers paying for their own inspections is leading to issues with compliance, then why don't you put in mechanisms to deal with it</p>	<p>Developers need to undertake a number of studies to support planning applications/site promotion, such as ecological studies or viability assessments. These are then independently reviewed by experts, such as ecologists from</p>

	Kent County Council, or external viability consultants, who provide advice to the Council on the contents of such reports.
Does building on productive farmland impact Net Zero pledges? More food will be imported and cause carbon loss. Why make an existing problem worse?	The Local Plan does not make a net zero pledge but does seek to minimise the impact of new development. The loss of agricultural land is one of the considerations that must be weighed against the benefits of the proposals, and it is recognised that if the country were in a situation where more food needs to be imported, that this would generate additional carbon emissions. We appreciate there is very little detail on these proposals at present. The site promoters will need to submit a significant amount of information and detail through this consultation so that we can fully assess and consider whether to progress the site to the next stage of the plan process.
The current road infrastructure is not fit for purpose at today's standards. The 50% uplift to Hextable is untenable. (Please) provide detailed information on the future.	No comment - please submit your responses formally to the consultation
I'm [redacted] and I think this is not a good idea because Swanley is a peaceful town but if you add too many houses, it will be cramped and people don't want that.	