

Sevenoaks Quarry

A sustainable urban extension to Northern Sevenoaks

Sevenoaks Town Council 13th January 2020





1. Background planning and site context

2. Emerging site masterplan

3. Key infrastructure and benefits

NORTHERN SEVENOAKS MASTERPLAN

SEVENOAKS TOWN COUNCIL

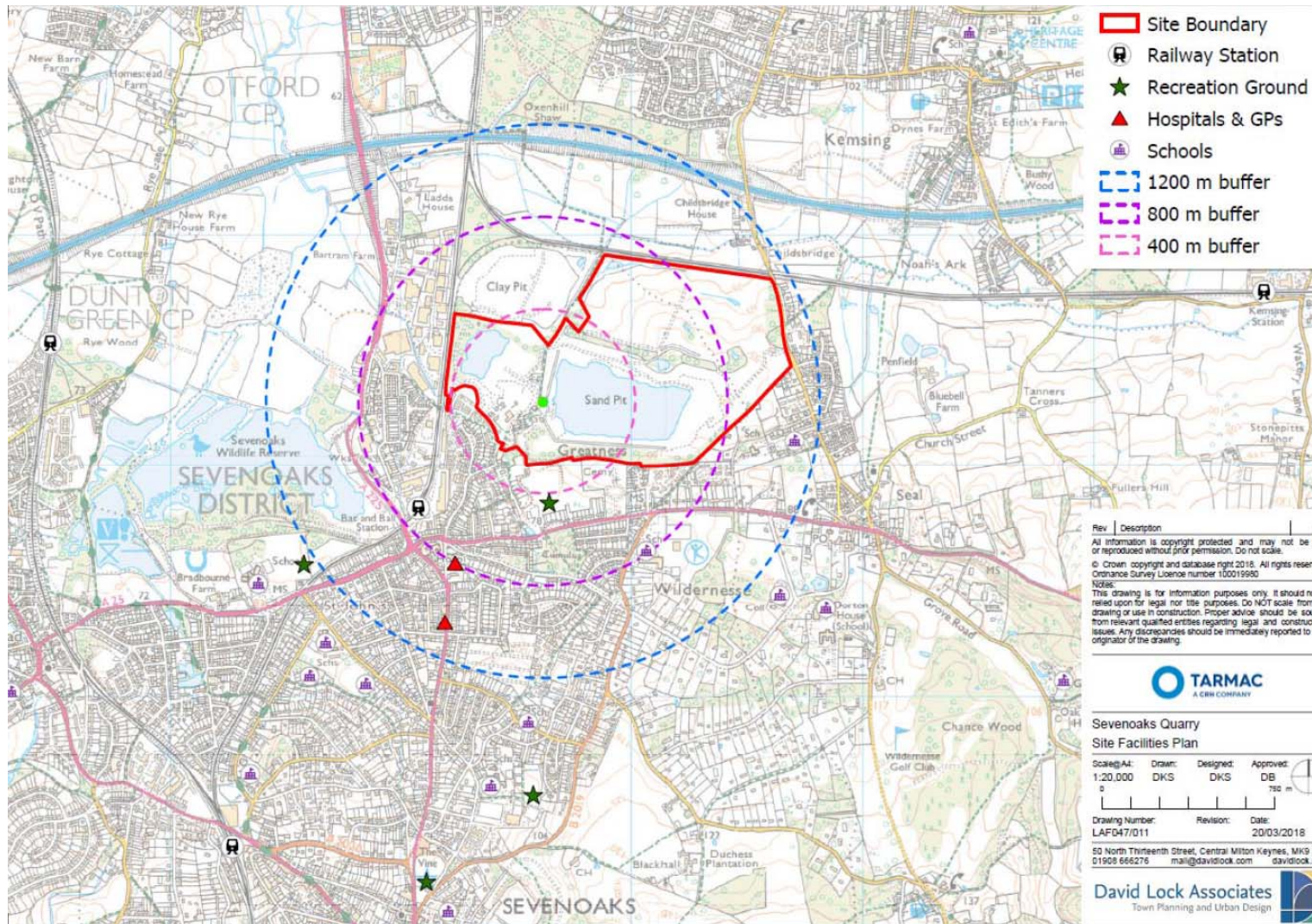
FINAL REPORT
NOVEMBER 2017



Figure 4.9 Proposals at Greatness Lake

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|---|---|-----------------------------------|
| Greatness Lake residential | Play area | Proposed cycle / pedestrian route |
| Residential development (houses) | Skate park | Other landmark building |
| Mixed use development | Adult pitch (3G) | Key frontage |
| Greatness Lake Visitor Centre
Community centre / refurbished station | Outdoor gym | New link |
| Historic buildings to be refurbished | Proposed cycle route | Railway crossing |
| MUGA | Existing path | A-class roads |
| | Proposed path | School |
| | Key route / area with high quality public realm | |
| | Proposed vehicle route | |

A sustainable location



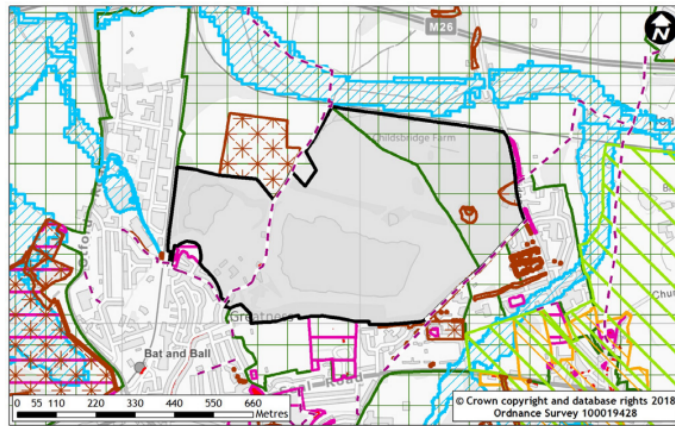
- Close proximity to public transport services and local facilities
- Ability to connect and contribute the town
- Genuine opportunity for sustainable urban extension
- Different offer from nature reserve but positive after-use



Sevenoaks Local Plan



ST2-13 - Sevenoaks Quarry, Bat and Ball Road, Sevenoaks



- The housing challenge & balanced strategy for sustainable growth
- Limited Green Belt changes - *exceptional circumstances*
- Site proposed under Policy ST2-13 for mixed use development
- Local support through previous consultations
- Next stage *under review* due to Inspector's response

Emerging concept plan



- *Approximately 800 new homes at varied densities*
- *Rich network of multi purpose green infrastructure connecting with wider green networks*
- *Lake-side facilities for water sports and trails*
- *Community focus on Oast House*
- *Early phase on current built area (approx. 150 new homes)*
- *On-going and iterative process*



Key infrastructure and benefits



- **New homes to meet different local housing needs** (*including market, affordable, varied sizes and older people's needs*)
- **Leisure and recreation facilities associated with the lake**
- **Renovation and enhancement of the locally listed former Oast House for community use**
- **Local centre facilities**
- **Primary school site**
- **Cycling, pedestrian and public transport improvements**
- **Formal and informal green space and play spaces**
- **Potential secondary school contributions and CIL monies towards other health/social facilities**



Greatness Lake

- Multi-purpose blue and green infrastructure
- Leisure and recreation focus
- Asset for northern Sevenoaks as a whole
- Specific discussions with local groups (Sea Cadets and Scouts so far....)
- Local survey results



Phase 1: Key infrastructure and benefits

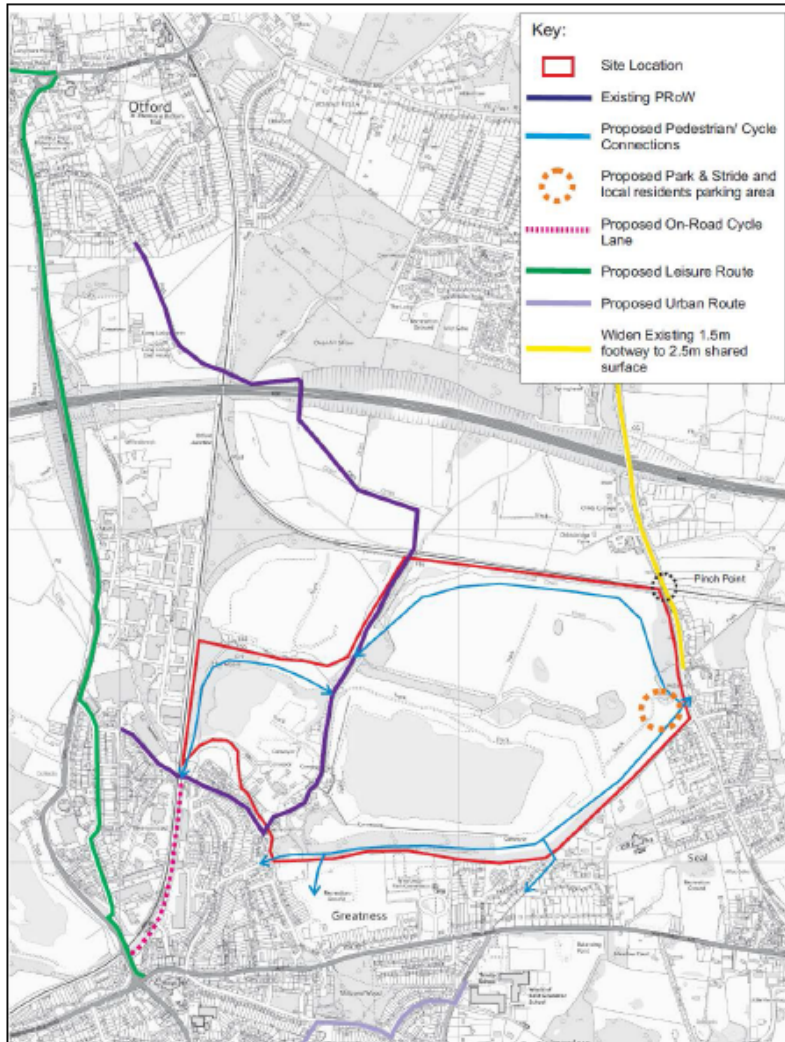


- Variety of new homes to meet local needs
- Renovation and enhancement of the locally listed former Oast House for community use
- Cycling, pedestrian and public transport improvements (*including East west link*)
- Formal and informal green space and play spaces
- Greatness Lane improvements



Transport strategy

Figure 4 – Proposed Walking and Cycling Routes



- **David Tucker Associates prepared full Transport Assessment (including safety audit) in close consultation with the County Council**
- **Pedestrian, cycling and public transport focus**
 - Key pedestrian cycle routes through the site, including an east west link between Bat and Ball Road and Childsbridge Lane.
 - A 2.5m cycle lane on Childsbridge Lane.
 - On-road cycle lane on Bat and Ball Road.
 - Contributions towards improving the pedestrian bridge over Bat and Ball Road.
 - Extension of existing bus services into the site (no.6 bus)
- **Phased access arrangements**
 - Phase 1 access from Farm Road.
 - Post 150 homes: Bat and Ball Road main access; Farm Road secondary (& Limited/emergency access to Childsbridge Lane).
 - The replacement of signalised arrangement with a roundabout at Bat and Ball Junction (A25/A225).

Next Steps: A plan-led approach



- Continued and further engagement, technical and design work
- Sevenoaks Town Neighbourhood Development Plan
- Sevenoaks Local Plan - end of 2020?
- *Towards Outline Planning application - 2022*