

£538,714

Average sold price, July 2026 ·
+1.0% on a year

£1,809

Average rent per month, Aug
2026 · +5.0% on a year

17,460

Homes required by the new Local
Plan, 2027–2042

1,255

Households on the district housing
register

LOCAL PLAN

Local Plan heads for examination

The consultation on the district's new Local Plan closed on 17 September. The plan covers 2027–2042 and must deliver a Government-set 17,460 homes. Around 80% of roughly 3,000 replies called it "unsound". The council submits it later this year, a Government inspector examines it in 2027, and it could be in use from 2028. Proposed sites include Pedham Place (2,600 homes), Broke Hill (810), Brittain's Lane (228) and the One60 building, London Road (300).

Source: SDC; Kent Online; Sevenoaks Online

MAJOR APPLICATIONS

Broke Hill: 660 homes refused

Councillors refused up to 660 homes on the former Broke Hill Golf Club, Halstead, on 24 September, overruling officers who had recommended approval. Developer Quinn Estates has asked the Government to call the decision in. The land is still a provisional allocation in the draft Local Plan, so expect more on this.

Source: Sevenoaks Online; Property Week

HIGH STREET

Tesco and Oliver Bonas for Chandlers Place

The two retailers will take the ground-floor units at Chandlers Place, the 107-flat scheme on the former Tesco site at 136 High Street. Construction is nearly complete; no opening dates yet. Comments on Oliver Bonas's signage close 30 October.

Source: Sevenoaks Online, 15 Oct

TOWN CENTRE

Land East of the High Street: leisure centre may close

The council's regeneration scheme with Wates includes a new leisure centre, but the current one may have to shut during the build. Keeping it open could add millions to costs. A loan of up to £40m to Wates was approved in July; plans will keep evolving into 2027.

Source: Sevenoaks Online, 20 Oct; SDC

PARKING

Parking charges frozen for 2027/28

Cabinet agreed on 20 October to freeze council parking charges from April 2027. Gordon Road car park will charge £5 a day at weekends, Bligh's Meadow gains nine spaces, and pay machines are set to stop taking cash, subject to a consultation with community groups.

Source: Sevenoaks Online, 22 Oct

PLANNING WATCH

Smaller applications to watch

Up to nine homes on Green Belt land off Hosey Hill, Westerham (decision due by 28 October). A second bid for up to nine homes at Childsbridge Lane, Kemsing. Three Traveller pitches off Troy Lane, Edenbridge were refused on 15 October against officers' advice.

Source: Sevenoaks Online

HOUSING

Housing pressure in numbers

1,255 households are on the district's housing register, with about 15 social lettings a month. Cabinet approved a new Tenancy Strategy for 2026–2031.

Source: Sevenoaks Online, 22 Oct

AROUND TOWN

Bins, lakes and roadworks

New wheelie bins with glass recycling started on 12 October, with early missed-collection teething problems. Restoration of Bradbourne Lakes is about to begin. Oak Lane closes from 26 October, with night closures on the M26 and M20.

Source: SDC; Sevenoaks Online

OAK & ACRE VIEW

What it means for you

Prices are broadly steady while rents keep rising, which supports landlords and buy-to-let. The Local Plan will shape where new homes go for the next 15 years. If you own land or a home near a proposed site, it is worth following the examination in 2027. Questions? Call us for a free, no-obligation chat.

Source: Our summary

DIARY 28 Oct Hosey Hill decision due

30 Oct Chandlers Place sign
comments close

12 Nov Planning committee

13 Nov Halstead car meets
consultation closes