

Dear Sevenoaks Town Council

RE: Sevenoaks Town Neighbourhood Plan – Regulation 16 Consultation. Representation from Sevenoaks District Council.

Sevenoaks District Council (SDC) welcomes the opportunity to comment on the Sevenoaks Town Neighbourhood Plan Regulation 16 Consultation, as prepared by Sevenoaks Town Council (STC). Sevenoaks Town is the principal town in Sevenoaks District and the Neighbourhood Area was designated on 25 November 2013.

Contact between SDC and STC

The Local Authority is only required to consider whether the Neighbourhood Plan meets the basic conditions after the Examination. However, it is important to recognise that there has been regular contact between SDC and STC and we have been providing advice to the Town Council up to this point, as an informal part of the plan making process.

It is noted that the Town Council recognise the relationship between the National Planning Policy Framework (NPPF), Local Development Plan and Neighbourhood Plans. For Sevenoaks District, this consists of the Core Strategy (2011) and the Allocations and Development Management Plan (ADMP) (2015).

As well as the test of ‘general conformity’ with the Local Plan strategic policies as a whole, it is also required that Neighbourhood Plan policies ‘do not undermine strategic policies’ for the local area. As previously discussed, this Regulation 16 Neighbourhood Plan for Sevenoaks Town broadly conforms with the strategic aims and policies of the District’s existing policy framework.

The emerging Local Plan

SDC is currently preparing the Local Plan for Sevenoaks District, and an updated Local Development Scheme (LDS) was agreed by Cabinet on 7 July 2022. The revised timetable strengthens our plan-making position, to ensure we have a robust, well-informed and consulted plan. It will ensure that we maximise the potential benefits to communities, including promoting resilient town centres and ensuring development is supported by suitable infrastructure and transport.

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk

The LDS proposes an informal Regulation 18 consultation to take place in Autumn 2022. This will consist of an initial consultation on the draft plan, which will focus on maximising opportunities within urban areas.

It is proposed that a second Regulation 18 consultation will be held in Autumn 2023, and a Regulation 19 Pre-Submission Consultation will follow in Spring 2024, with Submission (Regulation 22) to the Planning Inspectorate envisaged in Summer 2024.

Other Comments

You will also note from previous communications on the draft Neighbourhood Plan for Sevenoaks Town, including our Regulation 14 consultation response, that SDC have raised other concerns with the drafting of some of the policies, which have been acknowledged by the Town Council and we do not consider these to affect the basic conditions test.

For this reason, our previous communications with the Town Council at Regulation 14 stage of the plan are attached at Appendix 1 to this representation for the Examiners information. This will include all our suggested amendments or clarifications dated 2 April 2020.

Representations from the Sevenoaks District Council Property and Commercial Team are attached at Appendix 2.

Conclusion

This representation, along with all other representations received during the Regulation 16 public consultation period, will be sent to the Independent Examiner, once appointed.

Kind regards

The Planning Policy Team
Sevenoaks District Council