

Asset

PROPERTY AND PLANNING NEWS AND UPDATES

EST 1900

**Lambert
& Foster**

PROPERTY PROFESSIONALS

INSIDE THIS ISSUE

Covid Changes to the Land Market

No one could have predicted when the Covid Pandemic began that one of the more unexpected effects would be a booming land market.

Environmental Land Management Scheme

Latest updates enclosed, plus an invitation to our free 1-2-1 advice surgery.

Planning growth to continue

Despite Covid, 2021 saw Bloomfields grow its staff numbers and open an office in East Kent to serve its existing and growing client base.

Positive outlook for 2022

Welcome to our first edition of Asset magazine in 2022. We hope this year will be less challenging than the last two years. The property market is expected to continue to be strong with Rightmove predicting a further 5% price rise in 2022. We are certainly finding there is still a strong buyer demand. This will be a key year for the Government to decide on any

planning reforms, and with the requirement for delivering 300,000 houses a year, clarification is needed to speed up the planning system and delivery.

The rural sector is going to face its challenges, but equally there are new opportunities emerging. We wish you all the best for 2022.

TIM DUNCAN



PROPERTY PROFESSIONALS FOR OVER 100 YEARS

REGISTERED VALUERS | RESIDENTIAL SALES | AUCTIONS | PLANNING | RURAL PROFESSIONALS
SITE PROMOTION & DEVELOPMENT | COMMERCIAL & RESIDENTIAL LETTINGS



arla | propertymark



IN ASSOCIATION WITH

bloomfields
CHARTERED TOWN PLANNERS



New planning consultant

Bloomfields welcome to the team Michael Raby, a former graduate of Brighton University with a Masters in Town Planning. Michael joins the team having come from a regional planning firm who specialised in waste and resource planning for the private and public sector.

Michael will be supported by Bloomfields in his studies toward RTPI qualification and will assist senior members of the team dealing with planning cases in Kent, Sussex and Surrey.



Bloomfields Client Manager

“Bloomfields is very proud of the planning and architectural consultants offering advice to clients on a daily basis. However, every good consultant and successful team is, more often than not, supported by someone or several people undertaking a vast range of administrative and other tasks to ensure the efficiency of service. The same is true at Bloomfields and that’s why we think it’s important that Nicola Thomas gets a special mention” says Tom Ogden, Director at Bloomfields.

Nicola, started for Bloomfields over 7 years ago as the first member of the planning support team directly assisting Tom and Co-Director, Gary Mickelborough.

Since then, Nicola’s role has developed into one where she creates administrative systems to offer support to all members of the planning and architectural team across all three offices as well as also managing client accounts. It is therefore highly appropriate she takes on the new role of Client Manager in recognition of all her hard work and achievements to date. Thank you Nicola from us all at Bloomfields.



Environmental Land Management Scheme & Countryside Stewardship Update

Defra has released further information on ELMS, including some good news in respect of the Countryside Stewardship Scheme revenue payment rates.

THE HEADLINES

Countryside Stewardship – while the new ELMS schemes are being rolled out, Countryside Stewardship remains available for applications this year and for the last time in 2023. The good news is that revenue payment rates have increased by 30% on average to reflect changes in agricultural market rates. This will apply to existing agreement holders with effect from January 2022 and any new agreements starting 1st January 2023. If you have looked at CSS before but decided against it for cost/benefit reasons, it may be worth revisiting.

Local Nature Recovery – the successor to Countryside Stewardship, and being the second tier of ELMS after the Sustainable Farming Incentive. Particular focus on tree planting, habitat creation, habitat restoration and natural flood management, with detailed scheme information promised ‘later in 2022’. In 2023, Defra plans to make an early version of Local Nature Recovery available to a limited number of people with national roll out in 2024. Some of the key themes:

- managing feeding, shelter and breeding areas for wildlife on arable farms
- managing, restoring and creating grassland habitats, wetland habitats, coastal habitats and lowland heathland
- targeted measures to support the recovery and reintroduction of particular wildlife species and to tackle non-native invasive species
- managing and creating trees and woodlands
- nature-based solutions for water – such as creating and managing in-field vegetation, buffer strips and mitigating flood risk

Collaboration with neighbours will be encouraged!

Landscape Recovery – the third tier of ELMS that will pay landowners or managers who want to take a more radical and large-scale approach to producing environmental and climate outcomes through long term land use change and habitat and ecosystem restoration. Applications for pilot projects will open ‘over the next 2 years’.

Please contact one of our rural professionals for further advice and information.

AGRICULTURAL TRANSITION SURGERIES

The future of Farm Support Payments

FREE ADVICE | 1-2-1 MEETINGS

To assist farmers and landowners, Lambert & Foster are offering free 1-2-1 meetings to advise on how the transition will affect your business, whether as in-hand farmer, tenant, grazier or landlord. The surgeries will take place at our Hythe, Wadhurst and Paddock Wood offices with members of the rural professional team on hand to discuss the implementation of ELMS, withdrawal of BPS, Countryside Stewardship opportunities and grants.

PLEASE REFER TO OUR WEBSITE FOR MORE INFORMATION



Jon Booth
DIRECTOR
MRICS FAAV



Katie Hurley
DIRECTOR
MRICS FAAV



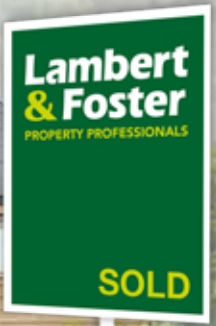
Dan Page
ASSOCIATE DIRECTOR
BSC (HONS) PGDIP SURV
MRICS FAAV MBIAC



Esther Goodhew
SENIOR RURAL SURVEYOR
MSc MRICS FAAV



Alexandra Young
GRADUATE SURVEYOR



From planning through to sale

Lambert & Foster and Bloomfields are in a unique position that enables them to provide clients with a comprehensive and professional end-to-end service from the obtaining of planning permission, to selling a site, through our own specialist agency department. One such example has recently completed and involved a successful planning application to Wealden District Council for the conversion of a timber framed farm workshop into a one bed holiday accommodation unit. Not only did Bloomfields obtain the planning consent, but our in-house Architectural team undertook a full measured survey of the property and provided all of the scheme drawings necessary to secure the full planning permission.

Lambert & Foster's rural agency team deal with a wide range of

rural development property sales and were able to provide the client with key advice on lotting boundaries, rights of way and overage provisions prior to active advertising. The marketing process produced very strong interest, as the combination of low interest rates on savings and a boom in UK 'staycations' have arguably driven demand for commercial holiday let units. Strong offers were obtained, and the vendors were very pleased to sell to a well-funded local buyer.

To bring the whole process full circle, the new purchaser is now looking to instruct our Planning and Architectural team to assist with the discharge of planning conditions, as well as an application to Wealden's Building Control department, to deal with building regulations.

DRAWING & TECHNICAL DESIGN TEAM

The Bloomfields Architectural team offer a bespoke service, tailored to meet individual needs. The scale of the works that can be undertaken is unlimited. The team can produce schemes for residential and commercial new builds, extensions and conversions. They can also prepare layouts for larger scale developments.

The Architectural office has the technical ability to present your schemes in digital format or traditional hand drawings. We can also provide 3D images of schemes of the proposed development, which can assist decision makers and aid sales.



Russell Brown
ARCHITECTURAL DESIGNER
BA



Ewan Thomson
ARCHITECT
BA(HONS) MARCH PGDIP ARB RIBA



Andy Burgess
ARCHITECTURAL TECHNICIAN

Capital Gains Tax



Lambert & Foster have seen an increase over the last year in valuations required for Capital Gains Tax (CGT). If you have sold part of a property, then you will most likely need a valuation to apportion the base price of what was paid for the property as a whole at the date of purchase.

Given our extensive historical property auction database, with records predating 1982, we are well-placed to provide robust transactional evidence to support our valuations and, if required, negotiate with the District Valuer on such matters.

In addition to providing historical valuations, we are also assisting clients who have sold residential properties where the extent of the 'garden and grounds' exceeds the 'permitted area' allowed under a Principle Private Residence (PPR) relief claim. In such instances we can work with your tax advisors to provide a supporting justification to accompany such a claim.

If you require valuation advice, please contact Katie Hurley on 01892 832 325.

Do you have overage questions?

If you have sold or bought property which is subject to an overage clause which has been triggered, we can help provide valuation advice to assist with calculating the amount of overage due.

Please contact the Valuation department on 01892 832 325



Planning growth to continue

Despite Covid, 2021 saw Bloomfields grow its staff numbers and open an office in East Kent to serve its existing and growing client base. This growth is already happening in 2022 with talks underway to employ yet more staff. "However", stresses Tom Ogden, Director of Bloomfields; "Growing the business is not just a case of dealing with more cases or covering a wider geographic, it's about service provision and satisfaction. Not only for clients but also for staff.

At Bloomfields we believe we need more staff to ensure we can offer a maintained and improved unique service to our clients, rather than just asking each member of staff to do more. The reality is, asking those who are at capacity to do more only dilutes the quality of service they can provide and adds unnecessary stress to the individual involved.

Therefore, the answer for us is simple; more staff.

Similarly, we want to ensure all team members are properly integrated to ensure they fully align with our ethos of providing 'honest, clear and sound advice to clients with the highest standard of professional integrity'; that they understand their colleagues and their colleagues understand them. After all, a coherent team makes not only for an enjoyable work environment but an improved level of service provision.

There will be lots of planning opportunities ahead of us, with many Councils still behind in local plan provision and housing delivery. Those that are proactive in promoting land or buildings for opportunities will have the greatest chance of adding value now, and



bloomfields
CHARTERED TOWN PLANNERS

in the future, so we want to be able to adequately service this need."

Contact your local Bloomfields office to discuss your planning needs or if you think you would suit working at Bloomfields do touch base with Tom Ogden in the first instance via myfuture@bloomfieldsltd.co.uk where your approach will be treated in the strictest of confidence.

A range of Bloomfields successes

FOR MORE CASE STUDIES AND FURTHER DETAILS PLEASE SEE WWW.BLOOMFIELDSLTD.CO.UK



Approved garage, extension and ancillary use of residential annex

Our in-house Architectural team prepared a Building Regulation package for the new build annex to be used to work from for construction purposes.



Conversion of a workshop to dwellinghouse in High Weald AONB

Following the cessation of a previous vehicle repair workshop business, our clients were looking to make use of the redundant building to create a bespoke dwelling.



Conversion of Public House to a 5-Bedroom Dwelling in Sevenoaks

Bloomfields presented detailed marketing evidence which satisfied the Council that the use of the Public House was no longer viable.



1,000sqm roof in Green Belt to support Equestrian Enterprise

Being located within such a sensitive landscape the case needed careful consideration whilst a comprehensive business case greatly assisted the Council's understanding.



Agricultural access track

This access track will facilitate the ongoing management of the holding and enable our client access to an existing agricultural barn which is set back from the road without poaching the surrounding land.



New log cabins for dairy farm workers

Permission has been granted for the demolition of three redundant farm buildings and replacement with two new log cabins for occupation by farm workers.



Covid Changes to the Land Market



No one could have predicted when the Covid Pandemic began that one of the more unexpected effects would be a booming land market.

Covid restrictions and repeated lockdowns do, however, seem to have changed the priorities and aspirations of many buyers. This has been seen very clearly by Lambert & Foster's farm and land sales team with unprecedented demand for amenity land, rural development opportunities and potential holiday lets. For many years the amenity land market, which commonly comprises sales of land of 20 acres and under, has largely been driven by interest from equestrian buyers and those with a practical smallholding interest, looking for their own slice of 'the good life.' Following the Covid lockdowns these two groups of prospective buyers have been joined by a new breed of genuine 'amenity' buyers,

seeking to acquire land purely as extra space for their family to enjoy and often with little prior knowledge of land or land management. At the same time specialist interests in natural capital, ecology, conservation and rewilding have also brought a new set of competitive buyers into the land market. The impact of this added competition on individual sales has been significant. In many instances multiple asking price offers are made immediately following the launch of land with best and final offer deadlines now commonly used to give all interested parties an equal opportunity to bid. It is now common for 15-20 bids to be submitted for individual parcels of land with successful offers frequently well over guide price.

Whilst the immediate "race for space" caused by the Covid lockdowns may have calmed down considerably, these changes look set to influence increased demand for smaller parcels of land over the coming months and even years. Lambert & Foster are one of the very few teams who have extensive experience of the amenity land market throughout Kent and Sussex.

If you would like to learn more about the amenity market, or are a larger landowner considering whether opportunities may exist to capitalise on these strong values by selling off-lying or poor-quality land then Alan Mummery and Will Banham would be delighted to assist. **Please contact the land sales team on : Kent 01892 832 325 Sussex 01435 873 999**



Alan Mummery
DIRECTOR
MRICS FAAV



Will Banham
FARM & LAND
MSC BA (HONS) MRICS



Will Jex
GRADUATE SURVEYOR

Grants for Green heating and minimum EPC standards looking forward to 2025

The Clean Heat Grant, due to start in April 2022 and now to be called the Boiler Upgrade Scheme, will provide grants to property owners to help towards the cost of switching from traditional gas, or oil fired boilers, to low carbon alternatives. The grants are expected to offer up to £5,000 towards an air source heat pump, or a biomass boiler and £6,000 towards a ground source heat pump. To qualify the property must be well insulated, to include wall, floor and loft insulation and double/secondary glazing.

Before replacing a boiler in future, landlords should carefully consider all the alternatives. However, not all options are suitable for all properties, so it is worth getting professional advice before proceeding.

A boiler upgrade and the addition of insulation can greatly improve the Energy Performance Certificate level of your property. Currently a property must be a minimum of a level E to be lettable, unless it holds an exemption certificate. However, over the next few years, the bar is likely to be raised once again.

It is anticipated that by 2025, new tenancies will only be granted where properties reach level C as a minimum and by 2028 all rental homes will be expected to reach level C or above.

For landlords, upgrading properties to reach these levels will come at a cost, so it is vital to be considering what may be needed well in advance and to budget accordingly. When the new scheme is launched, there may be a rush to take up funding, so start looking now at what may be needed on your properties. Fortunately, the costs involved are not limitless, bear in mind that currently, there is a maximum spend of £3,500 that a landlord is expected to make to reach the required level, beyond that figure a financial exemption may be sought.

Nothing is certain at this time, but when planning a major improvement to any property, it is best to be looking ahead to ensure every penny you spend is adding value and making your property appealing to potential renters.

Electric car charging points are also on the horizon.

Lambert & Foster always aim to keep landlords up to date with any new legislation and we are happy to discuss any issues you have, or improvements you wish to undertake.

For further advice or information please contact Head of Residential Lettings, Melanie Payne MARLA, on 01580 712 234.



THE LETTINGS TEAM

If you are thinking about letting your property, you have come to the right place! Whether you are a first-time landlord, or a seasoned landlord with a large portfolio, our extensive experience means your property is in good hands.



Mel Payne



Sally-Anne Williams



Sally Patient



Lucy Austin



Emily Nicholson



Kathryn Murphy



Planning and Listed Building Consent for renewable and low carbon energy solution

Bloomfields has secured planning and listed building consent for the installation of an air source heat pump. The permission will provide a renewable and low carbon energy solution,

which will make a valuable contribution to reducing greenhouse gas emissions. The air source heat pump is to replace an existing oil fuelled boiler.

The scheme preserved the architectural and historic character of the listed building and its wider landscape setting in the High Weald AONB.

For further information on how Bloomfields can help you, contact the team at the Kent office 01892 831 600 or Sussex office 01435 873 999.

New collection of 27 superb private three, four and five bedroom homes in the idyllic Kent community of Matfield
Register your interest now 01892 832 325



Wealden District Council Local Plan Update

Wealden District Council (WDC) has revealed its target programme for the release of its new Local Plan. Firstly,



it is intended that the Strategic Housing and Economic Land Available Assessment (SHELAA) results are to be published early in 2022 together with its Authority Monitoring Report (AMR). The AMR provides an update to the Council's five year housing land supply position, which is currently set at only 3.28 years. The expectation is that this figure will increase, although not by any significant amount, and is unlikely to reach the nationally required, five years.

The new Local Plan is set to cover the period 2019 – 2039 and early indications show that there will be a requirement for 24,500 new dwellings during this plan period, equating to about 1,200 new homes a year across the District, far more than have ever been delivered under any previous Local Plan period. The Regulation 18 draft is then likely to be published in Spring 2022 for public consultation, with the Regulation 19 submission draft towards the end of 2022 and the final draft being submitted to the Planning Inspectorate in 2023.

The key milestones here are the publications of the SHELAA and the Regulation 18 draft local plan. At this stage, Bloomfields can assist with representations or further promotion of sites to Wealden District Council which may have been deemed 'satisfactory for development' or indeed require further justification to push them towards their possible inclusion within the Council's submission 'Reg 19' draft.

Sign up to our e-newsletter for further updates or please do call former Wealden Planning Officer, John McSweeney, or Associate Director, Dan Page, on 01435 873 999 if you would like to discuss the process, or how we can assist with your particular site, in more detail.

Experience is the key



You can depend on our 120+ years experience successfully selling & letting property

Now more than ever, experience is the key to a successful sale or let, along with an outstanding level of personal service. Established in 1900 our proven track record speaks for itself. Why leave it to chance?

Find out how much your home is worth...

BOOK YOUR MARKET APPRAISAL ONLINE OR BY PHONE

PADDOCK WOOD 01892 832 325 CRANBROOK 01580 712 888

HYTHE 01303 814 444 WADHURST 01435 873 999

www.lambertandfoster.co.uk



Lambert & Foster

You can sign up for property alerts, request market appraisals, join our mailing list, browse the latest property news and see the team at www.lambertandfoster.co.uk



www.lambertandfoster.co.uk www.bloomfieldsltd.co.uk

KENT OFFICES: 77 Commercial Road, Paddock Wood, Kent **01892 832 325**

39 High Street, Cranbrook, Kent **01580 712 888**

Hillhurst Farm, Stone St, Westenhanger, Hythe, Kent **01303 814 444**

SUSSEX OFFICE: Helix House, High Street, Wadhurst **01435 873 999**

PUBLICATION DATE: February 2022. **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.

IN ASSOCIATION WITH


bloomfields
CHARTERED TOWN PLANNERS