

For Official Use Only	
Receipt	<input type="text"/>
Date	<input type="text"/>
Amount	<input type="text"/>

Application for Planning Permission.  
 Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Sevenoaks Gasholder Station
Address line 1	Cramptons Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Sevenoaks
Postcode	TN14 5ES

Description of site location must be completed if postcode is not known:

Easting (x)	552856
Northing (y)	157179

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	C/O Agent
Company name	SGN Property Services
Address line 1	C/O Agent
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	C/O Agent
Country	<input type="text"/>

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

Unit

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

Former Sevenoaks gasholders station. The Site is currently used to support the on-going utility operations.

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Materials

Does the proposed development require any materials to be used externally?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Please refer to the submitted DAS

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Please refer to the submitted DAS

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Please refer to the submitted DAS

Doors

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Please refer to the submitted DAS

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Please refer to the submitted DAS

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to submitted Design and Access Statement

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The existing Public Right of Way will be retained through the Site. Please refer to the submitted documents and drawings for details of this and the new vehicle and pedestrian accesses from Otford Road and Crampton's Road.

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	88	88
Cycle spaces	0	184	184
Disability spaces	0	9	9

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

Existing water course

Soakaway

Main sewer

## 11. Assessment of Flood Risk

Pond/lake

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to Drainage Strategy and associated drawing

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Please refer to submitted documents and drawings

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

Please refer to submitted documents and drawings

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	2	0	0	2
Flats/Maisonettes	46	57	23	0	0	126
<b>Total</b>	<b>46</b>	<b>57</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>128</b>

Add 'Affordable Home Ownership - Proposed' residential units

Affordable Home Ownership - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	1	7	0	0	8
<b>Total</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>8</b>

Please select the existing housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Total proposed residential units	136
Total existing residential units	0
Total net gain or loss of residential units	136

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No  
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

A pre-application meeting was held on 11 August 2020 with written advice received 24 September 2020. The advice confirmed the principle of residential development on the site and that the principle of increasing the density is acceptable in light of making effective use of land. This was followed up with subsequent pre-application advice and is detailed further within the Planning Statement and DAS.

## 24. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

Searches have been undertaken with Land Registry to understand who owns the Public Right of Way which runs through the Site. The Public Rights of Way team at Kent County Council confirmed they do not own the right of way and that it is 'unregistered'. As such, a Public Notice was published in the Sevenoaks Chronicle 21 days prior to the submission of the application. All other owners and tenants have been served notice of the application.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Kent County Council
Number	
Suffix	
House Name	Sessions House
Address line 1	County Hall
Address line 2	
Town/city	Maidstone
Postcode	ME14 1XQ
Date notice served (DD/MM/YYYY)	19/03/2021

Name of Owner/Agricultural Tenant	SGN Operations c/o Edward Meers
Number	
Suffix	
House Name	
Address line 1	1 Forbury Place
Address line 2	43 Forbury Road
Town/city	Reading
Postcode	RG1 3JH
Date notice served (DD/MM/YYYY)	19/03/2021



## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	UK Power Networks c/o Shaun Barrell
Number	
Suffix	
House Name	UKPN
Address line 1	Barton Road
Address line 2	
Town/city	Bury St Edmunds
Postcode	IP32 7BG
Date notice served (DD/MM/YYYY)	19/03/2021

Name of Owner/Agricultural Tenant	UK Power Networks
Number	
Suffix	
House Name	Newington House
Address line 1	237 Southwark Bridge Road
Address line 2	
Town/city	London
Postcode	SE1 6NP
Date notice served (DD/MM/YYYY)	19/03/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Sevenoaks Chronicle

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

25/02/2021

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

19/04/2021