

# Asset

PROPERTY AND PLANNING NEWS AND UPDATES

EST 1900

**Lambert  
& Foster**

PROPERTY PROFESSIONALS

## INSIDE THIS ISSUE



### New East Kent office now open!

We look forward to this new office offering considerably more convenience for our existing and new clients in the area.



### Exciting new residential development opportunity

With rural property still in exceptional demand, the timing of this sale is spot on.



### Planning success in Sussex

Bloomfields have recently successfully secured full planning permission for two separate major agricultural infrastructure projects at farms in Sussex.

## Further Expansion

I am pleased to announce that Lambert & Foster and Bloomfields are pushing east into Kent with the opening of our new office at Hillhurst Farm near Hythe. We welcome on board new members of staff as well as more familiar faces that will be working out of the new East Kent Office.

Further details of our new members of staff and continued growth and expansion into Kent are set out within this publication. We look forward to servicing our existing East Kent clients as well as welcoming on board new clients. For a full list of our services see inside this publication and visit our website to see how we can assist you with

your property matters. I hope that when you read this article all restrictions will have been eased and life will get back to some form of normality. We look forward to seeing you at the ploughing matches this autumn.

**TIM DUNCAN, DIRECTOR**



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## We are finalists in The Rural Business Awards!

We are pleased to announce that Lambert & Foster are finalists for the Best Rural Professional Services Business category 2021/22 of The Rural Business Awards.

This nomination is credit to the tremendous effort being put in by all our staff. Even during the most difficult times, the firm continues to surpass its objectives and ensure that the best level of professional service is offered to our many valued clients throughout the South East.

## The residential sales teams provide an unrivalled experience for vendors and purchasers

Whilst staying COVID compliant in the office and for viewings, our market leading sales performance has been driven by having offices open and staffed by friendly professionals.

The professional service continues; sales are managed from receipt of offer through to completion and no stone is left unturned, including rights of way and title searches, to provide an unrivalled experience for vendors and purchasers. Demand is still outstripping supply so there is no better time to contact the team for all your residential sales needs.

## Unprecedented demand for rental properties

ARLA Propertymark's May 2021 Report confirmed that across the UK demand from Tenant's for rental property is at an all time high. This certainly chimes with our own experience with significant demand outstripping the supply of properties. The consequence for our Lettings Teams is both a fast turn around on new lets and high rents being achieved.

**If you would like to discuss letting your property through Lambert & Foster, or undertaking a general review of an already let property, to include an appraisal of a market rent, then please contact Melanie Payne.**



## New build houses for sale in Marden, Paddock Wood & Matfield

Talk to our sales teams or view the properties at [www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

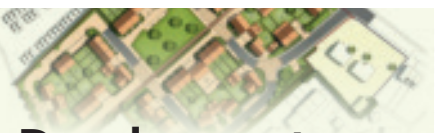
## Exciting new residential development opportunity



*"With rural property still in exceptional demand, the timing of this sale is spot on"* says Head of Land Agency, Alan Mummery. On instructions from the Benenden Almshouse Charity, this superbly located development site for 13 new build properties, comes to the market through Lambert & Foster's Development Agency.

Alan Mummery goes on to say. *"This hybrid application prepared by the Charity has been granted outline planning consent for 13 units, with a linked detailed consent for 12 Almshouse units that will be let by the Charity to local people. The site, which is within walking distance of the village centre, is also within the popular Cranbrook School catchment area, so we expect excellent interest from an under supplied market"*.

**Full details are available from Lambert & Foster's Paddock Wood office, or can be downloaded with a planning data pack, from our website.**



## Development Viability

Local Planning Authorities are able to impose planning obligations such as financial contributions and affordable housing provisions on development schemes, which can render them unviable. The National Planning Policy Framework allows landowners/developers to demonstrate that the required contributions are too onerous, and would prevent the scheme from progressing.

Lambert & Foster's professional valuation team offer development viability advice in order to challenge these contributions, negotiating on behalf of the client in order to ensure that the proposed scheme is able to proceed.

**Please do not hesitate to contact Tim Duncan on 01892 832 325 (Paddock Wood) or Megan Richardson on 01303 814 444 (East Kent) if you require development viability advice.**



## NEW EAST KENT OFFICE

ALAN MUMMERY, DIRECTOR



Many of our clients will know that although my desk is in our Paddock Wood office, I grew up and continue to live in East Kent, so it is a particular pleasure for Lambert & Foster and Bloomfields to open an office up on my patch. Over the last year, everyone has learnt a lot about their businesses – tackling COVID protocols and home working, but for our business it also reinforced the view that collaboration of teams with different skill sets, such as the Lambert & Foster and Bloomfields team, was something we missed when away from our office environment. We have also been fortunate to recruit excellent new talent to our teams as people have looked to reshape their working lives and reassess the wisdom of long working commutes.

Our new East Kent office is in a farmyard setting at Hillhurst Farm at Westenhanger, a couple of minutes off Junction 11 of the M20 motorway, and benefits from easy access with Canterbury only a short drive to the north along Stone Street. The office provides a full range of professional services including agency, valuation and planning with a mixture of permanent staff and others working between our existing offices and this working space. The office is on my fellow Director Katie Hurley's family farm. Katie leads the office and as part of our recruitment we are delighted to add Megan Richardson to our valuation and development team. Megan joins us from a well-known national firm and, as well as assisting Katie with valuations, will also work closely with Managing

Director, Tim Duncan, as part of the development team. Ben Young joins the Bloomfields planning team and has an excellent CV, having worked in both the public and private sectors locally and therefore brings with him a number of established clients and an unrivalled depth of knowledge of East Kent local authority planning policy.

We look forward to this new office offering considerably more convenience for our existing clients in the area, and also for new clients looking to benefit from our wide range of professional and agency services. We are delighted to welcome you to our new office.



### OUR NEW EAST KENT OFFICE OFFERS A FULL RANGE OF PROFESSIONAL SERVICES

- ✓ Rural Professionals
- ✓ Farm & Land Sales
- ✓ RICS Registered Valuers
- ✓ Auctioneers
- ✓ Site Promotion & Development
- ✓ Planning Consultants
- ✓ Estate Agency & Lettings



ALAN  
MUMMERY



GARY  
MICKELBOROUGH



KATIE  
HURLEY



MEGAN  
RICHARDSON



BEN  
YOUNG



AMY  
MITCHELL

**CONTACT THE EAST KENT OFFICE 01303 814 444**

HILLHURST FARM, STONE ST, WESTENHANGER, HYTHE, KENT CT21 4HU

Further details of all our services can be found at

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk) or [www.bloomfieldsltd.co.uk](http://www.bloomfieldsltd.co.uk)



## PLANNING IN EAST KENT

# Modernisation of a top fruit farm



### National planning updates

- Periods for commenting on planning applications should be set at 21 days (except in a few circumstances).
- Council must extend public consultation periods to allow for public holidays.
- A "Substantive Response" is required by statutory consultees within 21 days from the time their view is sought.
- If statutory consultees require additional information on applications they must request this without delay and set out clearly and precisely what the additional information required is and why.
- Statutory consultees must now report to the Ministry of Housing, Communities and Local Government each year if they fail to respond within the required time frame of 21 days.
- Statutory time limits for Council's to determine applications are 13 weeks for major applications, 10 weeks for applications for technical detail consent and public service infrastructure development, and 8 weeks for all other types of development (unless an application is subject to an Environmental Impact Assessment, in which case a 16 week limit applies). Where a planning application takes longer than the statutory period and an extended time period has not been agreed, the decision should be made within 26 weeks at most to comply with the 'planning guarantee'.
- In some circumstances, a Fire Statement must now be produced with applications in order to get them validated by your Local Council.

After the purchase of a top fruit farm, Bloomfields was tasked with maximising the planning potential to assist their client's business.

In the first instance permission was obtained for the demolition of a number of old, unsafe and non-viable buildings to provide a safe and workable yard area. Alongside this, given the sites location within the Conservation Area, planning permission was obtained for the erection of a fence for security.

Following on from this a standalone unusable building in the middle of the orchard land (dispersed from the main farm yard) was submitted for conversion to a dwellinghouse under the Class Q permitted development rights. Unfortunately, despite the submission of a building inspection report and separate structural survey, the Council refused prior approval for this conversion. However, a solid case and rebuttal was made by Bloomfields at appeal and the Inspector granted prior approval, noting that the building was capable of being converted to a dwellinghouse with no restrictive structural constraints.

Back in the main farmyard area Bloomfields had obtained a certificate of proposed lawfulness for nine seasonal workers mobile homes during the harvest season. The agricultural justification for this was confirmed by the Council and a certificate was granted.

In order to facilitate workers accommodation throughout the year and negate the need to remove the workers mobile homes when they were vacant or after the harvest had finished, a planning application was submitted by Bloomfields to store the mobile homes in situ when unoccupied. Alongside this, permission was also sought for the change of use and conversion of two existing agricultural buildings at the farm; one to provide a farm manager dwelling and the other to provide an amenity block for the agricultural workers.

Bloomfields was able to provide permission for two dwellinghouses at the farm, one being restricted by an agricultural occupancy condition and the other being unrestricted in a beautiful countryside setting. In conjunction with these standalone dwellings, Bloomfields also obtained permission for the accommodation of up to 54 agricultural workers on site with amenity infrastructure.



### Greenhouse approved for conversion as part of 3-bed home in Green Belt

This particular agricultural building presented a unique challenge in the planning world. It would need to be demonstrated that the development would represent a conversion and not a re-build in order to be acceptable within the open countryside and Metropolitan Green Belt.

Bloomfields, by working closely with the relevant consultants, were able to successfully demonstrate this and also provide a scheme that improved the ecological environment around it.

Our drawing team designed a scheme for a conversion which preserved the distinctive features of the building.

The result - Bloomfields are proud to have provided the client with a significant uplift on the value of their property, and a wider range of options for the site moving forward.

## Do you have a planning project?

Bloomfields planning provide honest, clear and sound planning advice throughout the southeast.

EAST KENT CONTACT:

**Gary Mickelborough or Ben Young**

**Call 01303 814 444**

# FARMS & LAND SALES IN EAST KENT



## Working together to achieve best value

The Lambert & Foster rural agency team have been working closely with the Bloomfields planning team on rural development projects, maximising value for our clients and seeing projects through from pre-application advice to point of sale. As one of the market leaders in the sale of barns with consent for residential conversion, we are well placed to understand the complexities of the planning system, and current market appetite for development projects from private buyers and commercial developers.

Mercer Barn at Stowting was a good example of this teamwork. The owners of this historic Grade II listed barn were keen to secure planning permission and listed building consent for its conversion to a detached family home and ancillary annexe. Lambert & Foster provided valuation and viability advice on the conversion scheme, working with the client's other independent advisers and heritage specialists.

Following grant of planning and listed building consent, the owners decided to offer the property for sale, rather than complete the conversion project themselves. The rural agency team launched the barn onto the market and following an intense two-week period of viewings and competitive bidding, a sale was agreed to a local buyer, comfortably in excess of guide price, much to the delight of our clients.

Demand from self-build buyers is exceptionally strong and the market is booming. Many London buyers moving to the countryside dream of converting a barn themselves and are particularly keen on properties sold with land. Many local residents who are seeking a project have taken advantage of the strong residential market to sell their property and are in rented accommodation with cash funds available to purchase a site.

This year most sites have gone to best and final offers, with strong competition seeing as many as 23 bids submitted on a single property and large premiums being offered over guide price by bidders desperate to secure their dream development project.



### Bounds Farm, Boughton-Under-Blean

A pair of former poultry sheds in a semi rural location with planning permission (c/o Bloomfields) to convert.

GUIDE PRICE £645,000



### Staple Street, Hernhill

A former farm building with approved change of use (c/o Bloomfields) to convert to a detached residential dwelling.

GUIDE PRICE £175,000



### Rye Road, Hawkhurst

A steel frame Dutch Barn with Planning Permission (c/o Bloomfields) for a detached 6 bedroom two storey residential dwelling (3,573 sq ft) in land extending to 0.67 acres.

GUIDE PRICE £450,000

## Do you have a farm or land to sell?

Specialising in the sale of farms and land, we are proud to be leading this sector of the market in Kent.

EAST KENT CONTACT:

Alan Mummery or Will Banham

Call 01303 814 444



## New Planning Associate covering East Kent

Bloomfields are delighted to introduce Ben Young. Ben started his career in Local Authority working at Dover and Canterbury Council, he then moved to private practice where he has been for nearly 10 years.

"Having grown up in East Kent and with great planning experience, expertise and contacts, Ben is exactly the kind of person Bloomfields is proud to have support their clients. Even though he has only been with us a short while, everyone is already seeing the rewards, he is a great asset to the team," reports Director, Gary Mickelborough.

Ben can be reached via email at [ben.young@bloomfieldsltd.co.uk](mailto:ben.young@bloomfieldsltd.co.uk) or 01303 814 444.



## New Senior Surveyor joins the East Kent team

Megan Richardson is a member of the Royal Institution of Chartered Surveyors (RICS) and a Registered Valuer. She joins our valuation and development team working from our new office near Hythe. Megan specialises in high value residential property, residential investments and development with some commercial and mixed use valuation work.

Megan will add to the strength and depth of the rural professional team, as well as enhancing our services through her involvement in providing viability assessments.

Megan can be reached via email [megan.richardson@lambertandfoster.co.uk](mailto:megan.richardson@lambertandfoster.co.uk) or 01303 814 444.

# Agricultural Transition Plan Update

## SUSTAINABLE FARMING INCENTIVE PILOT

The SFI Standards and their payment rates to be included in the Pilot, which will form the basis of the replacement to the Basic Payment Scheme, are now known:

Standard	Introductory £/ha	Intermediate £/ha	Advanced £/ha
Arable and horticultural land standard	£28	£54	£74
Arable and horticultural soils standard	£30	£47	£59
Improved grassland standard	£27	£62	£97
Improved grassland soils standard	£6	£6	£8
Low and no input grassland standard	£22	£89	£110
Water body buffering standard	£16	£29	£34

In addition, there is a farm woodland standard paid at £49/ha, with additional payments available for certain actions undertaken.

As one would expect, there is detailed guidance for each Standard in respect of eligibility, expected actions and prohibited activity. We are looking forward to working with a number of clients who have been successful with their expression of interest to be part of the SFI pilot and will know more in the fullness of time.

**If any other clients, contacts or associates have been successful and would like help with their application, please call Jon Booth or Esther Goodhew on 01892 832 325.**

## England Woodland Creation Offer

A new scheme to provide financial support and additional financial incentives for the creation of new woodland of 1 hectare or more in size.

The grant will cover the capital costs of tree planting, up to a per hectare cap of £8,500 and annual maintenance payments of £200 per hectare for 10 years. Additional financial contributions will be available for a range of 'public goods', including;

- nature and species recovery at £1,100/ha and £2,800/ha
- tree planting near watercourses and rivers – £1,600/ha
- reduced flood risk - £500/ha
- improved public access - £2,200/ha
- planting close to settlements - £500/ha

Importantly, a EWCO Agreement can be broken at agreed points to allow a transfer across to ELMS (Sustainable Farming Incentive, Local Nature Recovery and Landscape Recovery Schemes) and the land will remain eligible under the Basic Payment Scheme.

**If you have a project in mind, please get in touch with Jon Booth or Esther Goodhew on 01892 832 325.**



## Stables approved in Metropolitan Green Belt

After their client's existing stable block had fallen into a state of disrepair, Bloomfields were instructed to prepare and submit an application to replace these in a different location. This comprised three new stables and associated tack/feed room which better suited the needs of the horses on site.

Bloomfields, were able to demonstrate that the proposed new stables would not have a detrimental impact on the openness of the Metropolitan Green Belt (MGB), and negotiate an alternative location on the site which benefited the applicants.



# Planning success in East & West Sussex

Bloomfields have successfully secured full planning permission for two separate major agricultural infrastructure projects at farms in East and West Sussex. The permissions will now add additional essential infrastructure to facilitate the business growth on both a 200 head dairy and a dairy beef rearing unit.

Both major projects involved significant landscaping and engineering works to create large earth bank screens, and gently graded grass banked profiles to mitigate any visual intrusion into the landscape and to ensure the developments remained as inconspicuous as possible from surrounding viewpoints.

The first approval comprised an application for a new 36 metre by 56 metre earth banked 4,000m<sup>3</sup> capacity slurry lagoon in West Sussex, set within a

development site area of over 10,000m<sup>2</sup>. The approved consent also incorporated biodiversity net gain enhancements and involved the new planting of areas of wildflower meadow and pollen rich grassland mixes as well as the planting of over 200 new hedge and tree species. The Local Planning Authority was also impressed to see the conversion of the former dirty water pond into a new ecological wetland wildlife area.

The second major planning consent was located at an East Sussex dairy beef rearing unit and approved two separate livestock buildings (totalling 1,000m<sup>2</sup>) a 1,500m<sup>2</sup> new farmyard area as well as over 16,000m<sup>2</sup> of engineering works to create a landscaped visual screen which enveloped the farm buildings to obscure them from all surrounding viewpoints. Similarly to the West Sussex scheme, this application was accompanied by a comprehensive landscaping and ecological enhancement mitigation scheme,

providing wildflower and tree planting, as well as two new ecological wildlife ponds.

Both these applications have demonstrated that environmental enhancement within the planning process can work seamlessly and in tandem with productive commercial agricultural activities. Environment protection and enhancement is now becoming, more than ever, a key determining factor for these larger agricultural infrastructure projects.

We are currently working on a number of farmyard manure stores, slurry lagoons, land improvements schemes and silage clamp infrastructure projects, as well as the necessary farm barns to support and service them.

**If you think you may benefit from any of these types of developments, please contact Dan Page in our Sussex office on 01435 873 999 for an initial planning appraisal.**



## Changes to Energy Efficiency Regulations for let commercial premises

Since April 2018, all privately rented non-domestic properties in England require an Energy Performance Certificate with a banding of E or above before a tenancy can be granted to new or existing tenants. From April 2023, all properties with ongoing tenancies will need to comply with this standard.

The Government has now confirmed that this standard will move to a minimum requirement of a B banding by 2030. To encourage early compliance with this ambitious goal, the Government have also proposed, currently under consultation, a requirement for buildings to achieve a minimum B and C by 2027.

The Government has also announced the availability of over £2 million of funding to Local Authorities to assist with policing and enforcing the regulations, demonstrating their commitment to ensuring compliance.

Landlords should be considering the energy performance of their let units, ensuring the work required to achieve Band C by 2027 and Band B by 2030 is completed in good time.

**If you would like any further advice on this matter, please do contact a member of the letting team.**



## £2.3 million rural development opportunity in Kent

Satins Hill Farm at Sissinghurst provides another great example of teamwork. Having been previously offered for sale by another agent with little market interest, Lambert & Foster and Bloomfields were asked to provide advice on a marketing strategy that would maximise sale value. Following advice from Bloomfields, consent was obtained for the development of a further four residential units on the property, and the one existing planning consent was renewed, enhancing site value and improving marketability of the property.

The rural agency team re-launched Satins Hill Farm at the end of June, generating strong competing interest for the four lots which were designed to appeal to both the self-build and commercial development markets.

**Full details are available from our Paddock Wood office, or can be downloaded with a planning data pack, from our website.**

# What happens next?

GILL WEAVERS, ESTATE AGENCY MANAGER, SUSSEX

With the ending of the generous stamp duty holiday at the end of June there has been questions as to what lies ahead in the next few months. The good news is that there is still a degree of reduced rates until 30 September 2021 so there are savings still to be made. No stamp duty will be paid on the first £250,000 of the property's value (unless it is a second home) before it returns at the end of September to £125,000 from 1 October 2021.

There is speculation that with the end of stamp duty relief the market will begin to slow. However, with low mortgage rates, the return of higher loan to value mortgage products and government support with the mortgage guarantee scheme my view is that the market will remain strong until the end of the year.

With the impact of COVID and the re-evaluation of the importance of your home, the end of the stamp duty holiday is not the key motivation for moving so with this in mind it is a great time to both buy and sell your property. The country is a great place to spend time and we look forward to helping you find your new home.



# Lambert & Foster



**20 years LPA planning experience will be invaluable**

Having clocked up circa 20 years in Local Authorities, it is with great pleasure that Bloomfields introduces the latest team member **John McSweeney**. John's planning experience and extensive knowledge of local authority operations (in particular his close association with Rother and Wealden), will be of great benefit to our clients and team. Director, Tom Ogden, comments, "the fact that John was adamant he stayed at Wealden Council beyond his notice period to ensure a comprehensive handover is a testament to John's integrity and just the kind of team player we are delighted to have join Bloomfields".



## Almost one year in our new Wadhurst office!

Following on from our new Sussex office announcement last year, we're pleased to confirm that the team have settled in and are enjoying our new premises at Helix House, Wadhurst. We continue to build upon our reputation as a firm of Rural Practice Chartered Surveyors and Chartered Town Planners ready to serve Sussex, as well as our surrounding counties.

First established in 1900, we have continued to provide professional valuations, pursue planning permissions and support new development projects of all property types. Our expertise is in demand across a range of specialist areas. Our specialist Estate agency team have unrivalled local residential knowledge ready to assist you when needed.

We look forward to welcoming you at our premises soon. We are open for business and here to help, so please do feel free to drop in, or call, for a no obligation chat to discuss any agency, professional or planning matter.

## Dust off your running shoes!

Lambert & Foster and Bloomfields continue the sponsorship of the Paddock Wood Half Marathon which is one of the South East's leading half marathon events. Sadly, the race didn't happen in 2020 for obvious reasons but has been rescheduled in 2021 for Sunday 5<sup>th</sup> September, moving temporarily from its normal April date. The event attracts up to 2,500 runners, with many using it as a final preparation for the London Marathon two weeks after the Paddock Wood race.

This year, the Lambert & Foster team includes Director, Jon Booth, Wadhurst based Associate Director, Dan Page, and Architectural Designer, Russell Brown of our drawing office team who will all be pulling on their running shoes and participating.

**It is not too late to enter**  
[www.paddockwoodhalfmarathon.co.uk](http://www.paddockwoodhalfmarathon.co.uk)



## GOOD PLANNING An Aid To Nature Recovery

Thomas Ogden, Director of Bloomfields, was invited to form part of a panel discussing 'Good Planning: An aid to nature recovery.' It was a great chance for Tom to share the importance of the countryside as a working environment with representatives from AONB units and the President of the RTPI. Effective and conscious planning plays a vital role in the future of ecosystems and whilst we must of course take a balanced approach to conserving and enhancing the aesthetics of the countryside and promoting biodiversity, we must not forget that it is a working landscape. A point Tom was keen to promote.



[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk) [www.bloomfieldsltd.co.uk](http://www.bloomfieldsltd.co.uk)

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**PUBLICATION DATE:** August 2021. **DISCLAIMER:** The articles in this edition of Asset should not be relied upon or regarded as a substitute for advice. Lambert & Foster and Bloomfields would be pleased to provide further information or advice on any property or planning issues.

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