

# Introducing Oaks Field



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- A once in a lifetime opportunity to create a legacy for the next 100 years
- An opportunity to build the best training and development facilities in the South East if not the country
- An additional new facility to our home at Knole Paddock



Deadline:  
Monday 10  
September



# The challenge at Sevenoaks Rugby

- Not enough space at Knole Paddock
- Not enough control over pitch use
- Pitches take a battering during the season
- Pitches can't accommodate over 900 children

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# The solution for all at Sevenoaks Rugby



Oaks Field at Stonehouse Park

# What is Stonehouse Park?

- The Stonehouse Park Development is located opposite Knockout Station, a 15 minute drive from Sevenoaks town centre
- Circa 795 new homes – including the guaranteed delivery of 40% affordable tenure homes and 100 self-build homes
- 8,000 sqm commercial space
- A two-form entry primary school, including facilities for Early Years and Special Education Needs teaching
- Community hall, healthcare facilities, a café, health club facilities, and small-scale retail
- Two state-of-the-art sports hubs, providing the new facilities for Sevenoaks Rugby and Sevenoaks Hockey Club



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# What is Stonehouse Park?

- Retirement accommodation and extra care/nursing care accommodation
- Parish housing and bungalows
- A new station car park, to facilitate the removal of on-street parking along London Road, and improvements to Knockholt National Rail station and its surroundings
- Circa 15 hectares of publicly-accessible parklands and allotments
- **Developed by Quinn Estates**, the South East's foremost mixed-use developer with an exceptionally strong track record of doing something positive in the communities in which they partner
- They have committed £50m to Kent community projects in the past 3 years including the Pilgrim's Hospice in Canterbury, an apprenticeship centre for Canterbury College and a new sporting super hub for Herne Bay

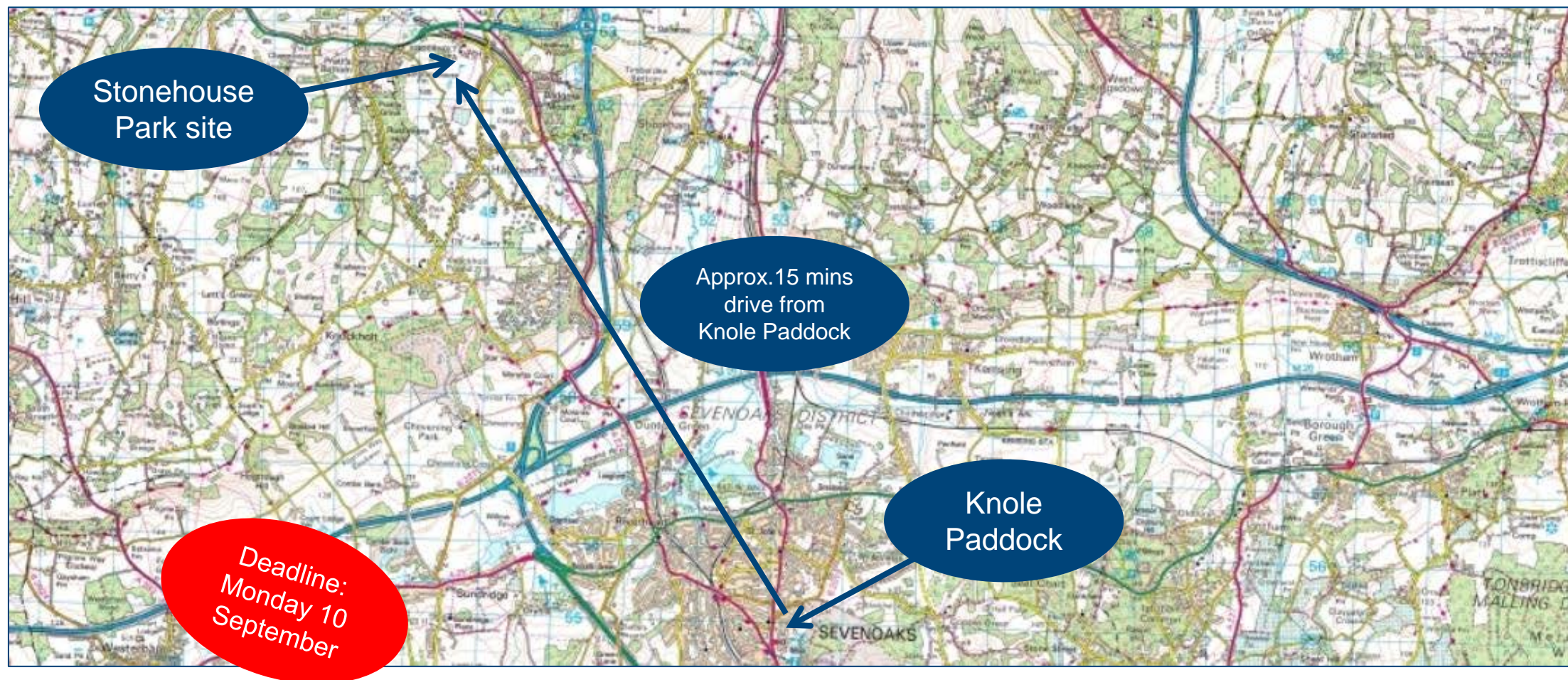
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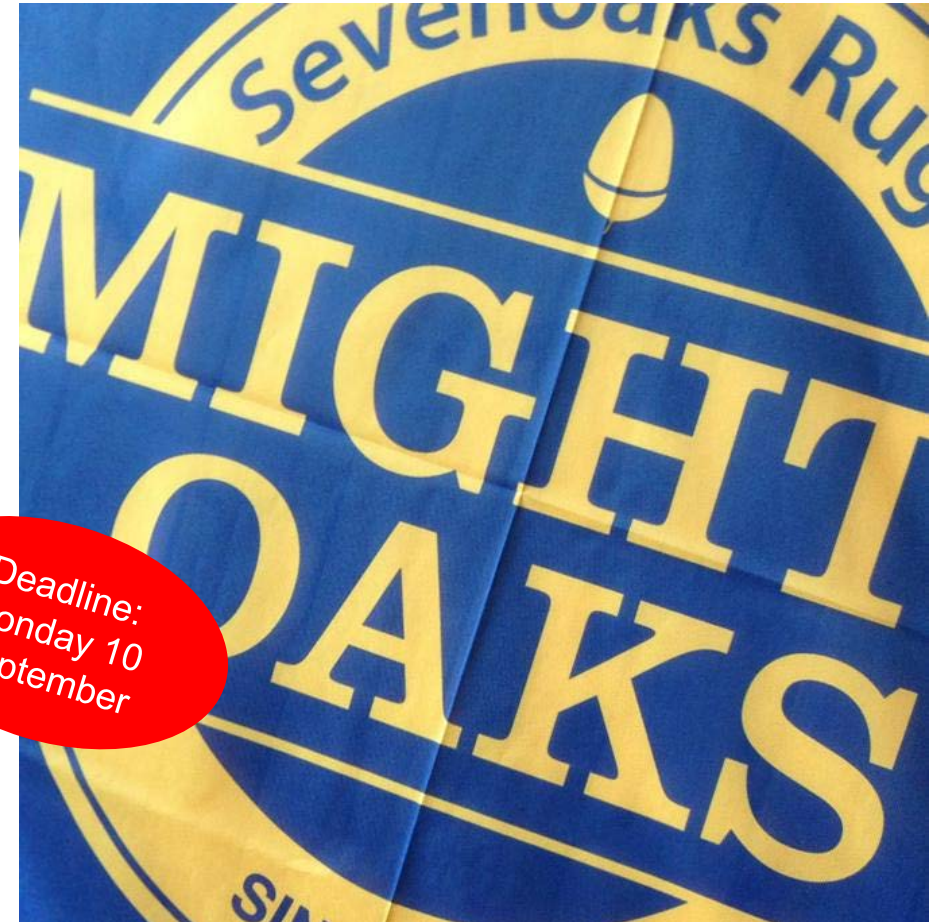
# Where is Stonehouse Park?





# What's in it for Sevenoaks Rugby?

- 1 full-size 3G pitch suitable for rugby use
- 1 full-size grass rugby pitch
- State-of-the-art floodlights
- Rights to use 2 junior-sized grass pitches outside of school hours
- A 2,500 sq.ft clubhouse with changing and lock-up facilities
- Access to car parking for up to 100 cars
- Ability to hold major junior rugby festivals
- Ability to run our facilities as we see fit
- Greater ability to develop rugby in the district's state schools



# What about The Paddock?



# We are staying at Knole Paddock

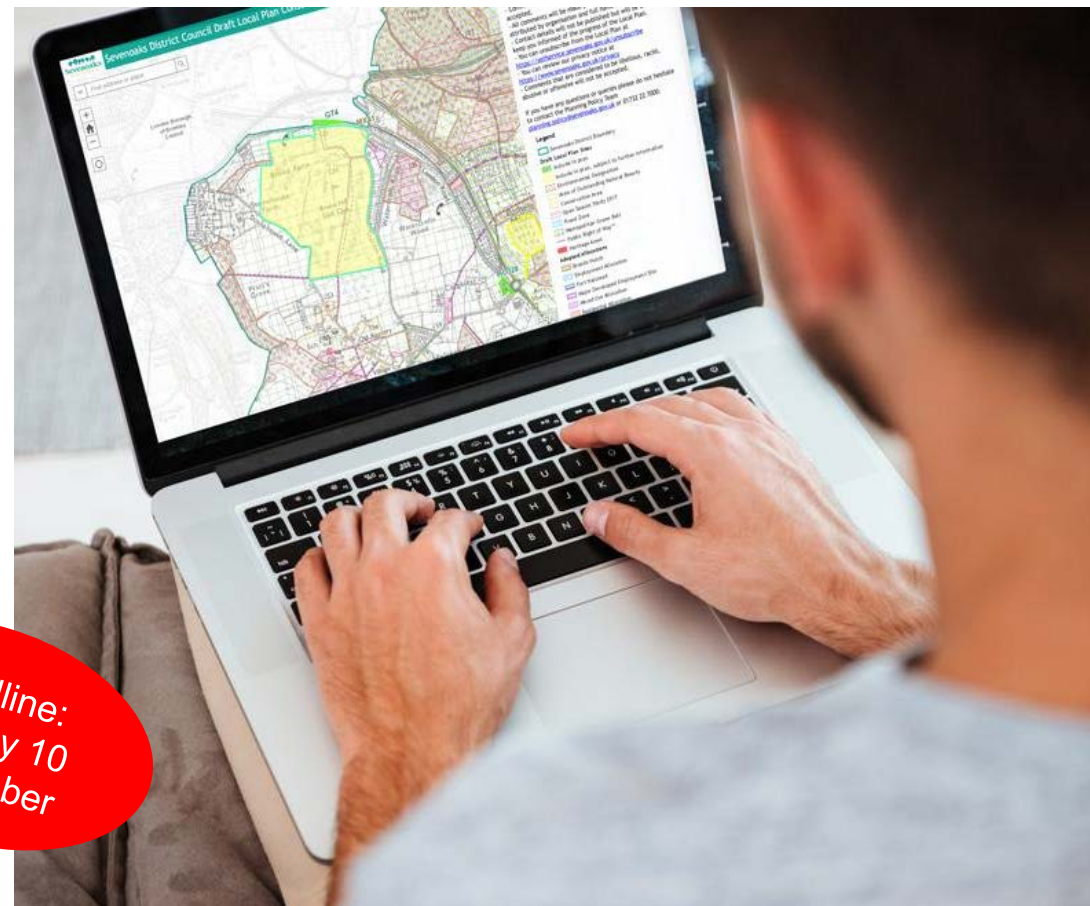
- For the avoidance of any doubt, we are **NOT** proposing to move Sevenoaks Rugby Club from Knole Paddock
- Oaks Field will ensure our ability to develop Knole Paddock for the next 100 years
- The senior teams will train at Oaks Field midweek
- The junior, mini and academy sections will train and play at Oaks Field on rotation



# OK, sounds amazing - What can I do to help?

- Write in support of the developer's application, right now
- We need everyone who cares about Sevenoaks Rugby to write in now
- We all need to write in before the deadline at 5pm on the 10 September
- The easiest way to do this is directly on the Sevenoaks District Council planning consultation website

We'll show you how...



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Search the Council

e.g. Council Tax, Recycling



☒ Website search ☐ Planning applications

Pay 

Apply 

Report 

Book 

 Council Services

## Draft Local Plan consultation

Comment on our draft plans for new homes, community improvements and protecting the Green Belt

[Find out more... >](#)

Sevenoaks District Council home page...  
Click on Draft Local Plan consultation

Residents 

Businesses 

Visitors 

## Draft Local Plan consultation

The Local Plan says what can be built and where up to 2035. We includes proposals for new housing and employment land and improved infrastructure. Once finalised, the new Local Plan will be used to assess Sevenoaks District.

You can comment on the Draft Local Plan from Monday 16 July to Monday 10 September 2018.

[Viewing & commenting on the potential development sites using our interactive map](#)

[Viewing & commenting on the Local Plan policies - you will need to register to make comments](#)

### Drop in consultation sessions

We have arranged drop in sessions across the District where you can find out more about the Local Plan and what's proposed in your area. The remaining sessions are

Click on viewing  
and commenting on  
the potential  
development sites...

### Comment on the Local Plan development sites...

You can have your say on the development sites included in the Draft Local Plan using our interactive map

[Open our interactive map >](#)

### Comment on the Local

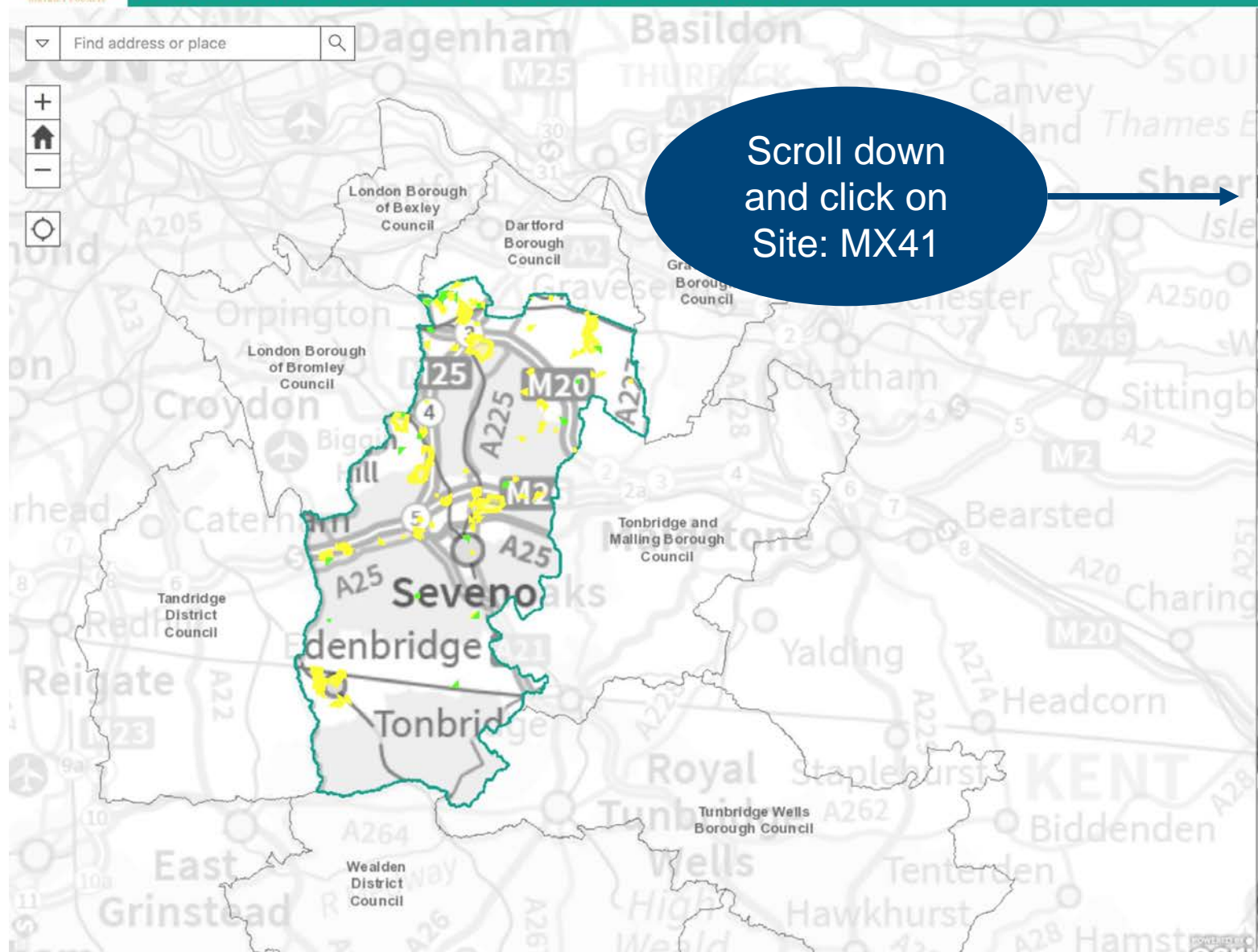
Find address or place

+

Home

-

Location



Scroll down and click on Site: MX41

Filter list by map

Site: MX29 - Sevenoaks Community Centre, Otford Road...

Site: MX32 - Pembroke Business Centre and Pembroke ...

Site: MX41 - Land at Broke Hill Golf Course, Sevenoaks ...

Site: MX43 - Sevenoaks Quarry, Bat and Ball Road, Seve...

Site: MX44 - Land west of Romani Way, Edenbridge

Site: MX48 - Land at Pedham Place (wider), Swanley

Site: MX49 - Land west of Chevening Road, Chipstead

Site: MX50 - Land rear of the Village Hall (wider), Lond...

Site: MX51 - Land south west of Crouch House Road, Ed...

Site: MX52 and MX53 - Corinthians and Banckside, Hartl...

Site: MX54a - Land between Beechenlea Lane and the r...

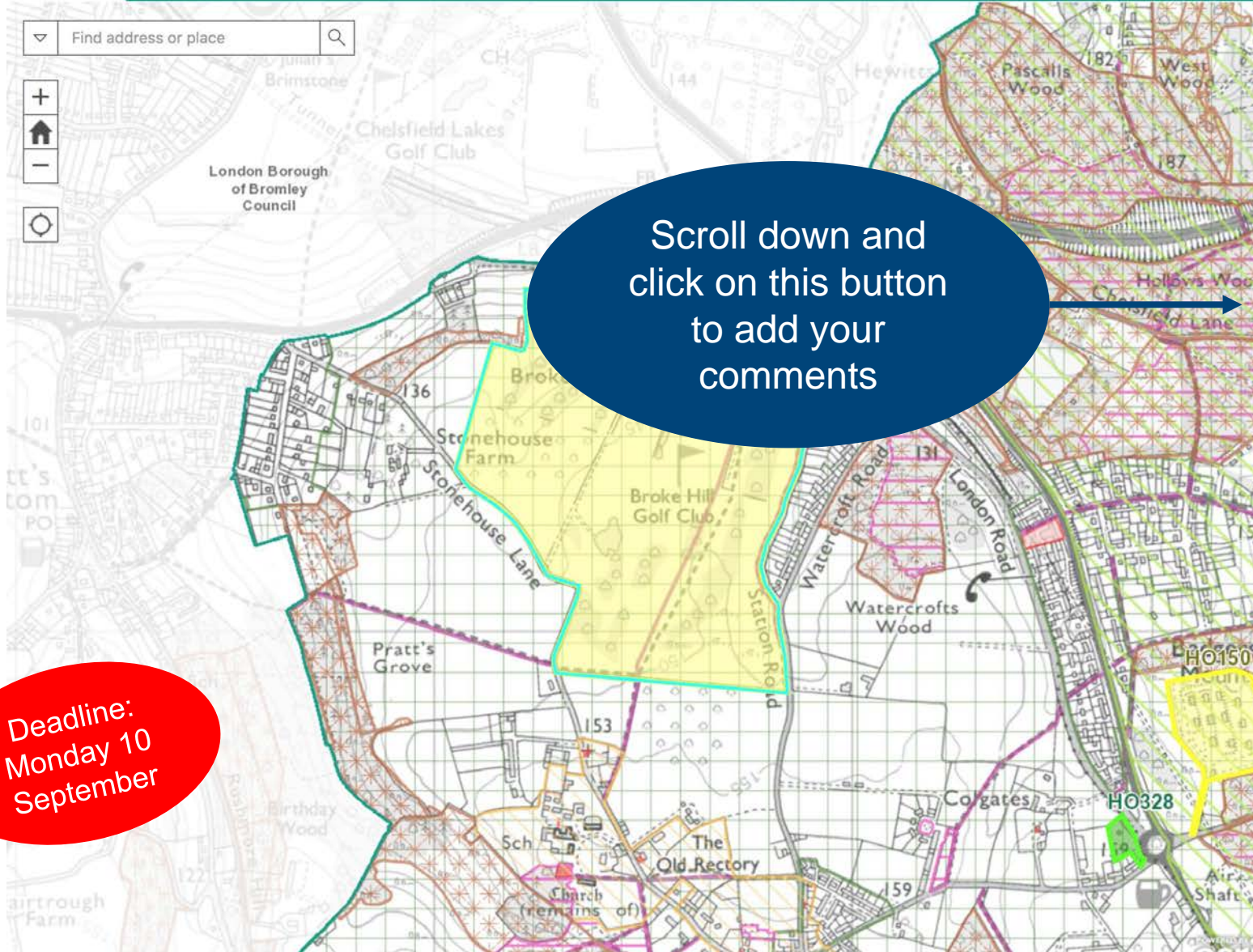
Site: MX54b - Land between Beechenlea Lane and the r...

Site: MX55 - The Manor House, North Ash Road, New As...

Site: MX56 - White Oak Leisure Centre, Hilda May Aven...

Site: EM1 - Land south of High Street, Brasted

Site: EM3, EM5, EM11 and EM21 - Dunbrik Hub A25, Mai...



## Site: MX41 - Land at Broke Hill Golf Course...

paths or tracks shown as part of the background mapping are not conclusive evidence of a Public Right Of Way. To view the definitive map of Public Rights of Way in Kent please contact Kent County Council <https://www.kent.gov.uk/waste-planning-and-land/public-rights-of-way/rights-of-way-map>

**Make a comment here by clicking the button below - please note you can upload attachments to your comment. If you have any problems or questions please contact the Planning Policy Team [planning.policy@sevenoaks.gov.uk](mailto:planning.policy@sevenoaks.gov.uk)**

### Comments

Comment Ref: DLPS844

Sue Chandler: Sevenoaks Hockey Club

"This site is already well served by road and rail networks, and could sensibly and sensitively be developed to offer both housing and sporting facilities that are seriously lacking in the Sevenoaks District. There is not nearly enough housing available in the area, particularly affordable housing; and the sporting facilities available in the area do not adequately support the level of participation, performance, enthusiasm and ambition of those in the area. As far as the current hockey facilities are concerned there is not enough pitch time/space available to support the huge number of adult and junior players who are keen to play, and use this sport as a way of keeping fit and healthy. This mixed development proposal seems to sensibly offer some help to improve the current housing situation, but also to provide sporting facilities for current, as well as hopefully new, hockey converts."

Edited 53 minutes ago

Comment Ref: DLPS839

Mark Webster

"I fully support this proposal, the requirement for affordable housing in this region is chronic. The transport links are good and the health and wellbeing benefits that this multi use site would bring will have long lasting benefits to generations of people without question."

Edited by SDCDATA 53 minutes ago

Comment Ref: DLPS834

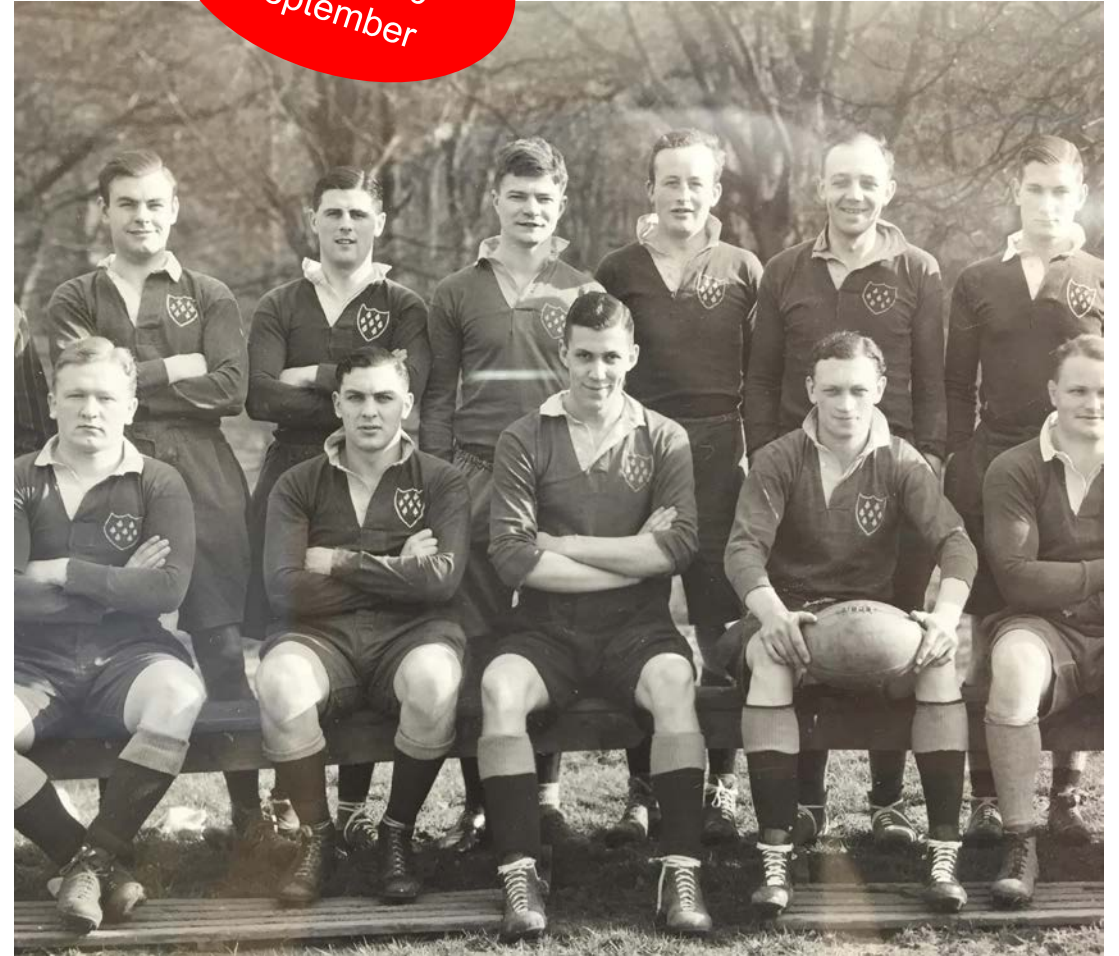
sally paler

"The development and sporting facilities that it would provide to the local area will be very much welcome and are definitely needed. Fully behind the project."

Edited by SDCDATA 53 minutes ago

# Conclusion

Deadline:  
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- In 1925 our founders had the vision, passion and ambition to launch a rugby club in our town
- Would they ever have imagined how brilliant their club has become almost 100 years later
- What would they say if we didn't back this opportunity to secure the future of the club for the next 100 years
- You can make it happen
- You can get it over the line
- We all need to push hard, now!



# About Quinn Estates

- Quinn Estates is the South East's foremost mixed-use developer with an exceptionally strong track record in obtaining planning consent on strategic and brownfield sites
- In the past three years, they have committed to over £50m of community projects including Herne Bay Sports Hub
- They have delivered 2m sq.ft of business space where 5,000 people now work and have a pipeline of 22,500 residential units and 4m sq.ft of commercial space
- They are Joint Venture partners with Ashford Borough Council and Swale Borough Council delivering major regeneration schemes
- [www.quinn-estates.com](http://www.quinn-estates.com)



# Q&A

