

**LAND AT COMMON ROAD AND
FRITTENDEN ROAD, SISSINGHURST**

PLANNING STATEMENT

**OUTLINE APPLICATION FOR CIRCA 18
DWELLINGS WITH ASSOCIATED
SUPPORTING INFRASTRUCTURE**



DECEMBER 2019

Invicta Self & Custom Build Ltd



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INTRODUCTION

- 1.1 Invicta Self and Custom Build are seeking outline planning permission for circa 18 dwellings on land bordered by Common Road and Frittenden Road, Sissinghurst.
- 1.2 The historic landowners of the site entered into a land agreement with Invicta following an appeal decision by Gladman Developments on land to the east of Common Road, which had the effect of creating built development on all four sides of the application site.
- 1.3 This Planning Statement supports the planning application, which has been made in outline (with all matters reserved for future consideration save access) for circa 18 dwellings with associated supporting road infrastructure, access, open space and landscaping.
- 1.4 Invicta has previously submitted applications for self/custom-build housing on the site, the most recent of which was refused by Tunbridge Wells Planning Committee in July 2019. This application is a direct response to the application which was refused and the Committee's reasons for refusal.
- 1.5 Invicta has engaged over a sustained period of time through pre-application and post-application discussions with Tunbridge Wells Borough Council. The most recent formal pre-app meeting took place in July 2019 following the refusal of planning permission and the advice received from the case officer and landscape & biodiversity officer in attendance at that meeting have helped inform the scheme design and documentation submitted.
- 1.6 The following documents are submitted in support of the application:
 - Planning Application Forms and Certificates;
 - Plans, prepared by Urban and Rural Architects, comprising:
 - Site Location Plan
 - Existing Site Plan
 - Constraints Plan



- Proposed Illustrative Masterplan
- Plans, prepared by RMB Consultants, comprising:
 - Swept Path Analysis
 - Visibility Splays
 - Access Layout Plan
- Design and Access Statement, prepared by Urban and Rural Architects;
- Outline Landscape Strategy, prepared by CSA Environmental;
- Landscape and Visual Impact Assessment, prepared by CSA Environmental;
- Ecological Assessment, prepared by Aspect Ecology (with appended habitat surveys by Root 3);
- Tree Survey and Plans, by Root 3
- Archaeological Assessment, prepared by Trust for Thanet Archaeology;
- Heritage Statement, prepared by Icen Projects;
- Transport Statement prepared by RMB Consultants;
- Utilities Statement prepared by RMB Consultants;
- Surface Water Management Strategy
- Foul Water Management Strategy; and
- This Planning Statement



2. RELEVANT BACKGROUND

2.1 This section provides an overview of the site and its surrounding area, highlights characteristics and factual matters relevant to the application and sets out the recent planning history, which is highly relevant to the application proposal.

Description of Site & Sissinghurst Village

2.2 The subject site is situated on the northern edge of Sissinghurst, with the bordering roads of Common Road and Frittenden Road creating a logical defensible boundary to the site to minimize any perceived risk of encroachment into the countryside. The application site extends to a total area of 1.6 hectares.

2.3 The site is currently an undeveloped piece of agricultural land and sits adjacent to Sissinghurst Church of England Primary School to the south, built in 2011, and post-war residential properties to the west. A residential development of circa 60 homes is currently nearing completion on the eastern side of Common Road.

2.4 The land is relatively flat, with boundary vegetation in the form of hedgerows and trees with additional tree coverage spanning a stretch of the Public Right of Way (PROW) which crosses the site from the eastern boundary to the southern boundary.

2.5 There are significant site constraints that restrict the developable area of the site, as follows:

- Perimeter hedgerows of ecological value for dormice and bats that require preservation and enhancement where possible
- An underground 300mm medium pressure gas main and an underground open reach plant spanning the northern and eastern boundaries of the site, plus a water main running along the eastern boundary of the site, preventing development on and adjacent to the underground infrastructure

