



Cedardrive Ltd
C/O Mr Jonathan Buckwell
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent, ME14 3EN

19 April 2021

PLANNING DECISION NOTICE

APPLICANT:	Cedardrive Ltd
DEVELOPMENT TYPE:	Large Maj Dwellings
APPLICATION REFERENCE:	19/02025/HYBRID
PROPOSAL:	Hybrid Application: Demolition of existing clubhouse, squash courts and ancillary structures, and redevelopment of existing golf course. Full planning permission sought for new relief road and associated earthworks and junctions with A268 and A229. Outline planning permission (all matters reserved for future determination) sought for residential development, a C2/C3 care home, class D1 facilities such as a doctors' surgery and/or community hall, public car park, public park and associated parking, servicing, utilities, footpath and cycle links, formal and informal open space including woodland planting and recreation facilities, ground and infrastructure works.
ADDRESS:	Hawkhurst Golf Club, High Street, Hawkhurst, Cranbrook, Kent

Had an appeal not been lodged against the Council's failure to determine the application within the statutory period, the Council would have **REFUSED** planning permission for the following Reason(s):

- (1) The proposal would have a significant adverse impact upon the character and appearance of the area which would harm the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty. The harmful impacts of the development would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the National Planning Policy Framework 2019 as a whole and the proposal fails to satisfy the exceptional circumstances tests set out within para 172 of the National Planning Policy Framework 2019. The development is also contrary to Policy EN25 of the Tunbridge Wells Borough Local Plan 2006, Core Policies 4 and 14 of the Core Strategy 2010, the provisions of the National Planning Policy Framework 2019 and the National Planning Practice Guidance.
- (2) The proposed development fails to demonstrate that it would achieve sustainable development in respect of the three overarching objectives of sustainable development as set out within paragraph 8 of the National Planning Policy Framework 2019. The development would therefore be contrary to the guidance as set out within section 2 of the National Planning Policy Framework 2019 and the National Planning Practice Guidance.
- (3) It has not been sufficiently demonstrated that the proposed development would not result in significant harm to biodiversity. The development as proposed would therefore lead to an unacceptable impact upon biodiversity and does not address para 175 of the National Planning Policy Framework 2019.
- (4) In the absence of a completed legal agreement, the proposal does not secure provision for affordable housing and would therefore conflict with Core Policy 6 of the Tunbridge Wells Core Strategy 2010 and the guidance contained within the National Planning Policy Framework 2019 and the National Planning Practice Guidance.
- (5) In the absence of a completed legal agreement, the proposal does not secure contributions towards community facilities including education, Cranbrook Hub, Youth Service, Social Care, Waste, Open Space/Children's Play space and NHS. As such it does not accord with the principles of sustainable development and is contrary to policy R2 of the Tunbridge Wells Borough Local Plan 2006, Core Policy 1 of the adopted Core Strategy 2010, the guidance contained within the National Planning Policy Framework 2019 and the National Planning Practice Guidance.

Informative(s):

- (1) For the avoidance of doubt, the application has been determined on the basis of the following information and supporting evidence: -

Planning Statement
Design & Access Statement
AGH/DI/13332 Viability Report (confidential)
Viability Report - public non-technical summary
Statement of Community Involvement
Environmental Statement and accompanying appendices
Contamination Desktop Study
Tree Survey
Arboricultural Implications Assessment
01 Rev A Site Location Plan Formal
Environmental Statement Addendum

Revised Development Specification (Appendix 2.1)
Highways Technical Note (appended to ES Addendum)
Revised Flood Risk and Drainage Strategy (Appendix 9.1)
Updated Bat Survey (Appendix 10.3)
Additional Breeding Birds Survey (Appendix 10.8)
Revised Built Heritage Statement (Appendix 11.2)
Revised Desk Based Archaeological Assessment (Appendix 11.3)
Updated Landscape Character Effects and Visual Effects Tables (Appendices 12.7 and 12.8)
Transport Assessment supporting Technical (Appendix 4.1)
Air Quality Addendum
Revised ES Chapter 5
Revised Figures 5.1 and 5.2
Revised appendices 5.1 to 5.5 inclusive
Revised ES Non-Technical Summary
Parameter Plan 01: Rev H (Land Use)
Parameter Plan 02: Rev H (Access)
Parameter Plan 03: Rev K (Landscape Strategy)
12865-H-10 P3: Scheme Plan
12865-H-11 P3: Proposed Relief Road
12865-H-12 P3: Longitudinal Sections
12865-H-13 P3: Proposed Roundabout A268/Site Access Road
12865-H-14 P3: Proposed Cranbrook Road Junction
Proposed Masterplan R18
12865-H-15 P3: Other Proposed Junctions (Illustrative)
12865-H-16 P6: Flimwell Junction Improvements
Illustrative Landscape Masterplan L018 v5
12865-T-06 P3 Flimwell Junction Articulated Lorry Tracking TA diagram
12865-T-07 P3 Flimwell Junction Rigid Truck Tracking TA diagram
12865-T-08 P3 Flimwell Junction 11.4m Refuse Vehicle Tracking TA diagram
12865-T-09 P3 Flimwell Junction Estate Car Tracking TA diagram
12865-T-10 P2 Hawkhurst Crossroads Articulated Lorry Tracking TA diagram
12865-T-11 P2 Hawkhurst Crossroads Rigid Truck Tracking TA diagram
12865-T-12 P2 Hawkhurst Crossroads 11.4m Refuse Vehicle Tracking TA diagram
12865-T-13 P2 Hawkhurst Crossroads Estate Car Tracking TA diagram
12865-T-14 P3 Roundabout Articulated Lorry Tracking TA diagram
12865-T-15 P2 Roundabout Rigid Truck Tracking TA diagram
12865-T-16 P3 Roundabout 11.4m Refuse Vehicle Tracking TA diagram
12865-T-17 P3 Roundabout Estate Car Tracking TA diagram
12865-T-18 P3 Northern Access 11.4m Refuse Vehicle Tracking TA diagram
12865-T-19 P3 Northern Access Estate Car Tracking TA diagram
12865-T-20 P3 Cranbrook Road 11.4m Refuse Vehicle Tracking TA diagram
12865-T-21 P3 Cranbrook Road Estate Car Tracking TA diagram
12865-T-22 P2 Springfield 11.4m Refuse Vehicle Tracking TA diagram
12865-T-23 P2 Springfield Estate Car Tracking TA diagram
12865-T-25 P2 Vehicle Swept Path Analysis, Cranbrook Road Access Rigid Truck
12865-T-26 P1 Vehicle Swept Path Analysis, Cranbrook Road Turning Head 11.4 Refuse

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was considered to be fundamentally contrary to the provisions of the Development Plan and the NPPF, and these were not considered to be any solutions to resolve this conflict.

A handwritten signature in black ink, consisting of a large 'S' followed by a stylized, cursive name.

Stephen Baughen
Head of Planning
Tunbridge Wells Borough Council