

## **SUPPLEMENTARY DOCUMENT**

### **LAND EAST OF SEVENOAKS HIGH STREET**

Cabinet – 18 July 2024

This supplementary document has been prepared to provide Cabinet with general updates and outline any changes to the main report and appendices following it previously being considered by the Finance and Investment, People and Places and Improvement and Innovation Advisory Committees. All three committees endorsed the recommendations to Cabinet. Updates and changes to the main report and appendices are given below under the relevant committee headings.

#### **Finance Investment Advisory Committee**

Changes to the report and appendices are outlined below following Finance and Investment Advisory Committee on 21<sup>st</sup> 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.

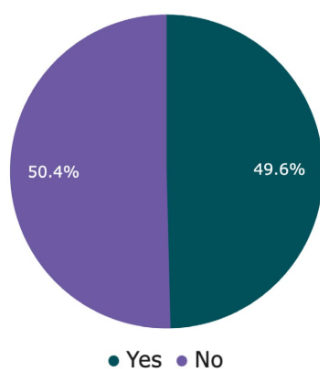
**Section 81** - The Sum of £50,0000 attributed to the Financial Tax Consultant within the Table **should now read as £50,000.**

## 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 21<sup>st</sup> 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?

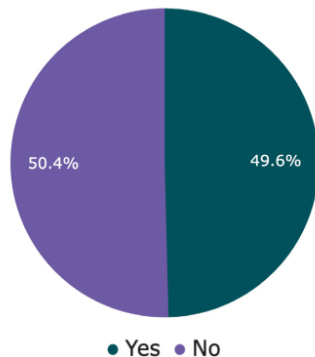
Do you use the existing Sevenoaks Leisure Centre?



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:

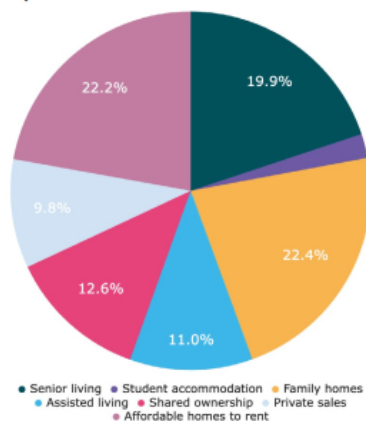
Do you use the existing Sevenoaks Leisure Centre?



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?

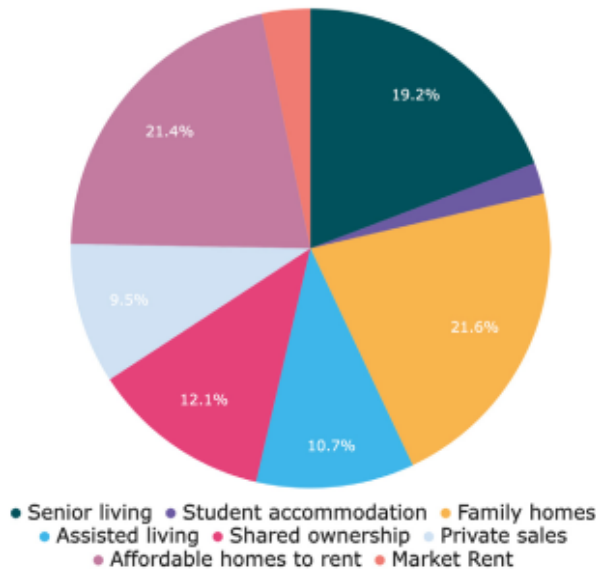
Sevenoaks needs a range of housing to ensure that people can afford to live and bring up their families in the town. What type of housing would you like to see most as part of this development?



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:

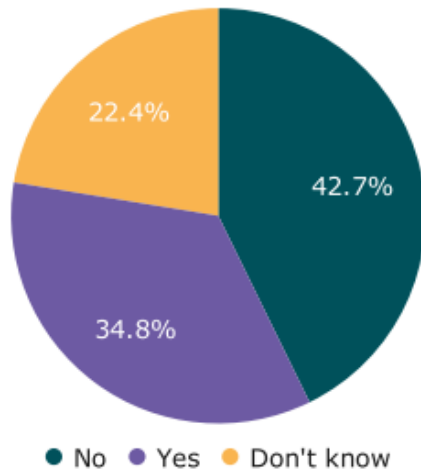
Sevenoaks needs a range of housing to ensure that people can afford to live and bring up their families in the town. What type of housing would you like to see most as part of this development?



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?

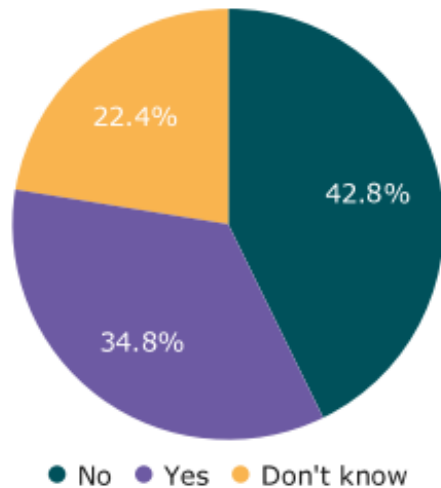
**Do you feel that a new quality hotel would support existing businesses by increasing visitor numbers and spending in the town?**



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:

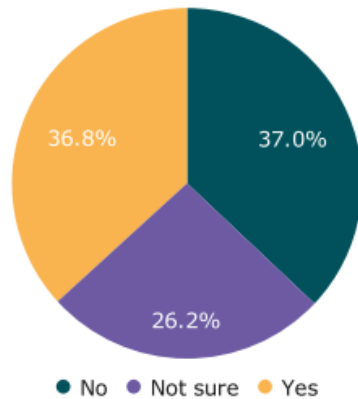
**Do you feel that a new quality hotel would support existing businesses by increasing visitor numbers and spending in the town?**



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?**

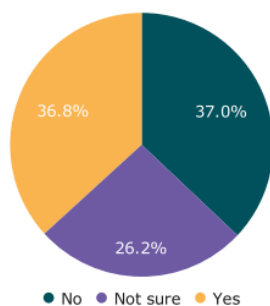
**From the early information that is available are you generally supportive of our proposals to redevelop the Land East of the High Street?**



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.

**Comments/updates:** It was resolved during the meeting that a working group consisting of, Cllrs Grint, Clayton, Manston, Malone and Scott be set up to look at the finances of the Scheme and report back to Cabinet on 16 July 2023. The report and associated appendices of the working group is included as a separate Supplementary Document.

Regarding the discussion within the working group as to their being too many objectives for the project, it should be noted that there are numerous objectives and priorities associated with this project due to it being a rather large-scale regeneration scheme with several key elements to it. They have been established in consultation with members and to reflect the respective various Council plans and strategies. These are also clearly set out in Section 25 of the main report. These were also clearly communicated to key stakeholders and members of the public during the engagement exercises undertaken.

### **Improvement Innovation Advisory Committee**

Changes to the report and appendices are outlined below following Improvement and Innovation Advisory Committee on 27 June 2024.

**Section 80** – The development appraisals suggest that this scheme could have a GDV in excess of £130m and is viable, but is sensitive to affordable housing levels, construction cost pressures, and the extent of cross-subsidisation required for the public buildings and the availability of grant funding.

**Should now read as** - The refreshed development appraisals suggest that this scheme could have a GDV in excess of £188m and is viable, but is sensitive to affordable housing levels, construction cost pressures, and the extent of cross-subsidisation required for the public buildings and the availability of grant funding.

**Comments/updates:** The Improvement Innovation and Advisory Committee requested that a Supplementary document be prepared and submitted to Cabinet in terms of a more detailed project delivery/communications/engagement timeline for the project. This is given below.



## Supplementary document

### Land East of High Street

#### Indicative timeline – project delivery, communications and engagement

The following high-level indicative project timeline is subject to change, as the Development Partner and the Limited Liability Partnership (LLP) will be reviewing the business plan, designs and delivery programme.

Activity	Completion Date
Corporate Programme Board and Capital Projects Progress Review Meeting endorsement for project to proceed	October 2023
Recommission and commence procurement for consultants to assist with engagement event and procurement of a development partner	November 2023
SMT approval to proceed to committee	March 2024
Finalise Stage 1 concept ideas – communications and engagement material	April 2024
Public engagement (Stage 1 concept ideas) InShape article	April 2024
Report to Committees (FIAC, PPAC, IIAC) seeking support	May/June 2024
Report to Cabinet/Council	18 and 25 July 2024
Communicate consultation results to our communities - announce Council decision and next steps InShape article	June/July 2024
Appoint Consultants	Summer 2024
Finalise LLP Legal documents, Developers Brief, Procurement Documentation	Autumn 2024
Developers Brief will require the development of a strong identity (both visual and narrative) for the project All Members and key stakeholder (e.g. Sevenoaks Town Council) communication outlining next steps regarding Development Partner / reminder of project timeline and key milestones	Winter 2024
Commence Procurement of Development Partner	Winter 2024
Finalise evaluations	Summer 2025
Report to Committees/Cabinet on Heads of Terms agreed with preferred Development Partner	Autumn 2025
Appointment of Development partner	Autumn 2025

Announce and introduce the development partner	Winter 2025
Prepare and finalise Development Design and Phased Delivery Plan (note that there will probably be a second stage (emerging designs) and third stage (near final designs) public engagement between Winter 2025 and Summer 2026)	Summer 2026
Second stage (emerging designs) and third stage (near final designs) public engagement between Winter 2025 and Summer 2026	Winter 2025/Summer 2026
Planning Application	Autumn 2026
Communicate changes made to proposal in light of consultation responses. Encourage people to comment on Planning Application	Autumn 2026
Planning Consent	Spring 2027/
Communicate Planning Application decision and next steps (phased delivery)	Spring 2027
Start on site (phased delivery)	Autumn 2027
Communications - many opportunities - spade in the ground, milestones etc. Newsletter for local residents and businesses/	Autumn 2027 Throughout project course.
Completion of whole scheme	Winter 2033
Communication - look back / celebrate completion and achievements/acknowledge community and stakeholder involvement	Winter 2033

Dates highlighted in blue = communications and engagement activity.