



Planning Application Document

Project

Claydene Farm
Hartfield Road
Cowden
Edenbridge
Kent, TN8 7HF

Client

Seely Developments Ltd
The Garden House,
Mouseden Farm,
Halls Hole Road,
Tunbridge Wells,
Kent, TN2 4RF

Prepared by

Miller Architects and Associates Ltd
Medway House Studio
High Street
Cowden
Kent, TN8 7JQ
www.miller-architects.co.uk

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Version 1.1

Miller Architects and Associates Ltd

Chartered Practice RIBA Number 1951640P
Registered Company Number 7846884
VAT Registration Number 395 4024 43

Architect

Susanna Miller
BA Arch (Hons), Dip Arch, Dip Historic Building
Conservation (AA), RIBA
RIBA Membership Number: 6298404
ARB Registration Number: 060477A

Structural Engineer

Paul Wallace
Chris King
BWP

Traffic Engineer

Lawrence Stringer
GTA Civils

Accoustician

Anne Thompson
Vanguardia

Ecologist

Jenny Passmore
Corylus Ecology Ltd

Toxicologist

Pete Millis
Claire Freeman
Ashdown Site Investigation

Landscape Architect

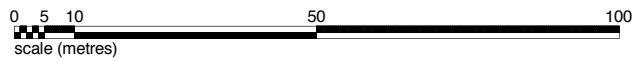
Sion Thaysen
Allen Scott Landscape Architecture

CDM

David Sandys
CDRM Services

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— site subject to application
 — in same ownership

Produced under Ordnance Survey
 Licence N° 1000 33083

Location Plan



Aerial (NTS)

Date	Revision	By	Ck'd	Stage	Issue	
23/08/19	Planning Issue	DT	SM	P	2	<p>FOLLOW FIGURED DIMENSIONS ONLY DO NOT SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT</p> <p>KEY: SK = SKETCH, PA = PRE-APPLICATION ADVICE, P = PLANNING, BR = BUILDING REGS, T = TENDER, C = CONSTRUCTION</p> <p>© COPYRIGHT - NO COPY OR REPRODUCTION IS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS</p>

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	Drawing:	Location Plan	Date:	June 2018	Scale:	1:1250 @ A3	Drawn:	DRT	Checked:	SM

1.0 Introduction

Claydene Farm is located in the Parish of Cowden. The site is a 67 acre farm site comprising farm house, farm yard, barns, hard standing, agricultural fields and sparse stands of mature trees in a rural part of the High Weald of Kent.

Claydene Farm has extensive frontage to the B2026, the Edenbridge to Hartfield Road.

Across Hartfield Road are a collection of converted farm buildings and houses of the Pyle Gate Farm.

To the south the site is of extensive fields and woodland on an incline.



1.1 Context

The agricultural buildings that comprise the proposed development were for many years used for the operation of a dairy farm by the late owner, Victor Harnett. The buildings are currently redundant as they do not meet modern agricultural requirements and insufficient land is associated with the buildings to comprise a viable farming business.

Mr Harnett passed away in September 2017 aged 93. He lived and farmed at Claydene his whole life, his father having been the tenant farmer at the time of his birth. In later years Mr Harnett ceased to operate his own dairy operation and no investment has been made in the site for many years.

In the years prior to Mr Harnett's death the farm had been let for a peppercorn rent as grazing land, hay and silage storage and shelter for cattle. Given the dilapidated state of the buildings a total rent of just £3,700 per annum was achieved.

The milking parlour and grain stores are no longer operational, and the buildings are in a poor state of repair. Following advice from Bodiam based dairy farmer it is anticipated that an investment of at least £700,000 would be required to enable the buildings to operate as part of an effective dairy farm and meet current Environment Agency Standards.



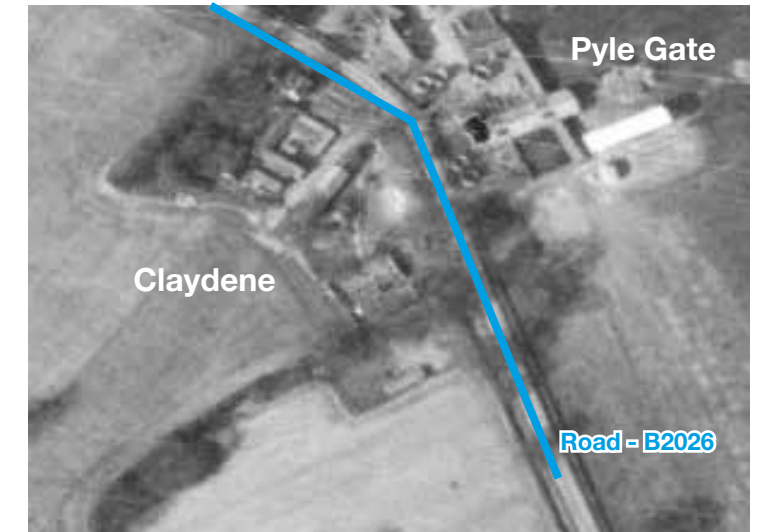
1.2 Aims of the Exercise

- To examine the site for potential change of use the residential conversion of the barns
- Propose new safer vehicular entrance location
- Tidy up the site, removing slurry contamination, old farm machinery and rubbish.



Extract from Kent LIX - Ordnance Survey Six-inch England and Wales, 1842-1952

ABOVE: Surveyed: 1869-1870, Published: 1872
BELOW: Revised: 1937-1947, Published: 1951



Google Earth, annotated 1940



Google Earth 1990



Google Earth 2009



Date	Revision	By	CHK	Stage	Issue

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MILLER ARCHITECTS
MEDWAY HOUSE STUDIO
HIGH STREET
COWDEN
EDENBRIDGE, KENT TN8 7JQ
Tel: 020 7193 1473 www.miller-architects.co.uk

Project: Claydene Farm, Cowden,
Edenbridge, Kent TN8 7HF
Drawing: Existing Building Layout Plan

Job No:	0911	Drawing No:	302	Stage:	SK	Issue:	1
Date:	Jan 2019	Scale:	1:200 @ A1	Drawn:	DRT	Checked:	SM

1.3 As Existing

Site constraints:

- the farm does not comply with current agricultural standards and is too small to be viable;
- site entrance is on a bend in a busy B road and is less than ideal;
- Car parking is undesignated and adhoc;
- Unattractive landscaping, some historic dumping of hardcore, adhoc distribution of hard standing, poorly drained leading to slurry runoff.

As existing buildings and surroundings:

- Unattractive and industrial appearance;
- The main barn buildings and are in very close proximity to each other and have been infilled with adhoc lean to structures;
- The buildings are in poor condition and suffering from neglect;
- Rough hard-standing in poor condition and unmarked. No organisation to the parking or how users drive on to the site;
- Building utilities servicing uncoordinated and old fashioned;
- Possible soil contamination from previous agricultural uses.



Aerial photography of Claydene Farm extracted from Sales Agents' Marketing Materials, 2018.

2.0 Planning History

This Pre Planning Application Advice Enquiry follows Pre App PA/18/00275 and 19/00236, the responses are in Appendix 1.

Alterations to The Farmhouse are in a separate application PA/19/02252.

It is known that the site operated as a working farm for many years and that much of what is on site was erected in the 1980s and before.

The Planning History is included in Appendix 1.

2.1 Planning Policies

The following planning policy and constraints affect development on this site:

- High Weald Area of Outstanding Natural Beauty;
- Metropolitan Green Belt;
- Area of Special Control of Adverts;
- Sevenoaks Core Strategy – LO1, LO8, SP1, SP11 ADMP – SC1, EN1, EN2, EN5, EN7, H4, EMP5, GB7, GB8, T1, T2;
- Sevenoaks Supplementary Planning Document: Development in the Green belt;
- National Planning Policy Framework (NPPF) paras 79-92.

Due to ANOB status Permitted Development Rights including Part Q do not apply.

2.2 Marketing of Claydene Farm

Conversion of non-allocation lawful business premises in accordance with the Allocations and Development Management Plan (ADMP)

Marketing of Claydene Farm

The property was marketed as a farm from May 2018 but no buyer for the whole was found.

The farm was advertised by:

- word of mouth to farming contacts;
- two large V boards one in the farmyard facing the B2026 in both directions and the other at the opposite end of the land at the crossroad by the Queens Arms. The B2026 is a very well used commuter road linking Edenbridge, Tunbridge Wells and East Grinstead. The advert will have been seen by a great many people as the average number of vehicles passing the site in a 24-hour period is over 5,600 (see Transport Statement) and the board was in situ until after the farm was sold;
- 'South East Farmer' magazine in May 2018;
- Farmers Weekly 18th May, 2018;
- Kent and Sussex Courier (various editions) on 11th May, 2018;
- Complete Land Management (CLM) website.



COWDEN, EDENBRIDGE, KENT
Guide £2 million or in 3 lots
Four bedroom Farmhouse with garage, garden and car parking, extensive farm buildings and about 147 acres of land. BPS entitlements 54.51 ha.

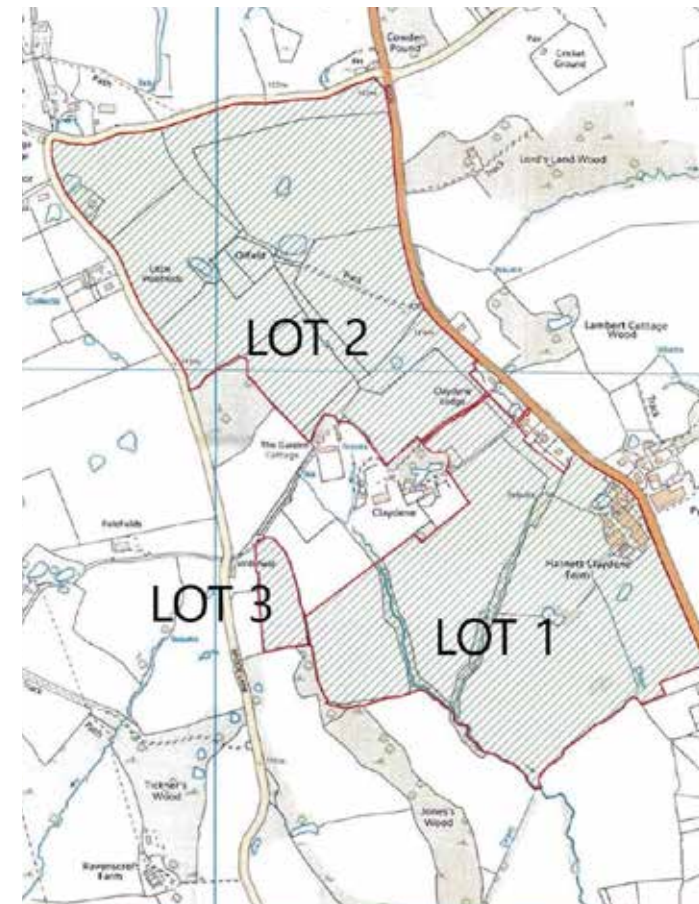
View by appointment with CLM
Call us 01892 770339 or email: simon@c-l-m.co.uk
www.c-l-m.co.uk

Artwork supplied to 'South East Farmer' magazine.

The selling agent, Complete Land Management (CLM) was also the land agent for the farm for many years and knew the farm and the local market intimately. They were well placed to assess the appetite for land and farming ventures in this area as well as the likely rent which could have been achieved. The farm was advertised as a going concern and marketed to the land agent's contacts locally. CLM are not members of property finder sites as they deal with commercial and farming ventures only. The farm was therefore only marketed in agricultural circles and not as a residential property.

Interest in Lots 2 and 3 was from neighbouring residents who purchased the land for added private amenity. The sale of these completed in November 2018.

The remaining land and buildings were sold to Seely Developments Ltd in January 2019 following eight months of marketing. Seely Developments identified the farm was for sale by noticing the board as they were passing on the B2026 following up with CLM before finally buying the farm.



Extract from Agents' Particulars, 2018.



Extract from Agents' Particulars, 2018

**CLAYDENE FARM
HARTFIELD ROAD
EDENBRIDGE
KENT TN8 7HF**

Edenbridge 4 miles
East Grinstead 9 miles
Tunbridge Wells 11 miles
Gatwick Airport 17 miles

**A 4 bedroom Farmhouse
Extensive Farm Buildings
About 2,600m² (28,000sqft)
Land About 59.45 ha
(147 acres)**

BPS entitlements 54.51 ha

For Sale as a whole or in 3 lots

GUIDE PRICES

- LOT 1 £1,400,000
- LOT 2 £ 600,000
- LOT 3 £ 30,000

GUIDE FOR WHOLE £2,000,000

View by appointment with sole Agents CLM

Tel: 01892770339
E-mail: simon@c-l-m.co.uk

SITUATION
Claydene Farm has extensive frontage to the B2026, the Edenbridge to Hartfield Road. The farm is also bordered by Spode Lane on the north side and partly to the west.
It is located in the Parish of Cowden and the District Council of Sevenoaks (tel: 01732 227000).
There are local railway stations at Cowden, Haver and Edenbridge (40 minutes to London Bridge).

DIRECTIONS
From Edenbridge go south along the B2026. After about 4 miles the farm land starts on the right hand side from the cross roads (by the Queens Arms Public House). The entrance to the farm is approximately 0.5 miles further on.

THE FARMHOUSE
The house has whitened elevations under a slate roof and is approached from tarmac drive and parking area. It is separated from the highway by a stone wall.
The accommodation is shown on the floorplans and comprises:- Porchway leading to entrance hall with study and cloakroom off. Beyond is the farmhouse kitchen/breakfast room with Rayburn, Dining Room with glazed doors to garden, Sitting Room, cupboard under stairs. On the first floor are three double bedrooms and one single bedroom, bathroom with bath, basin, toilet and WC, airing cupboard.
Outside garden area with storage sheds, lawn, pond and rural views.
Services: Mains water, electricity, private drainage Heating from night storage heaters.

FARM BUILDINGS
Adjacent to the Farmhouse, as shown on the aerial photograph are extensive farm buildings comprising -Garage, Covered Yard, Hay Store of galvanneal iron and cement fibre with lean-to, Granary with brick and concrete block walls, old grain bins and grain walls, lean-to covered yard with adjoining open yard and further lean-to. Extensive covered yard areas with various lean-tos. Brick and tiled former parlour and milk room. About 2,600 sq. m (28,000 sq. ft) Open silage clamp and dung store.

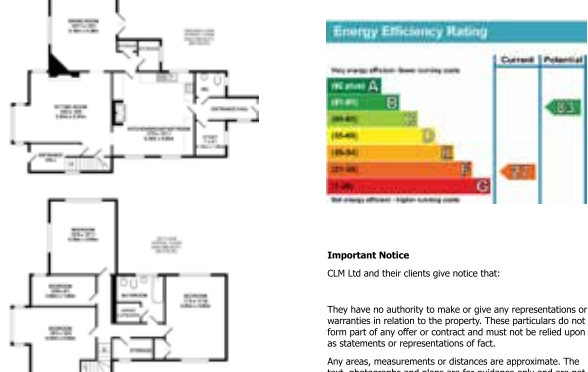
LAND
The land has been for many years a dairy enterprise and is now used as cattle housing with the adjoining land which extends to about 6725 acres (2722 ha) and is let as part FBT and part Grazing Licence to 28th September, 2018. The land provides productive grazing and silage areas.

LOT 1
The area of pasture extends to about 3.39 acres (1.37 ha). This is also let on a Grazing Licence until 28th September 2018.

LOT 2
Comprises 76.26 acres (30.86ha) of agricultural which is let on a Grazing Licence until the 28th September 2018 and provides productive grazing and silage areas with extensive road frontage.
There is a central track which leads to a site let to Quadria for gasoil exploration for a term of 30 years ending on the 14th August, 2020. The current annual rent is £12,726.44, index linked. This is subject to a break clause in favour of the tenant.

LOT 3
The area of pasture extends to about 3.39 acres (1.37 ha). This is also let on a Grazing Licence until 28th September 2018.

Extract from Agents' Particulars, 2018



Energy Efficiency Rating

This energy efficient home saving costs

Current: E Potential: B

Important Notice
CLM Ltd and their clients give notice that:
They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning.

Claydene Farm, Hartfield Rd, Cowden TN8 7HF

TOTAL APPROX. FLOOR AREA 2641 SQM (5841 SQFT)

Extract from Agents' Particulars, 2018

Below and inset:
Sketch of As Proposed Elevations



3.1 General Design Principles



Height and scale: there is no change proposed to the existing building envelopes in terms of height, the proposals simply involve the conversion of those buildings that are structurally sound, no new residential structures are proposed.

Existing and Proposed Plots: all buildings to be kept on existing plot and location, no new structures are proposed. All structures not fit for conversion are removed, in addition the barn 4 extensions have been removed to improve curtilage and building legibility, and barn 7 is removed to be used to extend the farmhouse and better reveal barn 5, 6 and the Farmhouse.

Styling of the buildings: converted barns, would be modelled to keep the agricultural aesthetic, however the use of stained shiplapped oak, black corrugated roofs and oak or aluminium windows would be a more attractive aesthetic than the current asbestos sheet and corrugated steel cladding which is particularly utilitarian.

Landscaping: the current layout has an adhoc and utilitarian feel with little or no thought given to the landscape or planting. The client has appointed a landscape architect to assist the design team in the production of high quality landscape proposals. The brief is specific to offering landscape betterment and proposals would contain planting schemes that benefit local bio diversity. The Public Foot Path that runs across the side is maintained and worked in to the circulation and landscape plan. There is a reduction in hard standing in the as proposed scheme and any hardstanding is more considered with better designed surfaces. There is a considerable increase in species rich hedging proposed, for privacy and wildlife benefit.

Biodiversity: specialist extensive biodiversity surveys have been undertaken to better inform the building design and landscape plans.



3.2 Sustainability

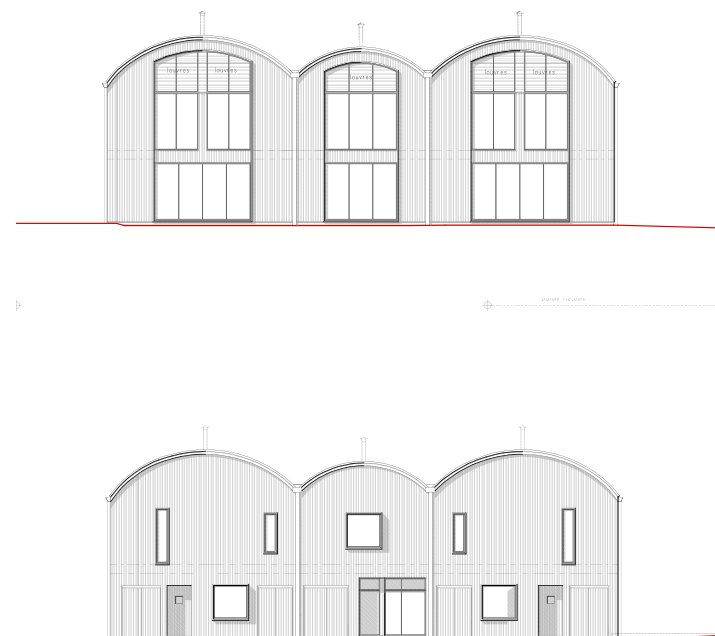
De-carbonise the site as much as possible, provision of solar panels, solar hot water panels, rain water harvesting, high levels of insulation, wood burning stoves, sun tubes and roof lights

- Permeable hard standing,
- Bike stores
- Photo voltaic panels
- Electric vehicle charging points
- Solar Thermal Hot Water
- Sun Pipes and Roof Lights
- High Levels of Insulation
- Rain water storage and harvesting for WCs and Landscape
- DEFRA Wood burning stoves
- Nature friendly landscaping, rewilding, trees bird and bat houses

3.3 Access

Access across the site is improved and is designed to accommodate people with disabilities and improve the visual identifiers on the site. Provision of accessible parking spaces, accessible bathrooms and level access is built in throughout.

The current vehicular access to the farm is less than ideal. Having taken advice from a Traffic Consultant we have proposed a new safer entrance to the south of the site with clear site lines and splays. The new entrance would also require a highway licence from ESCC as well as planning permission. The Highways Report is in Appendix 2.





3.4 Barn Conversions and additional supporting surveys

A full range of specialist, independent surveys have been commissioned and undertaken, these can be found in Appendix 2

In summary

- **Toxicology:** The site is currently occupied by a vacant farmhouse and numerous redundant agricultural buildings in varying states of disrepair, associated with a former dairy farm. A number of above ground storage tanks were noted to be present and some of the buildings were used to store waste oil and various agricultural chemicals and pieces of equipment. Evidence of significant burning of waste materials was observed in the southern part of the site.

The site was shown to be occupied by the existing buildings in the north at the time of the earliest inspected historical map, dated 1894. The site appears to have remained largely unchanged until the late 1900s, when new agricultural buildings were developed in the central/southeastern areas of the site.

Reference to geological datasets indicates that the site is expected to be underlain by the Wadhurst Clay Formation.

The Wadhurst Clay Formation is classed as Unproductive Strata. The site does not lie within an Environment Agency Source Protection Zone with regard to the protection of the quality of groundwater that is abstracted for potable supply.

The preliminary contamination risk assessment has identified potential pollutant linkages relating to the proposed end users of the site, examples are oil tank storage, residue from extensive burning of tires and asbestos. An intrusive ground investigation is recommended in order to allow a quantitative risk assessment to be made.



ABOVE: Interior and Exterior Barn Structures

- **Ecology:**
BATS

Two bat emergence surveys were undertaken in May and July 2019 and no bat roosts were detected in farm buildings B2, B9, B10 and B15. A European Protected Species licence is not required to complete the works to remove these buildings, or the remaining buildings with 'Negligible' bat roosting potential (B3-8 and B11-14). Recommendations have been provided to maintain dark foraging and commuting habitat.

- GCN

Habitat Suitability Index assessments and eDNA surveys have been undertaken for six accessible ponds within 250m. Pond P2 was dry and therefore scoped out of further surveys. The eDNA results were positive for the three closest ponds (P1, P3 & P4) and negative for the two more distant ponds (P5 and P6). An EPS licence will be required and the principles of a mitigation strategy have been outlined. For an EPS licence application, GCN population surveys will be required for P1, P3 and P4 between mid- March to mid-June.

- Mammals including Badger

Badger, fox and rabbit have been recorded near to the pond (P1) and outbuildings. No badger sett has been recorded to date, however the species has been recorded as present on Site, so regular monitoring is recommended. The fox earth and rabbit warren will be affected by the removal of the outbuildings. Due caution and ecological supervision is required for the demolition.



ABOVE: Semi-combusted old tyres

- Barn Owl

The Site has been visited infrequently by barn owl, with one pellet in B12 and five pellets in B13. There is no regular feeding perch or breeding site identified to date, however the Site has become more suitable for barn owls since the farm was abandoned. Regular monitoring (every 6 months) is recommended up until work commences on Site.

- **Structure:** in line with GB7 all the structures have been inspected by Bellamy Wallace Structural Engineers. Generally the barns are in good and structurally sound condition, some of the lean-tos are insubstantial and would not comply with GB7 however these are proposed to be removed in anycase.
- **Topographical and land survey:** a full land, level and building digital survey has now been carried out by Cadplan.



ABOVE: Old oil tank
BELOW: Manure and Farm Yard waste

- **Traffic survey:**

GTA Civils have carried out 4 exercises for the site and speed surveys and the specific geometry and topography of the site.

- 1 - Speed Traffic Flow Survey:

speed/traffic flow survey on Hartfield Road in January 2019.

24 hour totals (5 day average) flows:

Northbound	2845
Southbound	2813

There are circa 650 vehicles in the AM peak (two way).

- 2 - Designers Response to RSA1

- 3 - Stage 1 Road Safety Audit

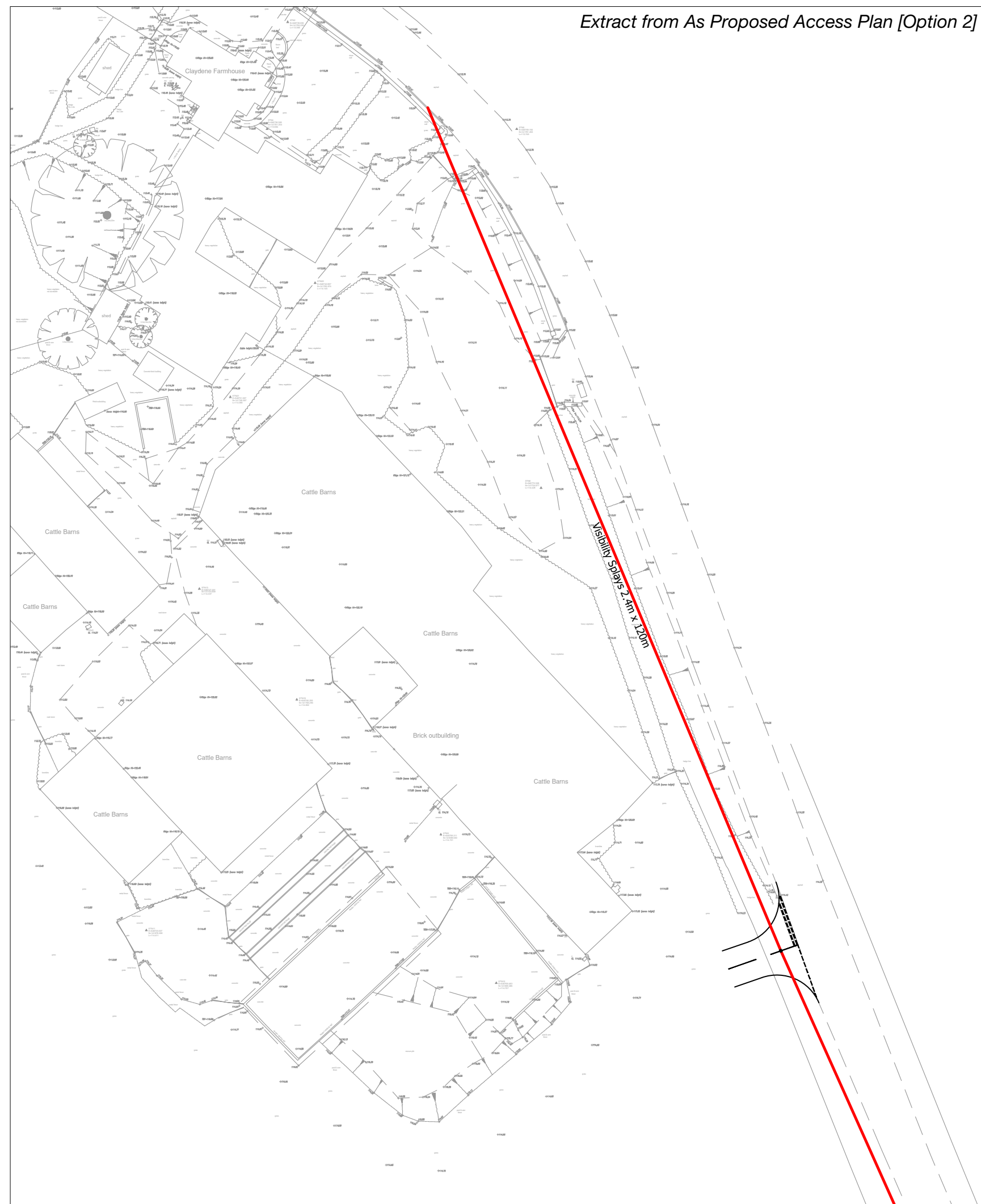
- 4 - Proposed new access as shown adjacent.

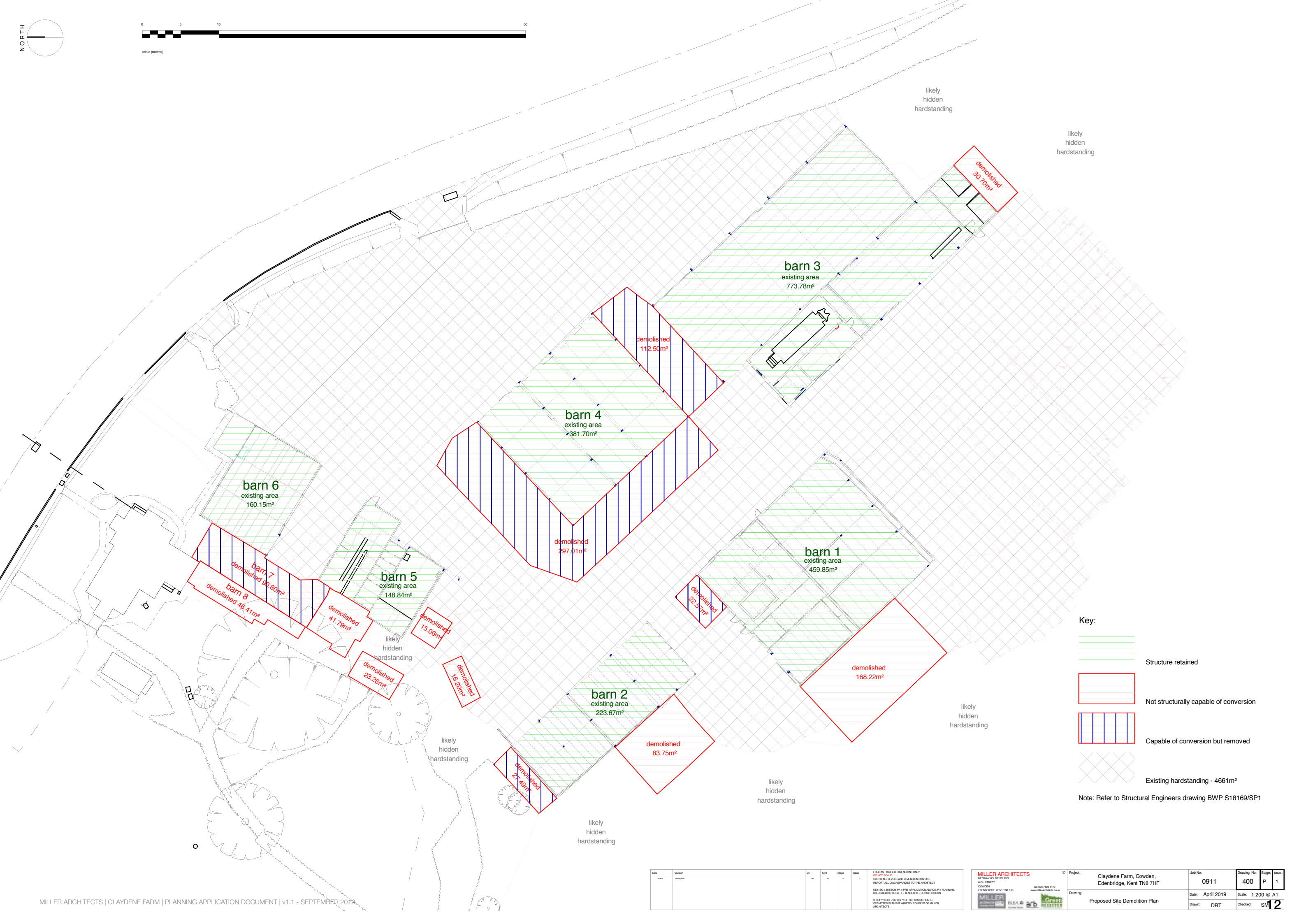
The existing site has evolved over the last 200 years and the existing accesses have been in place since before motor car use.

The proposed route represents a safer placement for an access on the the main road, regards of residential or farm access-independent to the issue of change of use. The design of the new access comes as a result of the traffic and speed surveys and the specific geometry and topography of the site.



View from Dutch Barns towards Hartfield Road





Key:

- Structure retained
- Not structurally capable of conversion
- Capable of conversion but removed
- Existing hardsanding - 4661m²

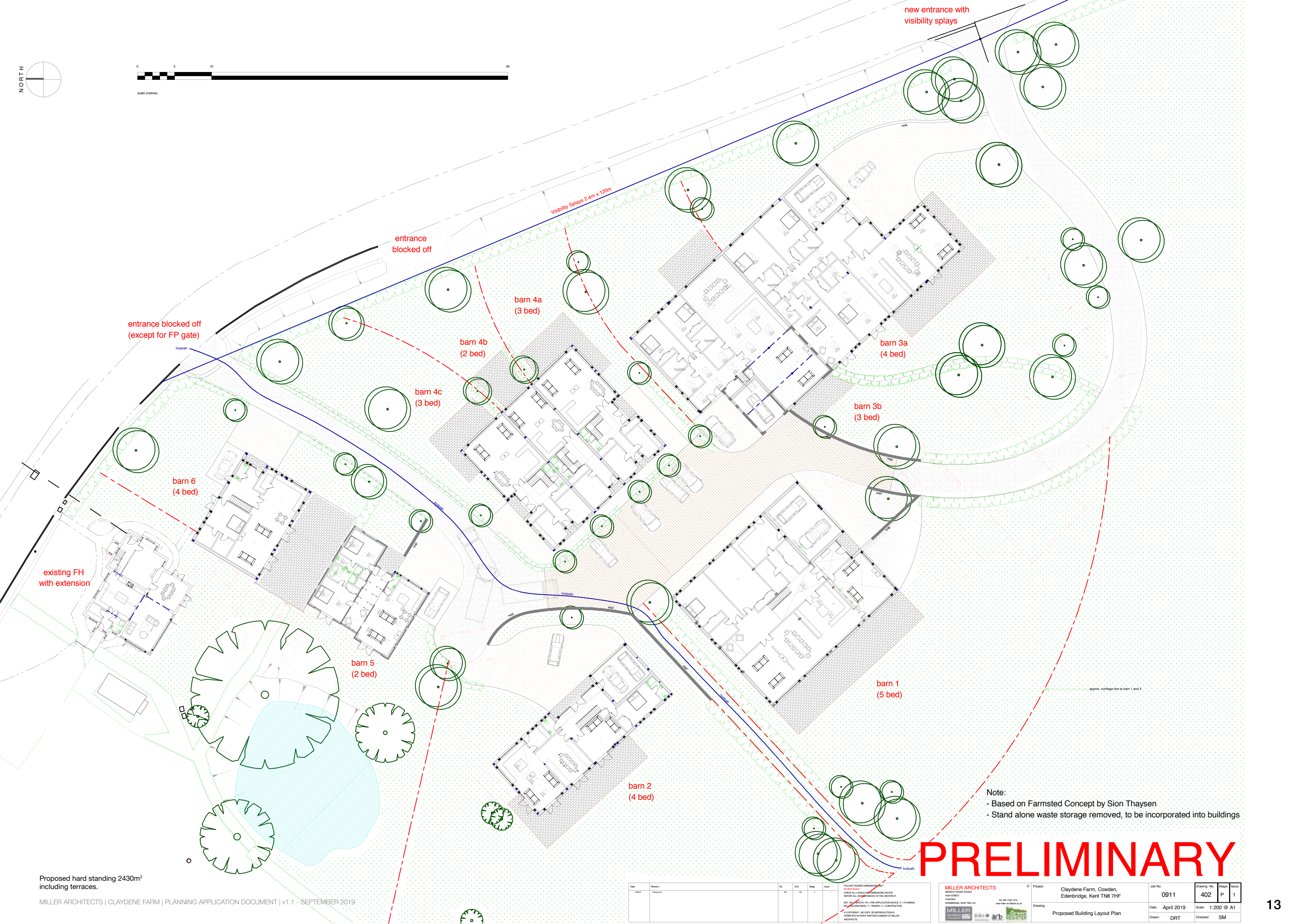
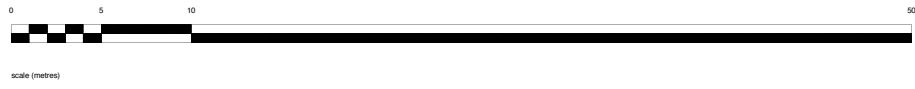
Note: Refer to Structural Engineers drawing BWP S18169/SP1

Date	Revision	By	Chk	Stage	Issue

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MILLER ARCHITECTS
MIDWAY HOUSE STUDIO
HEAR STREET
CONDON
EDENBRIDGE, KENT TN8 7HF
Tel: 020 7181 1473
www.miller-architects.co.uk

Project:	Claydene Farm, Cowden, Edenbridge, Kent TN8 7HF	Job No:	0911	Drawing No:	400	Stage:	P	Issue:	1
Drawn:	DRT	Date:	April 2019	Scale:	1:200 @ A1	Checked:	SM	12	



entrance blocked off (except for FP gate)

entrance blocked off

Visibility Splays 2.4m x 120m

new entrance with visibility splays

barn 4a (3 bed)

barn 4b (2 bed)

barn 4c (3 bed)

barn 3a (4 bed)

barn 3b (3 bed)

barn 6 (4 bed)

existing FH with extension

barn 5 (2 bed)

barn 1 (5 bed)

barn 2 (4 bed)

Note:
- Based on Farmstead Concept by Sion Thaysen
- Stand alone waste storage removed, to be incorporated into buildings

PRELIMINARY

Proposed hard standing 2430m² including terraces.

MILLER ARCHITECTS | CLAYDENE FARM | PLANNING APPLICATION DOCUMENT | v1.1 - SEPTEMBER 2019

Date	Revision	By	Check	Stage	Issue

FOLLOW FOLLOWING CONSTRUCTION ORDER:
 1. FOUNDATION
 2. CHECK ALL LEVELS AND DIMENSIONS ON SITE
 3. REPORT ALL DISCREPANCIES TO THE ARCHITECT
 4. CONSTRUCTION
 5. FINISHES
 6. CLEAN UP
 7. HAND OVER TO THE CLIENT



Project:	Claydene Farm, Cowden, Edenbridge, Kent TN8 7HF	Job No:	0911	Drawing No:	402	Page:	1
Date:	April 2019	Scale:	1:200 @ A1	Drawn:	DRT	Checked:	SM

4.0

Design Summary

The proposal is now for a residential scheme. The farmhouse would continue its existing residential use, and the proposal is to apply for change of use to convert the barns to residential with a mix of units from 2 - 5 bed, some single level and others 2 level but all with whole life criteria in mind around an agricultural style 'farm yard' design concept.

All barns have been designed to comply with the GB7 of the ADMP assessment by structural engineer (Appendix 2), all sections of the barns that do not comply are proposed to be demolished. The public and private amenity spaces between the buildings have been carefully considered.

- New vehicular site entrance
- 9 new houses (4, 3 and 2 bedroom) mix of bungalow and 2 story, depending on configuration of existing structures.
- Associated parking, private gardens and landscaping

Barn 1 Grain Store

5 bed, 2 level, whole life design criteria with level access ground floor and ground floor bedroom with accessible bathroom and amenity spaces, this is the largest of the barns, it occupies a prime location at the back of the site overlooking a valley and giving on to fields. The north garden edge defined by the Public Foot Path, we are proposing species diverse edging to give privacy.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 470.15m²
First = 233.97m²

Barn 2 Old Hay barn

4 bed, 2 level, whole life design criteria with level access ground floor and ground floor bedrooms with accessible bathroom and amenity space

It occupies a prime location at the back of the site overlooking a valley and giving on to fields. This house is most impacted by the Public Foot path and a privacy wall is included in the scheme.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 233.28m²
First = 155.41m²

Barn 3a Vaulted barns

4 bed, 1 level, whole life design criteria with level access ground floor and ground floor bedrooms with accessible bathrooms and amenity space

This building occupies a location closer to the roads its amenity space and giving areas are located to the south west of the plot. It is large but with single level living, making it suitable for many types of family and ages of occupant.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 446.68m²

Barn 3b Old Dairy

3 bed, 2 level, whole life design criteria with level access ground floor and 2 ground floor bedrooms with accessible bathrooms. There is a master bedroom in the first floor of the red brick Old Dairy building. The amenity spaces and private gardens are at the east and west of the site.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 340.32m²
First = 70.86m²

Barn 4a Dutch barn

3 bed, 2 level, whole life design criteria with level access ground floor with accessible bathroom and amenity space to the south and east. This is the first of the dutch barns, and we have treated them as a short terrace with amenity space mainly to the east. The noise of the road will be ameliorated by planting, trees and species rich hedges.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 144.32m²
First = 135.25m²

Barn 4b Dutch barn

2 bed, 2 level, whole life design criteria with level access ground floor with accessible bathroom and amenity space. This is the smallest section of the barns, designed as a smaller 2 bed unit. The garden will be to the east nearest the road. The noise of the road will be ameliorated by planting, trees and species rich hedges.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 102.56m²
First = 96.94m²

Barn 4c Dutch barn

3 bed, 2 level, whole life design criteria with level access at ground floor with accessible bathroom and amenity space. This is designed as a 3 bed unit. The garden will be to the east and north nearest the road, with the north garden edge defined by the Public Foot Path, we are proposing species diverse edging to give privacy. The noise of the road will be ameliorated by planting, trees and species rich hedges.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 144.04m²
First = 134.96m²

Barn 5 Cottage with Pond

2 bed, 1 level whole life design criteria with level access ground floor and ground floor bedrooms with accessible bathroom and amenity space.

The pond is a charming feature of this smaller house, and it will have lovely views over the north west of the site over rolling fields.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 161.74m²

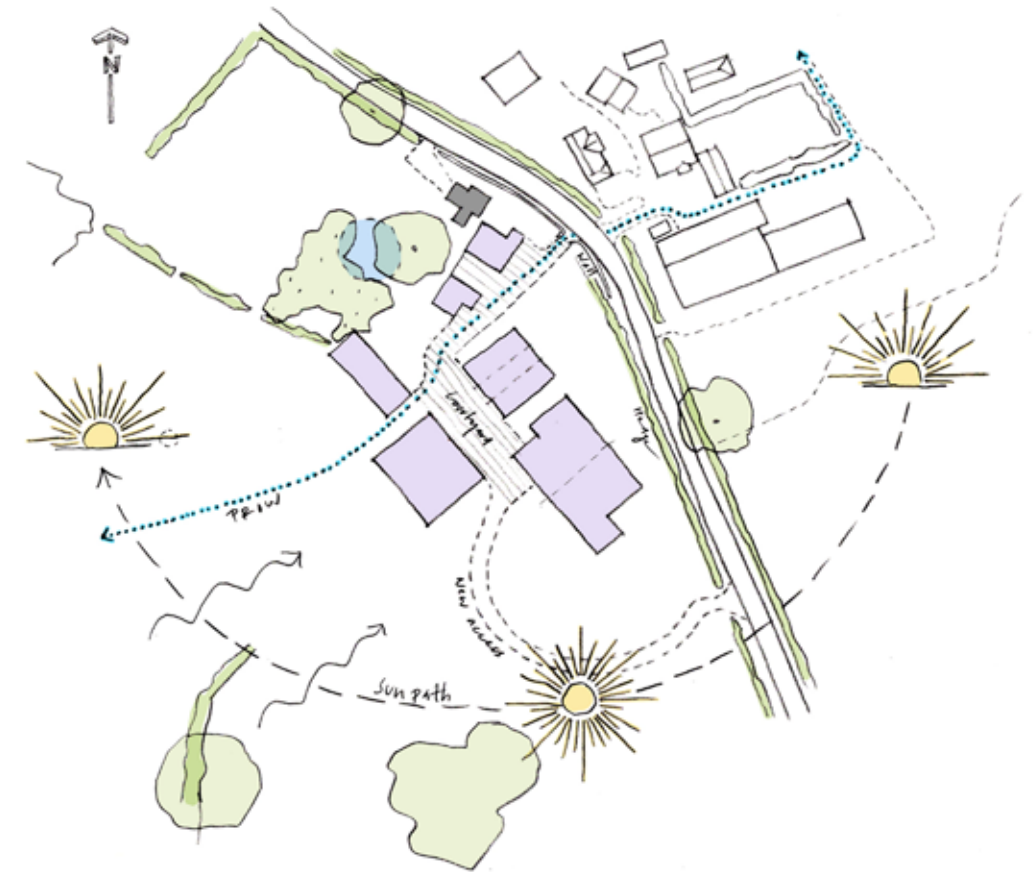
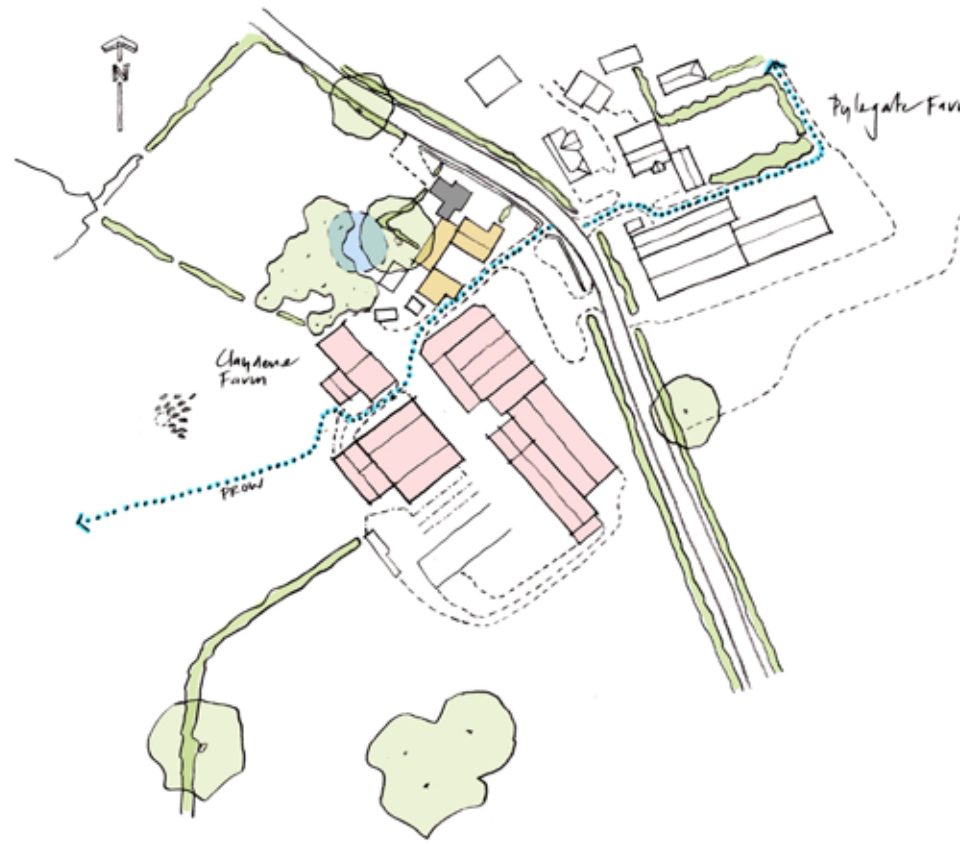
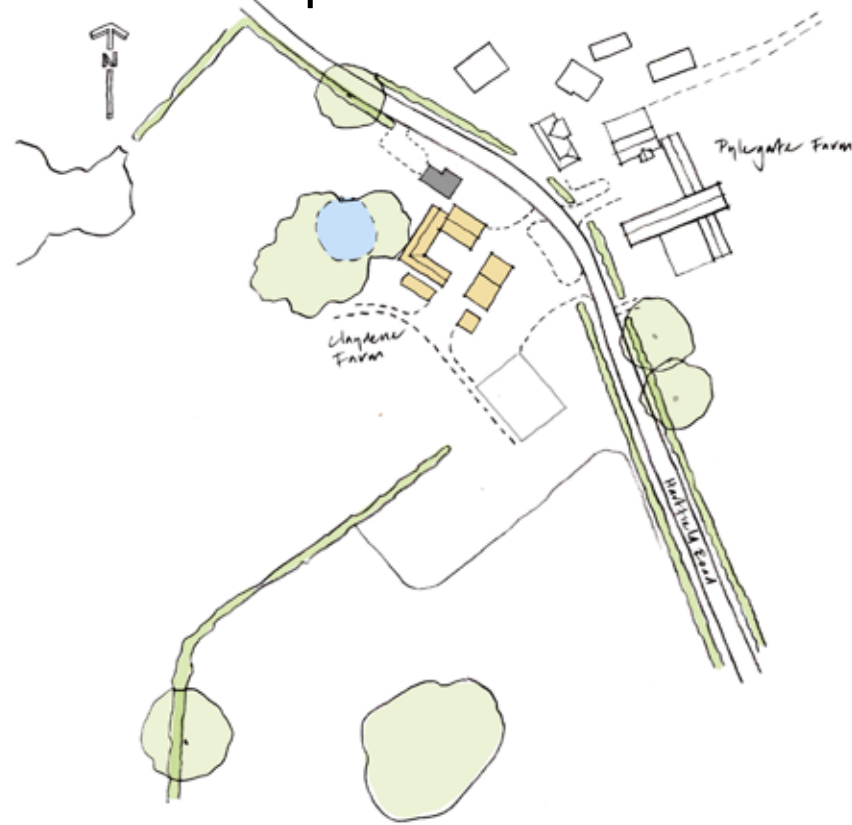
Barn 6 Court Yard garden house

4 bed, 2 level, whole life design criteria with level access ground floor and ground floor bedrooms with accessible bathroom and amenity space. There is a garden to the north and the Public Foot path gives it direct access to the fields beyond.

Areas: Proposed Barn Areas (gross floor areas including garages/porches)

Ground = 163.49mm²
First = 82.80m²

4.1 Landscape



Historic character From 1940s map

1 HISTORICAL DEVELOPMENT

Farmsteads and their buildings reflect the development of agricultural regions and areas. In Kent the principal agricultural processes from the medieval period have been arable farming, especially in the Isle of Thanet and northern Kent, and cattle rearing and fattening, a feature of the Weald in particular and in combination with sheep in the coastal marshlands. Fruit growing and market gardening developed on an industrial scale from the mid 19th century. Market gardening, with nurseries, orchards and storehouses, developed around stations such as at Paddock Wood, and were concentrated along the fertile coastal margins of north Kent. The hop industry, which developed from the 16th century, reached its peak in 1878 when Kent produced 65% of national output. Hops were often grown in association with other fruits.

2 LANDSCAPE AND SETTLEMENT

Historic farmsteads and their buildings are an integral part of the rural landscape and how it has changed over centuries. Rural settlement in Kent is dominated by hamlets and isolated farmsteads that date from the medieval period, which is also the pattern found in large parts of eastern and western England. The Weald has the highest densities of farmsteads, often small in scale, which are concentrated in areas of anciently-enclosed fields with irregular and wide species-rich hedgerows. The largest farms and fields developed across the corn-producing vales and downs.

3 FARMSTEAD AND BUILDING TYPES

The basic forms of farmstead layout are courtyard plan farmsteads, which are focused around one or more yards and comprise 72% of recorded sites, dispersed plans which have scattered layouts and comprise 25% of recorded sites and the remaining 3%, where the working buildings are laid out in a row or are attached in-line to the farmhouse. The smallest-scale dispersed and courtyard plan farmsteads are concentrated in the Weald. They were a strong feature of the Romney Marsh area, but are now rare. The largest-scale courtyard-plan farmsteads are concentrated in the main corn-producing areas of the Wealden Greensand (intermixed with a high proportion of smaller-scale farmsteads), the North Downs, the North Kent Plain and the Thames Estuary. Barns were built to store and process the harvested corn crop. Kent has a high proportion of medieval barns by national standards. Multifunctional barns for housing animals and their fodder were a feature of the Weald, and large barns – sometimes aisled and comprising two or even more to a farmstead – were a feature of the corn-producing areas.

Present inherited character From 2019 map

Granaries and cart sheds are a particularly distinctive feature in corn-growing areas. Once threshed, grain needed to be stored away from damp and vermin. It would be sold off the farm or retained for animal feed.

The largest stables were built in corn-producing areas, where more horses were needed for ploughing and many other tasks.

Oasts in which hops were dried and stored are the most prominent buildings associated with the hop industry.

Yards, shelter sheds and cow houses for housing cattle are mostly of 19th century date, and may be found added to an earlier barn or detached and associated with individual yard areas.

Field barns and outfarms, the latter comprising buildings set around a yard, are mostly 19th century. Some barns on these sites, especially

in the Weald, may be much earlier in date. A small number of late 18th or early 19th century outfarms survive on the downs, typically with a barn and flanking shelter sheds facing into yards.

4 MATERIALS AND DETAIL

Historic farmsteads also reflect the county's huge diversity in geology, and differences in building traditions and wealth, estate policy, access to transport links and the management of local timber and other resources. Hipped and half-hipped roofs are the historically dominant roof form, gabled roofs being more generally used from the 19th century. Timber-framing was typically used for medieval houses and barns with the barns and sometimes other buildings being clad in weatherboarding. Brick and flint was used from the 17th century for high-status barns and stables but it was not commonly used until around 1800. Stalls, grain bins and other features, including graffiti and ritual marks, are also found in farm buildings.

Proposal

Key

-  Farm House
-  Traditional farm buildings
-  Modern farm buildings
Atcost and Dutch barns
-  Proposed refurbished
buildings/barns
-  Overgrown pond
Attenuation and wildlife

Sion Thaysen
Allen Scott Landscape Architecture

Emailed Summary for Pre Application Response for PA/19/00236

Dear Susanna Miller

Thank you for your email, further to our pre application meeting.

Farmhouse extension

The proposed demolition of the attached outbuildings to the farmhouse and the proposed rear single storey extension would result in the reduction of built form associated with the farmhouse and therefore complies with GB1 of the Sevenoaks ADMP. The design and use of materials would be appropriate and the proposal would not harm the residential amenity of any nearby properties.

Farmyard conversions

Policy GB7 of the Sevenoaks ADMP allows for the conversion of rural buildings to alternative uses, such as residential, subject to meeting the following criteria:

- No greater impact on the openness of the green belt. No major or significant extensions are proposed to the existing farm buildings and in reality the scheme involves a significant reduction in the extent of built development on the site, through the demolition of a series of attached farm buildings and lean-tos to open the existing buildings, to make them more suitable to conversion. The extent of hardstandings on the site are also being reduced and as discussed at the meeting, whilst a new access being created, its swept path should be reduced, to limit the spread of development across the site and onto agricultural fields. Also the residential curtilages for barns 2 & 4, should be reduced to minimise the domestication of the land surrounding the farm buildings, which will be particularly prominent from the PROW which traverses through the site.

- Structural surveys – a full detailed assessment of the structural capability of the barns will be undertaken at the application stage to ensure the buildings are capable of conversion without major or complete reconstruction. My initial perusal of the documentation supports your submission.

Design

The proposed changes to the fabric and appearance of the barns is not significant, as they retain their rural and former agricultural appearance, helping to maintain the feel of a farmstead, rather than creating a suburban estate. I would keen for the windows on a number of barns to arranged in a more ad-hoc fashion to pick up on the more random nature than windows and openings were historically inserted into these farm buildings, which again help to retain the rural uniqueness of the site.

I would suggest that the bin stores are reduced in size and located away from the frontages of the barns, as at present, they appear to be dominating feature of the farmstead, as standing out as being alien features within a farm complex.

Area of Outstanding Natural Beauty

The site lies within the Kent Downs Area of Outstanding beauty and you will need to demonstrate the proposal will conserve and enhance the Landscape character of the AONB under policy EN5 of the Sevenoaks ADMP. Enhanced landscape and biodiversity enhancements to the farmstead would assist in meeting this requirements, including planting up the existing access to be closed. In addition, external lighting should be kept to a minimal and the measures should be put in place to restrict the light spillage from within the converted units to help protect dark skies and avoid sites being overly prominent with the AONB.

Access & Highways

I would suggest that you contact Kent Highways to seek their reviews as the relocation of the proposed access, which appears to be a sensible solution in moving it from a bend to a straight section of road. It is unlikely that the proposed residential conversion would result in a significant change in traffic movements to this site compared to its established planning use. Therefore the proposal will not result in severe or advise highway conditions.

Affordable housing

As discussed in the meeting, the threshold for affordable housing will change once we receive the Planning Inspectorate's report following the Examination in Public of our emerging Local Plan. Therefore at present no affordable housing contribution would be sought, but it would be required in the future, potentially towards the end of this year.

New Local Plan:

Sevenoaks District Council is currently undergoing the process to adopt a new local plan. As such, dependent upon the time of any planning applications submission, local policy considerations may have changed. Planning decisions will be based upon the adopted local policies at the time of the decision.

The applicant is advised to review the proposed timetable for the adoption of the new local policies, please see link below:
https://www.sevenoaks.gov.uk/info/20014/planning_policy

Please note the above is not intended to provide a comprehensive response of all issues, which may be relevant, but intends to set out those which I consider likely to be most pertinent to the consideration of an application in the event of a submission along the lines presently proposed.

Any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to future planning application.

Any views or opinions expressed are given without prejudice to the consideration of any planning application, which will be subject to public consultation and statutory / non-statutory consultations, and the formal decision of the Council.

I would recommend that you research all relevant policies and guidance and consider how they apply to your proposal, before submitting any planning application.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the pre-application advice will be taken into account in the determination of the future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position.

In addition, it should be noted that if the planning application is delayed for a significant period then any pre-application advice may be overtaken by changes in national, regional or local policy and guidance.

I hope this helps to clarify matters and should you require any further assistance, please let me know.

Many regards

Aaron

Aaron Hill
Development Control South Team Manager
Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | TN13 1HG



Linda Seely (C/O Susanna Miller)
C/O Susanna Miller
Medway House Studio
High Street
Cowden
KENT
TN8 7JQ

Tel No: 01732 227000, Option 3
Ask for: Natalie Rowland
Email: planning.preapplication.advice@sevenoaks.gov.uk
My Ref: PA/18/00275
Your Ref:
Date: 22nd July 2018

Dear Linda Seely (C/O Susanna Miller)

Pre-Application Advice Enquiry

Site: Claydene Farm Hartfield Road Cowden KENT TN8 7HE
Development: Proposed barn conversion to new residential properties. Extension of existing farm house and new vehicular access.

I write in connection with our pre-application meeting which took place on 13 July 2018 about the above proposal. I will deal with the proposal under the following headings:

- Principle of development
- Impact on Green belt
- Any other matters

Principle of development

The possibility of using the rationale of previously developed land (PDL) was discussed however the discussion focussed on the conversion of the existing buildings to residential dwellings.

As the proposal would involve the loss of an agricultural unit, of upmost importance is whether the development complies with Policy EMP5 of the Allocations and Development Management Plan (ADMP). The policy states that non-allocated lawful business premises such as this, are to have been unsuccessfully marketed for employment use for a period of at least 6 months before alternatives have been considered. The Council will expect marketing to have been undertaken proactively, for appropriate business uses of the site (including through both re-use and redevelopment) and at the appropriate rental or purchase price for the type of business land and/or buildings.

The Council will also consider the impact on the transport network and ensure there is no harm to surrounding uses, including nature conservation areas.

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk



Proposals for mixed use redevelopment on existing unallocated business sites will be permitted providing the proposal includes a significant element of business use and the proposal complies with all other relevant planning policies.

Three schemes were put forward showing either five, seven or nine dwellings. The final scheme was considered to be less successful as aside from the Green Belt consideration, it was considered to result in overdevelopment of the site.

Impact on Green Belt

There is a local plan policy that permits the re-use of a building within the Green Belt - GB7 of the ADMP. In my view, the development would appear to fall into this category.

The first point of the policy states that the new use should not have a materially greater impact than the present use on the openness of the Green Belt. The information submitted as part of this pre-application request including the aerial imagery, shows that the current built form extends across a significant part of the site. In order to demonstrate that the new residential dwellings would not pose more harm than the existing, it is recommended that calculations showing the changes to floor area and volume are submitted with any application. It would also be useful to see some maps and cross sections showing the existing and proposed structures as layers.

The applicant has confirmed that structural surveys have been carried out and that the schemes being put forward only include those buildings which are structurally sound, with the more dilapidated additions being removed. These surveys and a method statement detailing the conversion would need to accompany any application.

Any other matters

I have set out below some other areas that we discussed - in no particular hierarchy:

- Concerns over the acoustic bund and the impact that it may have on the AONB
- Housing mix - Policy SP5. A hybrid of schemes one and two was preferred due to the mix of two, three and five bed dwellings. Further information can be found on our local housing needs study and our housing strategy
- The relationship between some of the plots
- Inadequate private amenity space serving some of the plots
- Size of residential curtilages
- Possible impact of development on the right of way running through site
- New access appearing to be outside of the existing developed area
- Wildlife and protected species throughout the site

There were no issues from a design point of view with the appearance of the suggested proposals. The possibility of having chimneys installed on the structures was discussed however on reflection, it is considered that they would have a greater impact on the openness of the Green Belt than the existing. The inclusion of them would need full justification.

Any formal planning application would need to be supported by an ecological scoping survey and a land contamination assessment

The Planning Statement should outline how the development would preserve and enhance the special landscape character of the AONB.

PA/18/00275

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The development will be liable for Community Infrastructure Levy payment.

Sevenoaks District Council is currently undergoing the process to adopt a new local plan. As such, dependant upon the time of any planning applications submission local policy considerations may have changed. Planning decisions will be based upon the adopted local policies at the time of the decision. The applicant is advised to review the proposed timetable for the adoption of the new local policies, please see link below:

https://www.sevenoaks.gov.uk/info/20014/planning_policy

Any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to future planning application.

Any views or opinions expressed are given without prejudice to the consideration of any planning application, which will be subject to public consultation and statutory / non-statutory consultations, and the formal decision of the Council.

I would recommend that you research all relevant policies and guidance and consider how they apply to your proposal, before submitting any planning application.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the pre-application advice will be taken into account in the determination of the future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position.

In addition, it should be noted that if the planning application is delayed for a significant period then any pre-application advice may be overtaken by changes in national, regional or local policy and guidance.

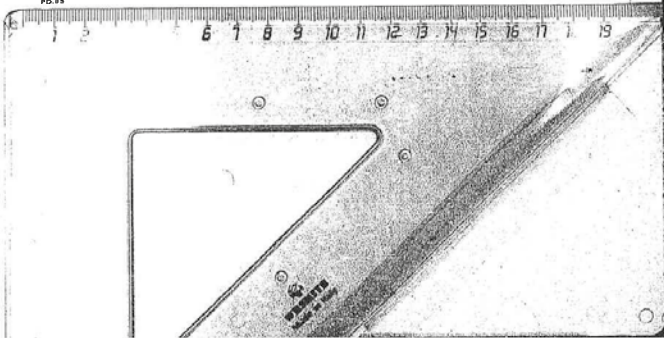
Yours sincerely,

Natalie Rowland
Case Officer

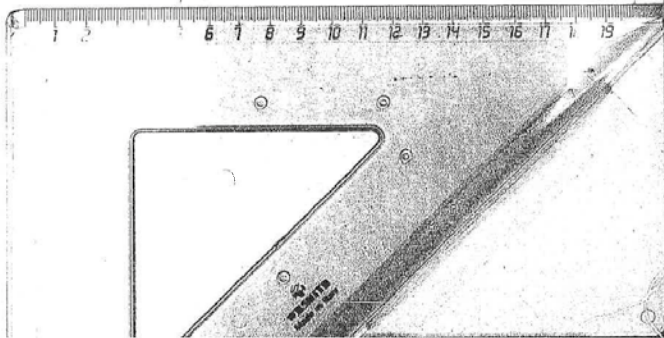
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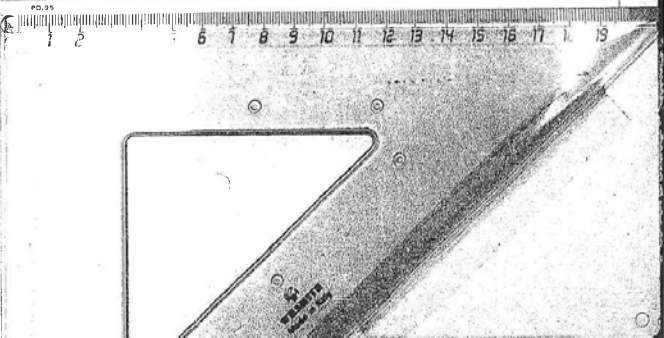
CLAYDENE FARM HOUSE, + Arts Shed 122-3 HARTFIELD ROAD COWDEN				C 30/31 SHEET NO. AND MAP REF.	
SITE DESCRIPTION			PROPERTY FILE		
PART OF SITE INVOLVED (SEE MAP ATTACHED)	SPECIAL PROVISIONS FOR PROPERTY	AONB HW	B 2026		
FILE REFERENCE	SUBJECT	DECISION & DATE			
52/5/49/162	MAP building for agricultural purposes	App 10.5.49			
52/5/49/163	Proposed large Dukes barn	App 10.5.49			
52/5/49/248	Proposed new access	App 11.7.49			
52/5/55/174 (55/1663)	Proposed alterations + additions to farm 2 houses + room at Pylegate from house	App 11.5.55			
52/5/61/238 (61/11218)	Section of an agricultural dwelling	App 4.10.61			
52/5/61/249 (63/12329)	Section of steel portal framed covered yard	App 10.6.63			

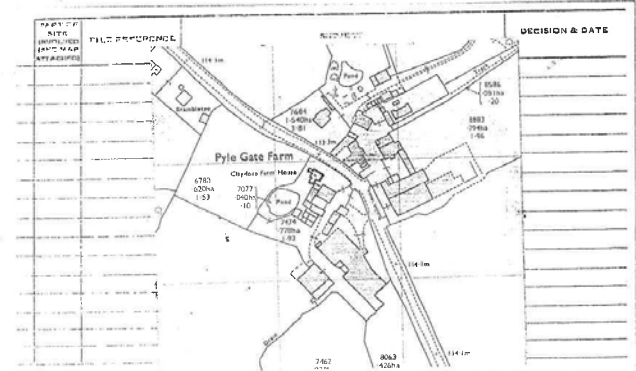


PART OF SITE INVOLVED (SEE MAP ATTACHED)	FILE REFERENCE	SUBJECT	DECISION & DATE
	52/5/13/106 (63/12616)	Bedroom ext. to cottage	App 20.1.64
	52/5/61/503 (64/14444)	OH electricity line	App 2.12.64
	52/5/65/181 (65/15275)	Ext. of covered cattle yard + rev. of drain (in place of tractor shed)	App 12.8.65
	52/5/65/182 A	Ext. to covered cattle yard	App 8.9.65
	52/5/65/182 B	As above	App 3.9.68
	52/5/65/182 C (65/15517)	OH electricity line	App 28.1.66
	52/5/67/102 (68/18208)	Ext. to frame buildings to form 2 cattle loose yards	App 5.2.69
	52/5/72/107 (71/24564)	New Top Six Range	App 23.10.70
	52/5/11/112 (63/12329)	Section of automatic telephone exchange	App 2/3/70
Sealed 10/2/80 11/4/80			



CLAYDENE FARMHOUSE HARTFIELD RD COWDEN				C 31 4673-4179 SHEET NO. AND MAP REF.	
SITE DESCRIPTION			PROPERTY FILE		
PART OF SITE INVOLVED (SEE MAP ATTACHED)	SPECIAL PROVISIONS FOR PROPERTY	AONB HW	B 2026		
FILE REFERENCE	SUBJECT	DECISION & DATE			
0262	52/5/58/174	Alterations + additions		A 11/5/55	
	52/5/12/48	Post single post wire sliding extension		A 7.10.81	
	14/5/82	Ext. + alterations		A 23.12.82	
	32/74/181				



PART OF SITE INVOLVED (SEE MAP ATTACHED)	FILE REFERENCE	SUBJECT	DECISION & DATE
			

D.C. 1. Reference Code of Application.....**55/6062 SW/5/55/174**.....

COUNTY OF KENT

BOROUGH/URBAN DISTRICT/RURAL DISTRICT OF SEVENOAKS

TOWN AND COUNTRY PLANNING ACTS.
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1950.

Notification of Grant of permission to Develop Land

To:—
**P. HARNETT, Esq.,
Pilgate Farm,
Cooden.**

TAKE NOTICE that the **Sevenoaks Rural District** Council, in exercise of its powers delegated by the Kent County Council, the local planning authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for development of land situate at **Pilgate Farm House, Cooden,**

and being **proposed alterations and additions to form two further rooms,** in accordance with an application for permission for development dated the **29th** day of **April,** 195**5**, submitted by you to the **Sevenoaks Rural District** Council on behalf of the Kent County Council;

Reference Code **55/6062 SW/5/55/174**

Dated this **11th** day of **May,** 195**5**,

Address: **Ingleswood,
Oak Hill Road,
Sevenoaks,
Kent.** (Signed) *[Signature]*
Town Clerk/Chief of the District Council.

NOTE:—The permission referred to above is confined to permission under the Town and Country Planning Acts, and the Town and Country Planning General Development Order, 1950, and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required.

1000 10/54 1617

