

To Councillors: J Aldridge (*Chairman*), A Baker, B Cummings, M Gemmell Smith, A Layland, M McArthur, S McGregor, V Parker, A Read (*Vice-Chairwoman*), M Stockdale, J Streets, B Todd.

Notice is hereby given of a **Planning and Transport Committee Meeting** to be held in Rickards Hall on 18 August 2025 at 7:30 pm. Members of the Committee are summoned to attend.

Members of the public are welcome to attend. If you wish to comment on an agenda item, it is helpful to contact the Town Clerk in advance of the Meeting.

Town Clerk
13 August 2025

To assist in the speedy and efficient dispatch of business members wishing to obtain factual information on items included on the Agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Council Meetings may be recorded. Any person intending to make recordings is advised to notify the Clerk in advance so that appropriate arrangements can be made

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Meeting Papers & Report

1 **To Receive Apologies for Absence**

2 **Declaration of Interests or Predetermination, including interests not already registered**


Members of the District Council wish to state that although they will be considering planning applications at this meeting they would be reconsidering them at the district level, taking into account all relevant evidence and representations there.

3 **Public Questions and Statements**

Members of the public, and members with prejudicial interests on items on the Agenda, may make representations, answer, ask questions and give evidence at this meeting in respect of items on the Agenda. (This is the only opportunity for members of the public to make a contribution during the meeting.)

Both public and members are limited to three minutes per person to speak and the total time designated for public questions shall not exceed fifteen minutes unless directed by the Chairman of the meeting.

4 **To receive, approve and sign the minutes of the Planning and Transport Meeting held on 21 July 2025 (pages 2023-102/1-3).**

 Planning and Transport | 21 July 2025 v.1 - Minutes (Pages 2023-102/1-3)

5 **Matters Arising Not Covered Elsewhere**

6 **Planning Applications to Be Considered**

6.1 **25/01961/HOUSE - Roween Mill Hill Edenbridge TN8 5DQ**

Erection of detached garage/workshop. Extension of vehicular access. Associated hard and soft landscaping including fencing and gate.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZECM4BKHQ100>

6.2 **25/01881/HOUSE - 2 Albion Way Edenbridge TN8 6JJ**

Loft conversion with dormer windows.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SYVQ2BBK0LO00>

6.3 **25/01498/FUL - Wilding Farm Spode Lane Cowden TN8 7HG**

Change of use of land to residential. Formation of new pond. Extension of patio. Soft landscaping.

 <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWXGM6BKGQ500>

7 **For Information**

7.1 **25/02055/WTCA - Edenbridge Fire Station High Street Edenbridge TN8 5AY**
G1) 11 no. Ash stems to be cut down to 2.5 meters to form part of the existing hedge. Lime trees - Limes to be crown lifted to clear the building circa 6 meters and overextended limbs to be cut back into the natural crown to give better amenity shape.
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZUHVBK0L000>

7.2 **25/00023/NEWDEV The Community Centre Farmstead Drive Edenbridge Kent TN8 6DX STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847**

Confirmation of the new addressing for the above development. Please see details in the attached letter. Also attached are plans of the development for information only.

[Annex 1: ufm23_Notify_Interested_Parties.pdf](#)

[Annex 2: 2500023PLANS.pdf](#)

7.3 **25/02138/WTPO - Edenbridge Manor Care Home Mont St Aignan Way Edenbridge TN8 5FA**

Oak tree - crown reduction of 3-4 metres of the canopy

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T07HJ2BK0L000>

7.4 **25/02216/WTPO - Land North East Of 10 Donington Park Close Edenbridge TN8 6DW**

T1 + T2 (both Oaks) - crown raise canopy to 5m from ground level to create a 1.5m clearance from garage buildings. Reduce canopy to the East by up to 1.5m to maintain canopy size over parking bays and all cuts to be below 100mm in diameter. Remove major deadwood, anything over 50mm in diameter.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0J3D8BK17D00>

7.5 **25/02085/DETAIL - Vet Clinic At The Bungalow Skinners Lane Edenbridge TN8 6LW**

Details pursuant to condition 4 (construction environmental management plan) of 23/02544/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZWE80BK0L000>

7.6 **25/02151/DETAIL - Vet Clinic At The Bungalow Skinners Lane Edenbridge TN8 6LW**

Details pursuant to condition 5 (enhance biodiversity) of 23/02544/FUL

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T09EFWBK0UL00>

8 **Appeals**

8.1 **25/00027/RFLN Land East Of The Fire Station High Street Edenbridge Kent TN8 5AY**

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=T0M5A2BK0MR00>

9 **SDC Planning Decisions**

9.1 **25/01478/TELNOT - Land East Of Warsop Trading Estate Hever Road Edenbridge TN8 5LD**

The proposed development consists of the installation of 1 x 20m high Hutchinson Engineering Phase 5 monopole, 3 x Commscope antennas, 1 x 0.6m transmission dish under the antenna, 1 x Wiltshire Cabinet, 1 x Weston Cabinet, 1 x MK5B Link AC cabinet, Other ancillary equipment and underground cabling.

Status: Decided

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWQ271BKGPB00>

9.2

25/01529/CONVAR - Freeways Stick Hill Edenbridge TN8 5NL

Variation of condition 2 (Approved drawings), 6 (Demolition of outbuildings) 23/02545/FUL to Demolition of existing outbuildings, subdivision of site and erection of single storey one bedroom dwelling including provision of subterranean basement, associated landscaping, parking and amenity space with amendment to alter the position of the dwelling within its plot. Update condition 6 to the new drawing number.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SX30L7BKGSR00>

9.3

25/01374/HOUSE - Holcombe Main Road Edenbridge TN8 6JE

Single storey rear extension with roof lantern, and partial garage conversion.

Status: Withdrawn

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SW9DVBKGI500>

9.4

24/03104/FUL - Land South Of Marsh Green Road Marsh Green Edenbridge

Change of use of land for dog walking

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN9E27BKKKI00>

9.5

25/01208/HOUSE - Leydens Farm Lydens Lane Hever TN8 7EP

Erection of pool building

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SV8CPHBKG4000>

9.6

24/01281/HOUSE - Roseneath 4 Spring Cottages Hilders Lane Edenbridge TN8 6JT

Two storey side extension with a single storey rear extension.

Status: Granted

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDJCIGBKGE00>

10

Planning Applications Considered Outside of A Meeting

10.1

25/00077/FUL - New Barns Farm Greybury Lane Marsh Green TN8 5QP

Demolition of five agricultural barns. Conversion of Dutch barn to single dwelling. Construction of four single dwellings (including amendment to previously granted new dwelling under 22/03413/FUL). Associated infrastructure and landscaping.

Recommendation: *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ1E4JBKLJX00>

10.2

25/01964/HOUSE - 9 Greshams Way Edenbridge TN8 5NY

Demolition of timber canopy structure. Erection of single-storey side extension with canopy.

Recommendation: *Members supported this application.*

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZECPDBKHQ700>

Other Planning Business

11.1 **Parish Bus Stop Shelter Grant 2025/2026**

Kent County Council is not statutorily obligated to provide bus shelters or associated grants, but they are pleased to launch a **Parish Bus Stop Shelter Grant** (PBSSG) for the 2025/2026 financial year.

The Grant scheme has been developed to provide financial support to Parish Councils for the refurbishment or replacement of bus shelters that are in poor condition. Where appropriate, funding may also be available for the installation of new bus stop shelters. Funding will be awarded through a bidding process, and successful applicants will be responsible for delivering the proposed shelters and their longer-term maintenance.

The Town Council is responsible for five bus shelters in the town:

Meadow Lane

High Street/Mill Hill (opposite Old Eden)

High Street/Mill Hill – east side

Mill Hill by the Hospital

Swan Lane (by the The Swan)

The application deadline is **31st October 2025**.

Please see attached guidance and application form.

[Annex 3: PBSSG Procedure and Guidance.pdf](#)

[Annex 4: PBSSG Application Form.pdf](#)

11.2 **Proposed Base Station Installation Upgrade at cs14027823 – Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5DJ (544976e, 145657n)**

There is a requirement to provide upgraded equipment in the Hever Road location to accommodate increased network demands, provide modern technologies and allow for continued consistent VodafoneThree coverage to be provided to the area.

The applicant has extended the deadline to receive Members' comments.

Please see attached.

[Annex 5: CS14027823_VF_Cornerstone Planning Consultation Letter to Edenbridge Town Council -.pdf](#)

[Annex 6: E313989_CTIL14027823_TEF_NA_VF_31050_24_GA_1A_LPA MAP.pdf](#)

Consultations

12.1 **The NHT Public Satisfaction Survey on Highways and Transport Services**

Kent County Council is taking part in the NHT Public Satisfaction Survey on highways and transport services. Whilst the main survey is being carried out by Ipsos, who are sending forms to a representative sample of households, they have also opted to take part in six web-based surveys on specific issues:

- Highway maintenance
- Accessibility

- Walking and cycling
- Public transport
- Road safety
- Tackling congestion

These surveys are publicly available online and will remain open until the end of February 2026.

They can be accessed via the link below:

🔗 https://letstalk.kent.gov.uk/nht-2025-26?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-National-Highways-and-Transport-Survey-for-202526&utm_campaign=website&utm_medium=email&utm_source=ehq

12.2

Dormansland Neighbourhood Plan.

This public consultation is a requirement of Regulation 14, Neighbourhood Plans Legislation.

There will be a Public Consultation 18 July to 26 September 2025, and Public Meeting Saturday 1pm 19 July 2025 Dormansland War Memorial Community Hall Paper copies are available in Lingfield Library .

Email your comments to parishclerk@dormansland.org.uk. Put DNP in the subject line. Or post to PO Box 335, Lingfield RH7 6BP Please include your name and address in your comment submission, so that they can validate your contribution Your personal information will be kept safe until the Plan is made and then it will be destroyed

The consultation will open on the 18th July at 1pm and can be found on the website below:

🔗 <http://www.dormanslandplan.co.uk>

🔗 <https://arcg.is/1LjX50>

13

Delegated business

Council July meeting resolve delegated powers to Planning and Transportation Committee for July and August.

13.1

Settlement Spatial Plans (SSP): to consider potential for an SSP

Settlement Spatial Plans (SSPs) are strategic land-use planning documents designed to guide how areas are organised, developed, and managed within a defined geographic boundary. They can provide a valuable evidence base when responding to planning applications and engaging with the emerging Local Plan. In the future, should a Neighbourhood Plan (NHP) be pursued, an SSP could serve as a supporting document.

At the July 2025 Council meeting, Members considered the potential benefits of an SSP and approved the associated expenditure, subject to clarification of key questions and advice from Planning Consultant Alan Dyer. A delegated decision was given to the Planning Committee (August meeting) to proceed or defer.

Feedback from OHN/ONeill Homer (planning consultant company) and advice from Alan Dyer (Council's planning consultant) are summarised below.

Alan Dyer's View

Wait for Regulation 18 (3) Local Plan

- Alan recommends delaying any decision to commission an SSP until the Regulation

18 (3) consultation is published.

- The Local Plan is expected to set out proposed site allocations, growth areas, and infrastructure requirements. Commissioning an SSP before this may risk duplication.

Role of an SSP at This Stage

- SSPs are most useful early in the planning process to guide discussions before formal proposals emerge.
- At this stage, it may be premature or redundant to produce scenarios without knowing what Sevenoaks District Council (SDC) will propose.

Strategic Value

Despite current timing concerns, engaging a planning consultant could bring long-term value:

- In preparation for a Neighbourhood Plan.
- For contributing to the Regulation 19 consultation and public examination.

Any future NHP would need to address:

- Newly proposed sites,
- Site-specific development design,
- Infrastructure requirements,
- Community benefits and integration.

ONH Response – What an SSP Involves

Nature of the Work

ONH would produce the SSP using publicly available data, supplemented by local insights.

The plan includes:

- A settlement overview, constraints, and potential development sites (including HELAA sites)
- 3–4 spatial growth scenarios, each identifying a scale and pattern of housing growth, with associated infrastructure upgrades.

Timeline & Process

- Estimated duration: 6 weeks, depending on Council availability.

Key stages:

- Initial project meeting (inception),
- Responses to consultant queries,
- In-person roundtable to test scenarios.

Consultation

- No formal public consultation is included in the SSP process unless incorporated into a Neighbourhood Plan.
- Optional engagement with infrastructure providers and landowners is possible.

Validity and Use

While an SSP has no statutory status, it can:

- Influence Local Plan representations,
- Inform planning application responses,
- Support future Neighbourhood Plan development.

An SSP is designed to have a long shelf life (10+ years) by assessing long-term growth and infrastructure implications.

Note: ONH advises that the SSP would not weigh pros and cons or recommend a preferred scenario unless developed further within a Neighbourhood Plan framework.

Costings

- SSP: £4,950 + VAT.
- NHP Review: £3,950 + VAT – includes scoping existing work, policy direction, and a draft action plan.

Summary for Council Consideration

Pros of Proceeding Now:

- Provides an independent perspective on local growth and infrastructure needs.
- Could strengthen Council's position ahead of the Reg 18 (3) consultation.
- Useful foundation for a Neighbourhood Plan or further planning input.

Risks and Drawbacks:

- May duplicate elements of the forthcoming Local Plan.
- Uncertainty over site allocations makes forward planning speculative.
- Risk of misaligned timing with Regulation 18 priorities.

Options:

- Defer commissioning of the SSP until the Regulation 18 (3) consultation is published, and then review.
- In the interim, consider building a relationship with a planning consultant to support future NHP work and Regulation 19 preparations.

How do Members wish to proceed?

13.2

To receive an update on the Eden Valley Museum Lease negotiations and consider and approved the proposed Deed of Variation – new clause 52 **Background**

Following an extended period of negotiation, the Council and the Eden Valley Museum Trust (the "Museum") concluded a renewal of the lease for Church House, 72 High Street, Edenbridge. The renewed lease was duly agreed and signed by both parties in June 2025.

Subsequent to the lease signing, the Museum sought independent legal advice in its capacity as a Charitable Incorporated Organisation (CIO). This advice identified a compliance issue regarding statutory obligations under the Charities Act 2011, which necessitated the inclusion of an additional clause in the lease to reflect legal requirements for charities holding an interest in land.

Deed of Variation and Clause 52

On the basis of the advice received, the Museum approached the Council's solicitor with a request for a variation to the signed lease. After legal consultation, the Council's solicitor

drafted a *Deed of Variation* to formally insert a new clause - Clause 52 - into the lease.

Clause 52 (as drafted):

“The land demised by this Lease will as a result of this Lease be held by the Tenant, a non-exempt charity, and the restrictions on disposition imposed by sections 117-121 of the Charities Act 2011 will apply to the Property (subject to section 117(3) of that Act).”

This clause ensures that the Museum, as a CIO, is legally compliant with its duties under the Charities Act when disposing of any interest in the leased land (e.g. assigning the lease or subletting).

Clarifications and Legal Interpretation

The Town Clerk and the Council's Lease Negotiation Group sought clarification from the solicitor regarding the implications of Clause 52. Key points addressed by the solicitor (Wilkin Chapman Rollits) included:

- **No Transfer of Freehold Ownership:** The inclusion of Clause 52 does *not* transfer or imply ownership of the freehold by the Museum. The Town Council retains full ownership of the building and land.
- **Interest Limited to Leasehold Rights:** The clause refers solely to the Museum's *leasehold* interest - i.e., the right to occupy under the lease - not to any ownership of the building or land.
- **No New Rights Created:** The clause does not confer any additional rights to the Museum beyond what was already agreed in the lease. It simply acknowledges that charity-specific disposal restrictions apply to the leasehold interest they hold.

Governance Considerations

The Council's Lease Negotiation Group has reviewed the proposed variation. However, due to governance concerns - particularly the presence of dual-hatted members who are also Museum trustees - the group has chosen *not* to confirm the variation. To mitigate any potential conflicts of interest and to ensure transparent decision-making, the matter is therefore being referred to the Council's delegated Committee for consideration over the summer period.

Should the Committee be unable to reach a decision, the matter will be escalated for full Council determination in September.

Recommendation

Members of the Committee are asked to:

- **Note** the update on the lease negotiations.
- **Review and consider** the proposed *Deed of Variation* incorporating Clause 52.
- **Approve or decline** the execution of the Deed of Variation.

How do Members want to proceed?

 Confidential Annex 7 (omitted from public documents):

14 **Press Release**

15 **Date of Next Meeting 1st September 2025**



Tel No:
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 25/00023/NEWDEV
Date: 31st July 2025

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: The Community Centre Farmstead Drive Edenbridge Kent TN8 6DX

Details: Demolition of community centre and shop, construction of 8 houses, 15 flats, a new community centre and shop.

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached are plans of the development for your information.

Please update your records accordingly. If you have any queries, then please contact us via the email address shown above.

Yours faithfully

Fraser McGregor

Street Naming & Numbering Officer

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

INVESTORS IN PEOPLE
We invest in people Platinum

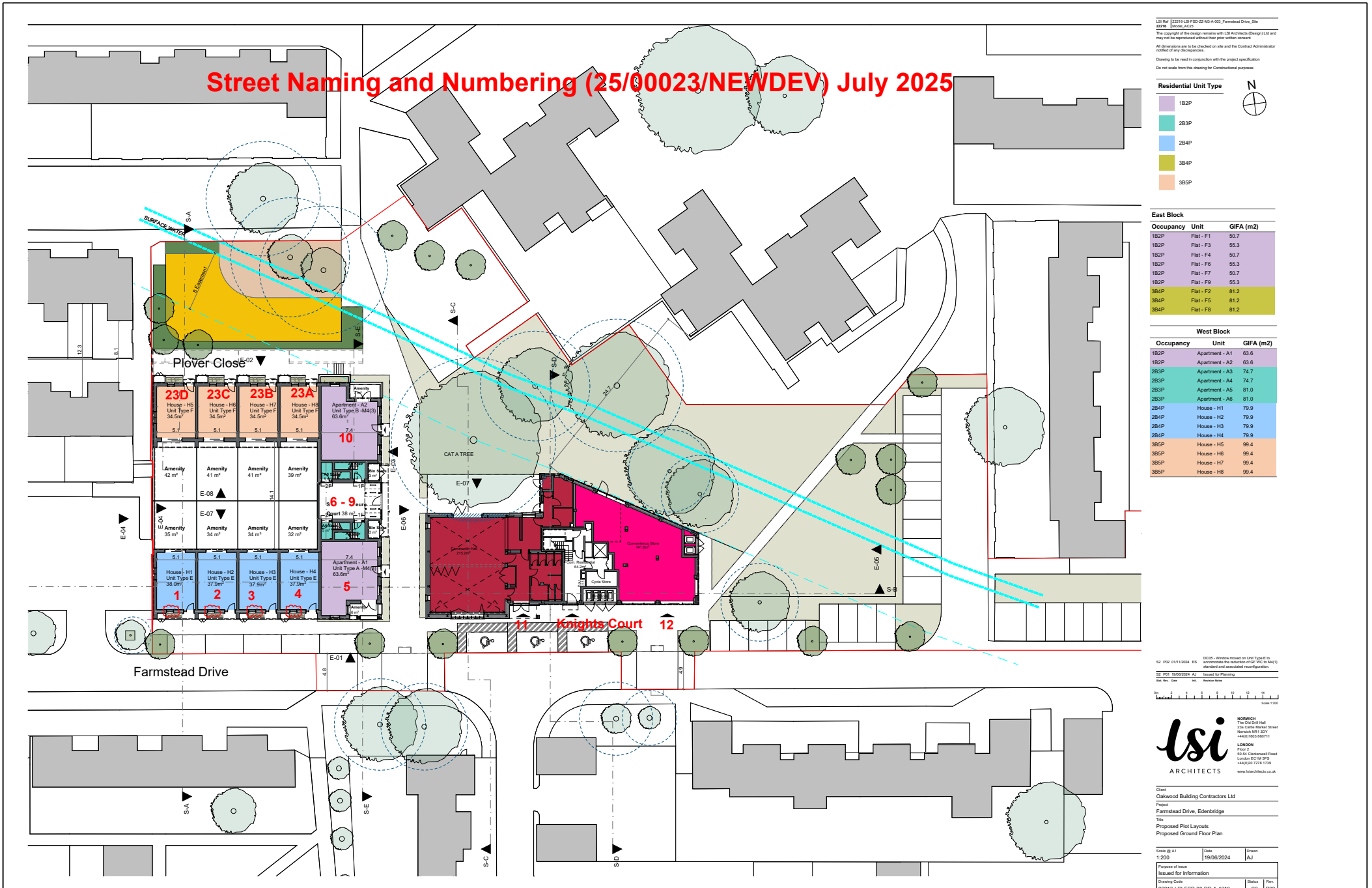
Site: The Community Centre Farmstead Drive Edenbridge Kent TN8 6DX

Plot	Postal Address	Town	Postcode	UPRN
H8	23A Plover Close	Edenbridge	TN8 6BQ	010096795662
H7	23B Plover Close	Edenbridge	TN8 6BQ	010096795661
H6	23C Plover Close	Edenbridge	TN8 6BQ	010096795660
H5	23D Plover Close	Edenbridge	TN8 6BQ	010096795659
H1	1 Farmstead Drive	Edenbridge	TN8 6DX	010096795655
H2	2 Farmstead Drive	Edenbridge	TN8 6DX	010096795656
H3	3 Farmstead Drive	Edenbridge	TN8 6DX	010096795657
H4	4 Farmstead Drive	Edenbridge	TN8 6DX	010096795658
A1	5 Farmstead Drive	Edenbridge	TN8 6DX	010096795663
A3	6 Farmstead Drive	Edenbridge	TN8 6DX	010096795665
A5	7 Farmstead Drive	Edenbridge	TN8 6DX	010096795667
A4	8 Farmstead Drive	Edenbridge	TN8 6DX	010096795666
A6	9 Farmstead Drive	Edenbridge	TN8 6DX	010096795668
A2	10 Farmstead Drive	Edenbridge	TN8 6DX	010096795664
Community hall	11 Farmstead Drive	Edenbridge	TN8 6DX	010096795669
Convenience store	12 Farmstead Drive	Edenbridge	TN8 6DX	010096795671
F1	1 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795672
F2	2 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795673
F3	3 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795674
F4	4 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795675
F5	5 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795676

F6	6 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795677
F7	7 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795678
F8	8 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795679
F9	9 Knights Court Farmstead Drive	Edenbridge	TN8 6GN	010096795680

The Parent UPRN for Knights Court (and 11 & 12 Farmstead Drive) is 010096795670

Street Naming and Numbering (25/00023/NEWDEV) July 2025



LSI Ref: 221914-LSI-P20-02-MS-A-003_Farmstead Drive, Site 221914
 (Mark: A213)
 The copyright of this design remains with LSI Architects (Design) Ltd and may not be reproduced without their prior written consent.
 All dimensions are to be checked on site and the Contract Administrator notified of any discrepancies.
 Drawing to be read in conjunction with the project specification.
 Do not scale from this drawing for Constructional purposes.

Residential Unit Type

1B2P
2B3P
2B4P
3B4P
3B5P

East Block

Occupancy Unit	GIFA (m ²)
1B2P Flat - F1	50.7
1B2P Flat - F3	55.3
1B2P Flat - F4	50.7
1B2P Flat - F6	55.3
1B2P Flat - F7	50.7
1B2P Flat - F9	55.3
3B4P Flat - F2	81.2
3B4P Flat - F5	81.2
3B4P Flat - F8	81.2

West Block

Occupancy Unit	GIFA (m ²)
1B2P Apartment - A1	63.6
1B2P Apartment - A2	63.6
2B3P Apartment - A3	74.7
2B3P Apartment - A4	74.7
2B3P Apartment - A5	81.0
2B3P Apartment - A6	81.0
2B4P House - H1	79.9
2B4P House - H2	79.9
2B4P House - H3	79.9
2B4P House - H4	79.9
3B5P House - H5	99.4
3B5P House - H6	99.4
3B5P House - H7	99.4
3B5P House - H8	99.4

02_P20_01112024_E05 DC09 - Windows moved on Unit Type E to accommodate the reduction of GIFA (see E05a11) standard and associated reconfiguration
 02_P20_0002024_AJ Issue for Planning
 No. Rev. Date Rev. Reason Issue for Planning

Scale: 1:200
 Date: 19/06/2024
 Issue for Planning

lsi ARCHITECTS
 The Old Mill
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 www.lsiarchitects.co.uk

Client: Oakwood Building Contractors Ltd
 Project: Farmstead Drive, Edenbridge
 Title: Proposed Plot Layouts
 Proposed Ground Floor Plan

Scale: 0 A1 Date: 19/06/2024 Issue: 1:200
 Drawing Code: 252414-LSI-P20-02-PP-A-1310 Sheet: 09 of 09

AMENDMENTS KEY

- 1 Community Hall roof pitch altered from 1:10 to 1:7.
- 2 Community Hall ventilation louvres added to north elevation.
- 3 Community Hall WC layout altered.
- 4 Convenience Store shop front glazing reduced to north & east elevations.
- 5 Stone surrounds to windows replaced with brick reveals and pre cast sills.
- 6 Sedum roof to be replaced with single ply.
- 7 Rear folding sliding doors to houses changed to sliding doors.
- 8 Parapet coping stone to be replaced with a course of reconstructed stone and PPC aluminium coping.
- 9 Maisonette canopy reduced in size.
- 10 Solder band to East Block retained but no longer projecting.
- 11 Balcony depths increased.
- 12 Glazing alterations to West elevation of Community Hall.
- 13 Basement to East Block omitted.
- 14 Lift overrun revised.
- 15 Windows reduced to incorporate raised sill.

LSI Ref: 1221916-LSI-FSD-02-A3-A-001_Farmstead Drive, Site 221916
 Name: A233
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Residential Unit Type

- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P

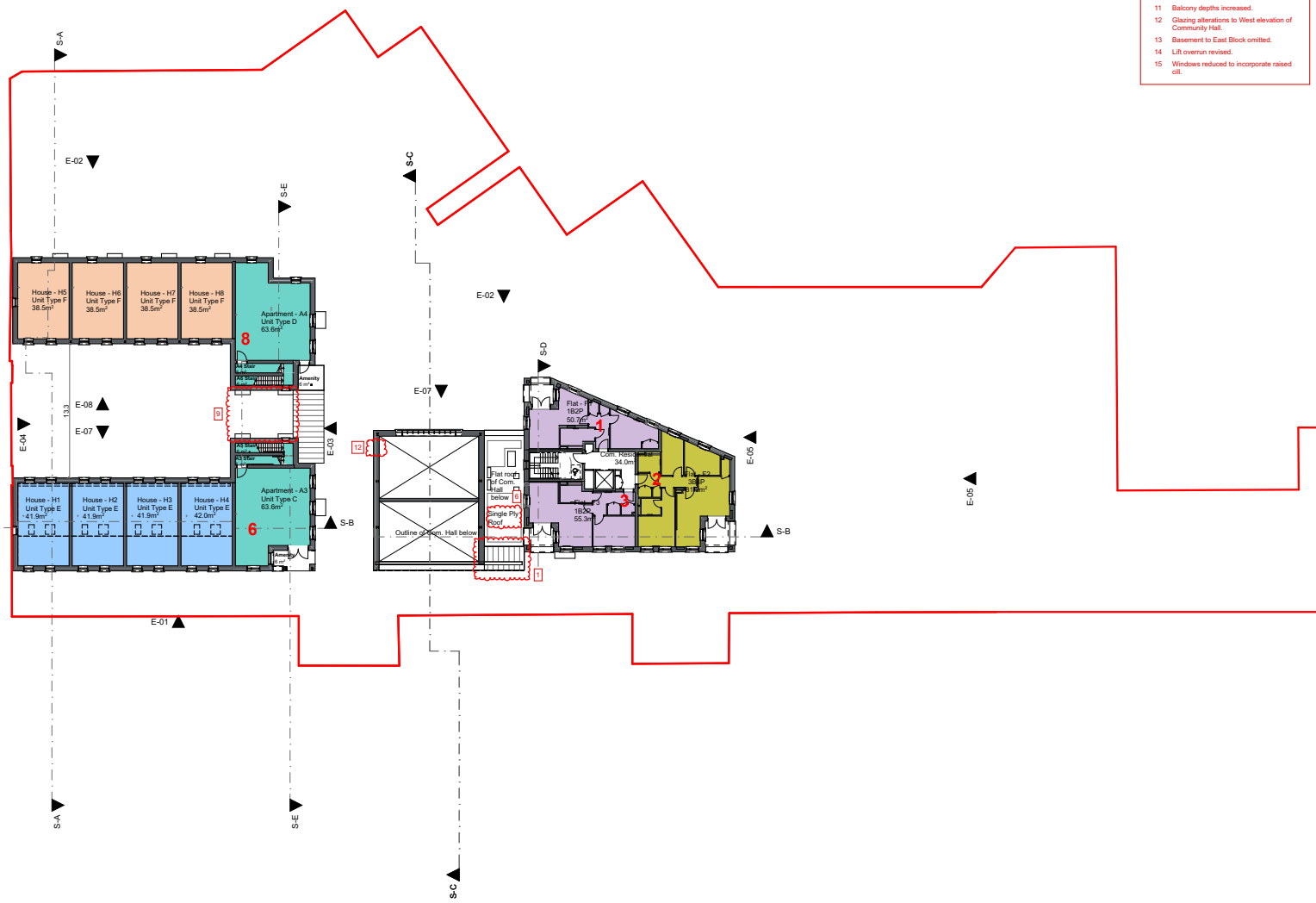


East Block

Occupancy	Unit	GIFA (m2)
1B2P	Flat - F1	50.7
1B2P	Flat - F3	55.3
1B2P	Flat - F4	50.7
1B2P	Flat - F6	55.3
1B2P	Flat - F7	50.7
1B2P	Flat - F9	55.3
3B4P	Flat - F2	81.2
3B4P	Flat - F5	81.2
3B4P	Flat - F8	81.2

West Block

Occupancy	Unit	GIFA (m2)
1B2P	Apartment - A1	63.6
1B2P	Apartment - A2	63.6
2B3P	Apartment - A3	74.7
2B3P	Apartment - A4	74.7
2B3P	Apartment - A5	81.0
2B3P	Apartment - A6	81.0
2B4P	House - H1	79.9
2B4P	House - H2	79.9
2B4P	House - H3	79.9
2B4P	House - H4	79.9
3B5P	House - H5	99.4
3B5P	House - H6	99.4
3B5P	House - H7	99.4
3B5P	House - H8	99.4



02_001_18082024_A3 Issued for Planning
 Rev. No. Date Rev. Reason
 01 18/08/2024 A3 Issued for Planning

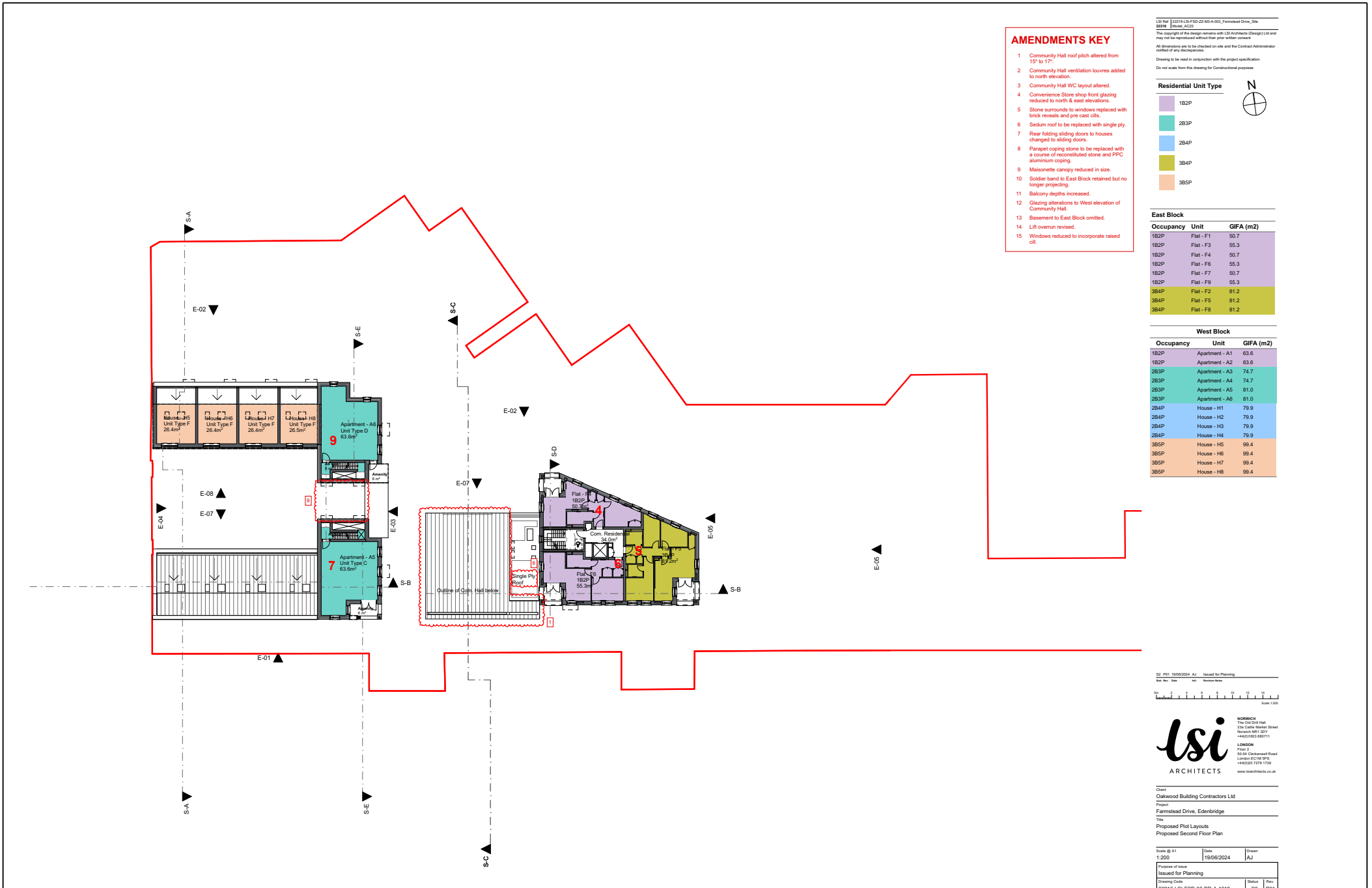


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Client:
 Oakwood Building Contractors Ltd
 Project:
 Farmstead Drive, Edenbridge
 Title:
 Proposed Plot Layouts
 Proposed First Floor Plan

Scale: @ A1 Date: 19/06/2024
 1:200 AJ

Purpose of issue:
 Issued for Planning
 Drawing Code: 192346-LSI-FSD-02-A3-A-0314
 Sheet: 02
 Rev: 001



- AMENDMENTS KEY**
- Community Hall roof pitch altered from 1:10 to 1:7.
 - Community Hall ventilation louvres added to north elevation.
 - Community Hall WC layout altered.
 - Convenience Store shop front glazing reduced to north & east elevations.
 - Stone surrounds to windows replaced with brick reveals and pre cast sills.
 - Skidum roof to be replaced with single ply.
 - Rear folding sliding doors to houses changed to sliding doors.
 - Parapet coping stone to be replaced with a course of reconstructed stone and PPC aluminium coping.
 - Maisonnette canopy reduced in size.
 - Solider band to East Block retained but no longer projecting.
 - Balcony depths increased.
 - Glazing alterations to West elevation of Community Hall.
 - Basement to East Block omitted.
 - Lift overrun revised.
 - Windows reduced to incorporate raised sill.

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Residential Unit Type

1B2P	2B3P	2B4P	3B4P	3B5P
------	------	------	------	------

East Block

Occupancy	Unit	GIFA (m2)
1B2P	Flat - F1	50.7
1B2P	Flat - F3	55.3
1B2P	Flat - F4	50.7
1B2P	Flat - F6	55.3
1B2P	Flat - F7	50.7
1B2P	Flat - F9	55.3
3B4P	Flat - F2	81.2
3B4P	Flat - F5	81.2
3B4P	Flat - F8	81.2

West Block

Occupancy	Unit	GIFA (m2)
1B2P	Apartment - A1	63.6
1B2P	Apartment - A2	63.6
2B3P	Apartment - A3	74.7
2B3P	Apartment - A4	74.7
2B3P	Apartment - A5	81.0
2B3P	Apartment - A6	81.0
2B4P	House - H1	79.9
2B4P	House - H2	79.9
2B4P	House - H3	79.9
2B4P	House - H4	79.9
3B5P	House - H5	99.4
3B5P	House - H6	99.4
3B5P	House - H7	99.4
3B5P	House - H8	99.4

02_2021_1808/2024 - AJ Issued for Planning
 Rev. No. Date Rev. Reason
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14
 Scale: 1:200

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Client: Oakwood Building Contractors Ltd
 Project: Farmstead Drive, Edenbridge
 Title: Proposed Plot Layouts
 Proposed Second Floor Plan
 Scale: @ A1 Date: 19/06/2024
 1:200 [AJ]
 Purpose of issue: Issued for Planning
 Drawing Code: 222416-LSI-FSD-02-CP-A-1310
 Status: [CP] Rev: [01]

- AMENDMENTS KEY**
- Community Hall roof pitch altered from 1:10 to 1:7.
 - Community Hall ventilation louvres added to north elevation.
 - Community Hall WC layout altered.
 - Convenience Store shop front glazing reduced to north & east elevations.
 - Stone surrounds to windows replaced with brick reveals and pre cast sills.
 - Sedum roof to be replaced with single ply.
 - Rear folding sliding doors to houses changed to sliding doors.
 - Parapet coping stone to be replaced with a course of reconstituted stone and PPC aluminium coping.
 - Maisonette canopy reduced in size.
 - Soilder band to East Block retained but no longer projecting.
 - Balcony depths increased.
 - Glazing alterations to West elevation of Community Hall.
 - Basement to East Block omitted.
 - Lift overrun revised.
 - Windows reduced to incorporate raised sill.

LSI Ref: 221916-LSI-FSD-02-A0-A-003_Farmstead Drive, Site 221916
 Date: 19/06/2024
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Residential Unit Type

1B2P	2B3P	2B4P	3B4P	3B5P
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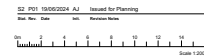
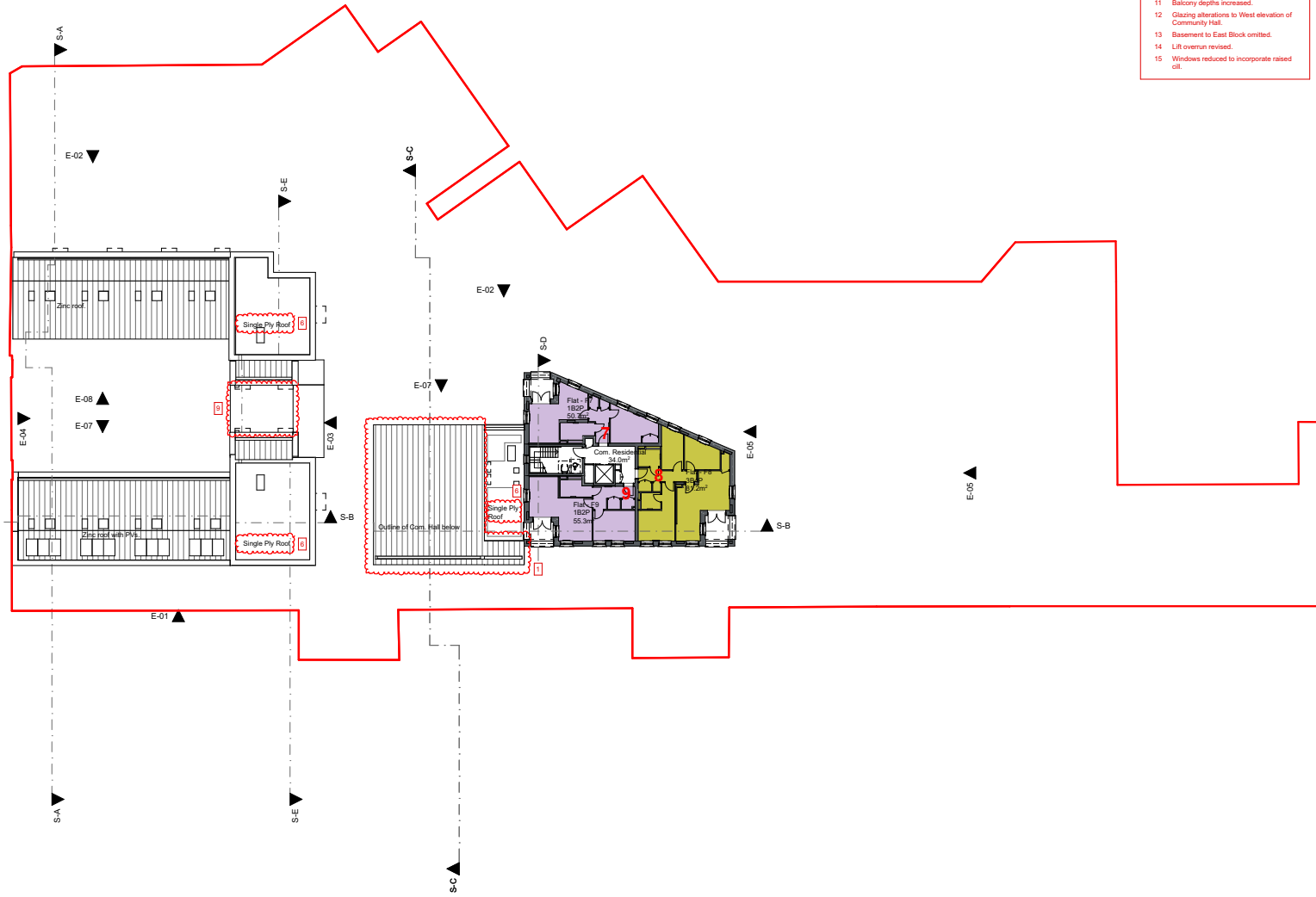
N

East Block

Occupancy	Unit	GIFA (m ²)
1B2P	Flat - F1	50.7
1B2P	Flat - F3	55.3
1B2P	Flat - F4	50.7
1B2P	Flat - F6	55.3
1B2P	Flat - F7	50.7
1B2P	Flat - F9	55.3
3B4P	Flat - F2	81.2
3B4P	Flat - F5	81.2
3B4P	Flat - F8	81.2

West Block

Occupancy	Unit	GIFA (m ²)
1B2P	Apartment - A1	63.6
1B2P	Apartment - A2	63.6
2B3P	Apartment - A3	74.7
2B3P	Apartment - A4	74.7
2B3P	Apartment - A5	81.0
2B3P	Apartment - A6	81.0
2B4P	House - H1	79.9
2B4P	House - H2	79.9
2B4P	House - H3	79.9
2B4P	House - H4	79.9
3B5P	House - H5	99.4
3B5P	House - H6	99.4
3B5P	House - H7	99.4
3B5P	House - H8	99.4



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 www.lsiarchitects.co.uk

Client: Oakwood Building Contractors Ltd
 Project: Farmstead Drive, Edenbridge
 Title: Proposed Plot Layouts
 Proposed Third Floor Plan

Scale: @ A1 1:200 Date: 19/06/2024 Drawn: AJ

Purpose of issue: Issued for Planning

Drawing Code: 221916-LSI-FSD-03-CP-A-1319	Sheet: 03	Rev: 001
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PARISH BUS STOP SHELTER GRANT (PBSSG) PROCEDURE

FOR FINANCIAL YEAR April 2025 - March 2026

In acknowledgement that bus shelters can be difficult for Parish Councils to fund, Kent County Council (KCC) runs a Parish Bus Stop Shelter Grant (PBSSG) scheme, through which financial assistance and support can be offered to Parish Councils to refurbish or replace existing bus shelters in a poor state of repair, or if the situation is appropriate, erect a new bus stop shelter.

The delivery of any successful project will need to be led by the Parish Council, though KCC will offer support and guidance on technical elements such as Highway and Footway locations and shelter design. The grant will only be released on satisfactory completion of the agreed project. Any groundwork and permissions required to make a site ready for a bus shelter installation will be the responsibility of the Parish Council and not KCC. KCC will assist Parishes where this is possible but ideally sites should be in locations where the level of groundworks required is minimal.

Eligible Parish Councils can apply for match grant funding covering up to 50% of the cost of a new or replacement bus shelter, with a maximum value of £4000.00 available per request. Applications can also be made for match grant funding covering up to 50% of the cost of a refurbished bus shelter, with a maximum value of £2500 available per request. Every effort will be made to assist each Parish Council.

To be considered, your application must:

- A.1: Demonstrate an understanding of current disabled access requirements (your proposal will need to meet disability access requirements).
- A.2 and A.3: If required, demonstrate liaison with District / Borough conservation officer.
- A.4 and A.5: Demonstrate liaison with the Highways Improvements Team.
- A.6: Confirm match funding.
- A.7: Provide the required supporting documents with your application form.
- A.8: Demonstrate that the site concerned is on either KCC highways or parish land.

Please see below for timescales. There is an application deadline and an assessment period, after which all successful submissions will be notified at the same time.

Application deadline	by 31 st October 2025
Confirmation of result	by 12 th December 2025
Proof of work completion	by 31 st May 2026
Payment of grant	by 31 st July 2026

Grant payment is dependent on proof that the work has been completed as agreed. Please note the onus is on the Parish Council to contact KCC by the deadlines detailed

above. If we have not heard from the Parish Council by 31st May 2026, the grant funding will be lost and re-allocated to other projects.

If at any point in the process you are unable to proceed with the works, you must notify Kent County Council as early as possible.

During the assessment process, Kent County Council will prioritise applications which are deemed to have a high level of public benefit, and which are achievable given current site suitability. The following issues will be considered as part of the assessment process:

- amount of highways work needed to accommodate a shelter to achieve disability access (KCC cannot guarantee that additional funding can be made available to achieve this if the site currently has constraints in this regard),
- safety of proposed bus shelter,
- frequency of buses serving the site,
- usage of current bus stop,
- level of public support,
- level of liaison needed with other public bodies.

It is expected that Parish Councils will carry out a written consultation with local residents who might be directly affected by the erection of a new or replacement bus shelter, and any other parties concerned. This should include properties located adjacent and opposite the proposed shelter location. A failure to do so, except in cases where there is no need to (e.g. no nearby properties) will mean non-payment of the grant. Ideally written confirmation supporting the proposed shelter should be obtained from relevant bus companies likely to serve the stop and provided to KCC with the initial application. You should also provide detail of any engagement with the District / Borough Council (if in a conservation area) along with detail of any engagement with your Highway Improvements Team representative at KCC. We will also need to see copies of the consultation undertaken with local residents, including any responses.

It is suggested that Parish Councils identify existing marked bus stops in locations that do not require considerable ground works in order that a shelter can be accommodated. Any costs for additional ground works will be the responsibility of the Parish Council, not KCC. Please note that existing bus stop locations cannot be altered to accommodate the installation of a bus shelter.

Please note that you are responsible for applying for all permits required to carry out the works (e.g. street works permit, bus stop suspension). The grant approval does not imply that all necessary permissions have been obtained. This will usually be facilitated by your shelter contractor who is likely to include these requirements within their quotes (but this should be clarified).

Please read the Guidance Notes carefully before completing the Application Form. The notes detail all other requirements you need to meet the criteria for the grant.

For more information, and to submit your application form, contact:

bus.stops@kent.gov.uk

As noted above, please remember that the deadline for applications is:

Friday 31st October 2025.

GUIDANCE NOTES

PLEASE READ CAREFULLY BEFORE CONTINUING

Your Parish Council's completed application form and supporting documents to be received by **Friday 31st October 2025**.

Don't forget:

1. Completed application form;
2. Copy of estimated cost of work; and
3. Photograph(s) of proposed location.
4. Supporting documentation outlined in application form

Your Parish Bus Stop Shelter Grant will be confirmed by Kent County Council by 12th December 2025, and the funding will be secured for your project giving you the confidence to carry the work out as quickly as possible. It will then be essential for the work to be carried out as per the requirements listed in this documentation or funding will be at risk.

The work will need to be completed before 31st May 2026 for your funding to be guaranteed and the work will have to have been completed in line with the proposal Kent County Council agreed. All requirements in this documentation will need to be met.

Once the work has been completed, please submit a covering letter demonstrating satisfactory completion of your project (along with photographs) by 31st May 2026. Your PBSSG will then be released if all is deemed acceptable.

Don't forget:

1. Final Invoice; and
2. Photograph(s) of completed work.

Your application for PBSSG can be submitted at any time before the deadline but will not be assessed until the closing date.

Successful applicants must have their project completed by 31st May 2026. After this date, funding can no longer be guaranteed. The remaining funds (including those no longer ring-fenced for a particular project) will be used to give the Parish Councils on the waiting list an opportunity to carry out their intended work.

Please note that the release of funds is subject to the agreed design being implemented; **a shelter which has been installed with a significant alteration in placement or design from the original approved application, will not be eligible for the grant.**

SECTION A – ESSENTIAL REQUIREMENTS

In this section you will need to demonstrate how your application meets the essential requirements to be considered for the grant. Therefore, please complete this section in full.

- A.1** Please confirm that you have taken measures to ensure that there is sufficient space for the proposed bus shelter, especially taking in to account the needs of wheelchair users. Please refer to the guidance notes 'Shelter Design & Location' for more information.
- A.2** Please confirm whether your shelter is in a conservation area. Please liaise with the District Council as appropriate. In some cases, Conservation Area Consent may be required. If this isn't the case, the District Council's Conservation Officer could

nevertheless provide valuable advice on preserving environmental quality in your Parish.

- A.3** If you answered “Yes” to A2, please confirm that you have agreement from the District Council to proceed.
- A.4** Please confirm whether you contacted the Highways Improvements Team and they are aware of the proposed bus shelter?
- A.5** If you answered “Yes” to A.4, please enter comments and any additional information. Please answer if their team agreed to the proposal, and if they are supportive.
- A.6** Please indicate whether you have secured match-funding. Every effort will be made to assist as many Parish Councils as possible, so it is essential that each Parish Council tries its best to secure funding so that work can go ahead within the agreed timeframe.
- A.7** Please provide evidence of consultation, consultation plan or state that a consultation is not required and the reasons why (e.g. no nearby properties). You will also need to supply a photograph of the site and evidence that the local bus operator supports the project.
- A.8** Please confirm land ownership of the site in question.
- A.9** Please enter any additional comments in the box provided. You should consider the guidance at this point (how applications will be prioritised).
- A.10** Please confirm that you understand that ongoing maintenance of the shelter will be the responsibility of the Parish / Town Council, and that this is one off, capital funding.

SECTION B - REQUIRED PARISH COUNCIL DETAILS

The details we ask you to provide in this section are all required in order for Kent Highways and Transportation to process your PBSSG application. Therefore, please complete each section in full.

- B.1** Please enter in the box provided the full name of the Parish Council from which you are applying for a Parish Bus Stop Shelter Grant.
- B.2** Please enter in the box provided the full name of the Clerk to the Parish Council entered in A.1. Please include your title, first and second names.
- B.3** Please enter in the box provided your full postal address in the boxes provided. Please ensure to include a postcode.
- B.4** Please enter your preferred contact telephone number in the box provided.
- B.5** Please enter your Parish Council's email address in the box provided. Most correspondence regarding your Parish Bus Stop Shelter Grant application will be by email, so please ensure the email address provided is one that is regularly monitored.

SECTION C - REQUIRED LOCATION / SHELTER DETAILS

The details we ask you to provide in this section are all required in order for Kent Highways and Transportation to process your PBSSG application. Therefore, please complete each section in full.

- C.1** Please indicate whether your application is for a new bus shelter, a replacement bus shelter, or the refurbishment of an existing bus shelter by putting a circle around the appropriate answer.
- C.2** This section consists of three questions, and you are required to answer either 'Yes' or 'No' to each by deleting as appropriate. The first question asks if there is a pole present at the bus stop. The second two questions ask if there is a bus stop flag and a timetable case, both of which should be found on the pole.
- C.3** Please tell us in the box provided the name of the road on which the bus stop that you are proposing to install a shelter is located. If applying by e-mail, a Google Maps link would be helpful.
- C.4** In order to accurately pinpoint the bus stop you are proposing to place your bus shelter at, please enter in the box provided the name or number of the nearest property. Please use one of the following terms in your answer: either 'O/S' (outside) for a property on the same side of the road as the bus stop, or 'OPP' (opposite) when the nearest property is on the opposite side of the road. Please then enter the name or number of the property in the box provided. This could be a house number or the name of a public house for example. If you know the postcode of this location, please also enter this information in the box provided.
- C.5** Please enter the cost of the bus shelter you are intending to purchase in the box provided. This price must exclude any VAT. Your invoice should clearly indicate how much of the final cost is for the product and how much is attributed to VAT.
- Please also enter the cost of any installation works that are associated with the works in the box provided (e.g. foliage clearance, works to ensure disability access requirements are met). This cost must also exclude any VAT.
- C.6** Please indicate any funding that you have managed to secure from other sources, including any amount that the Parish Council itself is putting forward. In the boxes provided, please first enter the amount followed by the organisation(s). The funding available through the Parish Bus Stop Shelter Grant scheme is limited. Every effort will be made to assist as many Parish Councils as possible, so it is essential that each Parish Council tries its best to secure funding from a mix of sources.
- C.7** Please enter the total amount of Parish Bus Stop Shelter Grant you wish to apply for. The Parish Bus Stop Shelter Grant scheme allows Kent County Council to offer Parish Councils a grant of up to 50% of the total cost of a new or replacement bus shelter, with a maximum value of £4,000.00 available per request, and £2,500.00 per request for a refurbished bus shelter. If the amount you are requesting does not fall within these criteria, your application will be unsuccessful.

Guidance on Shelter Design & Location

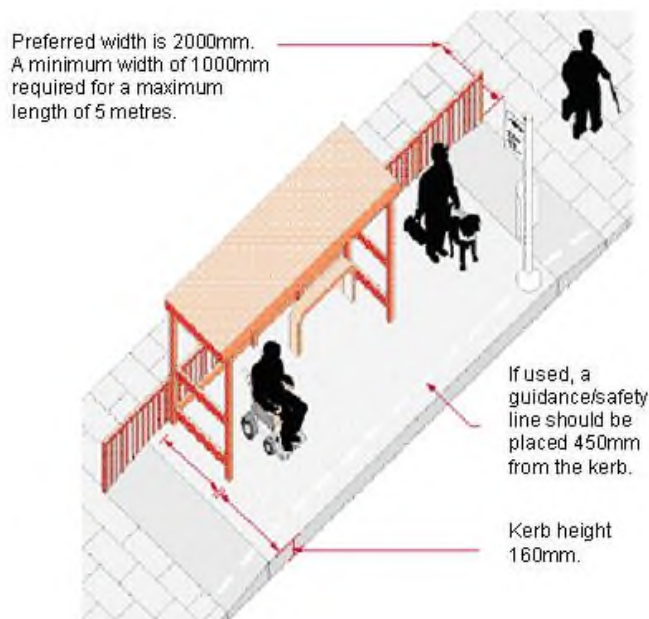
Considering a Location

Please note that Council Policy is to assess the safety of any planned shelter, even if it is a replacement for an established shelter. If you have any queries regarding this or any other bus stop related question, please contact the bus stops team at bus.stops@kent.gov.uk

Bus stop shelters should be provided only where there is space to do so. From the point of view of disabled passengers, particularly wheelchair users, the best location for a shelter is aligned with the boarding point. Because of space constraints this may not be possible; an alternative is to place the shelter downstream, leaving 2000mm length of clear boarding/alighting area.

There should be sufficient space either to the rear of the shelter, or in front of it if the shelter has to be placed at the back of the pavement, to allow easy pedestrian movement. Where shelters are provided in newly built areas there should be a clear obstacle free footway width of at least 2000mm, preferable 3000mm. However, it is recognised that at many existing stops it is not possible to achieve these standards. Where there are physical constraints, a clear footway width of 1500mm is acceptable, with an absolute minimum of 1000mm over a limited distance (for example, that occupied by the shelter provided it is not more than 6 metres long). If the shelter is placed down stream of the bus boarding area, with its closed side to the carriageway, the total footway width required can be reduced to 4000mm, absolute minimum 3000mm.

Where a fully enclosed shelter is used consideration must be given to manoeuvring space for wheelchair users both into and within the shelter. It is recommended that shelters of this type should be 2000mm in depth and with a minimum of 1500mm clear footway space between the rear of the shelter and the inner edge (or heel) of the footway to allow the wheelchair user space to turn into the shelter entrance. However, as with the other types of shelter, the clear footway to the rear should be 2000mm if possible, giving a total footway width of 4600mm. If the enclosed shelter is placed at rather than downstream of the bus boarding area the exit from the shelter onto the bus boarding area should be 2000mm wide, with the shelter itself set back from the kerb edge by a minimum of 1000mm.



Considering the Design

In locations not exposed to severe weather, a cantilever bus shelter with one end panel offers good accessibility and some weather protection. Where the end panel is used for advertising, it should be at the downstream end of the shelter so that people can see the bus approaching. In more exposed locations enclosed shelters should be provided if there is space. If the shelter will house advertising, planning consent from the local District or Borough Council is essential.

For reasons of personal security, the Department for Transport (DfT) advises that a bus shelter should ideally be made mainly of transparent material and well lit at night, though use of other materials may be more appropriate in rural areas. Where glass or transparent walls are used, they should have a tonally contrasting band at least 150mm wide at a height of 1400mm to 1600mm from the ground. A second, lower band may be put at 900mm to 1000mm above ground level.

Choosing Materials

When deciding on both materials and location in rural areas of Kent, it is good practise for a Parish Council to liaise with the District Council's Conservation Officer/Architect. In some cases, especially in conservation areas, a shelter may require Conservation Area Consent. If this isn't the case, the District Council's Conservation Officer could nevertheless provide valuable advice on preserving environmental quality in your Parish. Bus shelters do not require planning consent unless they carry commercial advertising.

**PARISH BUS STOP SHELTER GRANT (PBSSG) APPLICATION FORM
FOR FINANCIAL YEAR 2025/26**

PLEASE READ THE GUIDANCE NOTES BEFORE CONTINUING

SECTION A – ESSENTIAL REQUIREMENTS

- A.1** Have you ensured there is enough space for the proposed bus shelter, particularly taking into account the needs of wheelchair users and the guidance in this documentation? Yes/ No
- A.2** Is the proposed location for the bus shelter inside a conservation area? (You can establish this through liaison with your District/Borough Council) Yes/ No
- A.3** If the answer to A.2 is **Yes**, have you obtained agreement from the District/ Borough Council to proceed? Yes/ No
- A.4** Is Kent County Council's Highways Improvements Team aware of the proposed bus shelter? (your contact will be your KCC Highway Improvement Plan (HIP) representative) Yes/ No
- A.5** If the answer to A.4 is **Yes**, please enter comments and any additional information.

- A.6** Can you confirm that the Parish Council has match funding in place and that the nature of this has been declared on your application form? Yes/ No
- A.7** Are you able to provide the following required supporting documents with your application form? Yes/ No
- 1) Consultation process results or plan (unless not required due to for example a lack of nearby properties) Yes/ No
 - 2) Before photograph Yes/ No
 - 3) Confirmation of local bus operator support Yes/ No
 - 4) Confirmation of District / Borough Council Support if in conservation area Yes / No

A.8 Who owns the land on the site of the proposed shelter?

A.9 Please enter any additional comments to support your application below, referring to the priorities for application.

A.10 Can you confirm that you understand that ongoing maintenance of the shelter will be the responsibility of the Parish / Town Council, and that this is one off, capital funding? Yes/ No

SECTION B – REQUIRED PARISH COUNCIL DETAILS

B.1 Name of Parish Council

B.2 Full Name of Parish Clerk

B.3 Full Address (including postcode)

B.4 Contact phone number

B.5 Email address

SECTION C – REQUIRED LOCATION / SHELTER DETAILS

C.1 New / Replacement?

C.2 Does the bus stop have a pole? Yes/ No
Does the bus stop have a flag? Yes/ No
Does the bus stop have a timetable case? Yes/ No

C.3 Description of works including any required to meet disability access requirements:

C.4 Road on which bus stop is located:

C.5 No. / name of nearest property(ies):
Postcode:

C.6 Total cost of shelter (excluding VAT):
Total cost of any associated installation works (excluding VAT):

C.7 Other funding sources: From:

C.8 Total funding requested:



Our ref: CS14027823

Clerk to the Council
Edenbridge Town Council
Doggetts Barn
72A High Street
Edenbridge
Kent
TN8 5AR

16th July 2025

Dear Sir/Madam,

PROPOSED BASE STATION INSTALLATION UPGRADE AT CS14027823 – WARSOP TRADING ESTATE, HEVER ROAD, EDENBRIDGE, KENT, TN8 5DJ (544976E, 145657N)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone is in the process of progressing suitable sites in the Edenbridge area for radio base station upgrades that will improve service provision for VodafoneThree. We aim to work with you to progress a proposal that is both acceptable to your authority and meets our customer's technical network requirements. This approach accords with Cornerstone's Best Practice Commitments to ensure consultation with Local Planning Authorities and other appropriate key stakeholders.

As part of VodafoneThree's continued network improvement program, there is a specific requirement for a radio base station upgrade at the above location to provide enhanced connectivity to the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed upgrade: -

In the first instance, all correspondence should be directed to the agent.


Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

Sinclair Dalby Limited, 3 Princes Street, Bath, BA1 1HL

Registered Office, Sinclair Dalby Limited, 11 Windell Street, Bath, BA2 5BG. Registered in England 7610197.

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

www.cornerstone.network

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page 1



Our technical network requirement is as follows:

- **CS14027823 – WARSOP TRADING ESTATE**

There is a requirement to provide upgraded equipment in this location to accommodate increased network demands, provide modern technologies and allow for continued consistent VodafoneThree coverage to be provided to this area.

The following site has been identified as most suitable for upgrade to provide the required level of coverage to the area:

- **HEVER ROAD, EDENBRIDGE, KENT, TN8 5DJ (544976E, 145657N)**

The upgrade comprises the removal of 6.no antennas and associated ancillary equipment; installation of 3.no antennas on existing headframe and associated ancillary equipment.

This is an existing telecommunications site that stands amongst the trees on the southern side of Hever Road. It is an established telecommunications site, however the existing equipment cannot accommodate VodafoneThree's latest technical requirements. For these reasons replacement equipment is required to upgrade the site. This upgrade will allow for continued network services to be provided to the area by replacing the existing equipment.

The proposed works seek to upgrade the site to provide improved coverage and increased network capacity, required to enable VodafoneThree to meet increasing demand for services in the surrounding areas and to support the government's ambitions for high quality telecommunications networks across the UK.

The proposed development seeks to remove the existing 6no. antennas and replace them with 3no. upgraded antennas. This rationalisation of equipment is possible due to the capacity of the upgraded antennas. The associated ancillary equipment will also be replaced. A slight height increase of 0.2m is part of the proposal. This is due to the differences between the old and new antennas. The replacement of the antennas is essential for improving local coverage and signal transmission to the locality. Associated ancillary equipment is proposed to be removed and replaced to support the delivery of modern technologies and frequencies. This ancillary equipment is required to make the antennas more efficient.

It is acknowledged that the site is within Green Belt, however the location of this existing site benefits from being away from settlement areas with the surrounding vegetation providing screening from different vantage points. The upgrading of this site presents an opportunity to address the need for improved coverage without having to site a new base station installation in the area. It is an established telecommunications site that has been accepted and understood in its current location.

It is considered that the installation would not result in any significant impact above and beyond that which has already been accepted. As a result, it is considered that the

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page 2



upgrading of the existing site remains the most suitable way to provide upgraded coverage to the area whilst mitigating visual harm.

In designing the proposed upgrade, the applicant has sought to achieve a balance between technical requirements and minimising environmental impact, as far as is practicable. The amount of telecommunications equipment on the site has been kept to a technical minimum in accordance with Chapter 10 of the NPPF (2025) and the smallest practical components have been utilised. It has been designed to be read in the same context as the existing equipment, so as to limit visual impact whilst still working within the technical design constraints of delivering the latest technologies.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CS14027823).

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Rob Sinclair'.

Rob Sinclair
Director

Sinclair Dalby Ltd
Email: rob.sinclair@sinclairdalby.co.uk
Mobile: +44 (0)7879 425082

(for and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

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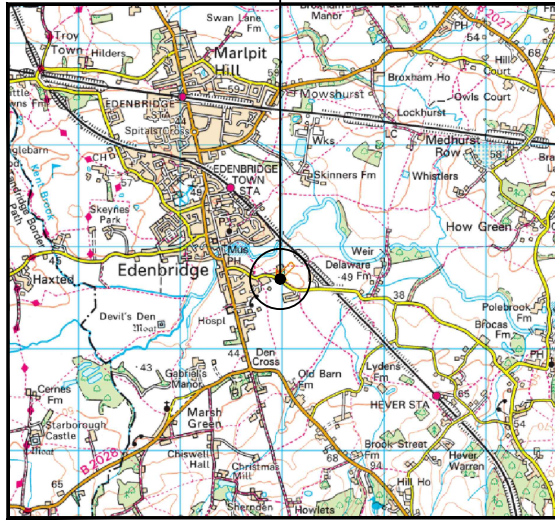
Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

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page 3

SITE LOCATION

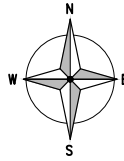


SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100060020



SITE PHOTOGRAPH

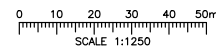


W3W:///SURVEY.TANKS.DURING



DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100060020



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE	
N.G.R E: 544976	N: 145657

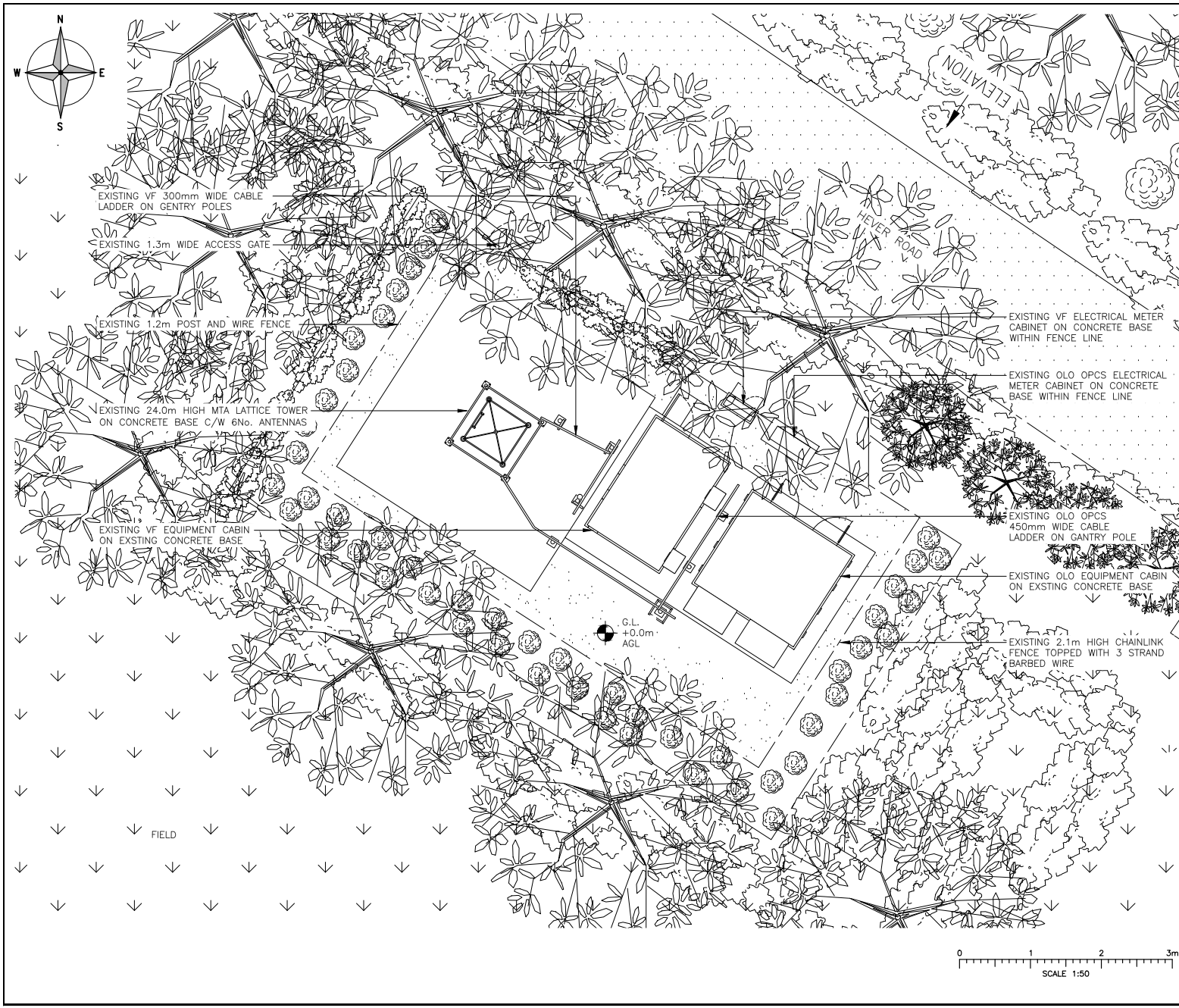
DIRECTIONS TO SITE:
HEAD WEST ON M25, AT JUNCTION 6, TAKE THE A22 EXIT TO EASTBOURNE/GODSTONE/CATERHAM/A25/REDHILL/WESTERHAM, AT GODSTONE INTERCHANGE, TAKE THE 1ST EXIT ONTO A22, AT THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO OXTED RD/A25, AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO GODSTONE RD/A25, CONTINUE TO FOLLOW A25, TURN RIGHT ONTO KENT HATCH RD/B269, CONTINUE ONTO MAIN RD/B2026, CONTINUE TO FOLLOW B2026, AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO STATION RD/B2026, CONTINUE TO FOLLOW B2026, AT THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO HIGH ST/B2026, TURN LEFT ONTO HEVER RD, DESTINATION WILL BE ON THE RIGHT

1A	PLANNING ISSUE	JE	MK	08.07.25
REV	MODIFICATION	BY	CH	DATE

Cell Name		Opt.
WARSOP TRADING ESTATE		-
Cell ID No		
CSID	VF	TEF
14027823	31050_24	-
Project No.	ITM Cell ID	N/A
-	-	-

Site Address / Contact Details	
WARSOP TRADING ESTATE HEVER ROAD EDENBRIDGE KENT TN8 5DJ	

Drawing Title: SITE LOCATION MAPS	
Purpose of issue: PLANNING	Dwg Rev:
Drawing Number: 100	1A
Surveyed By: JB	Original Sheet Size: A3
Drawn: JE	Date: 08.07.25
Checked: MK	Date: 08.07.25
Pack Issue:	A1




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N.G.R|E: 544976 N: 145657

NOTES:

1A	PLANNING ISSUE	JE	MK	08.07.25
REV	MODIFICATION	BY	CH	DATE



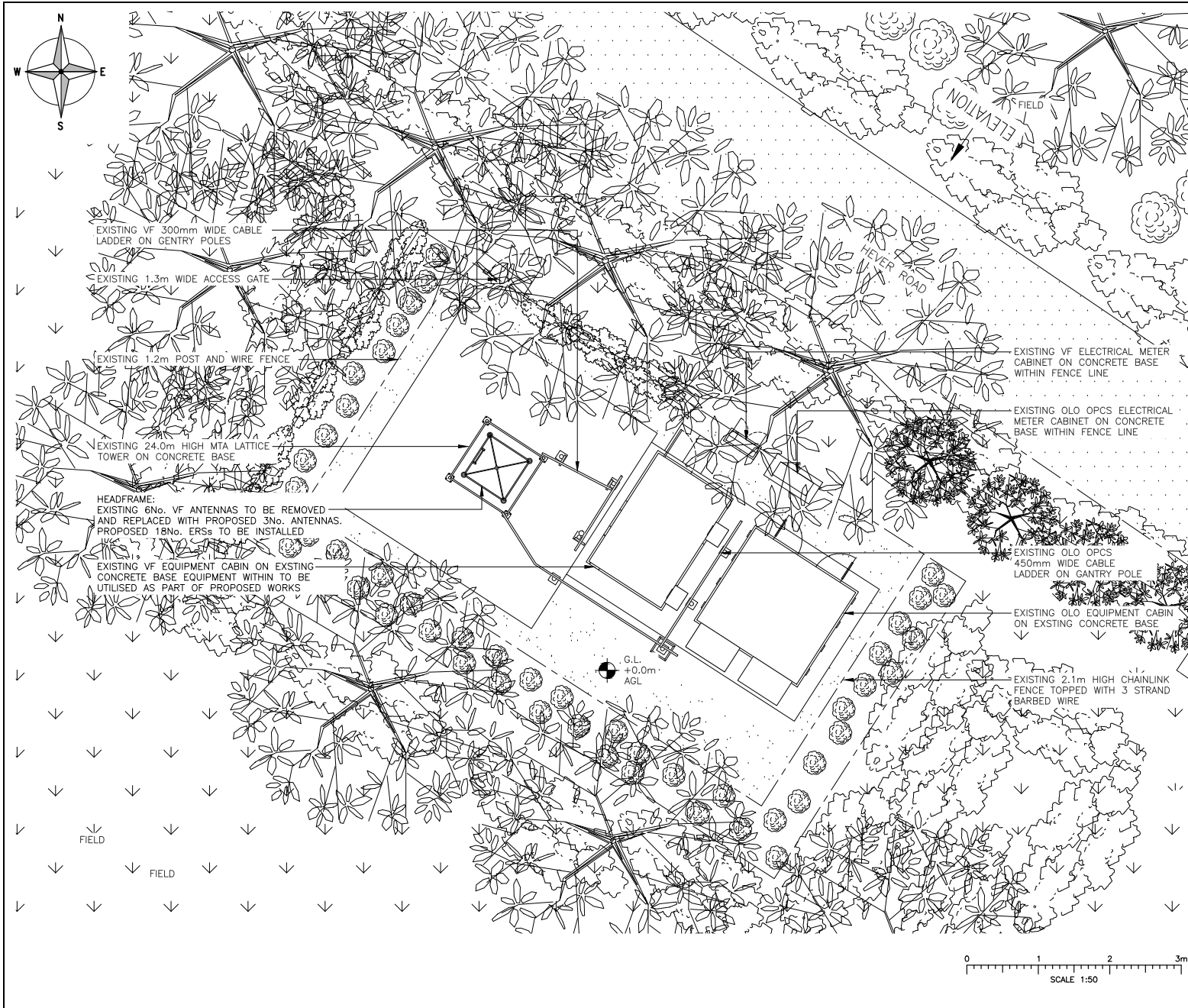
Clarke Telecom
 Unit E, Madison Place, Northampton Road,
 Manchester, M40 5AG
 Tel: 0161 785 4500
 Fax: 0161 785 4501
 Web: www.clarke-telecom.com



cornerstone

Cell Name		Opt.
WARSOP TRADING ESTATE		-
Cell ID No		
CSID	VF	TEF
14027823	31050_24	-
Project No.	ITM Cell ID	N/A
-	-	-
Site Address / Contact Details		
WARSOP TRADING ESTATE HEVER ROAD EDENBRIDGE KENT TN8 5DJ		
Drawing Title: EXISTING SITE PLAN		
Purpose of Issue: PLANNING		Dwg Rev:
Drawing Number: 200		1A
Surveyed By: JB	Original Sheet Size: A3	Pack Issue:
Drawn: JE	Date: 08.07.25	Checked: MK
		Date: 08.07.25
		A1

SPN/T005 Version 3.0




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N.G.R | E: 544976 N: 145657

NOTES:

1A	PLANNING ISSUE	JE	MK	08.07.25
REV	MODIFICATION	BY	CH	DATE



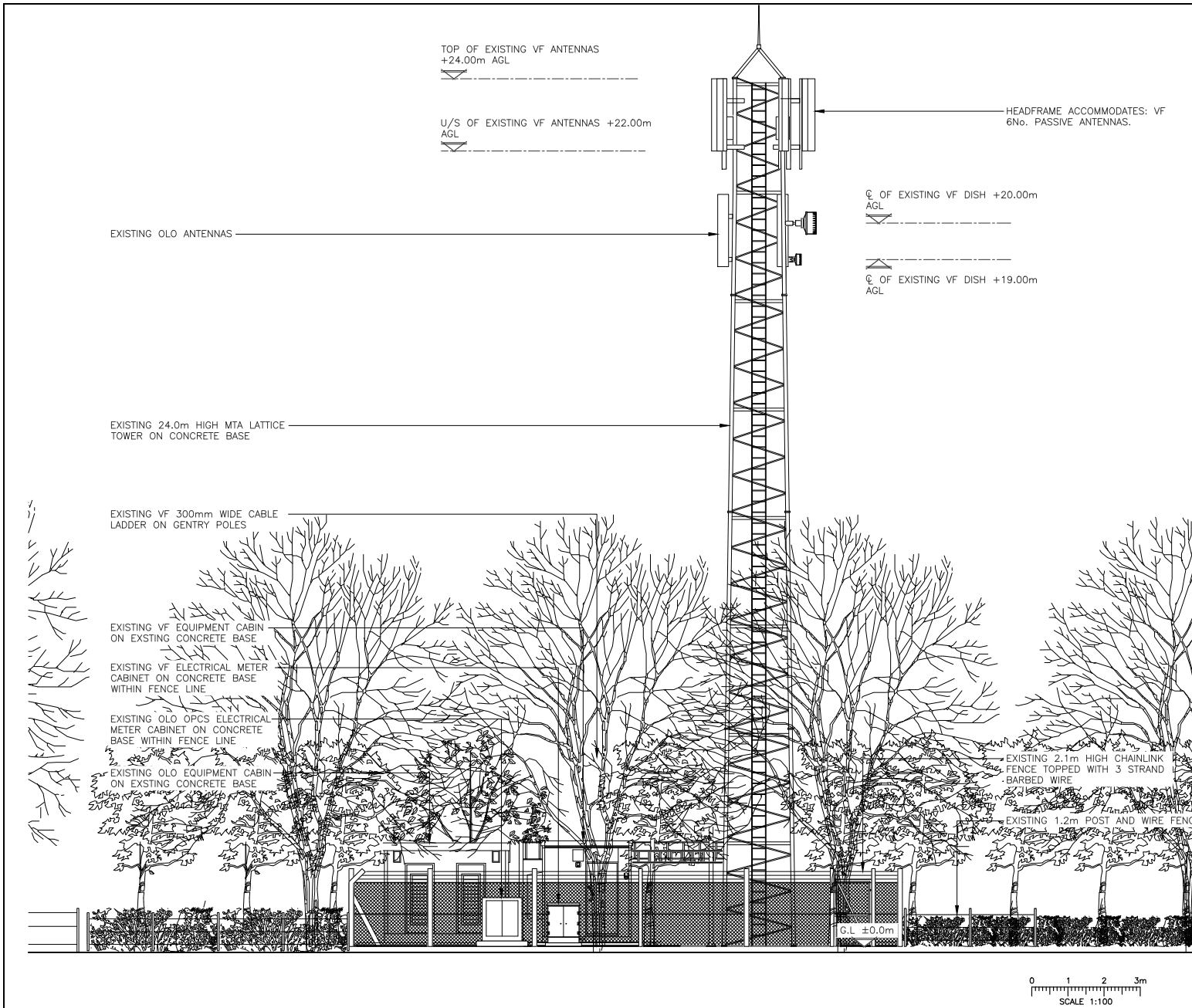
Clarke Telecom
Unit E, Madison Place, Northampton Road, Manchester, M40 5AG
Tel: 0161 785 4500 Fax: 0161 785 4501
Web: www.clarke-telecom.com



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Cell Name		Opt.
WARSOP TRADING ESTATE		-
Cell ID No		
CSID	VF	TEF
14027823	31050_24	-
Project No.	ITM Cell ID	N/A
-	-	-
Site Address / Contact Details		
WARSOP TRADING ESTATE HEVER ROAD EDENBRIDGE KENT TN8 5DJ		
Drawing Title: PROPOSED SITE PLAN		
Purpose of Issue:	PLANNING	Dwg Rev:
Drawing Number:	201	1A
Surveyed By: JB	Original Sheet Size: A3	Pack Issue:
Drawn: JE	Date: 08.07.25	Checked: MK
		Date: 08.07.25

SPN1005 Version 3.0



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N.G.R | E: 544976 N: 145657

NOTES:

1A	PLANNING ISSUE	JE	MK	08.07.25
REV	MODIFICATION	BY	CH	DATE

Clarke Telecom
 Unit E, Madison Place, Northampton Road,
 Manchester, M40 5AG
 Tel: 0161 785 4500
 Fax: 0161 785 4501
 Web: www.clarke-telecom.com

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Cell Name: WARSOP TRADING ESTATE

Cell ID No			
CSID	VF	TEF	
14027823	31050_24		
Project No.	TM Cell ID		N/A

Site Address / Contact Details
 WARSOP TRADING ESTATE
 HEVER ROAD
 EDENBRIDGE
 KENT
 TN8 5DJ

Drawing Title: EXISTING NORTH-EAST ELEVATION

Purpose of Issue: PLANNING

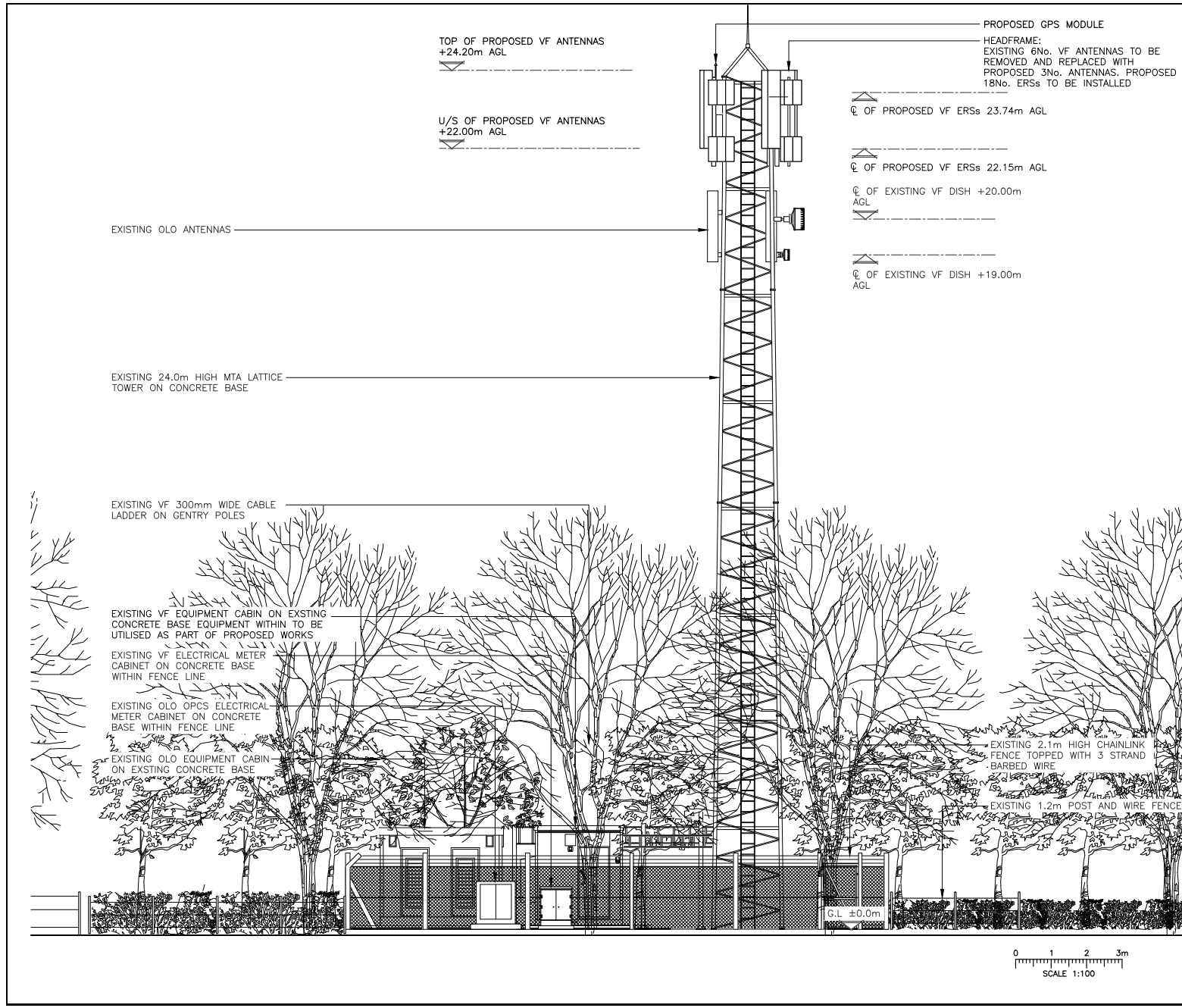
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Surveyed By: JB Original Sheet Size: A3

Drawn: JE Date: 08.07.25 Checked: MK Date: 08.07.25

Dwg Rev: 1A
 Pack Issue: A1

SPN/T005 Version 3.0



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R: E: 544976 N: 145657

NOTES:
 EXISTING 6No. VF ANTENNAS TO BE REMOVED AND REPLACED WITH PROPOSED 3No. ANTENNAS. PROPOSED 18No. ERSs TO BE INSTALLED

1A	PLANNING ISSUE	JE	MK	08.07.25
REV	MODIFICATION	BY	CH	DATE

Unit E, Madison Place, Northampton Road,
 Manchester, M40 5AG
 Tel: 0161 785 4500
 Fax: 0161 785 4501
 Web: www.clarke-telecom.com

Cell Name		Opt.
WARSOP TRADING ESTATE		-
Cell ID No		
CSID	VF	TEF
14027823	31050_24	-
Project No.	ITM Cell ID	N/A
-	-	-
Site Address / Contact Details		
WARSOP TRADING ESTATE HEVER ROAD EDENBRIDGE KENT TN8 5DJ		
Drawing Title: PROPOSED NORTH-EAST ELEVATION		
Purpose of Issue:		Dwg Rev:
PLANNING		-
Drawing Number:		1A
301		-
Surveyed By:	Original Sheet Size:	Pack Issue:
JB	A3	-
Drawn:	Date:	Checked:
JE	08.07.25	MK
Date:	08.07.25	Date:

SCALE 1:100

SPN/T005/Version 3.0