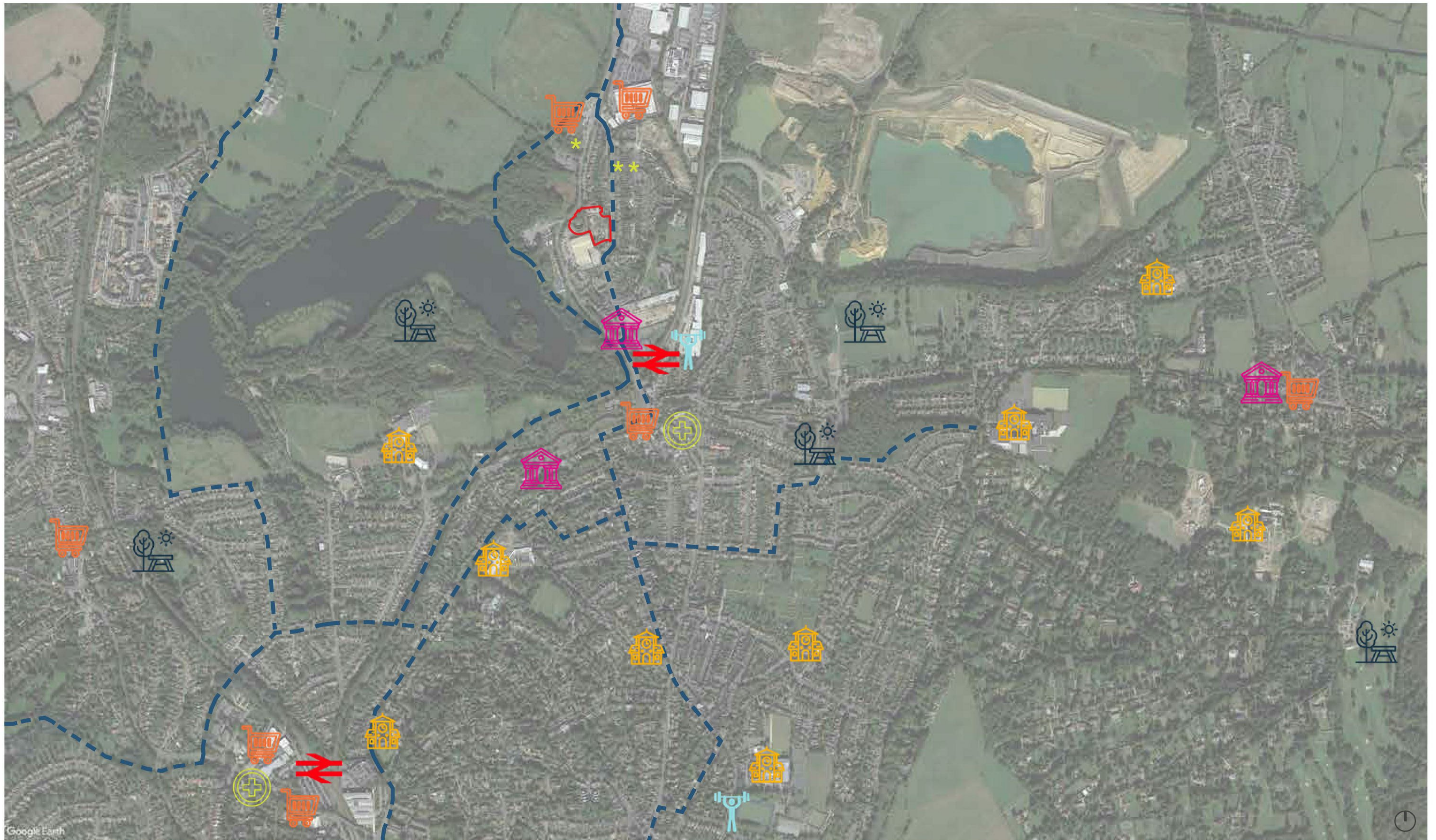




The site is less than a 10 minute walk from Bat & Ball Station which has trains to London Blackfriars. The Bat and Ball Station is one stop away from the main Sevenoaks Railway Station, and has two trains per hour heading directly to London Blackfriars, with a journey time of 65 minutes. The journey time from Sevenoaks to London Bridge is 24 minutes.

There are two bus stops just south of the site connecting to Swanley, Shoreham and Sevenoaks.





Education (nurseries, primary schools, academies)



Supermarkets



Town Buildings (halls, libraries)



Medical Centres



National Rail Stations



Public Open Space (recreation, playing fields, golf)



Leisure Centres



Cycle Routes



Locally Listed Assets with 0.5km

Education

- Seal C Of E Primary School (approx. 1.9 miles)
- Trinity School (approx. 1.1 miles)
- Dorton House School (approx. 1.7 miles)
- Walthamstow Hall (approx. 1.2 miles)
- St John's CE Primary School (approx. 1.0 miles)
- Busy Bees at Sevenoaks (approx. 0.9 miles)
- Sevenoaks Primary School (approx. 0.8 miles)
- Knole Academy Secondary School (approx. 0.8 miles)
- The Granville School (approx. 1.2 miles)

Supermarkets

- Sainsbury's (approx. 0.4 miles)
- ALDi (approx. 0.4 miles)
- Sainsbury's Local (approx. 0.4 miles)
- Seal Supermarket (approx. 1.6 miles)
- Lidl (approx. 2.0 miles)
- Londis (approx. 1.6 miles)
- Little Waitrose & Partners (approx. 2.1 miles)

Town Buildings

- Sevenoaks Community Centre (approx. 0.2 miles)
- Sevenoaks Town Council (approx. 0.6 miles)
- Seal Library (approx. 1.6 miles)

Medical Centres

- Sevenoaks Hospital (approx. 0.5 miles)
- Sevenoaks Medical Centre (approx. 2.2 miles)

National Rail Stations

- Sevenoaks (approx. 1.8 miles)
- Bat & Ball (approx. 0.4 miles)

Public Open Space

- Greatness Park Playing Fields (approx. 0.8 miles)
- Hillingdon Avenue Open Space (approx. 0.6 miles)
- Wildernesse Golf Course (approx. 2.1 miles)
- Sevenoaks Wildlife Reserve (approx. 1.2 miles)
- Bradbourne Sandpits Recreation Area (approx. 1.3 miles)
- Bradbourne Lakes (approx. 1.1 miles)

Leisure Centres

- Better Body Group (approx. 0.4 miles)
- ProFitness Bootcamp Body Blitz (approx. 1.2 miles)

Locally Listed Assets with 0.5km

- A plaque at 3 and 4 Otford Road
- A plaque in the terrace of 158-160 Crampton's Road
- A plaque outside of 17 and 19 Moor Road

Crampton's Road is a pleasant residential street, however, the surrounding buildings have little architectural significance or merit. The closest buildings of historic or architectural interest are the newly refurbished Sevenoaks Community Centre and Bat and Ball station which are approximately 0.2 and 0.4 miles south of the site, respectively.

The areas directly north and east of the site are primarily comprised of 2-storey terraced housing. There are also several detached houses including the house within the SGN ownership boundary, adjacent to the application boundary and 3 directly to the south of the site.

The site is bound to the south and west by retail warehouses and associated parking. To the west of the site over the Otford Road is small parking lot with a couple retail units and a cafe.

The areas to the west of the site primarily comprise green space, including agricultural fields and the Sevenoaks Wildlife Reserve, which consists of a series of lakes and forested areas.



Sevenoaks Community Centre



Bat and Ball Station



1



2



3



4



The site topography primarily slopes upwards away from and along the public footpath. The site slopes upwards from north to south with an overall level change of approximately 3.6m. The portion of the site to the west of the public footpath slopes upwards from the point of intersection shown to the site boundary with a level change of approximately 0.5m to the north and 3m to the south. The portion of the site east of the public footpath slopes upwards from west to east and the level changes range between 1.2m and 2.0m.



Looking south along footpath



Looking southwest from footpath

