

Land East of Sevenoaks High Street update

In 2024, we shared some early ideas to revitalise and invest in some of the public areas on the land east of Sevenoaks High Street. We were working with Kent County Council (KCC) to explore ways in which we could improve our public buildings.

This included a new, energy efficient leisure centre, improvements to public spaces and connectivity between the High Street and Knole Park, a new library, gallery and museum, a hotel, housing and a market hall.

Feedback was generally supportive, but you told us that you had concerns around moving the library, the location of a new hotel, accessibility and parking. There were also questions around the facilities within the proposed leisure centre and the impact of construction activities and traffic.

Kent County Council has now decided that the library will remain in its existing form in the town centre.

We have therefore made a number of changes to our early proposals of which are outlined on the updated proposals plan.



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Your feedback has helped us update our early ideas

As a result of your feedback, and the Kent County Council (KCC) owned library no longer forming part of the scheme, we have updated our proposals to:

Retain the KCC library in its **current position**.



Provide a **new, modern, energy efficient leisure centre** – including a swimming pool, gym, studios and a sports hall.



Develop a **cultural hub and market hall** for traders that will complement the Wednesday and Saturday street markets.



Provide **new public spaces** and a new green corridor to Knole Park.



Introduce measures to **minimise the use of vehicles** in the area.



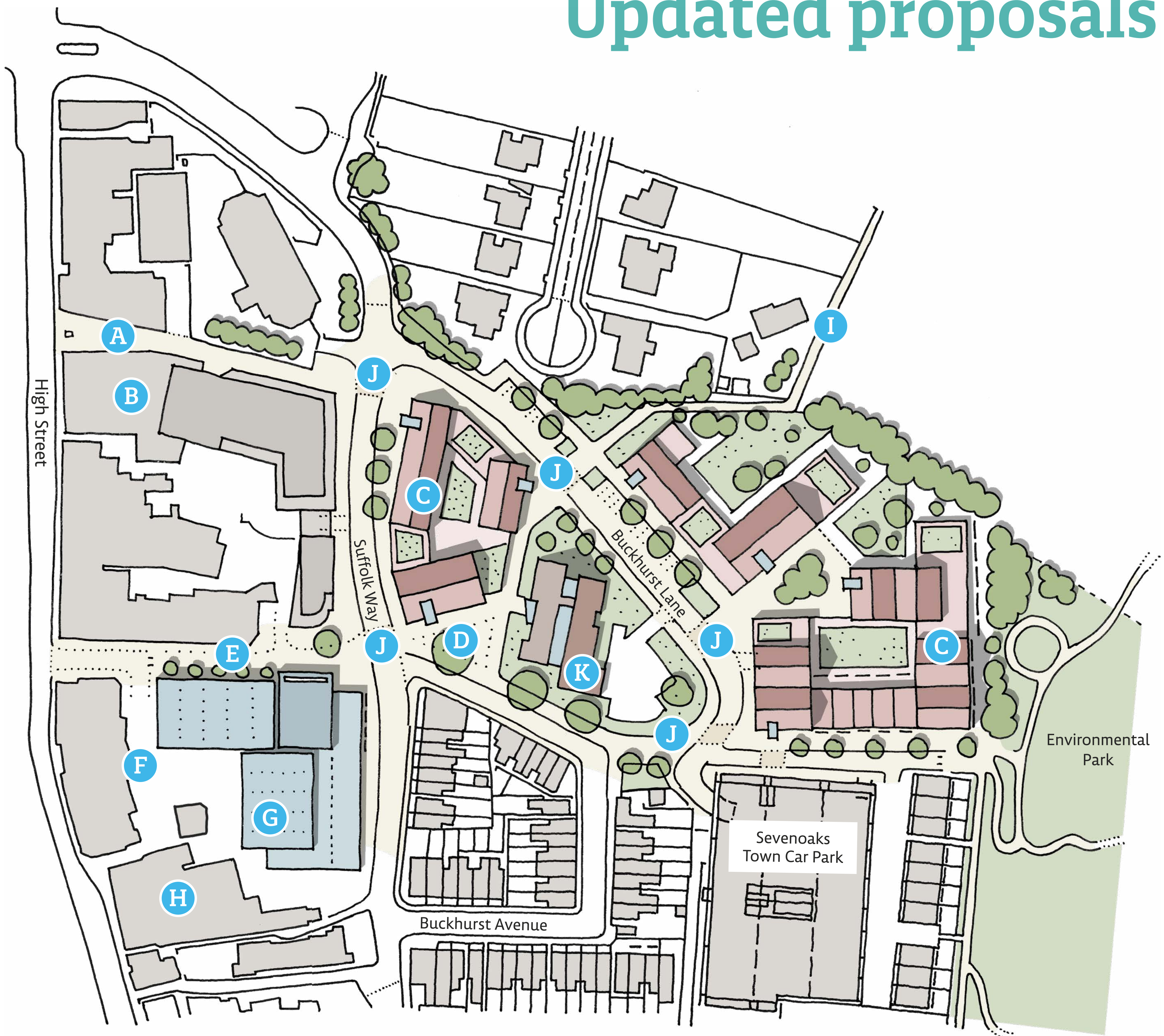
A new **drop off and pick up area**, improved bus links and pedestrian links.



New **town centre**, energy efficient **homes**, with dedicated **parking**.



Updated proposals



A

Improved pedestrian link from the High Street towards Knole Park and Lady Boswell's Primary School

B

Former Tesco site with planning permission

C

New homes, with private parking provided

D

New public space in front of the library with a safe crossing point

E

Buses relocated to create a high quality pedestrian link from the High Street to the Library and Knole Park with potential for a day market

F

Yard and access retained to service existing properties

G

New leisure centre

H

Refurbishment of 96 High Street with possible market hall

I

Improved pedestrian links

J

Improved public realm and safe crossing points on Buckhurst Lane linking the High Street with the Sevenoaks Town Car Park and routes into Knole Park

K

Existing library retained with an improved approach from the town centre and improved car park access

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Updated features of the proposals

The revised proposals have incorporated community and stakeholder feedback and support the Sevenoaks District Council's four Community Plan priorities:



Our
Place



Our
Economy



Our
Communities



Our
Environment

The vision for Sevenoaks town centre in 2040 focuses on:

- Raising the profile of its best assets - its historic town centre, array of independent shops and the impressive Knole Park;
- Expansion of its cultural scene and diversifying the town's offer to match other prominent towns, including more things to do in the evening; and
- An inclusive town centre - widening the leisure offer with paid and unpaid opportunities and providing new homes that support different income levels and life stages.

This alternative new scheme layout is just conceptual at this stage to test what is possible for the site.

Next Steps

We are committed to delivering this important project to improve Sevenoaks' ageing and inefficient leisure centre and improve both the leisure and cultural offer, supporting the town's economy and enhancing the environment and links to the jewel in our crown, Knole Park.

March - April 2025

Councillors will consider the updated proposals and request that the Council go out to tender to appoint a development partner.

By end of 2025

Appointing a development partner by the end of 2025/early 2026.

Further opportunities to shape the proposals:



The development partner would work on detailed designs during 2026.



Residents and stakeholders will have further opportunities to provide feedback before a planning application is submitted.