

**SEVENOAKS**  
SO MUCH MORE

# Stage 1 Public Engagement Report

Land to the East of Sevenoaks High Street

May 2024



# Purpose of Report

**This Public Engagement Report has been prepared by Pillory Barn to provide a record of the public engagement activities undertaken by Sevenoaks District Council in partnership with Kent County Council to support and inform the emerging development plans for the Land to the East of Sevenoaks High Street.**

## **This report outlines:**

- the purpose for the public engagement exercise and its aims;
- the rationale and methodology for the engagement activity, its structure, process, engagement options and locations;
- the promotion of the events;
- how the public engaged with the project and their summarised feedback;
- how key identified stakeholder groups were engaged;
- the core themes of the feedback received;
- the statistical data from the engagement website; and,
- the conclusions and next steps.

Stage 1 public engagement exercises were well attended and gave individuals the opportunity to understand better the proposals, raise questions, queries, and comment from their perspective and also point out areas where they had concerns. Over 420 people attended the public exhibitions and 49 people attended the online webinar, and over 300 people responded to the online survey. Responses were collated and the project team sifted through all comments received and grouped them into themes, which are outlined in this report.

The responses received were generally encouraging and cautiously optimistic, with many acknowledging the need for change and appreciating the council's engagement at this early stage. Understandable concerns have also been acknowledged as important contributions that will help evolve the scheme further, emphasising the significance of incorporating these perspectives into the engagement process.



# Brief Project overview

**The project to create a new vision for the Land East of Sevenoaks High Street is being led by Sevenoaks District Council in partnership with Kent County Council.**

The area East of Sevenoaks High Street contains areas and buildings that require investment. There is a once in a generation opportunity to improve the Buckhurst Lane and Suffolk Way area of Sevenoaks, close to Sevenoaks High Street, helping to make the town a more exciting place to live, work and spend time.

Sevenoaks District Council is working with Kent County Council to explore ways to improve public buildings. The District Council and County Council own property and land in this area and together are seeking to deliver an exciting new chapter for this area within Sevenoaks town centre.

Ideas for this area of land are at an early stage. Initial ideas include a new energy efficient leisure facility, a combined library museum, art gallery, adult education centre and other environmental and cultural improvements, including a new pedestrian link to Knole Park, a new market hall and a hotel to support the local economy. Providing new homes would help to fund the wider improvements, including the leisure facility.

## THE PROJECT OBJECTIVES

This is an important opportunity to develop a vision for the land East of Sevenoaks High Street to make the town centre a more attractive, welcoming, and well-connected place. The project is based on the following set of objectives

- Encouraging sustainable travel choices.
- Reflecting and complementing the town's historic character.
- Strengthening the identity of the area.
- Supporting a greener future.
- Improving health and wellbeing.
- Supporting the town centre.
- Supporting the district's wider economy.
- Providing new homes and choice of homes.
- Developing our community services and bringing these offers together to make accessing services easier and more convenient for people.

**Plans for the Land East of Sevenoaks High Street align with the overall Vision for Sevenoaks Town Centre in 2040, which includes:**

- Raising the profile of its historic town centre and the impressive Knole Park.
- Supporting the local economy and independent shops.
- Expanding its cultural identity and diversifying the town's appeal.
- An inclusive town centre - widening the leisure offer and providing new homes that support different income levels and life stages.

# Initial engagement purpose

Through public engagement we want to understand the aspirations and needs of the local community to better inform the vision for the Land East of Sevenoaks High Street.

With ideas at an early stage, Stage 1 of public engagement has provided an opportunity to present initial ideas, gain feedback, gauge opinion and find out anything else that stakeholders and the public wish to be considered within the next stages of developing thinking over the coming months.

Sevenoaks District Council will prioritise its engagement with the public as ideas progress, and the intention is to provide further engagement touchpoints through the project timeline.



# Public engagement approach for Stage 1

**We went through a process of identifying engagement methods that would reach different audiences and would include a good spread of ages and demographics.**

Providing public engagement that was fully accessible was essential, so locations, days of the week and times of day were taken into account. Decision making considerations also included potential attendees' commitments to work, care and access requirements.

**It was agreed that consultation activities would comprise:**

- In-person public exhibition events.
- Online engagement event.
- Focus groups with key stakeholders including Buckhurst Lane residents, leisure centre staff, National Trust, the Knole Estate, Chamber of Commerce.
- Surveys to gather responses on different development priorities and general feedback on early ideas.

Taking place during April 2024 and closing at midnight on 6 May 2024, the Stage 1 public engagement exercise focused around presenting early ideas, providing access to the project team (Sevenoaks District Council and Kent County Council officers), answering questions and capturing feedback.

**The events and survey were promoted by:**

- Website
- Stakeholder invitations
- Direct leafleting to households
- Newspaper advertising
- Social media
- Local media coverage

# Consultation approach for Stage 1

## PUBLIC EXHIBITION EVENTS

A variety of venues were considered for the public exhibitions. Sevenoaks Leisure Centre was selected as the most appropriate location, owing to:

- Its position in the heart of the plans.
- Its accessible, town centre location.
- Its location in an area of good footfall.
- Its existing broad uses, meaning that a broad demographic audience would likely be already in the area when events took place.
- Its facilities and ease of access for attendees.

The events took place at Sevenoaks Leisure Centre, Buckhurst Lane, Sevenoaks, Kent TN13 1LW on:

- Wednesday 24 April 2024 from 1.30pm to 8.30pm.
- Saturday 27 April 2024 from 10am to 3pm.

The event format comprised a display of information boards outlining the project vision and early ideas. Senior members of the project team from Sevenoaks District Council and KCC together with key consultants were available for discussion and to answer questions.

## ONLINE ENGAGEMENT EVENT

Digital engagement provided an alternative for those unable to attend the in-person exhibitions or focus groups. The online engagement event used the Zoom platform and took place on:

- Monday 29 April 2024 from 7pm to 9pm.

The event was facilitated by Pillory Barn, and comprised a presentation which was followed by a Q&A session. Online attendees could submit their questions using a function on Zoom, which were then posed to the most appropriate member of the team. It was stated that any questions not covered would be answered as part of an FAQs document that would be shared on the website following the event.



# Consultation approach for Stage 1

## FOCUS GROUPS

Following personal invitations to arrange a suitable date, time and location, **individual briefings** were held with:

- Sevenoaks District Council Ward Members.
- Everyone Active (Sevenoaks Leisure Centre staff).
- KCC Members.
- Public Realm Commission.
- National Trust.
- Knole Estate representatives.
- Sevenoaks Town Council.
- Commercial tenants.
- Buckhurst Avenue residents.
- Sevenoaks Mums / Sevenoaks Women's Forum.
- Access Group.
- Chamber of Commerce.

# Promotion activity

**In line with our intention to reach and raise awareness with as many potential attendees and as broad a demographic as possible, a variety of engagement methods were used to promote the events. These are outlined below:**

## PROJECT WEBSITE

A [project website](#) was created, providing an overview of the project, outlining how the early plans fit with the Vision for Sevenoaks 2040 and to provide an opportunity to contribute feedback and further ideas.

The Stage 1 engagement survey was embedded into the website allowing people to give their feedback in a structured way, closing at midnight on 6 May.

The website also includes responses to frequently asked questions, which has assisted in dispelling certain rumours.

## INVITATIONS TO KEY STAKEHOLDERS

Invitation letters were emailed to key stakeholders inviting them to join an event. The emails were sent ahead of time to give plenty of notice.

## LEAFLET DROP

6,200 Leaflets were delivered to postcodes in the TN13 area, and was completed by 15 April to give appropriate notice of the events. A copy of the leaflet, along with the areas on the map covered by the leaflet drop, is included in the appendices.

## ADVERTISING

The project team identified two local newspapers most commonly read in the Sevenoaks and immediate surrounding area, the Sevenoaks Chronicle (circa 8,000 weekly readers) and the Kent Messenger's Weald edition (5,935 weekly circulation 43,628 weekly readership for Kent Messenger Series).

The campaign included a quarter page full colour advertisement in each title, appearing on the week commencing 15 April.

The advertisement artwork can be found in the appendices.



Leaflet



# Promotion activity

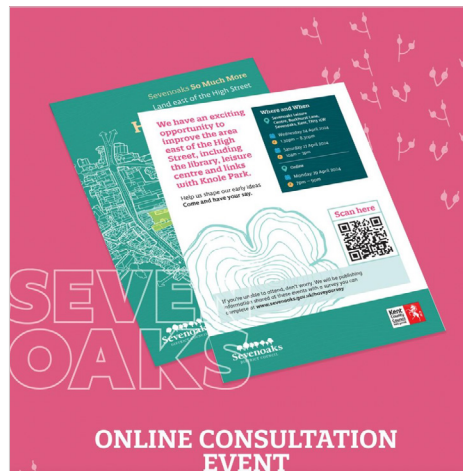
## SOCIAL MEDIA

A number of social media posts promoting the events were issued ahead of the events and on the days to remind people to attend. This included a paid for 'boost' on Facebook. Post were also issued after the events to remind people the survey remained open.

The posts were seen 48,044 times on Facebook, 4,135 times on X (Twitter), 3,622 times on LinkedIn and 2,405 times on Instagram.

In all, the posts were seen 58,206 times across all four social media platforms.

A number of people attending the in-person events referenced the social media posts being a good reminder of the events as they had received leaflets or seen the media ad, but the social media posts had jogged their memories and encouraged them to attend.



## LIAISING WITH LOCAL MEDIA

A media briefing and two press releases were issued by Sevenoaks District Council's Communications Team ahead of the events to raise awareness and remind people that the events were taking place at the Leisure Centre. Coverage appeared in the Kent Messenger and on front page and page three of the Sevenoaks Chronicle.

A post event press release was also issued to outline the number of individuals and groups that engaged with the in-person and online events and to promote the availability of the online survey. This secured substantial coverage on page 2 of the Sevenoaks Chronicle.

## COUNCIL WEBSITE

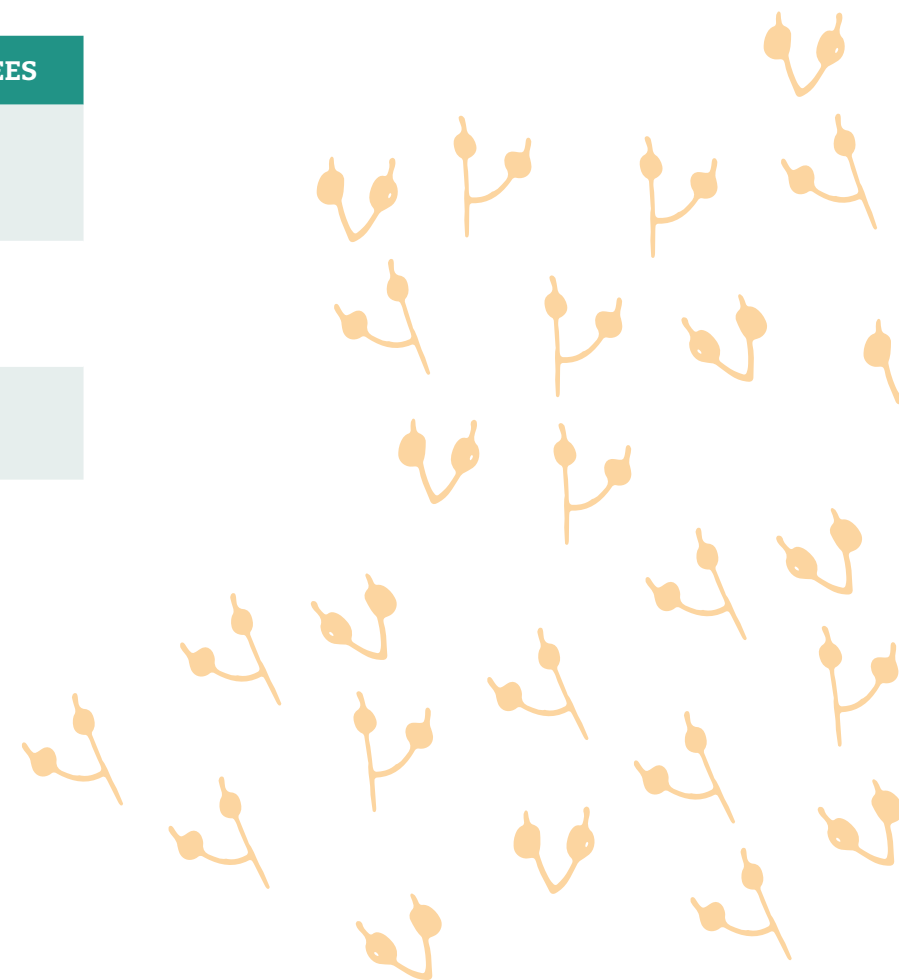
The exhibitions and survey were promoted prominently on the homepage of the Council's website prior to the engagement exhibitions until the survey closed.

# Overview of event attendance

## PUBLIC EXHIBITION AND ONLINE EVENT ATTENDANCE

The public exhibition and online events were well attended with the Wednesday session generating the highest number of attendees. While demographic data was not formally recorded, observations were made and suggest that a broad demographic group ranging in age, sex and ethnicity reflective of Sevenoaks did attend. Youth (under 18) attendance, was however low.

EVENT DATE	EVENT TIME	EVENT LOCATION	NUMBER OF ATTENDEES
Wednesday 24th April 2024	1.30pm to 8.30pm	Sevenoaks Leisure Centre	239 attendees
Saturday 27th April 2024	10am to 3pm	Sevenoaks Leisure Centre	189 attendees
Monday 29th April 2024	7pm to 9pm	Zoom	49 attendees



# Overview of event attendance

## BRIEFINGS AND FOCUS GROUPS ATTENDANCE

Individual briefings and focus groups allowed us to speak with key stakeholders in a more intimate environment, to ensure their individual thoughts and concerns could be raised and taken into account.

Overall the events were positive in tone with many people appreciating the need for change and the desire by the council to engage at this very early stage. The events themselves gave individual groups the opportunity to raise considerations from their perspective and also point out areas where they had concerns.

All groups welcomed the opportunity to have their individual input into the engagement events. Further summarised details of each can be found in the next section of this summary report.

## Schedule of Briefings/Focus Groups – Land East of High Street Project

FOCUS GROUPS/BRIEFING	TIME/DATE
SDC Ward Members (online)	8th April – 10.00am
Everyone Active (leisure centre) Staff, (leisure centre)	10th April – 10.00am
KCC members briefing (online)	11th April – 3.00pm
Public Realm Commission (online)	19th April – 2.30pm-3.30pm
National Trust (online)	19th April – 1.00pm-2.00pm
Knole Estate Reps (online)	22nd April – 9.00am-10.00am
Sevenoaks Town Council – (Sevenoaks TC office)	15th April – 6.00pm – 6.45pm
Commercial Tenants (leisure centre)	22nd April – 6.00pm-7.00pm
Buckhurst Avenue Residents (leisure centre)	22nd April – 7.30pm-8.30pm
Sevenoaks Mums/ Sevenoaks Women's Forum (Online)	26th April – 12.30pm-1.30pm
Access Group (online)	18th April – 12.30pm-1.30pm
Chamber of Commerce (leisure centre)	23rd April – 10.30am-11.30am
Chamber of Commerce (networking event)	1st May – 12.00pm-12.30pm

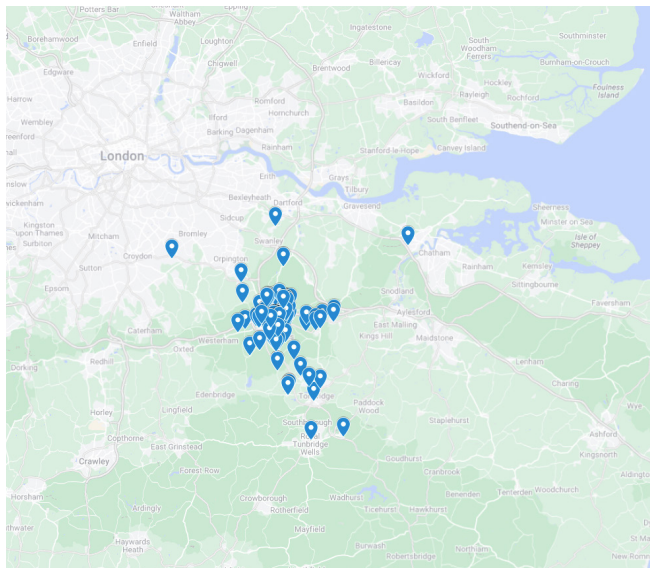
Total  
**129**  
attendees

# Engagement by postcode

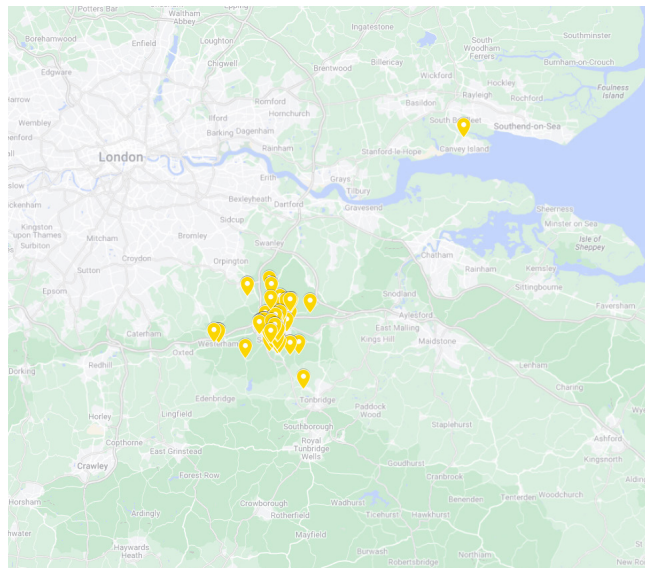
We have mapped postcode data supplied during engagement, which can be viewed on the following link.

[https://www.google.com/maps/d/u/o/edit?mid=1822vw9TBZiZK1BTMLq\\_jQIUdqCIEi08&usp=sharing](https://www.google.com/maps/d/u/o/edit?mid=1822vw9TBZiZK1BTMLq_jQIUdqCIEi08&usp=sharing)

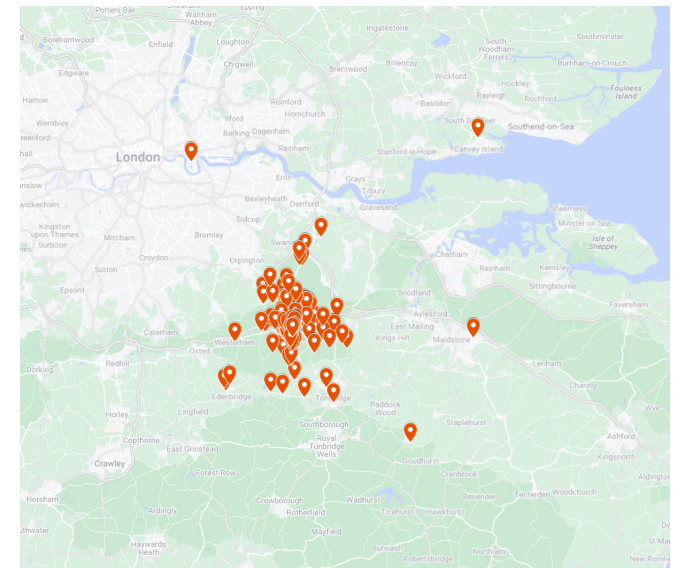
Wednesday



Saturday



Website Survey



# Focus Group Summary

## Everyone Active Team, Leisure Centre Project Discussion

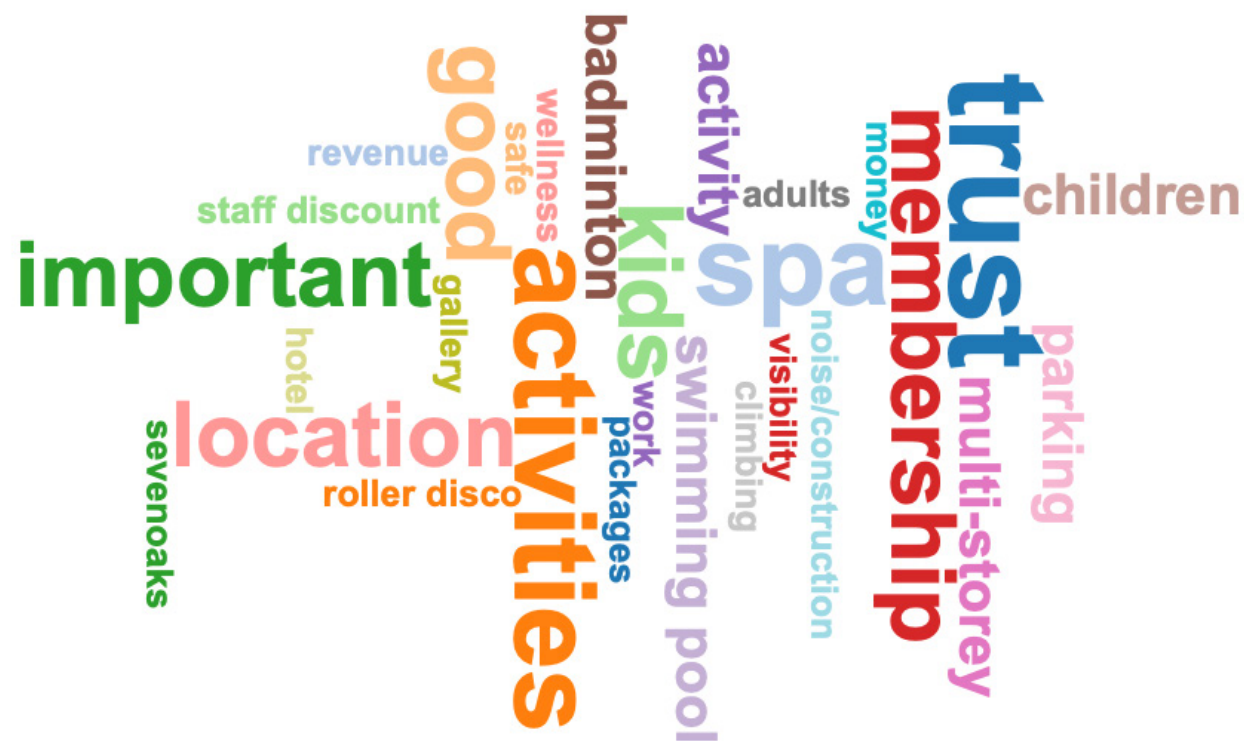
10 April 2024

### SUMMARY OF DISCUSSION

Overall the team were positive and supported the need for a new or improved leisure centre and offering. The attendees highlighted the need to ensure the new centre is ready ahead of the closure of the existing centre. The team cited that the position of the current centre is not optimal and outlined the importance of improving the facilities and services offered including the direct suggestion to add 'day-spa' type facilities and a soft-play area for children, additional studio space and a larger gym. There was a general consensus that the current building had a poor layout, and was not environmentally efficient. The team were keen that everything was done to retain membership throughout by not losing any facilities, and including a focus on attracting new users to the Leisure Centre. A specific focus area includes facility upgrades, member communication, and ensuring minimal disruption during renovations.

Concerns raised focussed on car parking for staff, disruption during the construction process, the need to maintain services for children and young adults and the need to offer a 'safe space'

Word cloud summarising most frequent words and topics discussed.



# Focus Group Summary

## KCC Members

11 April 2024

### SUMMARY OF DISCUSSION

The meeting was constructive, with attendees recognising the need for regeneration and noting the benefits of developing the early concepts. The market hall was seen as a “great idea” but the consensus was that more detailed information is needed. Feedback highlighted the need for careful planning around the market hall and housing, especially concerning service continuity and community impact. The team was keen for there to be detailed planning including a risk register as a priority.

The potential loss of parking spaces was a concern, and the importance of addressing parking availability and solutions for residents and visitors was expressed. It was requested that work undertaken to date is shared with council members and the updates continue, to enhance transparency and facilitate informed decision-making.

Word cloud summarising most frequent words and topics discussed.









# Focus Group Summary

## Knole Estate - National Trust

19 April 2024

### SUMMARY OF DISCUSSION

Discussion topics were wide-ranging in this constructive meeting and The National Trust expressed willingness to collaborate.

A specific focus area on visitor access focused on the interface with access routes to Knole Estate, capacity issues and the entry process. Plans should consider a differentiation between different types of users (local users and destination visitors), visitor numbers and revenue protection / pay barriers, recognising the valuable contribution to heritage conservation. Increased levels of anti-social behaviour in the environmental park were noted, emphasising the need for controlled access and management. Concerns were also voiced about the increased use of the Gallops Area and the potential impacts on local wildlife, including bats. The team was also keen to preserve views from the estate and heritage buildings, and manage the cumulative impact of development encroachment.



The proposed housing development raised concerns in terms of scale, density, and height relative to the surrounding environment. The team was keen to ensure the character of the existing town is maintained.

Further ideas included the potential for collaborative energy generation and joint environmental initiatives.





# Meeting Summary

## Sevenoaks Mums Group

26 April 2024

### SUMMARY OF DISCUSSION

This meeting provided valuable insights into the practical concerns of local residents, particularly families. The overall regeneration concept received positive feedback. Issues faced by this group included the volume of traffic in Sevenoaks, with ongoing construction contributing to temporary traffic disruptions and impacting daily commuting. The group perceived parking to be adequate, however proposed car parking charge revisions to encourage local shopping. The multi-storey car park was described as dark and unsafe, deterring use.

The concept of a car-free development was criticised in the context of local needs, especially for families. The group also felt it is crucial for the leisure centre and library to remain close to the High Street to be accessible and meet community needs in terms of size and location, noting that the proposed new library appears smaller than the current facility.

Word cloud summarising most frequent words and topics discussed.



# Meeting Summary

## Chamber of Commerce

23 April 2024

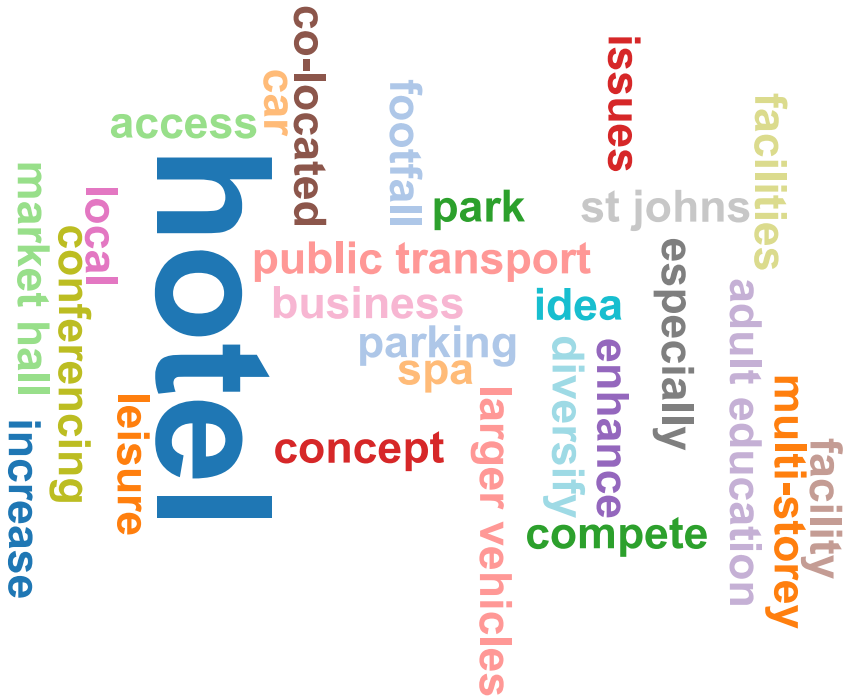
### SUMMARY OF DISCUSSION

This meeting provided valuable insights. The attendees highlighted concerns regarding the multi-storey car park's capacity and accessibility; observing it already has high usage which could impact future developments. There was a strong push for enhancing public transport to alleviate some of the traffic and parking challenges associated with the town centre.

A new leisure spa should complement existing amenities rather than compete and was discussed as potentially beneficial if managed correctly.

Relocation of adult education into a new co-located facility within the town centre was discussed, with recognition that potential impact on other local businesses would be minimal. A hotel with conferencing facilities was welcomed, and its potential to diversify the local economy and increase footfall and support a night time economy was noted. It was noted that the inclusion of such facilities could make the town a hub for business and leisure tourism.

Word cloud summarising most frequent words and topics discussed.



# Overview of responses to survey

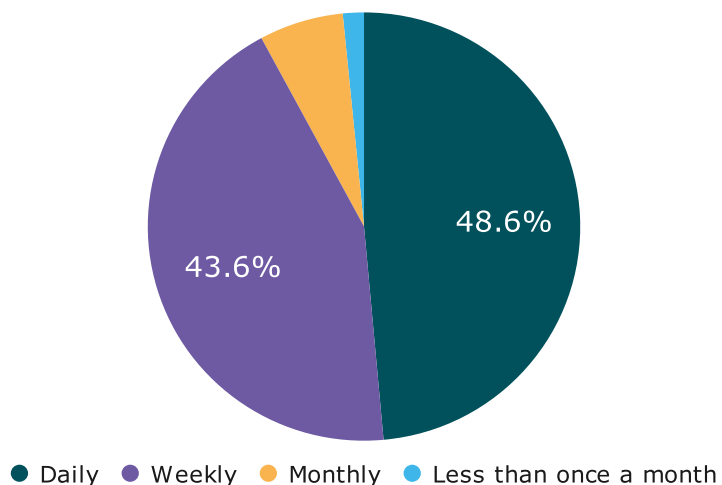
An online survey provided the opportunity to submit feedback formally based on the information available online and from the various focus groups, and public exhibitions people may have attended.

There were **384 survey submissions**, which is considered an exceptional response rate.

Word cloud summarising most frequent words and topics discussed.

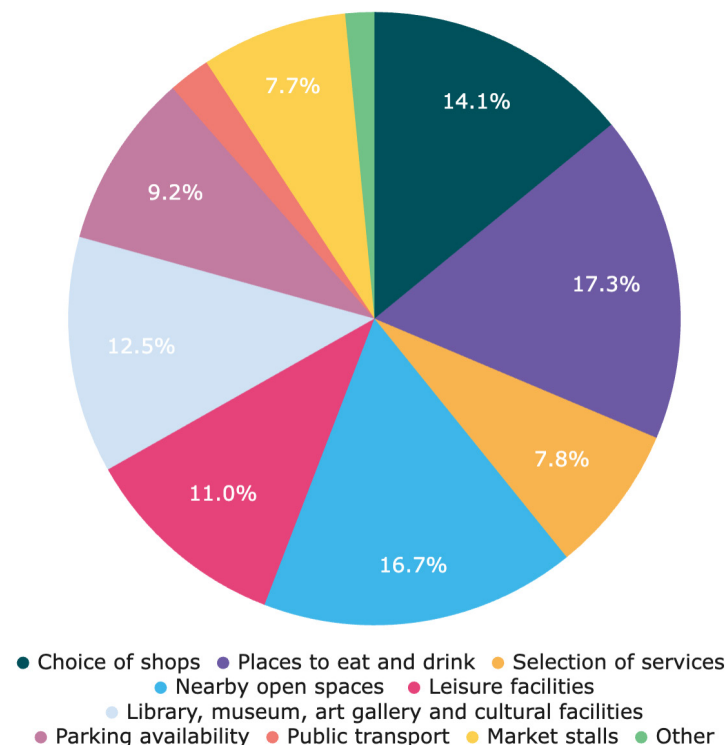


How often on average do you visit the town centre?



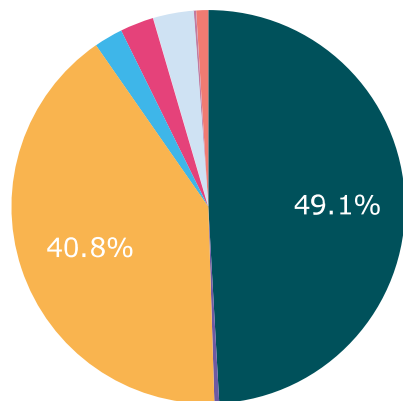
Daily and weekly visits to the town centre were the most common responses. The results show a strong trend of daily visits to the town centre by the majority of respondents.

Currently what aspects of Sevenoaks town centre do you find most appealing?



Results show that many aspects of Sevenoaks town centre appeal to respondents, with some of the most popular aspects being places to eat and drink, the choice of shops and nearby open spaces.

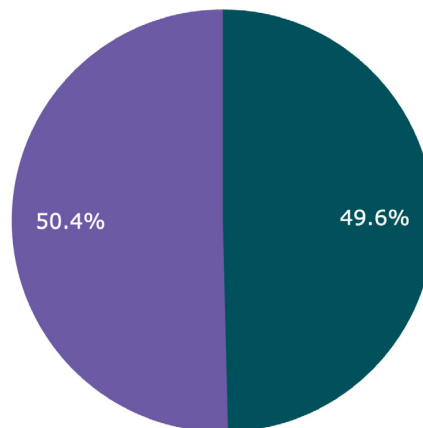
How do you most commonly travel to Sevenoaks town centre?



- Car ● Motorbike ● Walk ● Bus
- Train ● Cycle ● Taxi ● Other

The car is the most popular mode of travel to Sevenoaks town centre (49.1%). The second most common response was walking (40.8%). Taxi, motorbike and bus were three of the least popular ways to travel to the town centre.

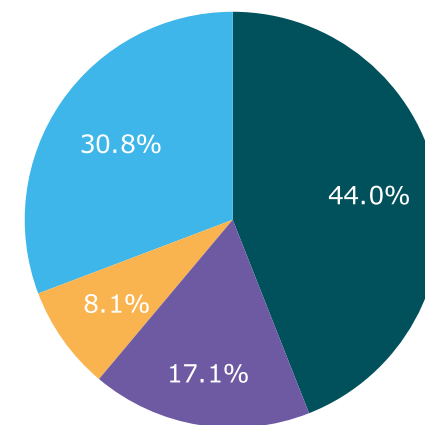
Do you use the existing Sevenoaks Leisure Centre?



- Yes ● No

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.

How often do you use Sevenoaks Leisure Centre?

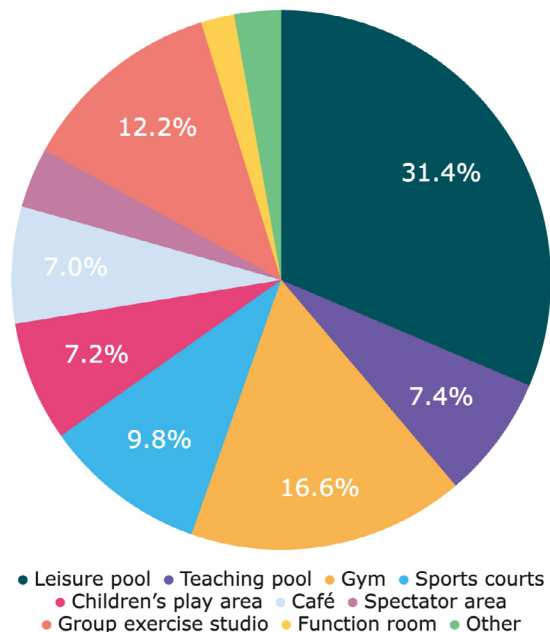


- Weekly ● Daily ● Monthly
- Less than once a month

Of those that use the leisure centre, 44% of respondents use the Leisure Centre weekly and 17.1% of respondents use the centre daily.

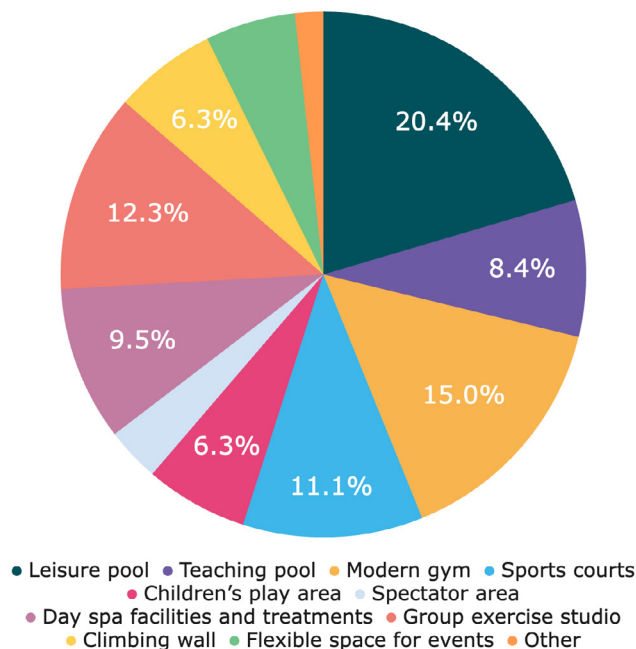


**What facilities do you currently use at Sevenoaks Leisure Centre?**



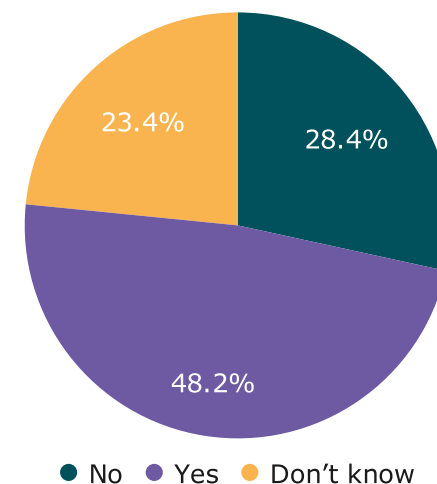
The pool is the most commonly used facility, with 31.4% of respondents selecting this. The gym was the second most common response selected (16.6%) followed by the group exercise studio and sports courts.

**If a new leisure centre was provided in Sevenoaks town centre please tell us which facilities would be most important to you?**



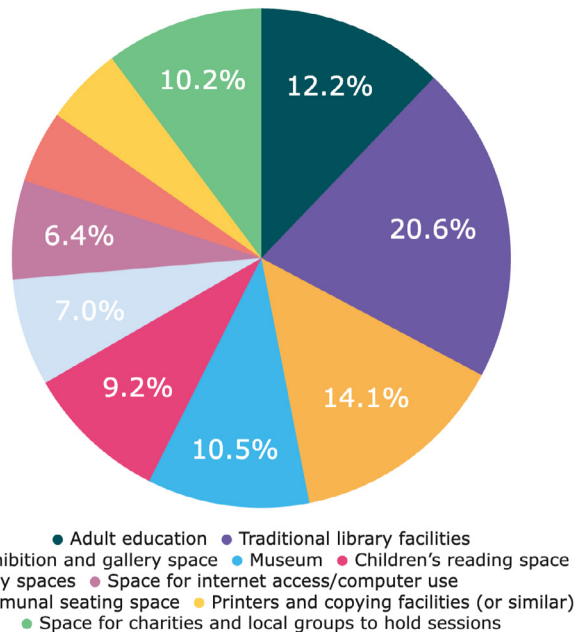
The responses show the wide variety of facilities that are important to respondents, with the leisure pool and gym eliciting the most responses.

**Do you feel that combining the KCC Adult Education Centre currently in Bradbourne Road with a library in a new energy efficient building with multi-purpose rooms close to the High Street would benefit users?**



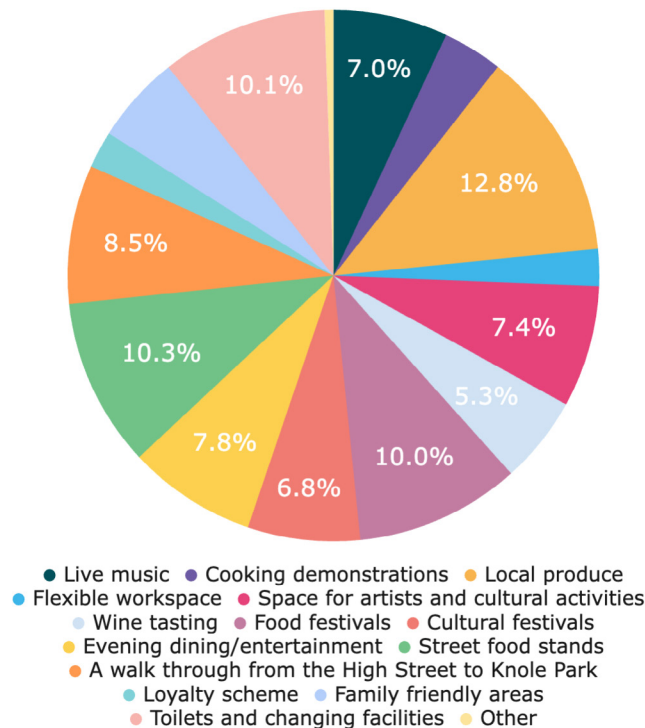
48.2% of respondents stated they agreed with this statement. Close to a quarter of respondents indicated they did not know, and this reflects comments received at the public exhibitions that people would like to see more details but that the co-location could potentially be beneficial.

Please tell us which of the following you would use in a new library, museum, gallery and education space



The responses show the wide variety of features that respondents state they would use. Traditional library facilities and exhibition / gallery space were the most common answer.

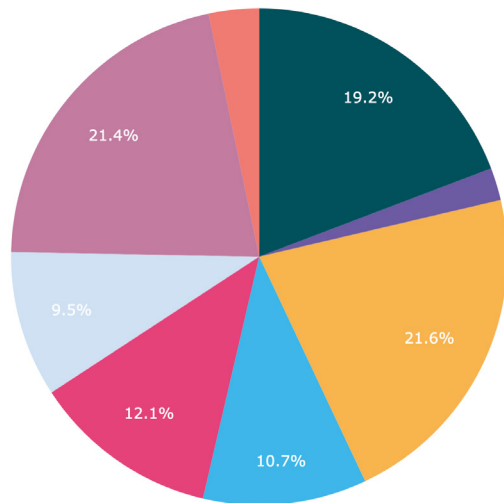
We are proposing to build a new Market Hall in the former M&Co shop in the High Street currently Hospice in the Weald. What amenities and features would you use in a new Market Hall?



There was also an option for people to share other ideas and features they may use, these included:

- Fresh, seasonal food including a bakery.
- Local crafters and artists.
- Youth facilities / youth club / soft play.
- Events - repair hub, antiques.
- Retention of Hospice in the Weald shop.
- Features that appeal to the older generation.
- Seating to support street food stands and event attendance.
- Toilets and changing facilities.
- Request for it to be affordable to stallholders.
- Shrewsbury indoor market and the London market halls were noted as a good examples.

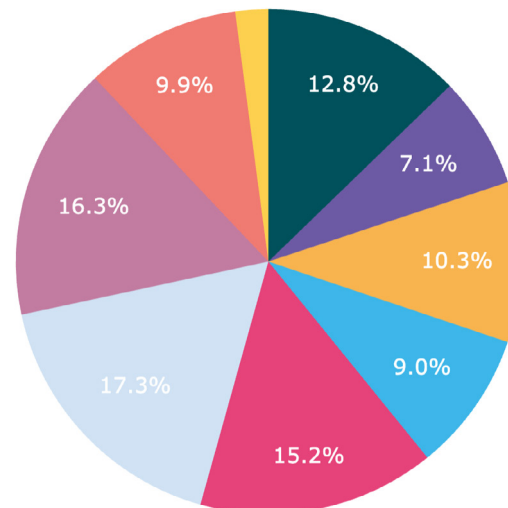
Sevenoaks needs a range of housing to ensure that people can afford to live and bring up their families in the town. What type of housing would you like to see most as part of this development?



● Senior living ● Student accommodation ● Family homes  
 ● Assisted living ● Shared ownership ● Private sales  
 ● Affordable homes to rent ● Market Rent

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.

Protecting our environment and tackling the challenge of climate change is important as we develop our plans. What environmental features should the development contain? If others please state.

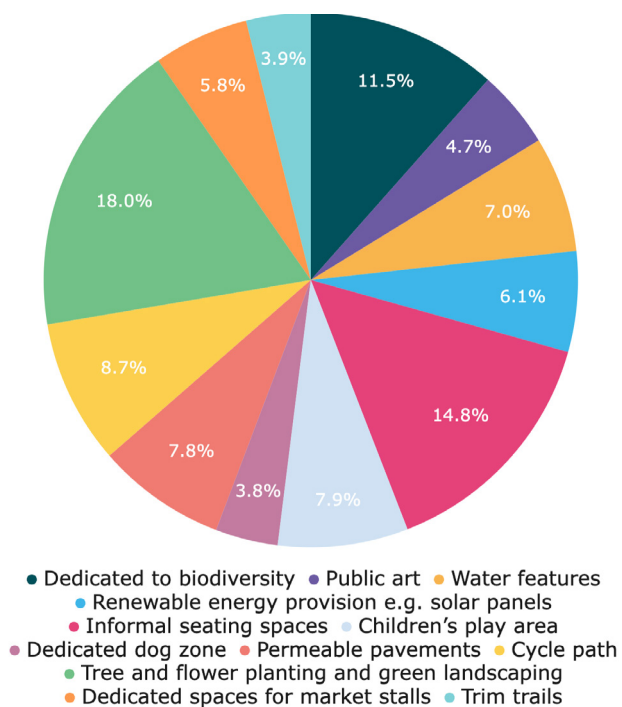


● Electric vehicle charging points  
 ● Smart technology for energy monitoring  
 ● Smart technology for automated lighting  
 ● Smart technology for temperature control  
 ● Eco-friendly building materials ● Solar panels  
 ● Rainwater harvesting ● Air source heat pumps ● Other

There was also an option for people for people to share additional feedback on this question and things that stood out were:

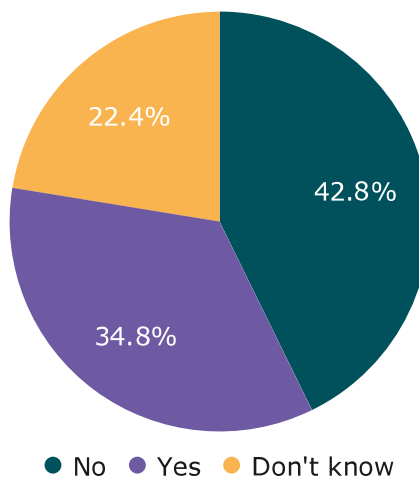
- Air source heat pumps.
- Green roofs and walls, wildflowers, drought resistant planting.
- Renewable energy methods inc. solar.
- Public transport improvements and provision for pedestrians and cyclists.
- Integrating building design with Sevenoaks’ character.
- Retention and refit of existing buildings.
- Exeter Data Centre noted as example of repurposing heat.

We would like to create better links from the town centre to Knole Park, what features would you like to see included in a new green corridor from the High Street?



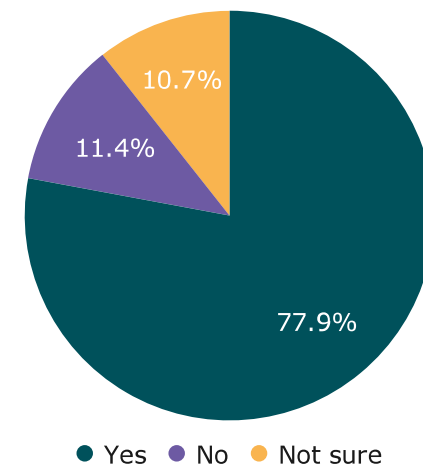
The survey results show that tree and flower planting and green landscaping would be the most popular feature (18.0%), followed by informal seating spaces and areas dedicated to biodiversity.

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



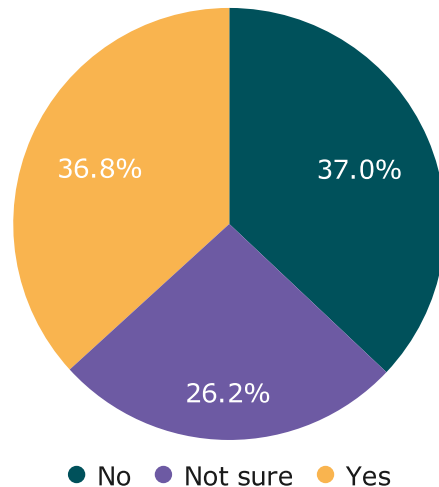
Over a third (34.8%) of respondents felt that a new hotel would support existing businesses with a further 22.4% indicating that they did not know. 42.8% did not feel this would be the case. This correlates with feedback received at the in-person events and focus groups where there was general support 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.

Is it important to you that bus stops are retained in the centre of the town?



A strong majority (77.9%) of respondents felt that retaining bus stops is important to them.

**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?**

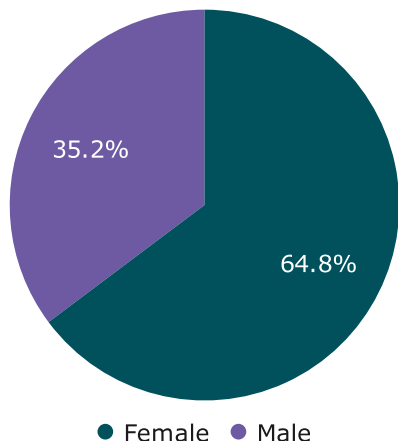
Themes emerging from this final question were:

- 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.

- Impact on traffic and parking: concerns about increased congestion and the reduction of parking spaces.
- Accessibility and inclusivity: Accessibility issues, such as lack of lift in multi-storey car park and the need for provision for disabled and elderly residents. Ensuring facilities are accessible to all (families and older generations in particular). Provision of affordable housing.
- Community engagement: appetite for continued information sharing and community involvement.
- Preservation of character: as a market town, buildings and green spaces.
- Quality of life: for example noise pollution during construction, impact on local businesses.

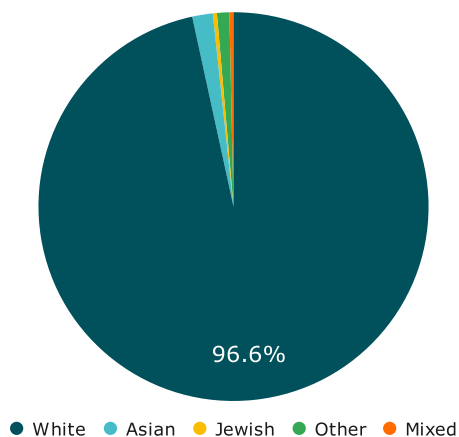
**ABOUT THE SURVEY RESPONDENTS:**

**Your gender**

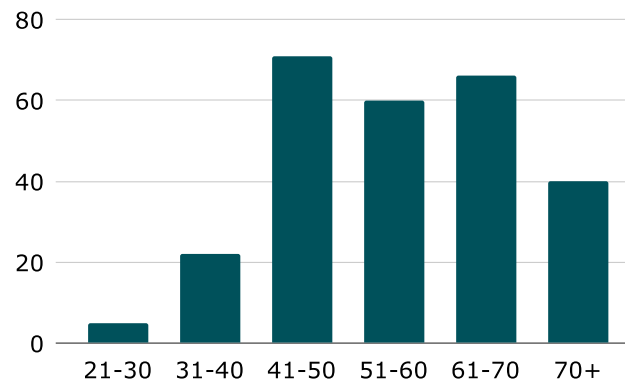


A significant majority of our survey respondents were female.

**Your ethnicity**



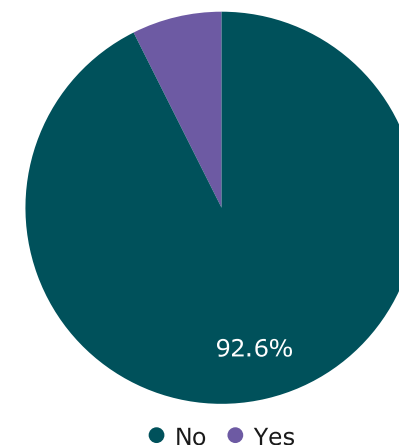
**Your age**



The marketing and publicity methods adopted for the public engagement helped to achieve a level of demographic identity that is reflective of Sevenoaks.

Demographic data captured shows a greater percentage of female respondents, and the results broadly reflect the town’s demographic composition. It has been noted that youth engagement was low and subsequent engagement activities will ensure this group is targeted. Likewise with the ethnicity data we have noted that a strong majority of respondents are White.

**Do you have a disability?**



The majority of survey respondents stated that they do not have a disability, however a wide range of disabilities were noted by survey respondents within this section and it is essential that everyone is considered in developing the plans and ongoing engagement.

# Overview of responses provided at in-person public events

Attendees at the in-person public exhibition events at the leisure centre were invited to contribute comments, feedback and ideas on post-it notes. A summary of themes and key points is below.

Attendee demographic was varied and a majority of attendees appeared to be under the age of 40. Some notable attendees were those from Lady Boswell School and Sevenoaks School who agreed to leave feedback online. Lady Boswell School, which borders the site and uses and existing access point from the Suffolk Way, has since emailed over the areas of consideration for them. We understand that the survey was circulated to Sevenoaks School staff on their regular staff newsletter.

Word cloud summarising most frequent words and topics discussed.



## 1. INFRASTRUCTURE:

- The need for a medical centre.
- Suggestions to utilise the market hall as a hub for local produce, enhancing the current shopping experience.
- Concerns about parking availability and view that the current town centre car park is well utilised.
- Surface car parks are used in the morning for school drop-offs.
- Public transport needs to be integrated and connectivity to train station is important.
- If a bus station is not provided then the location of bus stops needs to be considered and ensure bus stops have seating, are covered and have real time information.
- Concern with loss of bus station.
- More play equipment and facilities at the Environmental Park will be needed.
- Better street lighting is required. Consideration should be given to incorporate lighting into design.
- Security cameras needed and possible help points along the green link.

## 2. TOWNSCAPE:

- Desire for buildings to be kept at a reasonable height.
- Desire for housing not to be too dense.
- Character and aesthetics to reflect local vernacular where appropriate.
- Different buildings need to have a coherent design that complement each other.
- Consideration must be given to the streetscape between new development on former Tesco site and the proposed development.
- Scale between the development and the cottages on Buckhurst Lane needs to be sensitively considered.
- View from Knole Park to be taken into account.
- Frontage onto the Environmental Park and Knole Estate must be sensitively done.
- Improvement of the High Street is required and consideration be given to provide more green space, breathing space to certain buildings and that the High Street improvements need to be seamless with the proposed development.

## 3. FACILITIES:

- Calls for a larger library as this looks smaller than the current size on the plans.
- Accessibility for everyone is a crucially important principle in the design of the facilities.
- The Kaleidoscope gallery is an asset and could be provided with its own front door and a larger space should be provided. Ideas to also ensure the gallery has frontage to the street/ pedestrian area.
- Café as part of the library, museum and art gallery.
- Emphasis on maintaining size or even expanding current leisure centre facilities, particularly the swimming pool, with requests for features like flumes.
- Consideration be given to include a hydro-therapy pool that can also be used for other activities too.
- Concerns about potential reductions in leisure centre facilities.
- A call to have an Olympic size swimming pool as this would attract more people to the town.
- Calls for improved public toilets and seating, especially for seniors.



- Concern that the market hall will compete with the current open-air markets.
- Views expressed that the market hall is a wonderful idea as long as it offers good quality products and services and is artisanal.
- More studio spaces for artists.
- Multistorey car-park requires better lighting, a lift, and greater vigilance/security presence.
- Need to look at anti-social behaviour issues in the town.
- View expressed that multi-storey car park is too narrow for larger vehicles. Need to consider emergency situations.
- Calls for inclusion of amenities for young people and families and ensuring activities cater to diverse age groups.
- Hotel development is supported but needs to also have conferencing facilities.
- Concern with where coach drop off will be for hotel.
- No to budget hotels yes to mid-to upper tier hotels.
- Suggestions to preserve and enhance the town's cultural heritage, including maintaining access to cultural facilities like libraries and galleries.

- “Dog” exercise area should be included.
- Play facilities be included in the green link.
- Green link could be used for public art or used as market space.
- Need to look at the access into Knole - the path highlighted is too steep.
- Concern that proposed open area for the week day market is too small.

#### 4. HOUSING:

- Concerns about the suitability and affordability of housing.
- Many comments about parking and that appropriate car parking provision needs to be made.
- Suggestions to prioritise affordable housing over luxury developments.
- Questions about the impact of increased housing on traffic congestion and existing infrastructure.
- Mix of housing should be provided but a sense that this would be an ideal location for senior living and allowing people to “downsize”.
- Recognition that housing will be needed to cross subsidise the public buildings.

#### 5. TRANSPORT AND ACCESSIBILITY:

- Requests for a comprehensive transportation plan, including considerations for a new bus station and improved bus services.
- Request for parking study and traffic studies to be undertaken.
- Suggestions for pedestrian-friendly initiatives, such as pedestrianised areas but ensure conflict with cyclists is minimised.
- Provision of secure bike parking facilities especially close to the Environmental Park.
- Provide charging points for mobility scooters.
- Park and Ride suggestion to reduce cars in the town centre.
- More parking needs to be provided.
- Buckhurst Lane residents car parking bays need to be safeguarded.
- Access to Locks Yard needs to be maintained.
- Disabled parking bays need to be provided closer to the library/adult education centre.
- Concerns about the potential negative effects of increased traffic congestion on the town's infrastructure and liveability.

- Concerns about people using adjacent side streets for parking and parking spilling out into other parts of the town, especially with new charges and if not sufficient parking is provided.
- Concern with amount of construction traffic that will be generated over a long period of time and how this could be exacerbated by other developments. Need to have a comprehensive plan on how future developments will be co-ordinated.
- Suggested pedestrianised green link is supported but must also take into account the new pedestrian access way adjacent to the Tesco site and these need to be linked. This is also an important access way.

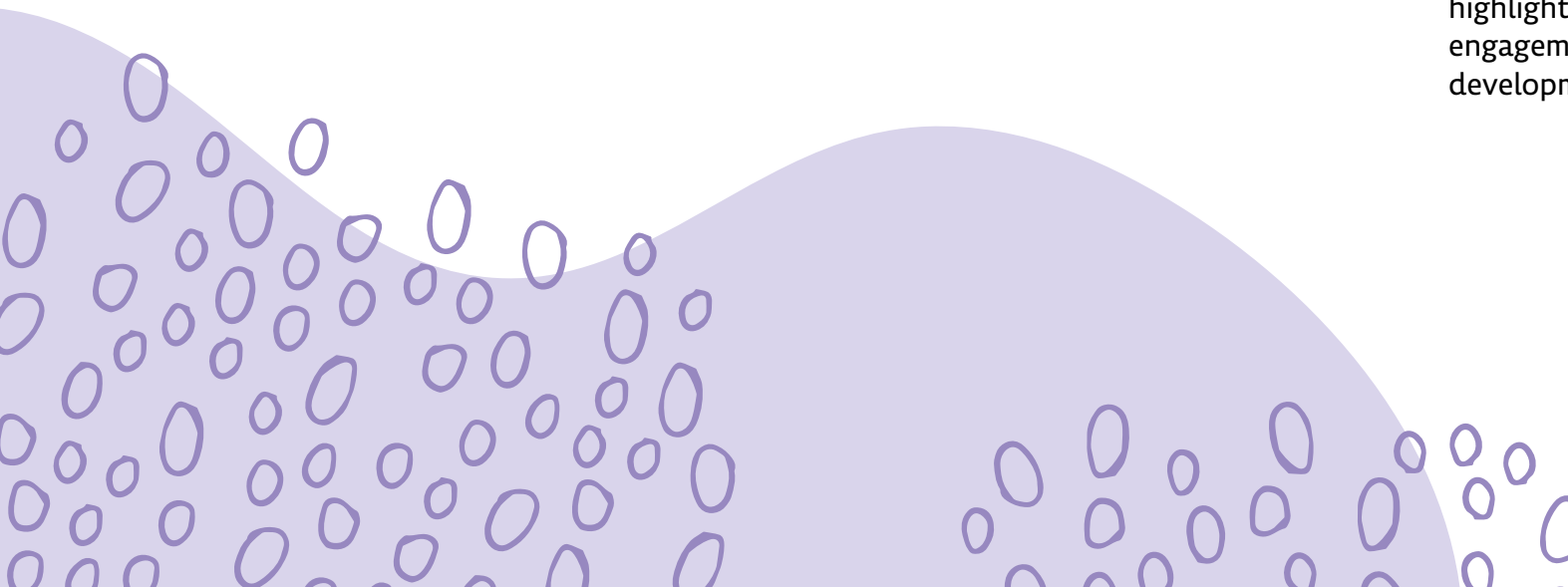
## 6. ENVIRONMENTAL ISSUES:

- Calls for environmentally friendly design and construction practices.
- Calls to ensure buildings are energy efficient and reduce use of carbon.
- Consideration be given to on-site renewable energy sources, such as PVs and ground source heat pumps.
- Views expressed that we should be reusing the existing buildings and refurbish them rather than build new.
- Biodiversity features be included (bat boxes, bird boxes, insect hotels etc).
- Use of native species.
- Highlighting the need for more trees and greenery in the town centre.

## 7. COMMUNITY ENGAGEMENT AND PROCESS:

- Requests for transparency and engagement throughout the planning process.
- Questions about the project timeline.
- Concerns about disruptions caused by construction activities, as well as the impact on existing services during the transition period.
- Suggestions for community involvement, including collaboration with local artists and creatives.
- “Have you thought about a name for the project?”

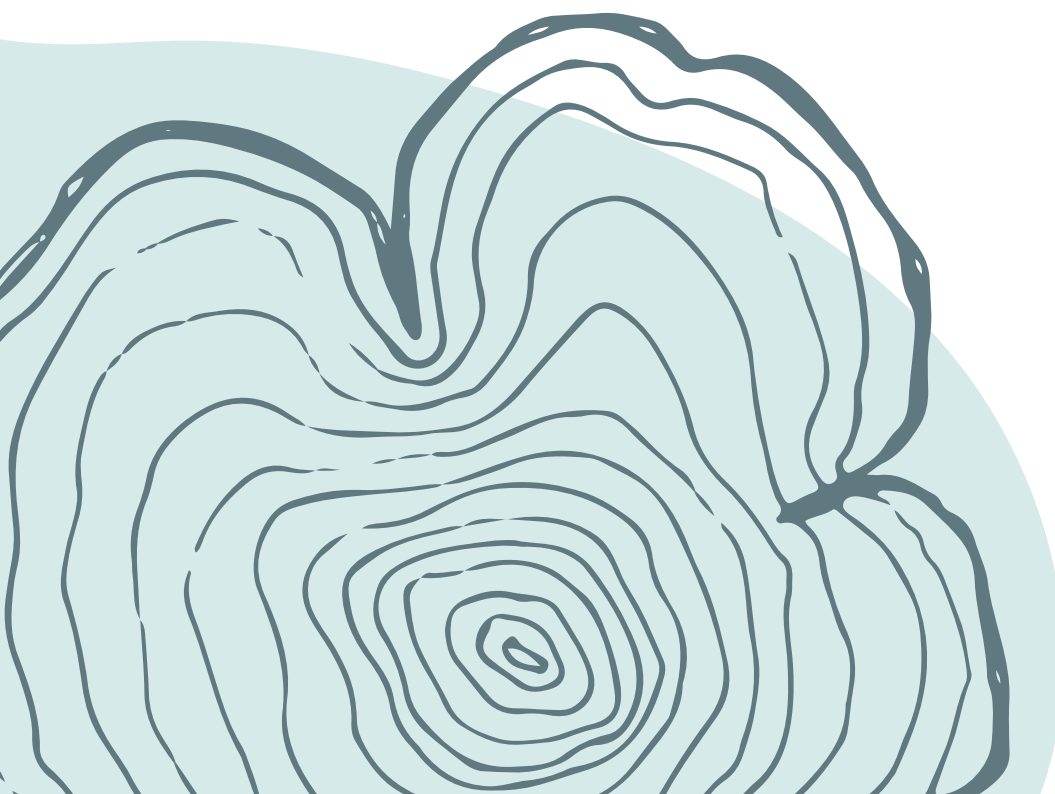
The feedback submitted at the in-person events reflects a diverse range of perspectives and priorities within the Sevenoaks community, highlighting the importance of community engagement in shaping the town’s future development.



# Alternative options presented at events

## Some individuals made direct suggestions for amendments to the current scheme for consideration including:

- Moving the green pathway to link to a wider and safer pathway on the high street.
- Moving the hotel closer to the high street or utilising another site closer to the station.
- Combining a health provision into the leisure centre to create a health and wellbeing hub.
- Suggestion of incorporating spa-type facilities into the hotel as opposed to the leisure centre.
- Whatever is decided, it has to have good placemaking so that there is a sense of place - concept of a new 'Quarter'.
- Signage and wayfinding needed in order for people to be properly welcomed and know where they are and to provide better linkage to rest of town and Knole Park.
- The addition of a hydrotherapy pool was raised on a number of occasions as there are no other facilities sub-regionally.
- Suggestion to consider relocation of the Stag Theatre to increase its size and give it the ability to attract West End productions.
- Suggestion to include library/adult education centre into 96 the High Street and utilise the space allocated for the library for alternative uses i.e. housing or moving leisure centre closer to the High Street.
- Suggestion to move the Civic Offices and incorporate as part of the development which would release the land there for alternative use.



# Consolidated overview of key issues from all events

Below outlines the key themes raised throughout the face-to-face and online engagement events, as well as the online survey and feedback.

THEME	DESCRIPTION
<b>Parking</b>	A consistent theme throughout all engagement centred around the loss of surface parking and the constraints with the existing multi-storey car park. People wanted reassurance that there would still be sufficient capacity for parking once the increased footfall from the development was included - some suggested that at times the car park was already full. Concerns around the multi-storey car park were around a lack of lift for those with pushchairs etc., concerns around the size of the car park for larger vehicles as well as safety concerns from poor lighting. Concerns from residents in surrounding roads were also raised with the suggestion of expanding the permit scheme.
<b>Traffic</b>	This was also a consistent theme throughout the engagement exercises. Attendees and respondents to the survey expressed concern that the development will potentially overload the existing road network. The road junction between the High Street and Suffolk Way was highlighted as a potential pinch point. While there was acknowledgement for the need to be less car-centric and that other modes of transport needed to be supported, this was considered to be in part dependent on having a good public transport system. Traffic movement within the town centre needed to be carefully considered and be an integral component of this project.
<b>Public Transport and active travel</b>	There were a number of concerns raised around public transport, namely the need to increase both the frequency and reliability of bus services throughout the town to encourage more people to utilise these services and/or the active travel options available. Also the linking up of different transport modes was important. There was recognition that developments need to be less car-centric but this was considered only possible if public transport is improved. Similarly, it was recognised that more housing in appropriate locations could enhance the viability of public transport.
<b>Leisure centre services</b>	Feedback received highlighted the need to maintain the size of the main pool, whilst also adding another pool that could be used for swimming lessons etc. The addition of a hydrotherapy pool provision was raised on a number of occasions as there are no other facilities locally with residents having to travel long distances to access them in Medway or Canterbury. Additional studio space and a larger consolidated gym area were also specifically requested and considered important.
<b>Library and adult education</b>	The benefits of co-location were acknowledged but there was very strong view that the library space must not be reduced. Additionally there was also support for these facilities to be closer to the high street and that the gallery should be larger and potentially have its own front door. Disabled parking facilities closer to the new building needed to be also taken into account.

## Consolidated overview of key issues from all events (cont.)

THEME	DESCRIPTION
<b>Continuity of service provision - library and leisure centre</b>	<p>There was overriding support for the continuity of service for both the leisure centre and library throughout the development process to ensure that the local community could continue to access these essential services throughout. Some concern was raised that the scheme would see the library, museum and art gallery close which the team want to quickly dispel as the library, museum and art gallery will be re-provided under this scheme.</p>
<b>Housing</b>	<p>The scale of housing compared to the relative size of the other facilities was questioned by some attendees. Concerns were raised over the density and heights of the development as well as the tenureship of the housing with a request for affordable/social housing to be considered, although many accepted that this was not yet known at this early concept stage. However, there was a strong view that the site could afford itself to senior living. Many individuals raised the need to ensure housing had allocated parking to reduce pressure on other local streets.</p>
<b>Environmental and sustainability</b>	<p>Attendees at the events were supportive of the need to make the leisure centre more environmentally friendly and fit for purpose in the future. This applied to the other buildings too. In addition the idea of a green corridor linking the High Street to Knole Park was well received. The local community, particularly those living alongside the proposed green corridor would like to continue to be involved in how that evolves, as while they are generally supportive of the proposal, they are concerned about losing their parking bays.</p>

## Key findings and conclusion

The engagement and response from the public and stakeholders was exceptional. One local stakeholder commented, *“I wanted to take a moment to express my appreciation for your efforts in spearheading this new and exciting town project. It is so heartening to see the level of stakeholder engagement and your team’s genuine effort to involve the local community in the decision-making process. Your emphasis on open dialogue and collaboration is much appreciated, and it fills us with hope for the future of our town.”*

Continuing to harness the value of this early and continued engagement by continuing to keep the community and stakeholders informed and allowing them to help shape the future proposals will be critical to the success of the project. Adopting how the engagement has been delivered for this project should be considered for future engagement across the district.

Stage 1 public engagement feedback for the Land East of Sevenoaks High Street will now support the drafting of the development brief. The development brief will in particular explicitly outline the Council’s requirements (such as a 25m metre swimming pool and learner pool with a movable floor and incorporation of a hydro-therapy pool and cover the size of the library, gallery, museum and adult education centre) to provide reassurance of the capacity of the new buildings to re-provide and enhance the proposed services. This will also note the numerous suggestions made by the public where possible. Through the tender process, prospective development partners will be requested to outline how several concerns/recommendations will be factored into their proposals.

## Key findings and conclusion (cont.)

Feedback received will enable a deeper look at some elements that have been raised in detail, highlighting the need for us to refresh certain studies such as the parking and traffic assessments, review legal issues regarding the council's market rights, and the need to provide an appropriate housing mix and tenure to mention a few. Bus stop requirements will also be carefully considered as well as the need to ensure disabled parking facilities are appropriately located.

Certain feedback points will also be passed onto other sections within the Council, such as Strategic Planning (on planning matters relating to the wider town centre and for possible consideration in the local plan's development) and Direct Services (for example on issues relating to the multi-storey car park and car parking charges).

The public engagement undertaken to date has also highlighted take-aways in the form of lessons learnt such as explaining the stage of public engagement i.e. that these were extremely early concepts and the engagement was outside of the usual requirements at this early stage.

The project team will continue to update the website while the development brief is in progress. With hundreds of stakeholders having committed their time and opinions to the engagement, it is important, and an opportunity, that all stakeholders remain up-to-date with the latest plans related to this area of Sevenoaks and opportunities for further engagement as plans progress.

# Appendices

## Survey

### Question 1

Please let us know your postcode so that we know if you live locally. This will not be used for marketing purposes.

Your postcode

### Question 2

How often, on average, do you visit the town centre?

- Daily
- Weekly
- Monthly
- Less than once a month

### Question 3

Currently, what aspects of Sevenoaks town centre do you find most appealing?  
Please select your top five options.

- Choice of shops
- Places to eat and drink
- Selection of services (for example hair dressers, travel agents, opticians etc.)
- Nearby open spaces (such as Knole Park)
- Leisure facilities
- Library, museum, art gallery and cultural facilities
- Parking availability
- Public transport
- Market stalls
- Other

### Question 4

How do you most commonly travel to Sevenoaks town centre?

- Car
- Motorbike
- Walk
- Bus
- Train
- Cycle
- Taxi
- Other

### Question 5

Do you use the existing Sevenoaks Leisure Centre?

- Yes
- No

If your response is no please tell us why?

### Question 6

How often do you use Sevenoaks Leisure Centre?

Please skip this question if you do not use the Leisure Centre.

- Daily
- Weekly
- Monthly
- Less than once a month

### Question 7

What facilities do you currently use at Sevenoaks Leisure Centre?

Please skip this question if you do not use the Leisure Centre.

- Leisure pool
- Teaching pool
- Gym
- Sports courts
- Children's play area
- Café
- Spectator area
- Group exercise studio
- Function room
- Other (please state)

If other facilities used, please state.



### Question 8

If a new leisure centre was provided in Sevenoaks town, please tell us what facilities would be most important to you.

Please skip this question if you do not use the Leisure Centre.  
Please select your top five options.

- Leisure pool
- Teaching pool
- Modern gym
- Sports courts
- Children's play area
- Spectator area
- Day spa facilities (sauna, steam, plunge pool, Jacuzzi) and treatments
- Group exercise studio
- Climbing wall
- Flexible space for events
- Other

If other facilities are important, please state.

### Question 9

Do you feel that combining the adult education centre (currently in Bradbourne Road) with a library in a new, energy efficient building with multi-purpose rooms, close to the High Street, would benefit users?

- Yes
- No
- Don't know

### Question 10

Please tell us which of the following you would use in a new library, museum, gallery and education space?

Select your top five options.

- Adult education
- Traditional library facilities
- Exhibition and gallery space
- Museum
- Children's reading space
- Study spaces
- Space for internet access/computer use
- Communal seating space
- Space for charities and local groups to hold sessions
- Printers and copying facilities (or similar)

### Question 11

We are proposing to build a new Market Hall in the former M&Co shop in the High Street (currently Hospice in the Weald). What amenities and features would you use in a new Market Hall?

Tick all that apply

- Live music
- Cooking demonstrations
- Local produce
- Flexible workspace
- Space for artists and cultural activities
- Wine tasting
- Food festivals
- Cultural festivals
- Evening dining/entertainment
- Street food stands
- A walk through from the High Street to Knole Park
- Loyalty scheme
- Family friendly areas
- Toilets and changing facilities
- Other

If other amenities and features, please state.

### Question 12

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

Select the top three that you believe are important and should be considered.

- Senior living
- Student accommodation
- Family homes
- Assisted living
- Shared ownership
- Market rent
- Private sales
- Affordable homes to rent

### Question 13

Protecting our environment and tackling the challenge of climate change is important as we develop our plans. What environmental features should the development contain?

Select your top five options.

- Electric vehicle charging points
- Smart technology for energy monitoring
- Smart technology for automated lighting
- Smart technology for temperature control
- Eco-friendly building materials
- Solar panels
- Rainwater harvesting
- Air source heat pumps
- Other

If other environmental features, please state.

### Question 14

We would like to create better links from the town centre to Knole Park. What features would you like to see included in a new green corridor from the High Street?

Please select your top five options.

- Dedicated to biodiversity
- Public art
- Water features
- Renewable energy provision e.g. solar panels
- Informal seating spaces
- Dedicated spaces for market stalls
- Children's play area
- Dedicated dog zone
- Trim trails
- Permeable pavements
- Cycle path
- Tree and flower planting and green landscaping

### Question 15

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

- Yes
- No
- Don't know

### Question 16

Is it important to you that bus stops are retained in the centre of Sevenoaks town?

- Yes
- No
- Not sure

### Question 17

From the early information that is available, are you generally supportive of our proposals to redevelop the land east of the High Street?

- Yes
- No
- Not sure

### Question 18

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

### Question 19

Tell us about yourself. This information will not be used for marketing purposes. We are not asking for your name and any information you provide will be treated in accordance with our [Privacy Policy](#)

Your gender

Your age

Do you have a disability?

Your ethnicity

Display boards

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## Land East of Sevenoaks High Street



- 🏡 Improved leisure
- 🏠 Homes
- 🎓 Education Hub
- 💼 Jobs
- 🏘️ Vibrant town centre
- 💰 Economy
- 🌿 Environment

Welcome...

Sevenoaks  
TOWN CENTRE

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## Introduction

**Sevenoaks town centre is a great place to be.**

We have a once in a generation opportunity to improve the town as a place to live, work and spend time, using land that we own. Here are some of our ideas.

We would like to hear your views and ideas to help us develop our thinking over the coming months.

**Why are we doing this project?**

There are areas and buildings near the town centre that require investment. For example, the leisure centre could be improved and made more energy efficient. We are working with Kent County Council to explore ways in which we can improve our public buildings.

We will also be able to improve links between the town centre and Knole Park and release some land for much needed new homes. Providing new and affordable homes would help to fund the wider improvements such as a new or upgraded leisure centre.

Our ideas are at an early stage and there will be more opportunities to share your views as we seek to deliver an exciting new chapter for Sevenoaks town centre.



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## Project area

This is the area of Sevenoaks that we are looking to improve - from streets close to the High Street across to Knole Park.



- 1 Bus station and café, car park and Sackville House
- 2 Library, museum, art gallery and car park
- 3 Leisure Centre
- 4 Highways, pathways, and public spaces
- 5 96 High Street (previously M&Co)

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Council

Sevenoaks  
TOWN CENTRE

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## The principles

This is an important opportunity to develop a vision for the land east of Sevenoaks High Street to make the town centre a more attractive, welcoming, and well-connected place.

- Encouraging sustainable transport choices.
- Reflecting and complementing the town centre's historic character.
- Strengthening the identity of the area.
- Supporting a greener future.
- Improving health and wellbeing.

**The vision for Sevenoaks town centre in 2040 includes:**

- Raising the profile of its historic town centre and the impressive Knole Park
- Supporting the local economy and independent shops.
- Expanding its cultural identity and diversifying the town's appeal.
- An inclusive town centre - widening the leisure offer and providing new homes that support different income levels and life stages.

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Council

Sevenoaks  
TOWN CENTRE

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## Neighbourhood Plan

The Neighbourhood Plan, which was adopted in 2023, sets out the policies and objectives for Sevenoaks. Below are the key objectives that we believe will guide the project.

**Character**

- ✓ Respect the town's character and heritage.
- ✓ To protect landmarks and landscapes.
- ✓ Enhance gateways.

**Improving the environment**

- ✓ Enhance biodiversity and respond to climate change.
- ✓ Publicly accessible open spaces.
- ✓ Plant more trees.

**Getting around easier**

- ✓ Reduce traffic congestion.
- ✓ Provide better public transport access.
- ✓ Improve links for pedestrians.

**Local economy**


- ✓ Support local businesses and shopping areas.

**Community and Culture**

- ✓ Create a cultural quarter.
- ✓ Provide better recreation and leisure.

**Development & Housing**

- ✓ Complement the area's heritage and character.
- ✓ Improve the appearance of Suffolk Way and Buckhurst Lane.
- ✓ Consider the scale or density of any future development.
- ✓ Retain access to High Street service yards and conceal from public view.
- ✓ Retain and enhance pedestrian connections through the area.




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## Initial ideas




**Leisure Facilities**

We want to make this area of Sevenoaks a better place for everyone. We also want to improve connections between the High Street and Knole Park.

Our vision is to provide a new, state-of-the-art, leisure centre that meets energy efficiency standards and provides significantly improved facilities for the local community. Keeping the existing centre open until the new leisure centre is complete is a priority.

The early ideas for the leisure centre include a larger gym, new fitness studios and exercise spaces, a luxury day spa, and an enhanced food and drink offer. This could make Sevenoaks Leisure Centre one of the leading leisure facilities in the region.

**Library, Museum and Art Gallery**

Our vision with Kent County Council is for a new multi-purpose space closer to the High Street. In addition to a library, the new building would include an art gallery, co-working space and an adult education centre.

Our suggested location would create a more accessible learning hub for the town, encouraging more people to visit and spend time in the town centre.




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## Initial ideas





**New Town Centre Hotel**

Sevenoaks requires additional hotel capacity to encourage overseas and group travel to the area.

Our early ideas include a new, centrally located hotel, with good transport links and access to the High Street and Knole Park.

Encouraging people to visit and stay overnight at a new town centre hotel will improve our visitor economy, support local business and increase spending in the town.

**Market Hall**

Our new market hall proposal for 96 High Street would breathe new life into the area, bringing activity and interest that would help generate return visits.

**The proposed market hall space would:**



-  Create a hub for artists and cultural businesses in the heart of Sevenoaks.
-  Create a new space for locally produced food, goods and products to be showcased and celebrated.
-  Create a new day-to-evening destination for residents and those who visit the town.









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## Initial ideas






To improve our environment






**Sustainability**

-  Improving biodiversity.
-  Homes for the future.
-  Multi functional, highly energy efficient buildings.
-  Passivhaus standards.
-  Green corridor from the High Street to Knole Park.

**Movement**

-  Supporting cycling, walking and other forms of active travel.
-  Additional electric vehicle charging points.
-  Optimising existing car parks.
-  Undercroft parking for new homes.
-  Improved bus transfer facilities.

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## Initial ideas

- A** New leisure centre
- B** New hotel
- C** New housing
- D** Library, museum, art gallery and education building
- E** New housing
- F** Market Hall
- G** 'Green' corridor to Knole Park

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## Benefits and opportunities

- A sizeable opportunity to enhance the town centre environment, create activity and increase the number of visitors.**
- An increased range of uses and activity in the heart of the town centre.**
- Improved connections within and around the town centre whilst supporting sustainable transport choices and optimising car parking.**
- Opportunities for landscaping, improving publicly owned areas – including footpaths and streets and limiting the impact of road traffic.**
- An option for the library, gallery and museum to include adult education in a combined town centre building, closer to the High Street.**
- A new energy efficient leisure centre and hotel with options for workspace and office accommodation to support the business and visitor economies.**
- New town centre homes including private and affordable housing that will help to pay for new public buildings.**
- A creative hub for Sevenoaks at 96 High Street with scope for a new venue for local food producers.**

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## Have your say

We need your views on how the land east of Sevenoaks High Street could enhance the town centre.

Complete our online survey to let us know your thoughts and provide any further suggestions. Our survey can be easily accessed by using your mobile phone to scan the QR code or by visiting [www.sevenoaks.gov.uk/haveyoursay](http://www.sevenoaks.gov.uk/haveyoursay)

Alternatively, speak to a member of our team, who can provide paper feedback forms or sticky notes for you to add your thoughts to our display. Join our online engagement event that will include a questions and answers session, on 29 April 2024 from 7pm. Visit our website for details. Thank you.

### Indicative timescale

<b>SPRING 2024</b> Public engagement (Stage 1) Concept Ideas	<b>2025/2026</b> Design development and further chances to have your say
<b>SUMMER 2024</b> Tender for a development partner	<b>SPRING 2026</b> Submit planning application
<b>WINTER 2024</b> Appointment of a development partner	<b>AUTUMN 2026</b> Start on site, subject to planning permission

There will be opportunities throughout this process to provide further feedback on the emerging ideas.

Sevenoaks - So Much More

## Have your say

Please use the sticky notes to let us know the things you like about what you have seen today and what else we should consider.

Website

Land east of Sevenoaks High Street Initial Ideas The Principles Benefits and Opportunities Q&As Contact us **HAVE YOUR SAY**

## Have your say

### Land east of the High Street

We want to hear your views on a once in a generation opportunity to improve the areas around Buckhurst Lane and Suffolk Way, close to Sevenoaks High Street.

Our early ideas include a new energy efficient leisure facility, a combined library, museum, art gallery and learning hub, a new pedestrian link to Knole Park, a market hall and a hotel.

### Help us shape our early ideas.

Why are we doing this project?

There are public areas and buildings near the town centre that require investment. For example, the leisure centre could be improved and made more energy efficient. We are also working with Kent County Council to explore ways in which we can improve library, museum and art gallery provision.

We also want to improve links between the town centre and Knole Park and release some land for much needed new homes. Providing new and affordable homes would help to fund the wider improvements such as a new or upgraded leisure centre.

- 1 Leisure Centre
- 2 Library, museum, art gallery and car park
- 3 Bus station and cafe, car park and Saxeville House
- 4 96 High Street (previously M&Co)
- 5 Highways, pathways and public square

Come and have your say

We've produced some information to explain our current thinking and present some early concepts. Please review these by clicking the download button below and then have your say by completing our survey.

Your feedback is invaluable as we consider how we can deliver an exciting new chapter for Sevenoaks town centre.

**Thank you for sharing your feedback. The consultation period has now closed.**

**DOWNLOAD BOARDS** **HAVE YOUR SAY**

## Stay informed

For the latest news on the project sign up for regular updates.

First name  Last name  Your email

By providing your personal details, you give us permission to contact you about the progress of project to the east of Sevenoaks High Street. We will not contact you for any other purpose nor share your personal data with any third-party organisations. To know more about how we use your personal data, please read our [Privacy Policy](#).

**SIGNUP**

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Advertising

Print

¼ page advert

Sevenoaks Chronicle series

## Sevenoaks So Much More


Sevenoaks is a vibrant market town and a great place to live, work and spend time.





We have a once in a generation opportunity to improve some of the areas near the town centre including the **library, leisure centre** and links to **Knole Park**.

There are some exciting early ideas for the land that we own, and we would like to hear your views. What's important to you? What would you like to see in a new-look area to the east of the High Street?



### Have your say

#### Where and When

 Sevenoaks Leisure Centre, Buckhurst Lane, Sevenoaks, Kent, TN13 1LW

 Wednesday 24 April 2024  Saturday 27 April 2024  
 1.30pm – 8.30pm  10am – 3pm

#### Online

 Monday 29 April 2024  7pm – 9pm

If you're unable to attend, don't worry. We will be publishing information shared at these events with a survey you can complete at [www.sevenoaks.gov.uk/haveyoursay](http://www.sevenoaks.gov.uk/haveyoursay)



¼ page advert

Weald edition

## Sevenoaks So Much More


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Social media posts

**Sevenoaks So Much More**  
27 April at 16:00 · 🌐

Don't worry if you were unable to attend the town centre regeneration engagement events as there's other ways to share your views.

All information from the in-person events will be shared on the website. You can also complete our online survey to ensure your feedback is heard. A virtual consultation event will also be taking place on Monday 29 April from 7pm until 9pm.

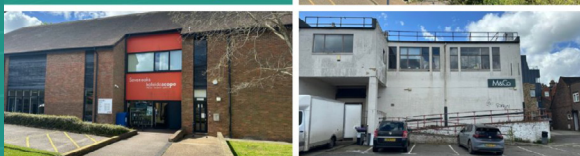
Register your interest to attend the online event and share your views online here: <https://zurl.co/qUYg> ... **See more**

**Sevenoaks District Council Official**  
29 April at 12:20 · 🌐

If you'd like to know more about our ideas to improve the Buckhurst Lane area of #Sevenoaks town centre, join us via Zoom tonight (29 April) 7pm-9pm. During the online session, you'll be able to give your views on the potential for a new leisure centre, library & learning hub, market hall & a 'green corridor' that will link the town and Knole Park.

Register & find out more here - [https://us06web.zoom.us/j/7N\\_yy0VSiO\\_T8CL2nNJFYUGOw...](https://us06web.zoom.us/j/7N_yy0VSiO_T8CL2nNJFYUGOw...)

**Have your say**  
Land East of Sevenoaks High Street



**Sevenoaks So Much More**  
25 April at 08:00 · 🌐

You can shape the future of Sevenoaks town centre! [Sevenoaks District Council Official](#) and [Kent County Council's](#) community exhibitions at Sevenoaks Leisure Centre in Buckhurst Lane, TN13 1LW are underway.

The next one is taking place on Saturday 27 April 2024 from 10am-3pm.

This will be the opportunity for you to share your views and hear about some early ideas including expanded leisure and library services; improved links with Knole Park and plans for a vibrant new market hall.

Find out more here: <https://zurl.co/NpY2>

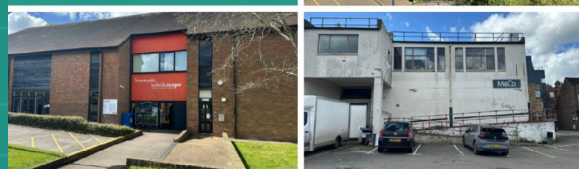
#sevenoaks #sevenoaksdistrict #moresevenoaks #towncentre #towncentreregeneration #regeneration #inwardinvestment #publicconsultation #publicengagement #engagement

**Sevenoaks District Council Official**  
5 d · 🌐

There's still time to give us your views on the early ideas to improve the Buckhurst Lane & Suffolk Way areas of #Sevenoaks town centre! Read our exciting proposals to make Sevenoaks a more exciting place & fill out our survey before midnight on Monday 6 May.

[haveyoursay.moresevenoaks.co.uk](https://haveyoursay.moresevenoaks.co.uk)

**Have your say**  
Land East of Sevenoaks High Street



**ONLINE CONSULTATION EVENT**

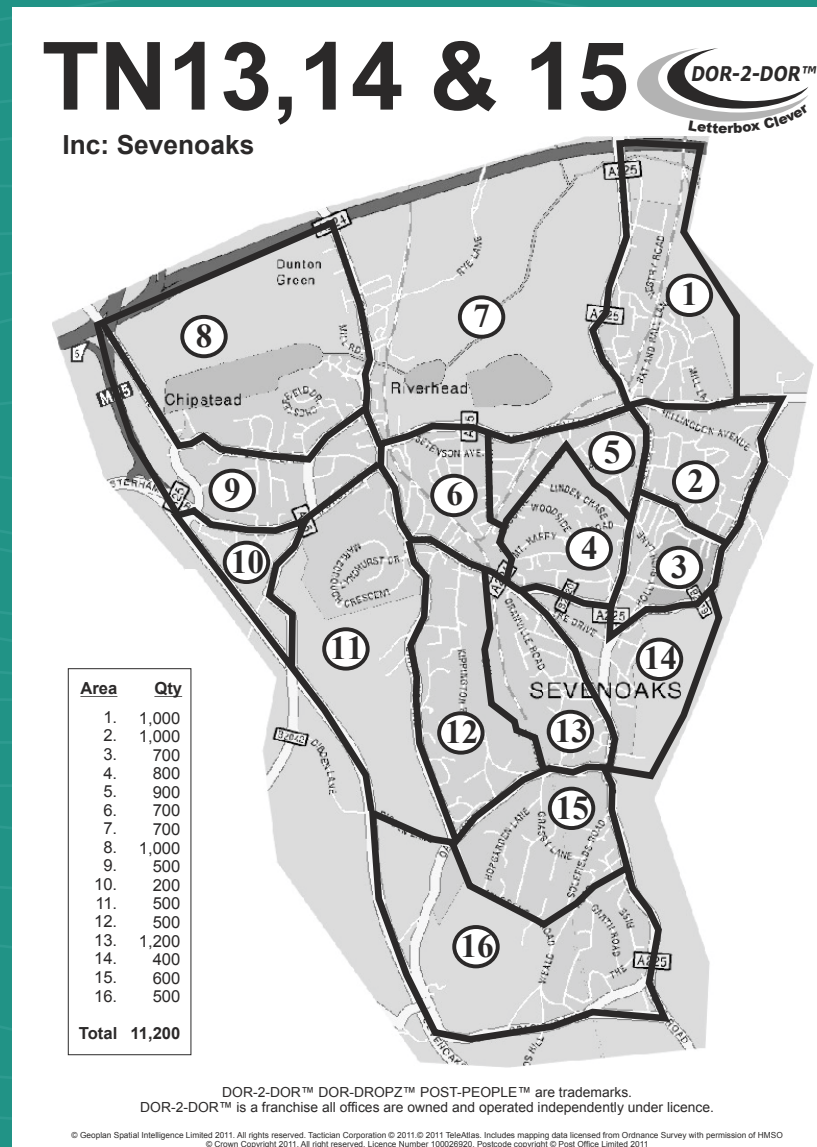
**IN-PERSON CONSULTATION EVENTS**



Leaflet drop to local households



Map of areas where leaflets were delivered - areas 2, 3, 4, 5, 6, 12, 13, 14, 15



Dor2Dor leaflet distribution report

Pillory Barn  
ME21LS

**Dor-2-Dor Delivery Report**  
Report date: April 18, 2024

**Order information**  
Order No: 32028  
Order Date: 04 Apr 2024  
Quantity: 6,200  
Status of Order: Completed

**Complete**  
At the time this report was generated, the rounds below were delivered by the date shown.

Composite Map	Zone	Quantity	Completed Date
TN13	Sevenoaks 3	600	15 Apr 2024
TN13	Sevenoaks 4	680	15 Apr 2024
TN13	Sevenoaks 5	770	15 Apr 2024
TN13	Sevenoaks 6	660	15 Apr 2024
TN13	Sevenoaks 2	1,025	15 Apr 2024
TN13	Sevenoaks 12	500	15 Apr 2024
TN13	Sevenoaks 13	925	15 Apr 2024
TN13	Sevenoaks 14	490	15 Apr 2024
TN13	Sevenoaks 15	550	16 Apr 2024
<b>Sub Total</b>		<b>6,200</b>	
<b>Grand Total</b>		<b>6,200</b>	