



DEVASSESS™

RISK

The risk of development being undertaken within 75m from the boundaries can be considered:

Property:

Sample, Edenbridge, Kent, TN8

Date of Report:

12/05/2025

Order Number:

DA DA 14 sample_25

Your Reference:

sample_25

Our Reference:

DA71998



HELPDESK

If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Valuation risk

YES



KEY FINDINGS

The subject property has some marginal potential for development. This could create tax-free financial rewards to any owner. There are development risks in the vicinity of the property address given. The likelihood of these sites being developed is low, medium/high and high. We have identified that site 1, site 2 and site 3 are subject to planning applications. The nature of these applications is expanded on below. We believe that any lender involved in this transaction should be notified of the potential for development.

Please note: Sites identified as suitable for development may not be under current planning policy. As planning policies evolve or change, further development opportunities or risks may arise. They may also remove sites from being vulnerable to development. This report is a prediction of where development may take place, but cannot be guaranteed what will or will not occur in the future.

Are there potential development sites identified within 75m of the site boundary?

YES

Are there major development proposals that will impact the subject property?

YES

Are any important views that the subject property enjoys going to change?

YES

Is the immediate area currently under threat from development?

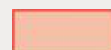
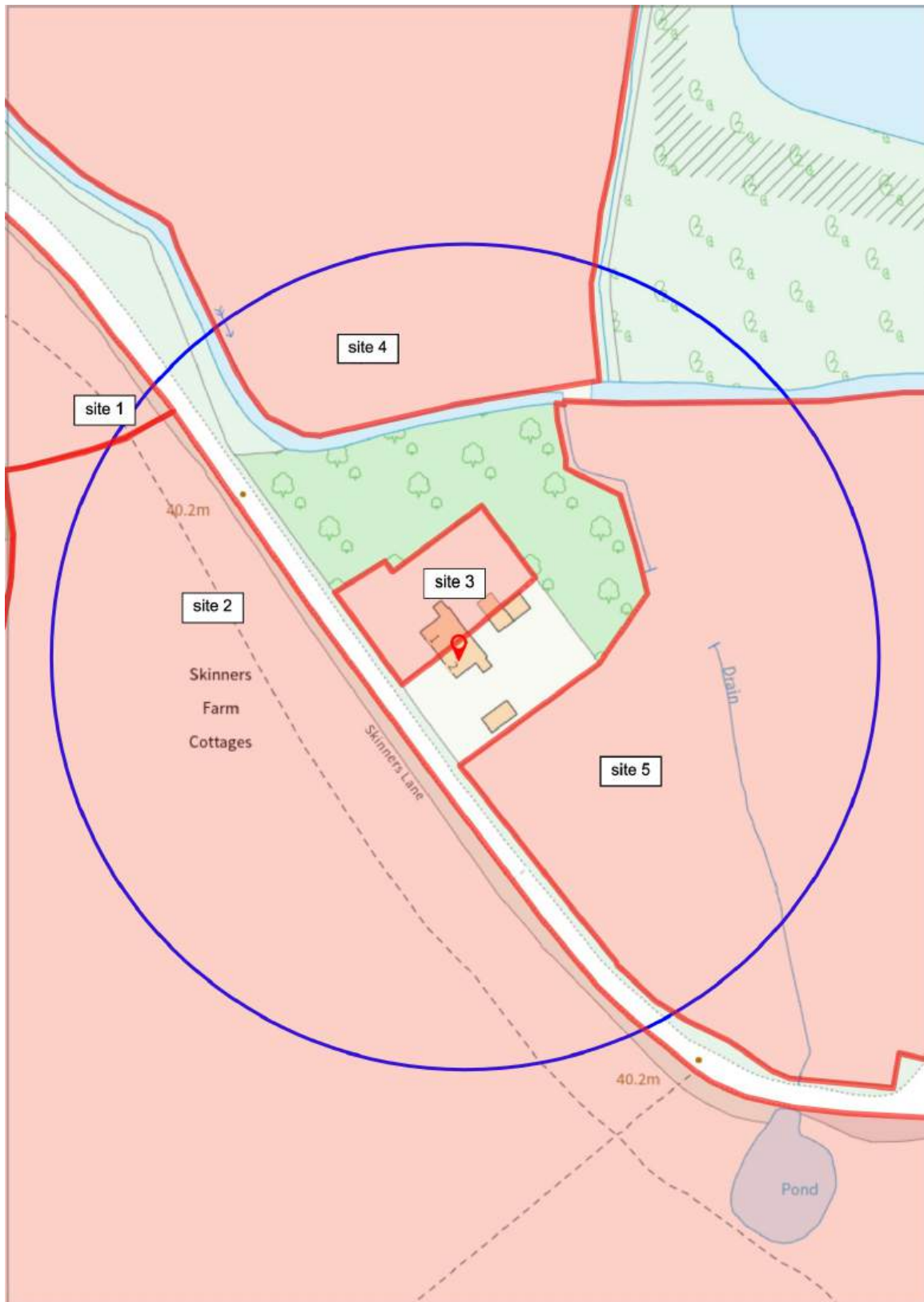
YES

Does the subject property have any development potential?

YES

On the date of this report is there any development risk that may negatively affect a valuation on the subject property?

YES





Identified Development Opportunities

Site	Size (acres)	Site Capacity	Development Risk	Impact if Developed
1	65.36	mixed use	High	Negative
2	86.02	mixed use	Medium / High	Negative
3	0.14	extensions	Medium / High	Slight
4	35.48	150 houses	Medium / High	Some
5	2.46	11 houses or 27 flats	Low	Negative

On those sites that do not yet have planning history the table above provides typical density guidance only. Densities may be higher in certain locations and lower in others.



Current Zoning in Local Plan

The land is zoned as outside the settlement area of Sevenoaks District Council. There is a general presumption against development in such areas. The property sits in an area at risk of flooding. The area is zoned as Green Belt. New build development in such areas would not be looked favourably upon and will be resisted. Some rural exceptions, such as affordable housing, may be allowed. These are very rare.

General View on Area

The wooded land to the north and north east of the property is designated as such within the Local Plan and will be protected from development under current policy.

The wooded area/land to the north east is currently outside the settlement boundary where there is a presumption against development. We have carefully considered this location and see none of the contributing factors that would make the referred land a viable contender for development. Whilst you can never say never, we are satisfied that the risk in this particular case is extremely low. Development is extremely unlikely to take place.

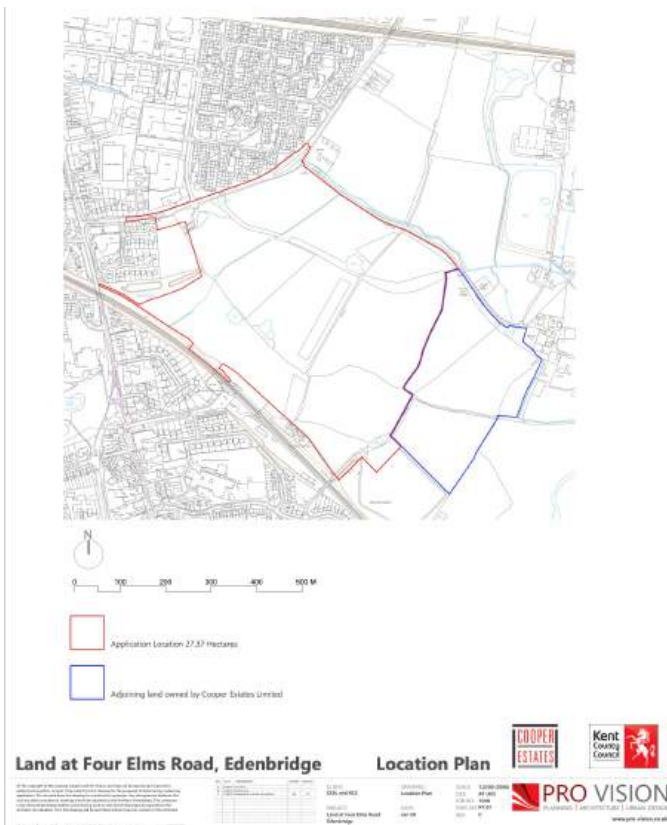


Site 1

Site 1 is a live site. In 2024 planning permission was granted for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access under reference number 20/02988/OUT. Construction may already have begun and if not should be treated as imminent. In our view the site can be considered a high risk of development. The site may have a negative impact on the subject property. Relevant plans of the consented development are attached for your consideration.



Site Plan



For planning decision and further information see Appendix.



Masterplan



At the time of writing site 2, along with site 1, are the subject of an undetermined planning application that is currently pending a decision. The application submitted under reference number 24/02765/OUT is for an outline application for the erection of 450 dwellings, including affordable housing; land for at least a 4FE secondary school including playing fields; land for a new twin-hall venue for Edenbridge Scout Group; land for a new youth centre; land for the creation of a new car park for Edenbridge Town Station and associated infrastructure improvements and provision of a private parking area for Station Cottages. Creation of access from Four Elms Road. Creation of secondary and emergency access, public open space, attenuation areas and landscaping. All matters reserved save for means of access. The application has a good chance of being approved and can be considered a medium/high risk of development. If it was ever granted planning permission the site may have a negative impact on the subject property. Relevant plans of the proposed development are attached for your consideration. If you are not supportive of the development of this site we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land. It is our belief that development on this site could impact the value, or future marketability, of the subject property. If the property is to be purchased with a mortgage we strongly recommend that this is referred to the valuer. It is for the valuer to have the final word on whether this will affect the value of the property.



Location Plan



Masterplan

FOR ILLUSTRATIVE PURPOSES ONLY





Site 3 is the subject of an unimplemented planning permission that has now expired. In 2019 the site was granted planning permission for the demolition of existing single storey side extension and the erection of two-storey side extension and a single storey rear extension and alterations to fenestration under reference number 18/03235/HOUSE. In our view the site retains development potential and can be considered a medium/high risk of development. If it was ever granted planning permission the site may have some slight impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration.

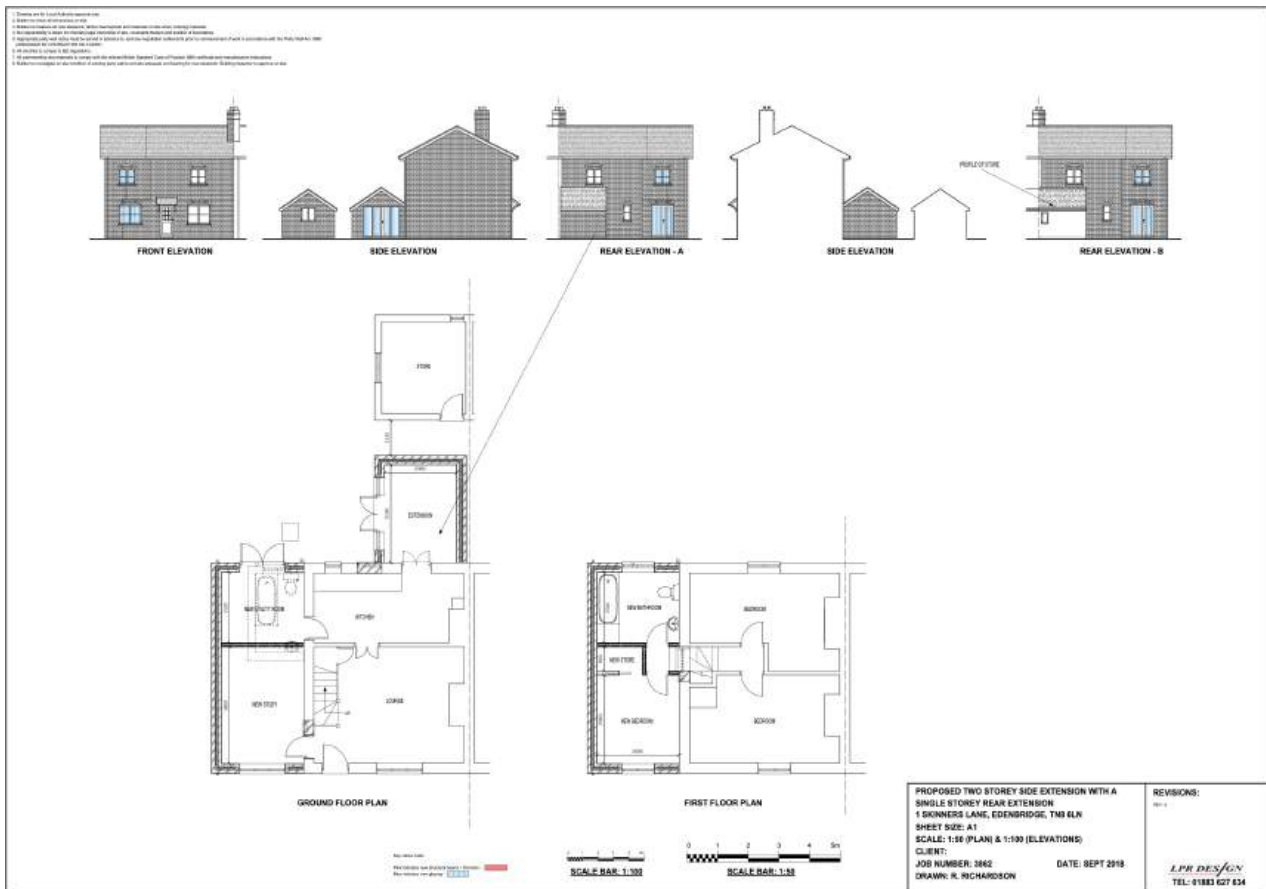


Site Plan





Elevations





Site 4 has been assessed through the Strategic Housing and Economic Land Availability Assessment (SHELAA) process as a potential location for development. The site was found to be suitable for development. This indicates that planning permission could be granted in the future. It should be noted that whilst these circumstances make the land vulnerable it does not guarantee that development will occur. The site can be considered a medium/high risk of development. If it was ever granted planning permission the site may have some impact on the subject property.



Site Assessment





Site Assessment

Site Reference: HO17

Old Site Reference: HO/21/00233

Address: Land north of Skinners Lane, Edenbridge

Suitability: Suitable

Development Strategy Options: All

No. of units: 150

Floor Space: (ha)

No. of pitches:

Area: 9.42 (ha)

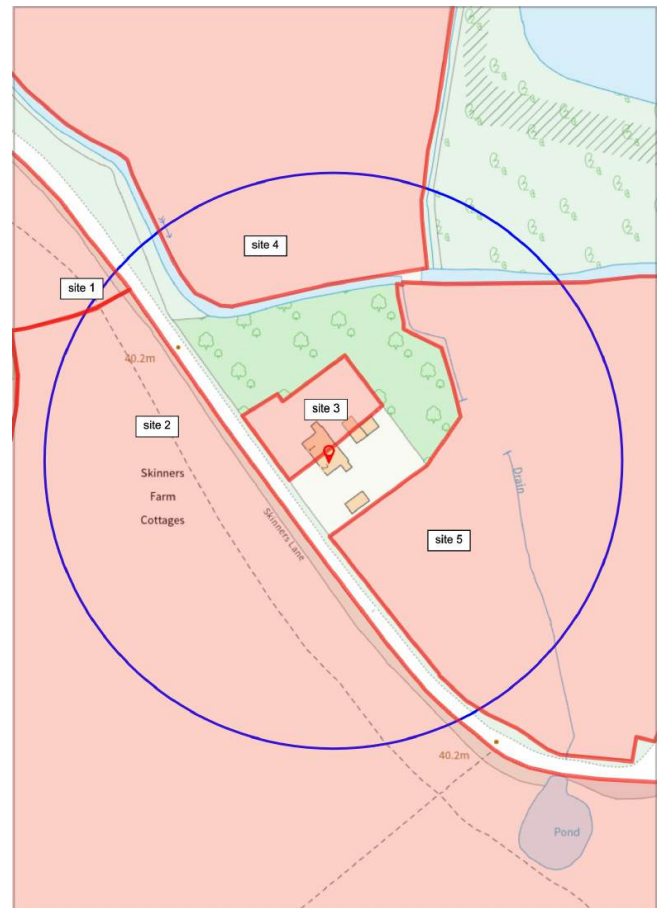
Site 5 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If it was ever granted planning permission the site may have a negative impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.

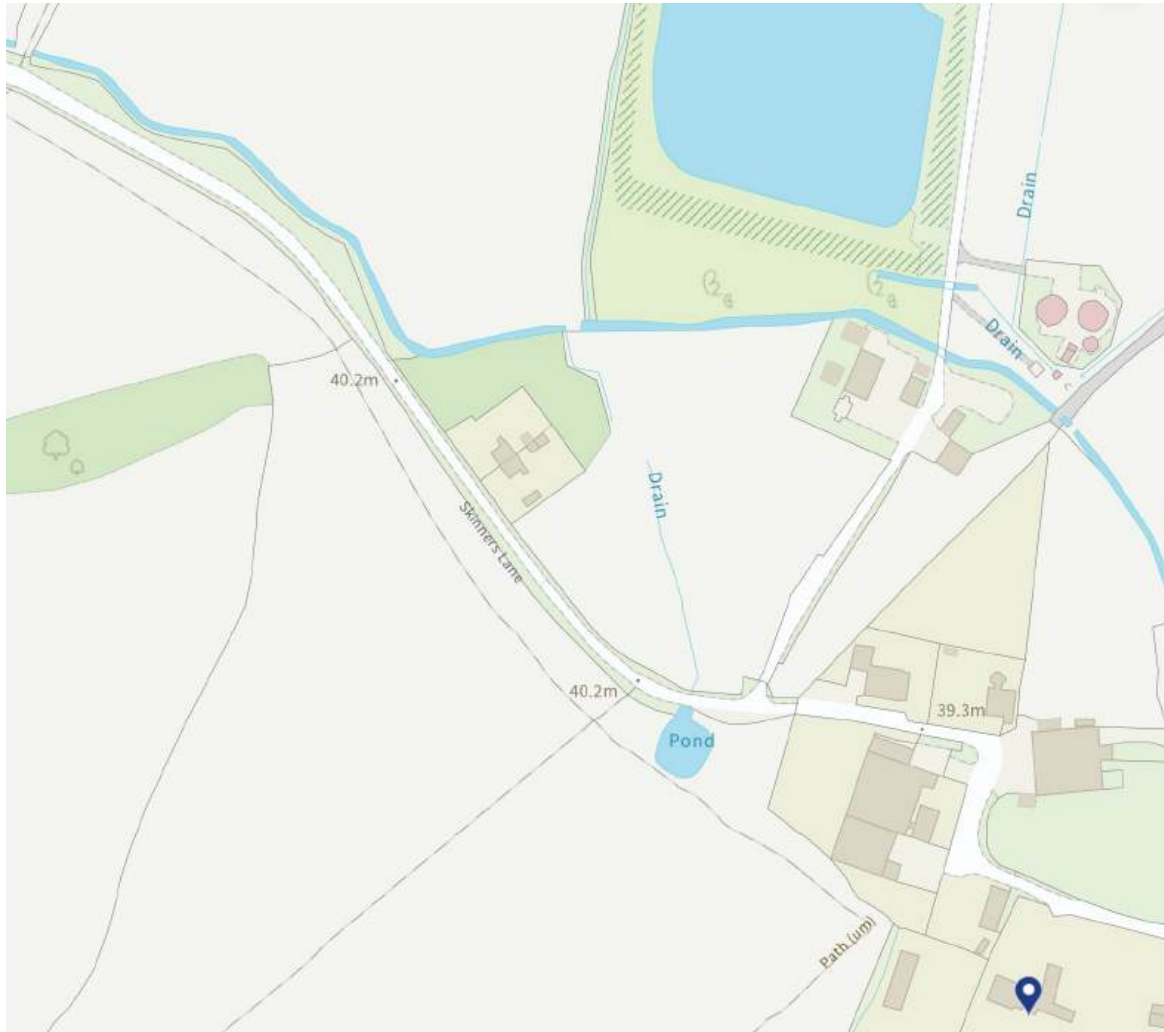


Development Potential / Alternative Use of the Property

LOW

The subject property has some marginal potential for development utilising a unit to be constructed on the existing build line. Any such application for development should be considered speculative and may be refused by the Local Planning Authority. Householder improvements and extensions may still be permitted.







Cooper Estates Strategic Land Limited
C/O Pro Vision
Grosvenor Court
Ampfield Hill
Ampfield
Romsey
SO51 9BD

Application number: 20/02988/OUT

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)

Grant of outline planning permission

Site : Land North Of Town Station Cottages Forge Croft Edenbridge KENT
TN8 5LR

Development : Outline application for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development, subject to the conditions below:

1) Application for approval of the reserved matters for the first Phase of the development shall be made to the local planning authority not later than 3 years from the date of this permission. Application for approval of the reserved matters for all other Phases shall be made not later than 5 years from the date of this permission. For the purposes of this permission all references to a "Phase" or "Phase of development" shall be interpreted as being a reference to a Phase as defined on the phasing plan approved or subsequently updated pursuant to condition 4.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

2) The development shall be begun not later than whichever is the later of the following dates:- the expiration of 2 years from the date of approval of the last reserved

20/02988/OUT
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

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INVESTORS IN PEOPLE
We invest in people Platinum



Reference	24/02765/OUT
Planning Portal Reference	PP-13369716
Application Received	Fri 18 Oct 2024
Application Validated	Thu 24 Oct 2024
Address	Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR
Proposal	Outline application for the erection of 450 dwellings, including affordable housing; land for at least a 4FE secondary school including playing fields; land for a new twin-hall venue for Edenbridge Scout Group; land for a new Youth Centre; land for the creation of a new car park for Edenbridge Town Station and associated infrastructure improvements and provision of a private parking area for Station Cottages. Creation of access from Four Elms Road. Creation of secondary and emergency access, public open space, attenuation areas and landscaping. All matters reserved save for means of access.
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available



Mr Graham
C/O LPR Design
426A Limpsfield Rd
Warlingham
CR6 9LA

Application number: 18/03235/HOUSE

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)

Grant of planning permission

Site : 1 Skinners Farm Cottages Skinners Lane Edenbridge KENT TN8 6LW
Development : Demolition of existing single storey side extension. Erection of two storey side extension and a single storey rear extension. Alterations to fenestration.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

SUBJECT TO THE CONDITIONS set out below:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the property as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

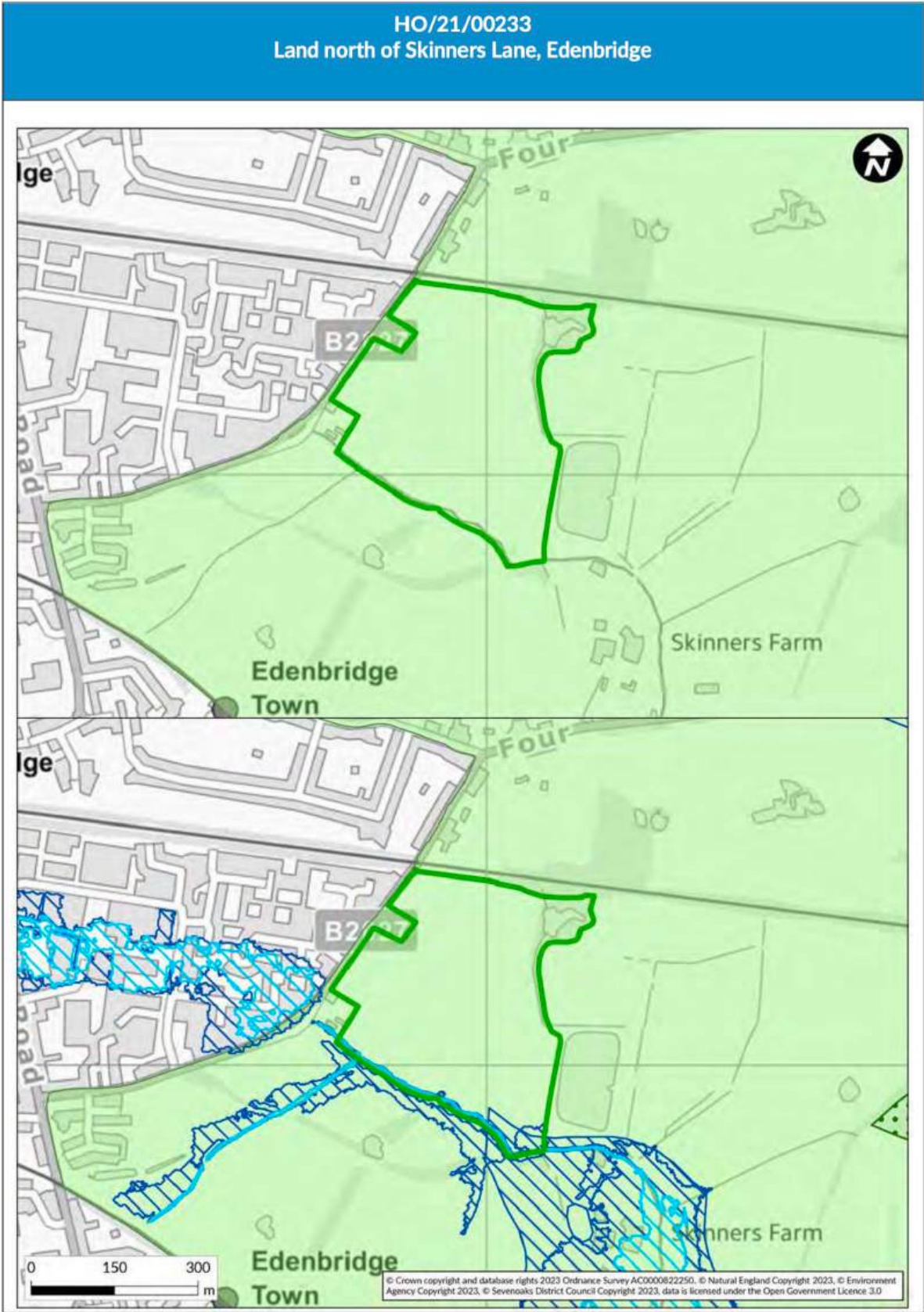
3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: RED EDGED SITE LOCATION AND BLOCK PLAN, PROPOSED PLANS REV A

For the avoidance of doubt and in the interests of proper planning.

18/03235/HOUSE
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

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SITE DETAILS	
SHELAA Reference	HO/21/00233
Site Area (Ha)	14.39
Developable Area (Ha)	14.21
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	MX25, MX26 and HO190
Site Description	This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a number of fields in agricultural use. Bound by Four Elms Road and residential units to the west, Skinners Lane to the south, the railway line to the north and open countryside to the east. Mature trees and hedges line the western and southern boundaries of the site. A public right of way runs through the site from the south at Skinners Lane to the northern boundary.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	150 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to urban confines of Edenbridge
Stage 1 Conclusion	PROGRESS TO STAGE 2



SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	5.64m from Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Edenbridge	
Green Belt Stage 2	Recommended in combination	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Medium-high – 93.6%. Medium – 6.4%	
Agricultural Land Quality	Grade 3 – 90.98%. Grade 4 – 7.92%	
Flood Risk	4.81% in Flood Zone 2 and 0.94% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Cont Land Assessment (former/adjacent use)	
Noise Pollution	Noise Assessment (railway)	
Air Quality	Odour assessment	
Mineral Safeguarding Area	218.97m2 0.15% within River Terrace Deposits	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	92.5% within 400m of Edenbridge	
Town and Local Centres	Access point within 2km of Edenbridge, Central Area, Edenbridge Northern Fringe and Edenbridge Southern Fringe	



Train Station	Within 2km of Edenbridge and Edenbridge Town	
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GREEN	AMBER	RED
13.5	11.5	2

OTHER CONSIDERATIONS

When will the site be available for development?	Now
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	Development could be completed within 3-5 years of commencement
Is there a developer interested in the site?	Cooper Estates - a subsidiary of CESL Ltd - is a development company
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a greenfield site situated adjacent to the urban confines of Edenbridge. Edenbridge is identified as a town in the Settlement Hierarchy and is therefore considered to be in a sustainable location, close to existing key services and facilities, including access to two train stations. The site lies fully within the Green Belt, however is recommended for release in combination through the Stage 2 Green Belt assessment. The site does not have direct access and so a new access would be required, as well as a secondary access for emergency use. Limited capacity on the surrounding transport network will also need consideration. The site has majority Medium-High Landscape Sensitivity. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and its location adjacent to a top tier settlement, the site is considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO17

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 150 residential units.
Development Strategy Options	Baseline

DATA PROVIDER

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Investigations undertaken to compile this report:

1. Professional analysis of Ordnance Survey to identify development opportunities.
2. A desk top inspection of the aerial maps over the identified area.
3. An Assessment of land marketed for sale for development purposes over the last 3 years (sources Estates Gazette and Property Week).
4. Inspection of the Local Plan.
5. Inspection of Strategic Housing and Economic Land Availability Assessment (SHELAA) (where available).
6. Study of attached planning data to establish which major applications may affect the searched property within the studied area (usually 75m).

The choices this report presents

This report seeks to establish the development opportunities that exist near the subject property. This is not a valuation or feasibility. Its purpose is to find development risks and any nuisance that may impact the subject property. This could be a financial risk, construction nuisance or the loss of an important view. It may also find development potential that may benefit the subject property.

You can use this information to decide whether to buy the property, conscious of what may happen in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to rezoning for development. It may be next to some large land masses that have development potential. Perhaps the property you propose to buy could itself have an involvement in a development with great financial benefit to you. It may of course have none of the above and you have bought some peace of mind.

Please note that not all identified sites will be developed as landowners may not sell, or for other reasons that could make the development non-viable. Some planning policies may also change and evolve that makes development either less or more likely. We advise you make an informed decision by assessing these risks.

Finally, please note that we cannot always identify single dwellings that are replaced with a more substantial dwelling. One for one replacement's are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Some properties may be converted into flats which again is almost impossible to predict. Planning is a subject where you can never say 'never'! There may always be situations when planning permission is considered acceptable.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email info@devassist.co.uk for further information including pricing.

**DevAssist is the trading name for DevAssist Ltd.
Company No 07915521**

CONSUMER PROTECTION

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The Conveyancing Information Executive (CIE) Standards set the framework for the highest professional standards expected as Members of the CIE have undertaken to maintain. It is the cornerstone of the system of self-regulation to which they have made an ongoing commitment.

These Standards protect those who will seek to rely on the information contained in the Searches produced by Members through establishing a set of best-practice obligations to you, the customer, that Members will adhere to.

1. It is expected that through the promotion of these Standards, customers of Members can feel confident that the information on which they seek to rely is accurate and on the rare occasion of any error or omission in a Search, appropriate protection is offered by each Member. Where protection can't be guaranteed this needs to be outlined in the Terms and Conditions. The Members subscribe to the CIE Code of Practice which requires the promotion of best practice and quality standards in the industry and expects them to act in a professional and honest manner at all times.

- Through the adherence to these Standards by the Members, you and other property professionals can place reliance on the content of the reports produced
- Members will audit their own practices on an annual basis to ensure they remain compliant with the Code and continue to meet these Standards of exemplary service and delivery
- Members will provide updates to both the Code and Standards as necessary to ensure the reports produced and service remains in line with changes in the industry

2. Members will hold a minimum Professional indemnity insurance cover of £2 million at all times to ensure that you can seek to rely upon the reports provided.

3. The CIE logos will be clearly displayed within the Report produced by each Member

- The CIE logo is a mark of recognition of best practice and signifies that the provider of the Search meets the high standards of service expected of the CIE Membership.

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- A formal written complaints procedure will be documented and published by each Member and provided with the Search or set out on their company website
- Complaints will be acknowledged within 5 working days of receipt and where possible, responded to in full within 20 working days of receipt
- You will be advised of any delay in responding to your complaint or the need for additional information or time to consider and respond to your complaint
- It is a requirement that Members subscribe to The Property Ombudsman (TPO) Scheme for complaint redress more information about which can be found at www.tpos.co.uk

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOS or CIE.

TPOS Contact Details:

The Property Ombudsman scheme Milford House
43-55 Milford Street
Salisbury, Wiltshire, SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk Email: admin@tpos.co.uk



SUPPLIED PLAN





TERMS & CONDITIONS

1. Definitions

In these Terms the following words shall have the following meanings:

1.1 'Client' means the seller, buyer, potential buyer, owner or lender in respect of the Property who is the intended recipient of the Report notified in writing to us.

1.2 "Company" means a company registered at Companies House in respect of which DevAssist has been instructed to provide a Service.

1.3 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.

1.4 "Literature" means DevAssist brochures, price lists and advertisements in any type of media, including the content of the Website.

1.5 "Order" means the request for Services by You.

1.6 "Property" means an address or location for which DevAssist provides a Service.

1.7 'Report' means the report prepared by DevAssist in respect of the Property.

1.8 "Service(s)" means the supply of services by DevAssist to You including but not limited to property searches, reports and photographs, and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.

1.9 "Supplier" means any organisation or third party who provides data or information of any form to DevAssist for the purposes of providing the Services.

1.10 "Terms" means these terms and conditions of business.

1.11 "Website" means our websites located at www.devassist.co.uk

1.12 "We", "Us", "Our", DevCheck, DevAssess, DevHelp, DevAssist are references to DevAssist Ltd a company incorporated in England and Wales with registered number 07915521 England and whose registered office is situated at 73 Church Rd, Hove, East Sussex, BN3 2BB.

1.13 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

2. Agreement

2.1 The agreement between You and DevAssist shall come into existence when DevAssist accepts your completed Order.

2.2 These Terms, as maybe varied from time to time, shall govern the agreement between You and DevAssist to the exclusion of all other terms and conditions.

2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order. Your continued use of the Services shall amount to your acceptance of any variations to these Terms.

2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by DevAssist You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

3. Services

3.1 DevAssist shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties. Where Suppliers require or provide their own conditions for use to which you are required to be a party you agree to enter into the relevant contract with the Supplier.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.

3.4 In providing search reports and services DevAssist will comply with the Search Code

3.5 DevAssist assumes that the value of the property does not exceed £2 million and that it is the responsibility of the customer to advise the firm at the time of requesting the search where the value of the property exceeds £2 million

3.6 In providing search reports and services DevAssist will comply with the Search Code

4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling. The price for the Services shall be exclusive of any value added tax or other similar taxes or levies, which You shall be additionally liable to pay to DevAssist.

4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as contracted) without deduction, counterclaim or set off.

4.3 DevAssist reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.



4.4 If You fail to pay Our invoice on or before the due date, DevAssist may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

5. Cancellation of Services

5.1 If You want to cancel an Order submitted to Us then You must notify Us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by Us in writing, You shall remain liable for any expenses or disbursements We may have incurred prior to receiving your notice of cancellation. All expenses or disbursement must be paid in accordance with Term 4.2.

6. Termination

6.1 DevAssist may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:

- (i) You fail to make any payment due in accordance with Term 4;
- (ii) If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or
- (iii) You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.2 If the agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance or to cancel the provision of the Services (as set out in a particular Order) or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of [60] days, You shall be entitled to give notice in writing to us to terminate the Order.

8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term 8.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services you acknowledge and accept that:-

- (i) DevAssist's only obligation is to exercise reasonable care and skill in providing the Services.
- (ii) DevAssist shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by DevAssist.
- (iii) The Services do not include any information relating to the value or worth of the Property or the Company.
- (iv) The Services have not been prepared to meet Your or anyone else's individual requirements and You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same.
- (v) DevAssist cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore DevAssist cannot warrant the performance of any linked internet service not operated by DevAssist. Accordingly DevAssist shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.
- (vi) Time shall not be of the essence with respect to the provision of the Services.
- (vii) Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

8.4 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery and acknowledge that DevAssist shall not be liable for any defect, failure or omission relating to the Services that is not notified to DevAssist within three months of the date of the issue becoming apparent and in any event within two years of the date of the Service.

8.5 We use only established and trusted data search providers as Suppliers but where information contained in the Services and/or the Report is obtained by us from these Suppliers DevAssist cannot control the accuracy or completeness of the information provided by the Suppliers, nor is it within the scope of DevAssist's Services to check the information provided by its Suppliers. Accordingly, you hereby acknowledge and accept, notwithstanding any other legal remedy available to you in this Term 8 or otherwise, that DevAssist shall not be liable for any faults, errors, omissions or inaccuracies of whatever nature in the information contained in the Reports and/or Services which is due to or caused by the Supplier EXCEPT WHERE such fault, omission, error or inaccuracy is caused by DevAssist's negligence and including negligent or incorrect entry of data by DevAssist in the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

8.6 Where our Suppliers may be in breach of their own terms of business with us and as a result of that breach the information contained in the Services or the Report is inaccurate or incomplete we undertake to use our reasonable endeavours to assist you with any complaint or claim you choose to bring against the Supplier in your capacity as the end-user of the service provided by the Supplier or as agent for the Client.

This undertaking is strictly subject to the following conditions:-

- (i) Any such claim is of a material nature and arises solely and directly out of the inaccuracies, errors or omissions of the data provided by the Supplier.
- (ii) The terms and conditions of the Supplier provide for the course of action you have chosen to follow.
- (iii) You have used all reasonable endeavours to mitigate any loss or damage you have suffered as a result of the inaccuracies errors or omissions of the data provided by the Supplier.
- (iv) You agree to pay our reasonable costs if you require our input in this action beyond what we deem to be reasonable. In certain circumstances we may bring a claim against our Supplier on your behalf (and in consultation with you) provided you have given us full particulars of the claim and written confirmation that you authorise us to (i) decide what action if any to take; (ii) that we shall have exclusive control over, and conduct of, all claims and proceedings; (iii) that you shall provide us with all assistance that we may reasonably require in the conduct of any claims or proceedings; and (iv) that you shall bear the cost of any proceedings on the basis that you shall be entitled to retain all sums recovered in any action for your own account.

8.7 In any event, and notwithstanding anything contained in these Terms, DevAssist's total liability in contract, tort or otherwise shall not exceed £2m in respect of any single claim, event, or series of related claims or events and, save as set out herein, all warranties, conditions and other terms implied by statute or common law are excluded, to the fullest extent permitted by law.

9. Independent dispute resolution

9.1 If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

10. Intellectual Property Rights

10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

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10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

10.2 You agree that You will treat and will procure that Your clients on whose behalf You have commissioned the Services will treat as strictly private and confidential the Services and all information which they obtain from the Services.

10.3 You agree that You will procure that Your clients on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with DevAssist change, amend, remove, alter or modify the Service or any trademark or proprietary marking in the Service.

10.4 You agree to indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with a breach of this Term 9.

11. General

11.1 You shall not be entitled to assign Your agreement with Us or any part of it without Our prior written consent.

11.2 We may assign the agreement or any part of it to any person, firm or company.

11.3 The parties to these Terms do not intend that any term of Our agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.

11.4 Failure or delay by Us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of Our rights under the agreement.

11.5 Any waiver by Us of any breach of, or any default under, any provision of the agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement.

11.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

11.7 Unless otherwise stated in these Terms, all notices from You to DevAssist or vice versa must be in writing and sent to DevAssist's registered office address as stipulated in Term 1.12 or Your address as stipulated in the Order.

11.8 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.



IMPORTANT NOTE ON ATTACHED PLANNING DATA

Attached to this report is a separate report provided by a third party.

Devassist will use the planning data only from this report to establish what planning activity there has been within the close vicinity of the land/property being reported on.

This data is a date scrape provided by a third party. DevAssist cannot be held responsible for the quality and accuracy of this planning data. There may be planning applications outside the area studied by DevAssist.

We strongly recommend that you go through this data to establish if there are other planning application outside the studied area that may concern you.

Please be aware that there is a gap from planning applications being registered to when they are captured by the data scrape. Therefore, it is possible that a planning application was submitted after the date the data was gathered.

If you are aware of a particular planning application that may be missing from the data please contact the DevAssist helpdesk.

FURTHER INFORMATION

To see some frequently asked questions about our reports, please click on the button below:

FAQs

To find out how our risk bar works, please click on the button below:

THE RISK BAR

We welcome positive reviews. If you would like to leave a review, please do so at:



HELPDESK

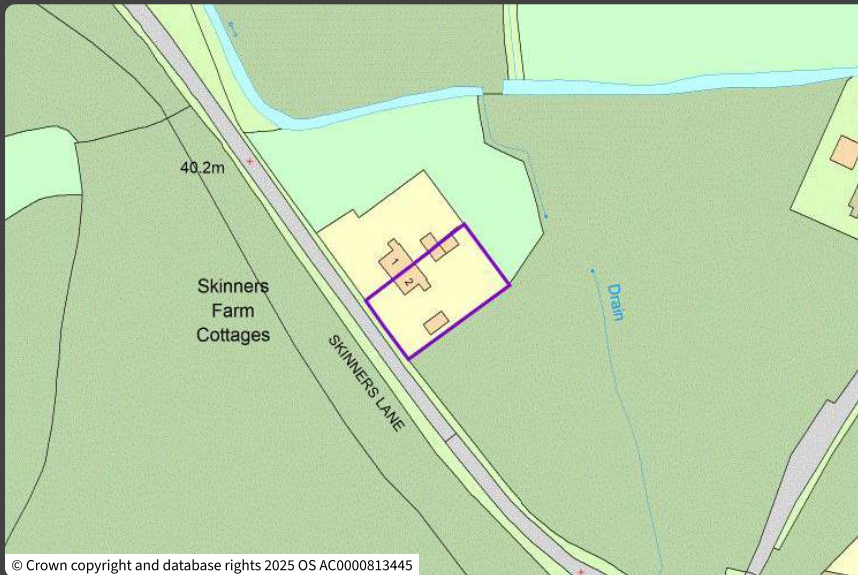
If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Property address

EDENBRIDGE, TN8 , England



Homebuyer advice

This report is designed to help you understand current and future developments that could impact your property. Planning applications tell you what has already been submitted for approval in your area and Local Development Plans indicate the Local Authority's strategic vision for future development. Together this gives a picture of how your local area may change.

Planning applications

[Page 2](#)

7

submitted in last 7 years

Planning Applications

Large	3 within 750m
Medium	1 within 250m
Small	3 within 250m
Unclassified	0 within 250m
Alterations and minor new builds	0 within 75m

Planning constraints and strategies

Local authority planning strategies	Page 3	Identified
Planning constraints	Page 4	Identified

Planning Applications

Planning applications

We have identified planning application records at or near the property.

Recommendations

- 1 Information about each identified planning application, along with a link to the full application on the Local Authority website, can be found in the Data Section.
- 2 If nearby planning applications are of particular importance to you, we always recommend visiting the local authority planning portal, so you can see all the applications in your area.

Important note

This report is an overview of the area, and you should further investigate any applications that could affect you or your enjoyment of the property. We do not guarantee that all applications will be shown in this report.

Why we search this

We have also included local authority planning strategies from the Local Development Plans that could be relevant to your property. These can be found in the Data Appendix.

7 Applications found



Risk	Search radius	Result
 Multiple features present		
 Large	750m	Identified (3)
 Medium	250m	Identified (1)
 Small	250m	Identified (3)
 Unclassified	250m	Not Identified
 Alterations and minor new builds	75m	Not Identified

Local authority planning strategies

Identified 

Summary

We have identified local authority planning strategy records at or near the property.

Recommendation

-  You can find further information about a policy or designation within the associated development plan. These can be accessed through your Local Planning Authority, and are usually available on their website.

Important note

Local authority planning strategies mean the Local Authority would be more receptive to planning applications of this nature, not that there are specific developments already planned.

Why we search this

Local authorities must produce a series of development plans, which outline their desired approach to land use and development for the area. These strategic plans provide an indication of what types of development the local authority might encourage or restrict in the future. Understanding the development plans for your area can help show how the local area may change over time. You should consider how these could affect you and your property.



Risk	Search radius	Result
 Multiple features present		
 Housing & Community	750m	Not Identified
 Business & Economy	750m	Not Identified
 Resources & Waste	750m	Not Identified
 Transport Infrastructure	750m	Identified (3)
 Heritage & Open Environment	750m	Identified (6)
 Other	750m	Identified (1)

⊘ Planning constraints

Identified ⚠

Summary

We have identified records of environmental designations at the property. We have not identified any records of pylons or masts within 250m of the property.

Recommendations

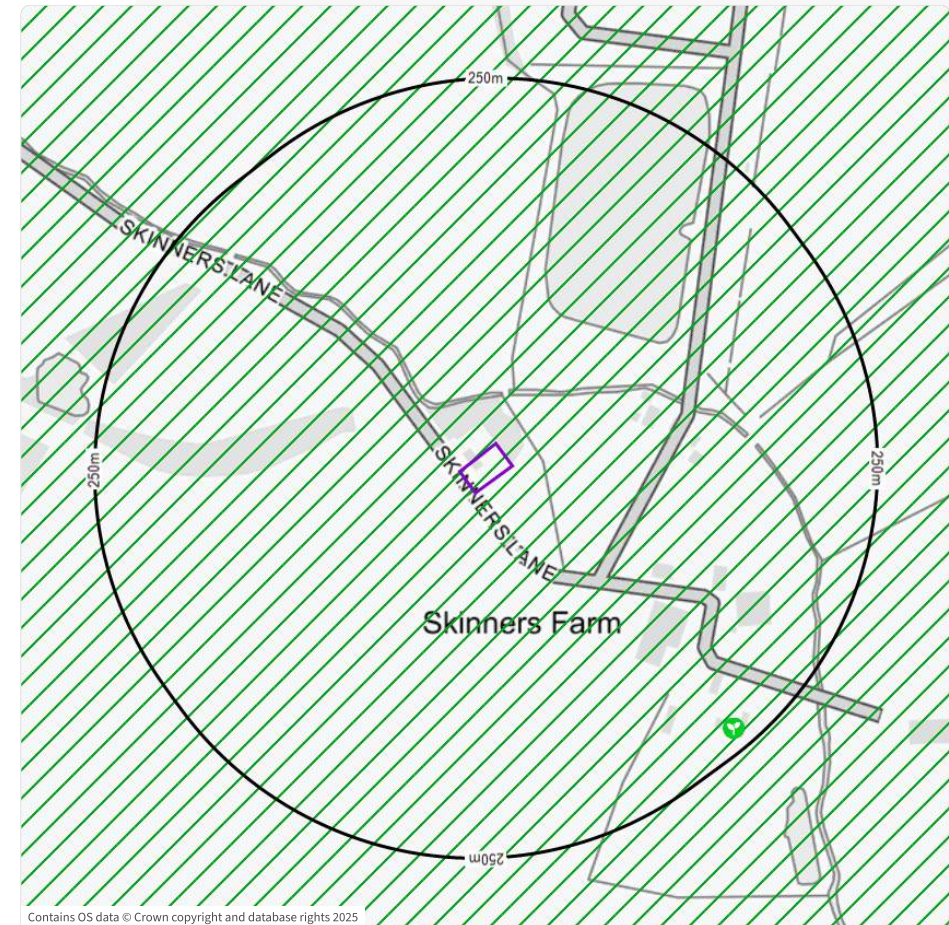
- 1 If you are considering carrying out development on this property, you will need to contact your Local Planning Authority to see if there would be any implications.
- 2 Visit the property to ensure there are no other features which would be of concern.

Important note

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities, and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Why we search this

Some additional factors could have an influence over the property or surrounding area. This includes nearby pylons or masts, or environmental designations such as areas of outstanding natural beauty. Whilst environmental designations can be considered a positive, they can affect the ability to carry out any development at the property.



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Risk	Search radius	Result
⊘ Multiple features present		
☑️ Environmental Designations	250m	Identified (2)
⚠️ Pylons and Masts	250m	Not Identified

Data appendix

This section outlines the data used to inform our assessment outcomes and opinions. There is no need to refer to it unless you are after the detail of a particular dataset used.

We will only show maps and detail where features have been identified for the category.

How to use this report	7
Understanding the data	8
Understanding local development plans	10
Planning Applications	
Large	14
Medium	15
Small	16
Unclassified	Not identified
Alterations and minor new builds	Not identified
Local authority planning strategies	
Housing and Community	Not identified
Business and Economy	Not identified
Resources & Waste	Not identified

Local authority planning strategies

Transport Infrastructure [17](#)

Heritage & Open Environment [19](#)

Other Sites and Boundaries [21](#)

Planning constraints [23](#)



How to use your report

We have designed this report for homeowners, or those buying a home. It is intended to be run on a boundary representing the property title. Any features which are present within this boundary are considered to be 'on-site'.

We have split planning information into three sections; Planning applications, Planning constraints and Local authority planning strategies. Each of these sections represents a different view of planning and its implications.

We check each project or development against your property boundary. If we find something on-site or nearby, we will display "Identified" on the front page. If we don't find anything we will display "Not identified". We will only describe issues relevant to the property in this report.

There will be maps and data for each individual development or project that has been identified, and based on the data that is relevant to your property, we have provided recommendations using our sophisticated risk models.

Categories where we have found no applications will not be shown in the data section of this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time to capture the record. Small applications will be represented by a point, although a limited number may be presented as a polygon.

Location accuracy

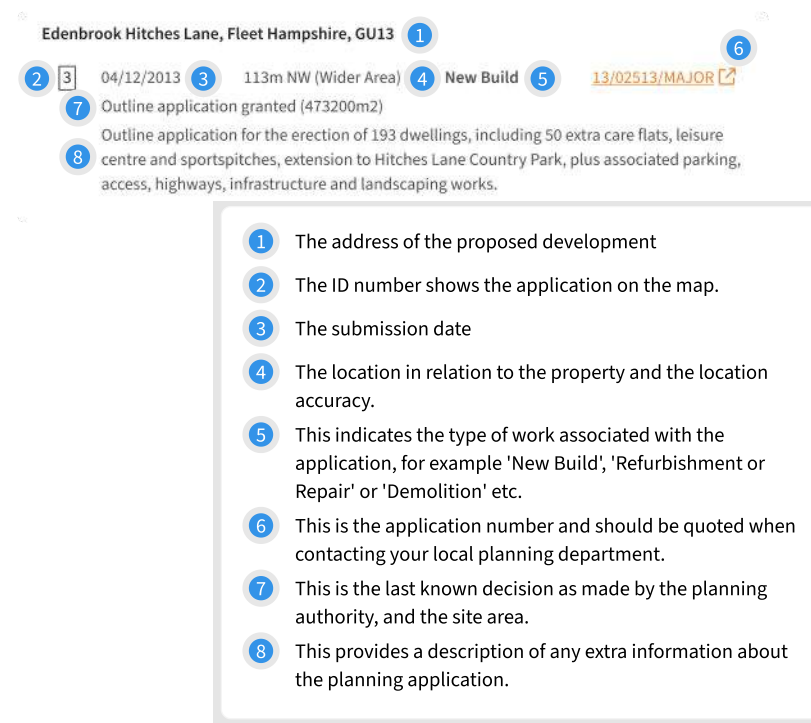
This shows how confidently we have been able to plot the location on a map using the application details

- **Good** means the application has sufficient detail to identify the exact site of the application.
- **Fair** means we have been able to identify an adjacent site e.g. the application address may be 'Land adjacent to No.1'.
- **Approx** means the address details only identify the road of the application.
- **Wider Area** means only the general vicinity of the site can be identified.
- **Multiple Sites** refers to development on more than one site.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property we would recommend you use this report as a starting point for more extensive investigations.

Interpreting the planning application table

Each planning application is made up of useful information to help understand what it is for. We include this information in the same layout each time, as below:



Edenbrook Hitches Lane, Fleet Hampshire, GU13

2	3	04/12/2013	3	113m NW (Wider Area)	4	New Build	5	13/02513/MAJOR	6
7 Outline application granted (473200m2)									
8 Outline application for the erection of 193 dwellings, including 50 extra care flats, leisure centre and sportspitches, extension to Hitches Lane Country Park, plus associated parking, access, highways, infrastructure and landscaping works.									

- 1 The address of the proposed development
- 2 The ID number shows the application on the map.
- 3 The submission date
- 4 The location in relation to the property and the location accuracy.
- 5 This indicates the type of work associated with the application, for example 'New Build', 'Refurbishment or Repair' or 'Demolition' etc.
- 6 This is the application number and should be quoted when contacting your local planning department.
- 7 This is the last known decision as made by the planning authority, and the site area.
- 8 This provides a description of any extra information about the planning application.

Understanding the data

Planning

We have included planning applications captured by Barbour ABI Ltd within the last 7 years to inform you of current or future developments that could influence your enjoyment and use of the property. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

If you would like further information about a particular planning application, please contact the relevant planning authority and quote the application reference. Alternatively, you can search for the application within the local authority's online planning database.

Planning constraints

Pylons are extracted from Ordnance Survey data in MasterMap and only show significant lines; if the pylons are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities, and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Local authority planning strategies

Local authorities must produce a series of development plans, which define their planning strategies. These strategies outline their desired approach to land use and development for the area and provide an indication of what types of development might be encouraged or restricted in the future.

Understanding the planning strategies for your area can help show how the local area may change over time. You should consider how these could affect you and your property.

This section provides an overview of the development plan documents that are relevant to your area. It will clarify which documents we have considered to produce the report. This section will also list any additional documents we have not considered; you may wish to investigate these independently.

We have used data obtained from Local Planning Authorities and organised the designations and any related policies into key themes. Each section will show the areas designated on mapping within the development plan and provide details of the document and policy that can be researched for further details.

Some of the information we gather is not mapped as the quality or scale of the source mapping means we are unable to accurately plot these features. These are usually area wide policies or sites captured from general indicative diagrams. These will be shown in the tables as 'Not Mapped'; however we will provide as much information as we can gather.

Some designations may be captured from the mapping within development plans and not have an associated policy. These will be shown with 'No Associated Policy'. We provide as much information as we can gather from the mapping.

You can find further information about a policy or designation within the associated development plan. The 'Summary of Development Plans in Your Area' page will help you find the document you need.

Each section will provide details of the relevant document, policy (if applicable) and map the information was captured from. The policy number will confirm where in the local authority document further detailed information is available. If, following this, you would like further clarification please contact the relevant authority.

We have organised the designations and any related policies into key themes. Each section will show the areas designated on mapping within the development plan and provide details of the document and policy that can be researched for further details.

Key themes

Theme	Description
Section a: Housing and Community	For example, policies relating to Housing, Recreation and Education.
Section b: Business and Economy	For example, policies relating to Industry, Tourism and Retail.
Section c: Resources and Waste	For example, policies relating to Water, Energy and Minerals.
Section d: Transport Infrastructure	For example, policies relating to Roads, Rail and Public Transport
Section e: Heritage and Open Environment	For example, policies relating to Green Belt, Conservation and Historic Sites.
Section f: Other Sites	For example, policies relating to Mixed Usage Sites and Military Installations.

Understanding the data

Datasets searched

Planning applications

Post 1997 Planning Applications

Local authority planning strategies

Development Plans

Local Development Plan Tracker

Local Government Planning Websites

Planning constraints

Pylons or Masts

Areas of Outstanding Natural Beauty

National Nature Reserves

Local Nature Reserves

Marine Nature Reserves

Sites of Special Scientific Interest

Forest Parks

National Parks

Areas of Unadopted Green Belt

Ramsar Sites

Special Areas of Conservation

Special Protection Areas

Areas of Adopted Green Belt

Environmentally Sensitive Areas

Listed Buildings

World Heritage Sites

Scheduled Monuments

Ancient Woodland

Country Parks

Nature Improvement Areas

National Scenic Areas

Understanding local development plans

Why are we including this information?

Every local authority must publish their development strategies for an area in their local development plans. There will always be a local development plan for your area, even if none of the strategies affect the location of your property. Local planning strategies may affect the type of planning applications that will be approved.

This section provides an overview of your local development plan documents. Any planning strategies that affect your property are detailed separately in the Local authority planning strategies section. If no strategies are detailed, it means that none currently apply to your site.

This section provides an overview of the development plan documents that are relevant to your area. It will clarify which documents we have considered to produce the report. This section will also list any additional documents we have not considered; you may wish to investigate these independently.

Which Development Plans have we searched?

This report will provide details of development plans published by Local Authorities. We capture plans at 'deposit' stage (when a draft plan is submitted for approval) and again when formally adopted. The following documents within the surrounding area have been captured by us.

Plan name	Local authority	Status	Date
Proposal Map	Sevenoaks District Council	Adopted	2015-02-17
Allocations and Development Management	Sevenoaks District Council	Adopted	2015-02-17
Core Strategy	Sevenoaks District Council	Adopted	2011-02-22
Allocations and Development Management	Sevenoaks District Council	Adopted	2015-02-17
Proposal Map	Sevenoaks District Council	Adopted	2015-02-17

Plan name	Local authority	Status	Date
Core Strategy	Sevenoaks District Council	Adopted	2011-02-22

We will report information taken from maps within these documents if policies and designations are found within the search distances we have used for each section.

Each development plan will also contain detailed explanations of various policies and proposals for the area, some of which are likely to be unmapped and so will not be included in this report.

Other Documents in your Area

Alongside the main development plans we summarise there can be other documents that have been published that may also be relevant to your area. This may also include plans that are still being prepared, or that have very recently been published, and therefore have not yet been considered by us.

If a document appears on this list it does not necessarily mean that your property is directly affected by the plan, but that your property is considered to be within the area the document covers. These could be documents such as area wide strategic plans or guidance statements. You may wish to research these documents independently.

Plan name	Local authority	Status	Date
Neighbourhood Plan - Sevenoaks	Sevenoaks District Council	Adopted	2023
Neighbourhood Plan - Seal	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Badgers Mount	Sevenoaks District Council	Under Preparation	
Sevenoaks - Allocations and Development Management	Sevenoaks District Council	Adopted	2015

Understanding local development plans

Plan name	Local authority	Status	Date
Neighbourhood Plan - Halstead	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Swanley	Sevenoaks District Council	Adopted	2024
Neighbourhood Plan - Otford	Sevenoaks District Council	Under Preparation	
Community Infrastructure Levy (CIL)	Sevenoaks District Council	Adopted	2014
Sevenoaks - Local Development Scheme	Sevenoaks District Council	Adopted	2025
Sevenoaks - Core Strategy 2011 - 2026	Sevenoaks District Council	Adopted	2011
Neighbourhood Plan - Hextable	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Chevening	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Edenbridge	Sevenoaks District Council	On Hold	
Neighbourhood Plan - Fawkham	Sevenoaks District Council	Adopted	
Neighbourhood Plan - Ash-cum-Ridley	Sevenoaks District Council	Under Preparation	

Plan name	Local authority	Status	Date
Neighbourhood Plan - Eynsford and Farningham	Sevenoaks District Council	Under Preparation	
Sevenoaks - Local Plan 2040	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Shoreham	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Hartley	Sevenoaks District Council	Under Preparation	
Kent - Minerals and Waste Local Plan 2013 - 2030	Kent County Council	Adopted	2016
Kent - Minerals and Waste Local Plan Review	Kent County Council	Under Preparation	
Kent - Local Development Scheme	Kent County Council	Adopted	2024
Kent - Minerals Sites Plan	Kent County Council	Under Preparation	
Kent - Minerals and Waste Local Plan 2013 - 2030 : Early Partial Review	Kent County Council	Adopted	2020
Kent - Mineral Sites	Kent County Council	Adopted	2020

Understanding local development plans

Plan name	Local authority	Status	Date
Neighbourhood Plan - Eynsford and Farningham	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Swanley	Sevenoaks District Council	Adopted	2024
Neighbourhood Plan - Shoreham	Sevenoaks District Council	Under Preparation	
Sevenoaks - Local Development Scheme	Sevenoaks District Council	Adopted	2025
Neighbourhood Plan - Hartley	Sevenoaks District Council	Under Preparation	
Sevenoaks - Local Plan 2040	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Ash-cum-Ridley	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Seal	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Halstead	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Edenbridge	Sevenoaks District Council	On Hold	
Neighbourhood Plan - Chevening	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Fawkham	Sevenoaks District Council	Adopted	

Plan name	Local authority	Status	Date
Neighbourhood Plan - Hextable	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Badgers Mount	Sevenoaks District Council	Under Preparation	
Sevenoaks - Allocations and Development Management	Sevenoaks District Council	Adopted	2015
Community Infrastructure Levy (CIL)	Sevenoaks District Council	Adopted	2014
Neighbourhood Plan - Otford	Sevenoaks District Council	Under Preparation	
Neighbourhood Plan - Sevenoaks	Sevenoaks District Council	Adopted	2023
Sevenoaks - Core Strategy 2011 - 2026	Sevenoaks District Council	Adopted	2011

Where can you find these plans?

A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Sevenoaks District Council	Local Authority Website

Recent and Older plans

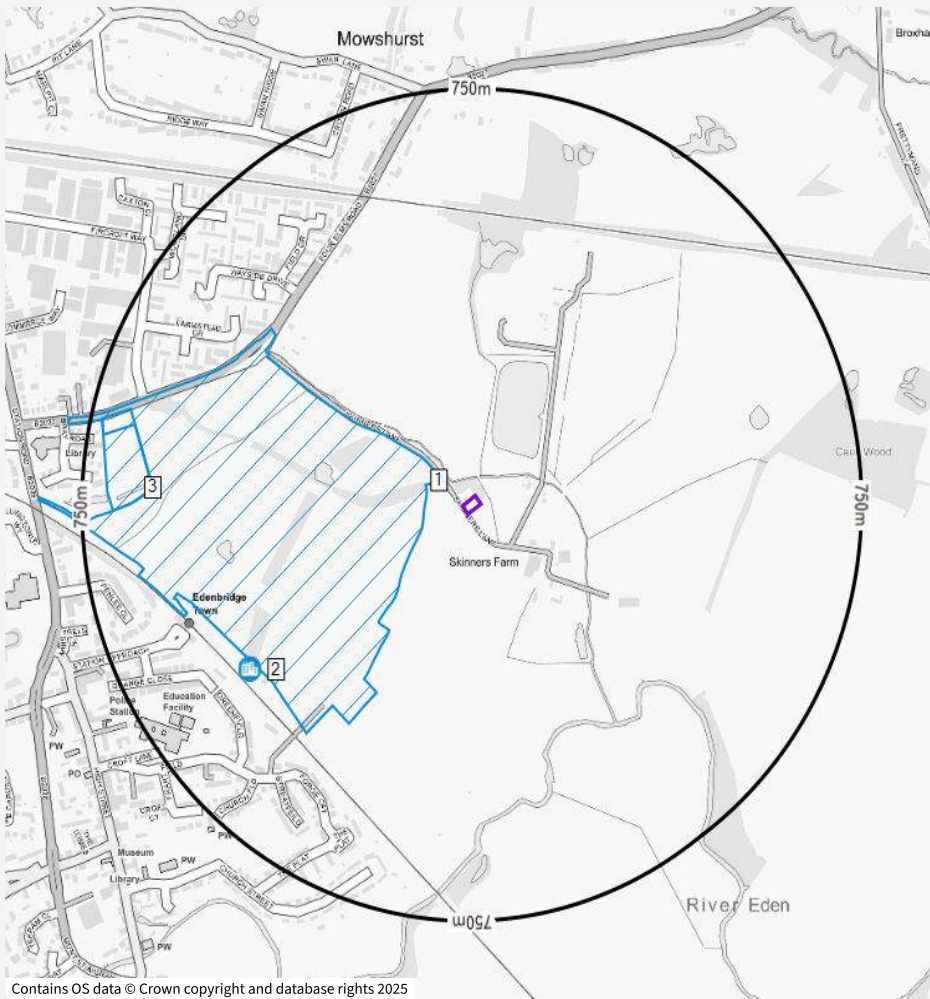
We will categorise any plans found as 'recent' or older'.

Understanding local development plans

Recent plans are considered to be documents published since an update to planning legislation in 2004, which meant local authorities changed the way they prepare development plans.

Older plans are published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant.

Large applications



Multiple features present

Large

The records below show applications within 750m for new residential developments of over 50 dwellings recorded within a single application, and non-residential planning applications larger than 1500sqm.

Residential

TOWN STATION COTTAGES FORGE CROFT EDENBRIDGE KENT TN8 5LR

- | | | | | |
|--|------------|-------------------|-----------|------------------------------|
| 1 | 2020-10-16 | 66m NW
(Good) | New Build | 20/02988/OUT |
| Outline Planning
Four Elms Road - 450 Houses, Secondary School And Scout Hall | | | | |
| 2 | 2024-10-24 | 516m SW
(Good) | New Build | 24/02765/OUT |
| Outline Planning
Four Elms Road - 450 Houses, Secondary School And Scout Hall | | | | |

Non-Residential

E/O Bray Road Four Elms Road Edenbridge Kent TN8 6AD

- | | | | | |
|---|------------|------------------|-----------|------------------------------|
| 3 | 2019-06-28 | 611m W
(Good) | New Build | 19/01682/FUL |
| Detail Approval
Edenbridge Health & Wellbeing Centre | | | | |

Medium applications



The records below show applications within 250m for new residential developments of 10-50 dwellings recorded within a single application, and non-residential planning applications between 250sqm and 1500sqm in size.

Non-Residential

VET CLINIC AT THE BUNGALOW SKINNERS LANE EDENBRIDGE KENT TN8 6LW

4	2023-11-03	115m SE (Good)	New Build	23/02544/FUL ↗
	Medium New Build Skinners Lane - Vets			

Small applications



The records below show applications within 100m for new residential developments of up to 10 dwellings recorded within a single application, and non-residential planning applications either less than 250sqm in size or classified as minor development.

Non-Residential

1 Skinners Farm Cottages Skinners Lane Edenbridge Kent TN8 6LW

5	2018-11-14	5m NW (Good)	Extension	18/03235/HOUSE
	Minor New Build Two Storey Side/Single Storey Rear/Fenestration/Demolition			

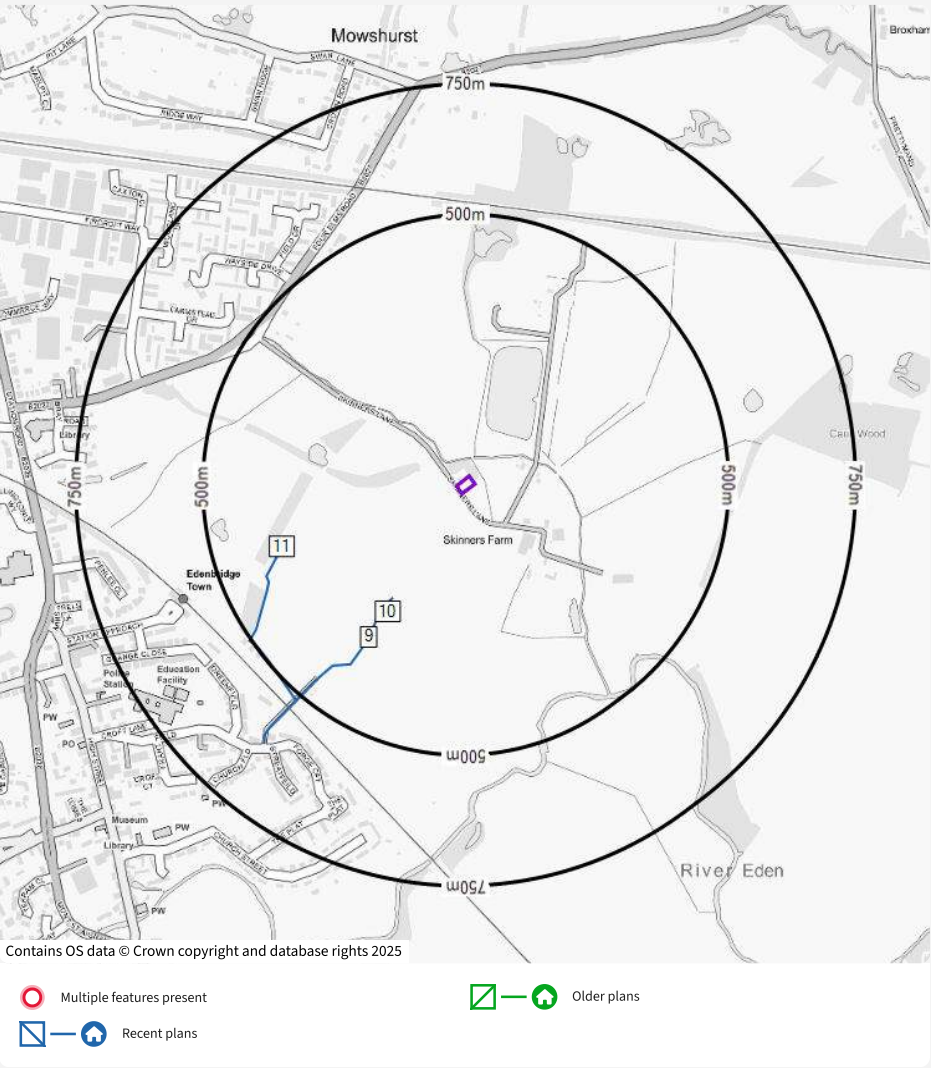
Edenbridge Wastewater Treatment Works Skinners Lane Edenbridge Kent TN8 6LW

6	2020-07-03	100m E (Good)	Alteration or Conversion	20/01866/KCCRG3
	Minor New Build Edenbridge Waste Water Treatment Works/Alkalinity Dosing Kiosk			

EDENBRIDGE WASTEWATER TREATMENT WORKS SKINNERS LANE EDENBRIDGE KENT TN8 6LW

6	2025-01-21	100m E (Good)	New Build	25/00174/KCCRG3
	Minor New Build Solar Array			

Local authority planning strategies: Transport Infrastructure



The tables below provide information about the policies and designations within your area that relate to Transport Infrastructure. For example, this could include roads, rail and public transport.

Recent plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Allocations and Development Management (2015-02-17) Adopted		
9	Reference:: No associated policies Policy detail::	Station Approach, Edenbridge
10	Reference:: No associated policies Policy detail::	Station Approach, Edenbridge
11	Reference:: No associated policies Policy detail::	Station Approach, Edenbridge

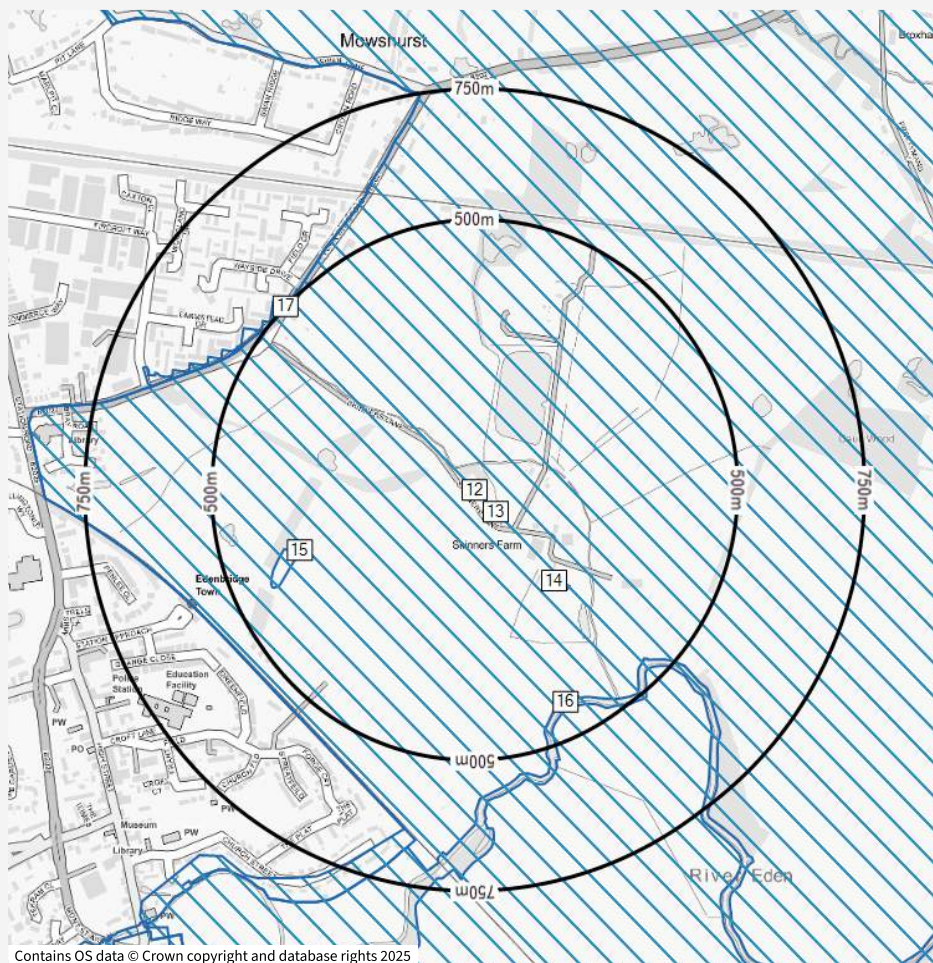
Older plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Local authority planning strategies: Transport Infrastructure

Older Plans		
ID	Policy detail	Source map
No plans found		

Local authority planning strategies: Heritage & Open Environment



The tables below provide information about the policies and designations within your area that relate to Heritage and the Open environment. For example, this could include conservation areas, the Green Belt and Areas of Outstanding Natural Beauty (AONB's). Specially designated heritage areas, or areas with heritage policies, can sometimes have associated development restrictions or conditions. There can also be restrictions to development if you live near a site with an environmental designation. These restrictions can be of value to residents as they often aim to enhance and preserve the character of the area. However, if you are planning to alter or develop your property in the future it would be prudent to check any impacts.

Recent plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans

ID	Policy detail	Source map
Proposal Map (2015-02-17) Adopted		
12	Reference:: No associated policies Policy detail::	Proposal Map_2A Central West
14	Reference:: No associated policies Policy detail::	Edenbridge
16	Reference:: No associated policies Policy detail::	Edenbridge
Allocations and Development Management (2015-02-17) Adopted		
15	Reference:: No associated policies Policy detail::	Station Approach, Edenbridge

Local authority planning strategies: Heritage & Open Environment

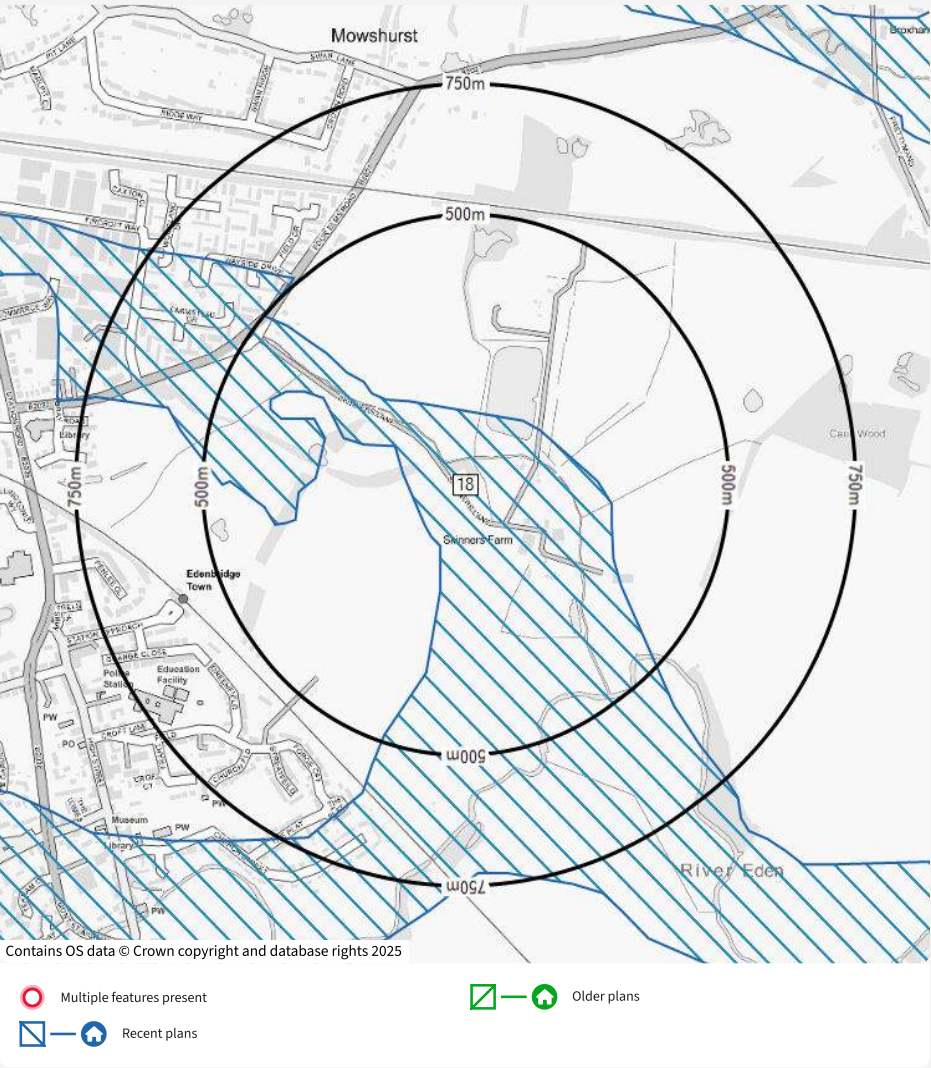
Recent plans		
ID	Policy detail	Source map
Allocations and Development Management (2015-02-17) Adopted		
17	Reference:: GI2 Policy detail:: Loss Of Open Space	Edenbridge
Core Strategy (2011-02-22) Adopted		
13	Reference:: LO8 Policy detail:: The Countryside and the Rural Economy.	Replacement of Policies EN7 Special Landscape Areas and EN8 Areas of Landscape Importance

Older plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Older Plans		
ID	Policy detail	Source map
No plans found		

Local authority planning strategies: Other Sites and Boundaries



The tables below provide information about the policies and designations within your area that relate to 'Other' sites. For example, this could include mixed usage sites and military installations.

This section also provides details of any designations in your area we have captured as 'boundaries'. These are designations indicating the limits of a particular defined area. For example, a settlement boundary will generally show the area that, for the purpose of the development plan, forms a particular settlement (e.g. a town). This might be used when forming or explaining policies, e.g. policies could reference that development proposed within a settlement boundary may be preferred over development proposed outside of it.

Recent plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
Core Strategy (2011-02-22) Adopted		
18	Reference:: No associated policies Policy detail::	Key Diagram

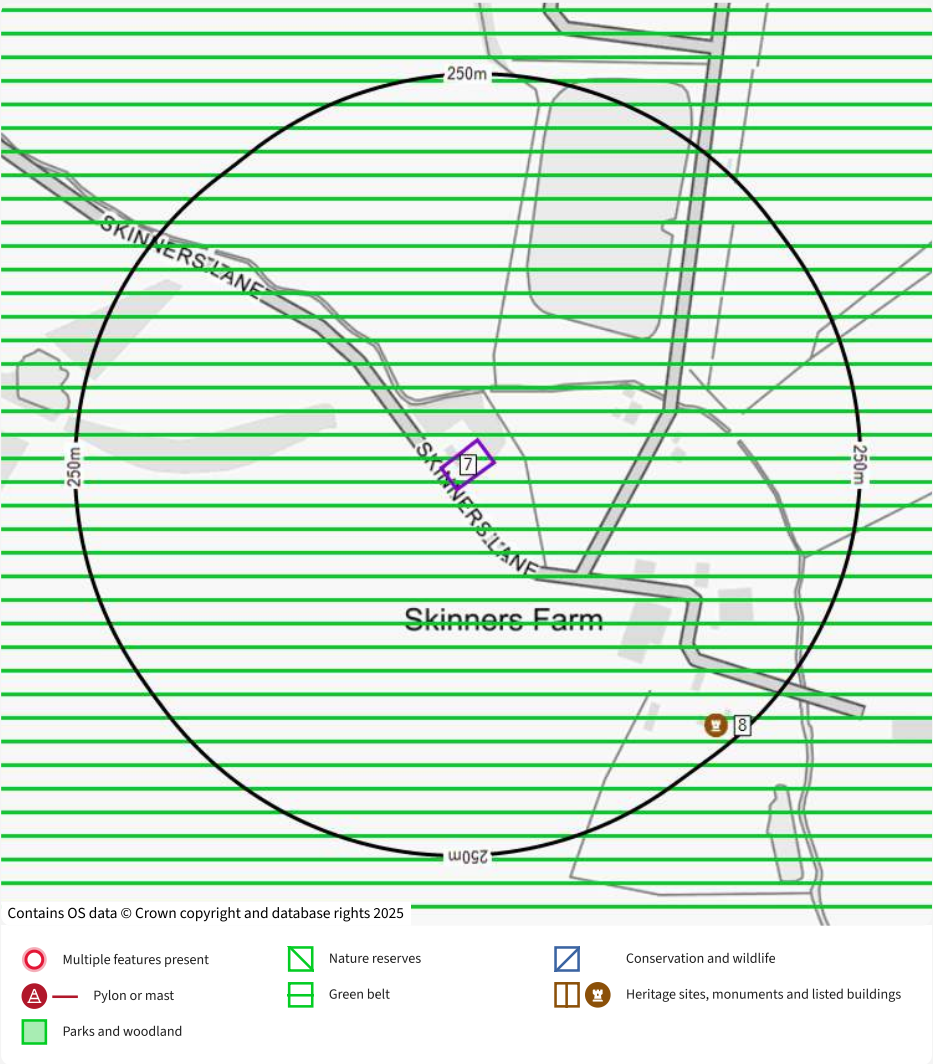
Older plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Local authority planning strategies: Other Sites and Boundaries

Older Plans		
ID	Policy detail	Source map
No plans found		

Planning constraints



We have identified records of environmental designations at the property. We have not identified any records of pylons or masts within 250m of the property.

Green belt			
ID	Details	Distance	Contact
Area of adopted green belt			
7	Site type: Area of adopted green belt Name: Proposal Map	0m N	2
Heritage sites, monuments and listed buildings			
ID	Details	Distance	Contact
Listed building			
8	Site type: Listed Buildings Name: Skinners Farmhouse Reference: 1254002 Location: Not Supplied Location Accuracy: Positioned by the supplier	236m SE	4

Appendices

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Report limitations

This report has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction.

Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. Please note that each risk area within the report uses different data sources and as such, it should be read as a whole considering the risks overall.

If you are a private individual using this report, Landmark recommends that you discuss its contents in full with your professional advisor.

Useful information

What is a planning application?

A planning application is a request for approval from your local authority for you to carry out some form of development or change to property or land. You apply to your local authority to obtain this permission, known as Planning Permission.

Is Planning Permission needed?

Most changes will require planning permission from your local authority, but some forms of development may fall within 'permitted development rights' and not require planning permission. The types of development allowed under these rights can depend on your local authority and additional factors such as whether the property is in a conservation area or national park. Common types of permitted development are small alterations and minor extensions to residential dwellings. Information about the types of development allowed under your permitted development rights is available from the Planning Portal (details below) or from your local planning authority (see the Contacts page).

If you are considering any development, it is advisable to contact your local planning authority to check if planning permission is required for the intended works. Your local planning authority may also have a useful duty planner service or provide pre-application advice, although there could be a charge for this.

Applying for Permission

If planning permission is required, an application is made to the local planning authority. The type of application and supporting information required will depend on the scale of works proposed.

Once an application has been made the local authority may notify relevant parties, such as immediate neighbours, and the application may be advertised locally for a consultation period. Public comments can then be made on the application for consideration by the local planning authority.

Planning Decisions

A planning officer will consider the application and any supporting information and make a recommendation for approval or refusal. Depending on the type of application the final decision may be made by the officer through 'delegated powers', or the information could be passed to a planning committee.

The local authority will explain the reasons for refusing any applications. The applicant could then choose to re-submit the application with amendments. The result can also be appealed through the planning inspectorate; however this can be a complicated and costly procedure and would not normally be undertaken without obtaining further professional guidance.

Consequently, where an application is listed in this report as refused it may later be granted on appeal. Therefore, if an application within this report concerns you, we would strongly advise you to find out more from your local planning authority.

Planning applications are usually decided within 8 weeks of the application date, although this can be extended to 13 weeks where the application is large or complex. Unless acted upon a planning permission will lapse after either 3 or 5 years, depending on whether it is an 'outline' or 'full' (sometimes called 'detail') application.

What are development plans

As well as managing development in your local area through the planning application system, your local authority will produce development plans. These will outline the desired approach to land use and development in the area. The plans will aim to address a wide range of environmental, economic and social needs with the overall aim of sustainable development.

Planning application decisions have to be made in accordance with the policies of the development plan, so these documents are important as they indicate what forms of development might be approved nearby in the years to come.

National guidelines are individually published by the English, Welsh and Scottish governments. These documents outline the government's view on development and planning policy. They will also provide the framework and requirements local authorities will consider to produce the policies for their area.

National legislation is important as this provides the overall strategy for development. Where a local authority local plan is judged to be out-of-date or insufficient national policy may supersede it or be a material consideration for any application.

What are Local Plans and Local development Frameworks

Local authorities will publish policies and proposals in their development plans.

Older development plans are often known as a Local Plan or Unitary Development Plan (UDP). After a change in planning legislation in 2004, English authorities started to produce their plans as a series of documents referred to as the Local Development Framework (LDF). An LDF will consist of a series of statutory documents, such as a Core Strategy and Proposals Map. A local authority may also produce a series of non-statutory supplementary planning documents (SPD's) that will provide guidance on specific development topics.

This series of documents may be produced gradually and while new documents are being drafted and approved some policies may be 'saved' from an earlier development plan. These will then be replaced as newer emerging documents are adopted. This means that in some areas older development plans may still be considered relevant alongside newer documents.

In Scotland and Wales Local Development Plans (LDP's) are gradually replacing any older Local Plans and UDP's.

As national legislation changes, local planning authorities may change their approach to creating development plans. For example, the introduction of the 'National Planning Policy Framework' (NPPF) in 2012 has meant that development plans in England are starting to be referred to as Local Plans again, and

Useful information

local authorities are being encouraged to only produce additional supplementary documents where absolutely required.

Neighbourhood Planning

In England, local communities are now being given an opportunity to shape and inform development plans for their area. Parish councils, town councils, or neighbourhood forums can develop a 'Neighbourhood Plan' to outline the community's aspirations. If approved these neighbourhood plans will then form part of the framework for the area and will be considered by the local planning authority for future planning decisions. There is currently no formal equivalent in Scotland and Wales, but local communities are encouraged to participate in discussions concerning local service delivery.

If you are interested in Neighbourhood Plans in your area, we recommend you contact your local authority for more information.

Helpful Resources

<http://www.planningportal.gov.uk> - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.

Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

 www.ordnancesurvey.co.uk
 customerservices@ordnancesurvey.co.uk
 03456 05 05 05

2 Sevenoaks District Council

Council Offices
Argyle Road
Sevenoaks
TN13 1HG

 www.sevenoaks.gov.uk
 01732 227000

3 Kent County Council

Springfield
Maidstone
ME14 2LX

 www.kent.gov.uk
 01622 671411

4 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

 www.landmark.co.uk
 helpdesk@landmark.co.uk
 0330 036 6619

5 South East Regional Assembly, Planning

1st Floor
Berkeley House
Cross Lanes
Guildford
GU1 1UN

 www.southeast-ra.gov.uk
 secretariat@southeast-ra.gov.uk
 01483 555200

6 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

 enquiries@environment-agency.gov.uk
 03708 506 506

Important consumer protection information



This search has been produced by:

Landmark Information Group Limited

Imperium
Imperial Way
Berkshire
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

Terms and conditions and copyright statement

Landmark Standard Terms and Conditions

Landmark Standard Terms and Conditions can be found here: https://www.landmark.co.uk/wp-content/uploads/2022/07/landmark_terms_and_conditions_299431_8.0_content.pdf. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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