

Appendix A

Planning Briefing Note

Ambition

Provision of a hotel on the Sennocke car park site and a new decked car park to provide additional capacity at the nearby Bradbourne car park.

Planning Policy Considerations

The planning policy context for achieving the stated ambition is as follows:

- Policy support is given to '*promoting hotel development in suitable locations in Sevenoaks...*' (Core Strategy p78 policy SP8).
- The Sennocke car park site is allocated for residential development as part of meeting the housing requirements set out in the plan. The nominal yield for the site is low, identified as 17 units, and it is anticipated that this loss in provision can be more than made up by higher yields than identified coming through in other developments.
- The Bradbourne car park site is not an allocated site.
- In general terms '*Improvements to car parking provision for the station will be supported subject to evidence of demand and environmental acceptability*' (Core Strategy p38 para 4.2.15).

Development Guidance

The ADMP Appendices 1-9 p17 Appendix 3 provides development guidance for bringing forward the Sennocke site. Whilst the guidance is aimed at bringing forward a residential scheme, some of it is helpful in the context of a hotel development. In summary:

- Opportunity for a high density development, subject to safeguarding the amenity of adjacent residential properties and accommodating changing levels across the site.
- Development should achieve a good relationship with the adjacent development site to the south.
- Design must reflect the prominent nature of the site as a gateway to Sevenoaks.
- Landscape features at the edge of the site should be retained.
- The site should be accessed from Hitchen Hatch Lane, not London Road.

Infrastructure

- CIL contributions would not be required for a hotel development.

- Replacement car parking for the loss of the Sennocke site could satisfactorily be provided via the decking proposal for the Bradbourne site.
- Waste water capacity both on and off the site would need to be assessed.

Development Management Considerations

The key considerations are likely to be:

Building Design and Character

The area is characterised by a mix of building styles, and particularly surrounding the station, is fairly densely developed. The proposal as approved for the site adjacent is for a high density residential and retail scheme. Here, development would run right up to the site boundaries and would be of a modern design.

Opposite the site is the locally significant ‘One 60’ building, which is set back from the road by a significant distance, with landscaping to the front. This is of a modern glass and clad style.

The residential developments to the north and east are relatively low density and consist of detached and semi-detached two storey houses and terraces.

To appropriately fit in with surrounding development a well landscaped building of 3-4 storeys could be accommodated, subject to it respecting amenity considerations, of a modern style using high quality materials befitting of the gateway location.

Parking

A hotel of approximately 100 rooms is likely to generate its own parking requirement. Given the site’s proximity to the railway line, some customers may arrive by train. The site is likely of adequate size to provide its own parking facilities for customers although other options could also be explored, such as utilising the redeveloped Bradbourne Road car park.

Separate highways advice should be sought from KCC.

Neighbouring Amenity

A key consideration will be the impact on the residential buildings which bound the site (including future occupiers of the Farmers development) and therefore are susceptible to loss of amenity if the location of the built element, and its scale, are not carefully considered.

Noise

The site is not likely to be adversely affected by noise from surrounding development, however, the development itself could potentially be a generator of noise, in particular if any hotel has ancillary restaurant uses. Consideration will need to be given to the impact on neighbouring amenity and plant machinery should be shielded in order to reduce noise.

Summary and conclusion

Hotel development is supported in this area by Sevenoaks planning policy and the site is likely to be able to adequately accommodate one of a number of building styles.

The siting of the development should be to the west, centre and south of the site in order to most effectively reduce the impact on the amenity of occupiers of neighbouring properties and KCC should be consulted regarding Highway issues.