



Planning Department
Sevenoaks District Council

Date: 5 December 2023

Our Ref: M23/0413.05

Your Ref:

Dear Sir/Madam

**RE: PROPOSED INTEGRATED RETIREMENT COMMUNITY
FORMER KENT AND SURREY GOLF AND COUNTRY CLUB, CROUCH HOUSE ROAD,
EDENBRIDGE, TN8 5LQ
PLANNING PORTAL REF: PP-12605003**

I am writing to you on behalf of my clients, Senior Living (Edenbridge) Ltd, in connection with the above site and have pleasure in submitting a planning application for the development of the site. The full description of the proposed development is as follows:

“Hybrid planning application for an Integrated Retirement Community of up to 140 units (Use Class C2) to consist of:

- a) Full planning application incorporating 58 extra care units (Use Class C2) and energy centre, with an on-site village centre, maintenance building and energy centre. Means of access off Crouch House Road, associated infrastructure, landscape buffer and open space.*
- b) Outline application for up to 82 units (Use Class C2), maintenance building and other associated ancillary structures, landscaping and open space, parking and infrastructure, and internal access roads.”*

The site has the benefit of a current outline consent for a Continuing Care Retirement Community of up to 100 units together with a new golf clubhouse and a 30-room hotel (19/02834/OUT) that was allowed on appeal.

This application submission follows pre-application engagement with officers at Sevenoaks District Council (PA/23/00222) as well as public consultation with local residents and stakeholders.

The application comprises the following plans and supporting technical reports:

Document	Consultant
Plans	
2599-URB-EB-XX-DR-A-208900-P00	Site Location Plan
2599-URB-EB-XX-DR-A-208901-P00	Application Elements plan
2599-URB-EB-XX-DR-A-208902-P00	Site Block Plan – As Existing
2599-URB-EB-XX-DR-A-208903-P00	Site Block Plan – As Proposed
2599-URB-EB-XX-DR-A-208905-P00	Refuse Strategy - As Proposed
2599-URB-B1-ZZ-DR-A-208150-P00	Block 1 General Arrangement & Roof Plans
2599-URB-B1-ZZ-DR-A-208250-P00	Block 1 Elevations & Sections
2599-URB-B2-ZZ-DR-A-208150-P00	Block 2 General Arrangement & Roof Plans
2599-URB-B2-ZZ-DR-A-208250-P00	Block 2 Elevations & Sections
2599-URB-B3-ZZ-DR-A-208150-P00	Block 3 General Arrangement & Roof Plans
2599-URB-B3-ZZ-DR-A-208250-P00	Block 3 Elevations & Sections
2599-URB-BS1-ZZ-DR-A-208150-P00	Bin Store Type 1 Plans & Elevations
2599-URB-BS2-ZZ-DR-A-208150-P00	Bin Store Type 2 Plans & Elevations
2599-URB-BS3-ZZ-DR-A-208150-P00	Bin Store Type 3 Plans & Elevations

2599-URB-BS4-ZZ-DR-A-208150-P00	Bin Store Type 4 Plans & Elevations
2599-URB-BUA-ZZ-DR-208150-P00	Bungalow Type A Plans, Elevations & Sections
2599-URB-BUB-ZZ-DR-208150-P00	Bungalow Type B Plans, Elevations & Sections
2599-URB-S3A-ZZ-DR-208150-P00	Cottage S3 Type A Plans
2599-URB-S3B-ZZ-DR-208150-P00	Cottage S3 Type B Plans
2599-URB-S3C-ZZ-DR-208150-P00	Cottage S3 Type C Plans
2599-URB-S4A-ZZ-DR-A-208150-P00	Cottage S4 Type A Plans, Elevations & Sections
2599-URB-S4B-ZZ-DR-A-208150-P00	Cottage S4 Type B Plans, Elevations & Sections
2599-URB-S4E-ZZ-DR-A-208150-P00	Cottage S4 Type E Plans, Elevations & Sections
2599-URB-VC-ZZ-DR-208150-P00	Village Centre Ground & First Floor plans
2599-URB-VC-ZZ-DR-208151-P00	Village Centre Second Floor & Roof Plan
2599-URB-VC-ZZ-DR-208250-P00	Village Centre Elevations & Sections
2599-URB-EC-ZZ-DR-A-208150-P00	Energy / Maintenance Building - Plans, Sections & Elevations
2599-URB-ZZ-XX-DR-A-106901-P01	Indicative Phasing Plan
2599-URB-EB-XX-DR-A-208906-P00	Use Parameters
2599-URB-EB-XX-DR-A-208907-P00	Access Parameters
2599-URB-EB-XX-DR-A-208908-P00	Height Parameters
P23-0889_EN_0012_B_0001	Illustrative Landscape masterplan
600775-HEX-XX-XX-DR-C-9000-P02	Preliminary Levels Plan
600775-HEX-XX-XX-DR-C-9200-P02	Drainage General Arrangement
600775-HEX-XX-XX-DR-C-9210-P02	Flood Compensation Plan
0710515-HLEA-GF-GA-CS-100090	Site Wide Services Drawing
0710515-HLEA-GF-GA-CS-100092	EV Services drawing
Reports	
Application form and certificate	Tetlow King
CIL form	Tetlow King
Covering letter	Tetlow King
Planning Statement	Tetlow King
Design and Access Statement	Urban Edge
Landscape and Visual Assessment	Pegasus Group
Ecological Impact Assessment	ECO assistance
BNG report	Viking Tree Services
Arboricultural Impact Assessment (with Tree Protection Plan)	Viking Tree Services
Transport Statement	DHA Transport
Travel Plan	DHA Transport
Flood Risk Assessment & Drainage Strategy	Hexa Consulting
Energy & Sustainability Statement	Hoare Lee
Utilities Assessment	Hoare Lee
Phase I & II Geo-Environmental Report	Hexa Consulting
Statement of Community Engagement	Meeting Place Communications

Other matters

Notice has been served on KCC highways as a result of the off-site highways works that are included as part of the submission. In addition, there remains a parcel of land to the front of the site between the boundary and Crouch House Road that appears to be unregistered land and we have therefore also undertaken the necessary publicity for that under the requirements of Certificate C. As discussed, we have approached the Sevenoaks Chronicle to publish the certificate to comply with the requirements.

Application fee

The planning portal does not allow for the payment of hybrid fees where a scheme includes a detailed and outline element. The application as submitted via the portal is on the basis of the detailed element which, by reason of the C2 status, is based on the Gross External Floor area of 7,981.38sqm. This means a fee of £30,725. The outline element relates to a total land area of 2.92 which requires an additional top up fee of £12,122. If upon receipt of this submission and allocation of a reference number

you can contact us with the information we can then make the top-up payment to ensure prompt validation of the scheme.


I have completed a CIL form which at present only includes the floor area for the detailed element of the proposals. However, given that the charging schedule makes clear that such fees only apply to residential development within a C3 use the scheme would be exempt in any case.

Next steps

The submitted information should be considered sufficient for the purposes of validation, however should there be any concerns or requests for additional information or clarification please do not hesitate to contact me.

Please note that this site is the subject of a Planning Performance Agreement entered into between my clients and the council and we will be looking to adhere to the timeframe set out in the agreement.

Yours sincerely



IAIN WARNER BSc (Hons) DipTP MRTPI
SENIOR DIRECTOR
For and On Behalf Of
TETLOW KING PLANNING

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