

SUPPLEMENTARY DOCUMENT

LAND EAST OF SEVENOAKS HIGH STREET

People and Places Advisory Committee – 18 June 2024

Changes to the report and appendices are outlined below following Finance and Investment Advisory Committee on 21st May 2024.

Front page of report - Recommendation to People and Places Advisory Committee.

Should now read as:

- (a) The Advisory Committees endorse the proposed recommendations to Cabinet.

Front Page of Report - Also considered by:

Improvement and Innovation Committee – 18 June 2024

People and Places Advisory Committee – 27 June 2024

Should now read as:

Improvement and Innovation Advisory Committee – 27 June 2024

People and Places Advisory Committee – 18 June 2024

Recommendation to Cabinet

Recommendation (c) – the virement of £435,000 in the 2024/25 Capital Programme be allocated to this project to prepare the required documents and reports and procure the necessary consultants to assist with the appointment of the Strategic Development Partner(s), subject to approval of the development approach being approved by Council.

Should now read as - (c) - the virement of £435,000 in the 2024-2027 Capital Programme be allocated to this project to prepare the required documents and reports and procure the necessary consultants to assist with the appointment of the Strategic Development Partner(s), subject to approval of the development approach being approved by Council.

Section 83 - As referred to in the financial implications section, the virement of £435,000 will be made from the £1.5m feasibility budget to allocate towards this project within the capital programme 2024/25.

Should now read as - As referred to in the financial implications section, the virement of £435,000 will be made from the £1.5m Combined Feasibility budget to allocate towards this project within the capital programme 2024-2027.

Section 96 - The virement of £435k will be made from the £1.5 feasibility budget to allocate towards this project within the capital programme 2024/25.

Should now read as - The virement of £435,000 will be made from the £1.5m Combined Feasibility budget to allocate towards this project within the capital programme 2024-2027.

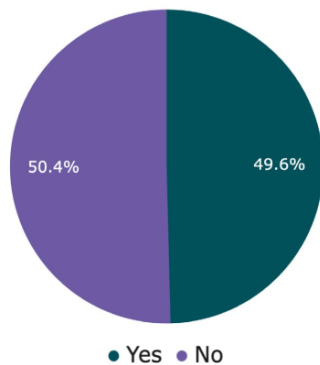
Section 81 – The Sum of £50,0000 attributed to the Financial Tax Consultant within the Table **should now read as £50,000.**

Appendix F – Stage 1 Public Engagement Report

It has been brought to our attention by our public engagement specialists that certain survey responses had incorrect data pulling through within the previous report presented to Finance and Investment Committee on the 21st May 2024. The report has been reviewed and corrected and the updated report is attached at Appendix F. A summary of the changes are as set out below.

Page 24 – Summary Text for Question: Do you use the existing Sevenoaks Leisure Centre?

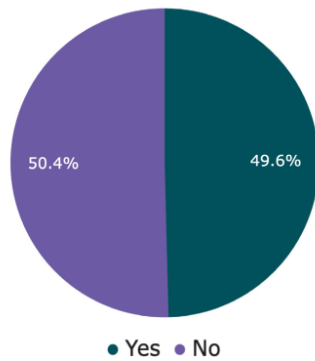
Do you use the existing Sevenoaks Leisure Centre?



The majority (50.4%) of respondents stated that they do use the existing Leisure Centre, however a considerable amount of respondents do not the centre (49.6%).

Has changed to:

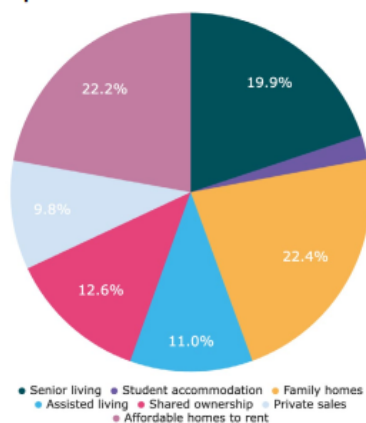
Do you use the existing Sevenoaks Leisure Centre?



There was a broadly even split between respondents that do and do not use the existing Leisure Centre with 49.6% saying they do use the centre and 50.4% stating they do not.

Page 27 – Pie Chart and summary text for Question: Sevenoaks needs a range of housing to ensure that people can afford to live and bring up their families in the town. What type of housing would you like to see most as part of this development?

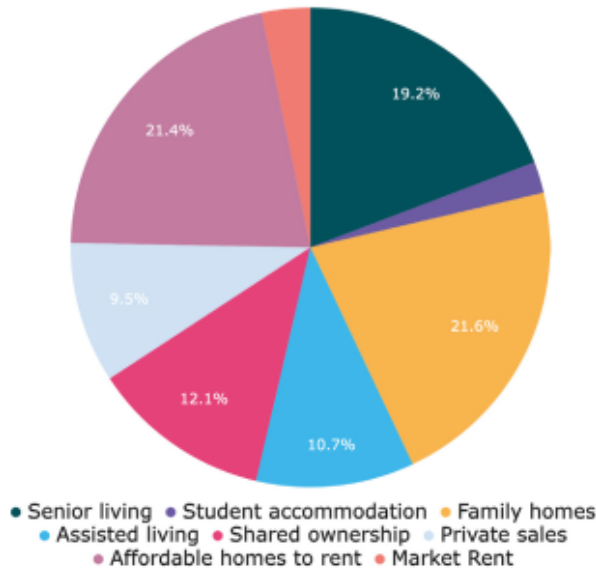
Sevenoaks needs a range of housing to ensure that people can afford to live and bring up their families in the town. What type of housing would you like to see most as part of this development?



The results to this question suggests that there was a strong request (30.9%) for “scaling-down” properties aimed at senior living and assisted care homes. This strongly reflects views expressed at various focus groups and at the public exhibitions that many residents considered Sevenoaks Town to be an attractive place for senior living and that the development site given its proximity to proposed amenities would be ideal. The need for rented affordable homes also comes out strong in the survey as does the need for more family homes.

Has changed to:

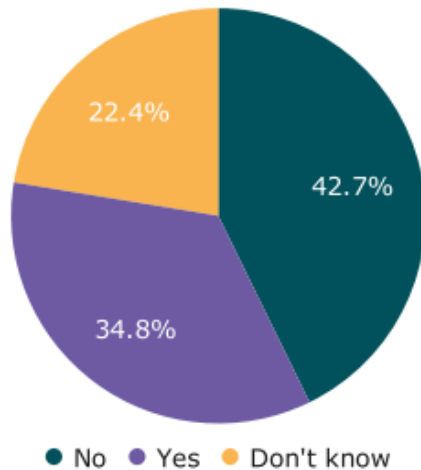
Sevenoaks needs a range of housing to ensure that people can afford to live and bring up their families in the town. What type of housing would you like to see most as part of this development?



The results to this question suggests that there was a strong request (29.9%) for “scaling-down” properties aimed at senior living and assisted care homes. This strongly reflects views expressed at various focus groups and at the public exhibitions that many residents considered Sevenoaks Town to be an attractive place for senior living and that the development site given its proximity to proposed amenities would be ideal. The need for rented affordable homes also comes out strongly in the survey as does the need for more family homes.

Page 28 – Pie chart and summary text for Question: Do you feel that a new quality hotel would support existing businesses by increasing visitor numbers and spending in the town?

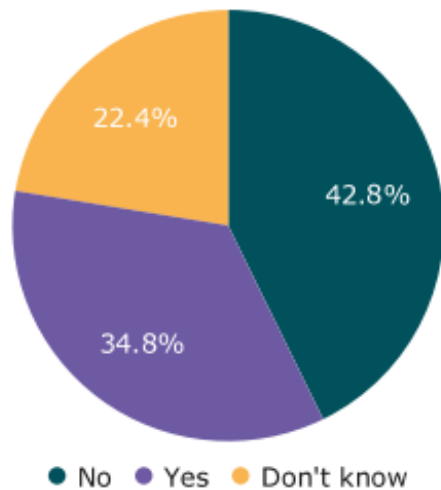
Do you feel that a new quality hotel would support existing businesses by increasing visitor numbers and spending in the town?



There was a solid 'yes' response (42.7%) to the question of whether a new hotel would support existing businesses, while 22.4% of respondents were unsure. This also correlates well with the responses received at the focus and public exhibition events where there was resounding support for a new hotel provided it was aimed at the right market and had appropriate facilities for the user group. It potentially also reflects concerns people have about parking. It is evident that people would like to see more details.

Has changed to:

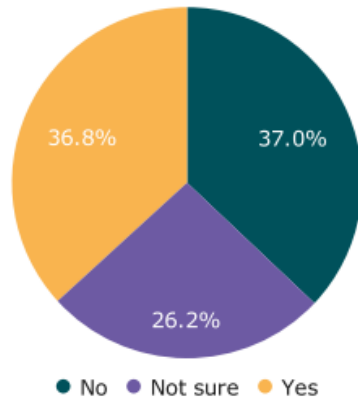
Do you feel that a new quality hotel would support existing businesses by increasing visitor numbers and spending in the town?



Over a third (34.8%) of respondents felt that a new hotel would support existing businesses with a further 22.4% indicating that they did not know. 42.8% did not feel this would be the case. This correlates with feedback received at the in-person events and focus groups where there was general support for a new hotel provided it was aimed at the right market and had appropriate facilities for the user group. It potentially reflects concerns people have about parking. It is evident that people would like to see more details.

Page 29 – Summary text for Question: From the early information that is available, are you generally supportive of our proposals to redevelop the land East of the High Street?

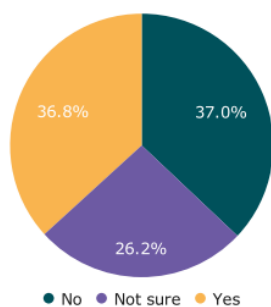
From the early information that is available are you generally supportive of our proposals to redevelop the Land East of the High Street?



Results revealed an even split of yes and no responses to this question. A significant number are not sure (26.2%), highlighting that ongoing engagement is important and that many people would like to see more details.

Has changed to:

From the early information that is available are you generally supportive of our proposals to redevelop the Land East of the High Street?



Results revealed an even split of yes and no responses to this question. A significant number are not sure (26.2%), highlighting that ongoing engagement is important and that many people would like to see more details.

For those that say they are not supportive of the overall scheme the accompanying commentary suggests that some respondents were supportive of some elements of the scheme however, their concerns about other areas in the concepts outweighed their support.

Specific commentary showed some were supportive of a new leisure centre, hotel, green corridor and combined adult education and library provision.

However, overriding concerns were around loss of parking without the necessary public transport infrastructure and concerns around the suitability of the multi-storey. There were also comments around the scale of housing development and the perception that the new facilities looked smaller in the images and could mean that some services/facilities would be 'inferior' to that already offered – this was particularly true of the combined library and adult education centre.

Finally is there anything else you'd like to say about our early ideas?

Themes emerging from this final question were:

- Concerns about overdevelopment: the volume of new housing proposed, fearing overcrowding and strain on infrastructure like schools and healthcare.
- Infrastructure: the need for adequate parking, preservation of current amenities and public transport improvements, especially bus service.