

Ref: P20-3771/SH/hb
Date: 22 September 2022



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Sevenoaks District Council
Council Offices
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Dear Sir/Madam

Proposal - Development of 50 dwellings including 50% (25no.) affordable homes, provision of an access on to Ashgrove Road, associated residential car parking, landscaping, open space and the creation of 2 new pedestrian accesses

Site Address: Land West of Ashgrove Road, Sevenoaks

Planning Portal Ref: PP-11525106

Vail Williams have been instructed by Sigma Strategic Land Ltd to submit an Outline Planning Application with all matters reserved apart from access for the erection of 50 dwellings, with provision of a new vehicular access on to Ashgrove Road, two pedestrian accesses on to Ashgrove Road and associated landscaping.

This application seeks to provide an edge of settlement extension to Sevenoaks built-up area and would be a sustainable location and logical extension to the built-up area. The site is designated as Green Belt and AONB, but the impacts on these landscape designations would be local and would not harm the wider landscape character of these designations. The proposal would also provide affordable housing in an area of the district where there is a shortfall of affordable housing and would result in a mixed and inclusive community. The application proposals when considered as a whole, will meet the 'very special circumstances' which outweigh the harm to the openness of the Green Belt and should be granted without delay. This is discussed in more detail in the supporting Planning Statement.

Please see the separate document list setting out the submission documents, which form part of this application. In addition, there is a very early version of a S106 Heads of Terms to assist discussions and negotiations. A CIL 10 Form will be provided after validation.

An application fee of £11,088.00 has been paid separately.

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I trust you have all the information needed to consider this application, however if you need anything further, please do not hesitate to contact me.

Yours faithfully

Suzanne Holloway BA (Hons) BTP MRTPI
Partner
For and on behalf of Vail Williams LLP
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