

# Asset

PROPERTY AND PLANNING NEWS AND UPDATES

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**Lambert  
& Foster**

PROPERTY PROFESSIONALS

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Following the countries Queen's Platinum Jubilee celebrations, we take a look at the economics of Elizabeth's 70-year reign in terms of house values.



### Development land in demand

At present there seems to be no slowing of demand for both large and smaller sites.



### Fairer private rented sector

A White Paper has been released that claims it will redress the balance between landlords and tenants in the private rented.



## Welcome to our summer Asset

I can't believe it's summer already, I'm not quite sure where this year has gone! There has been plenty to keep our minds busy and pass the time with the war in Ukraine, Partygate and the successful Queen's Platinum Jubilee celebrations. Let's hope the British summer weather is kind to us this year, and with the current travel disruptions you

are probably safer to have a staycation! At least you would be supporting the British tourism industry and those in the rural sector that have diversified into alternative uses. I hope you enjoy reading this issue of Asset and have a great summer.

**TIM DUNCAN, DIRECTOR**



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## Staff News

### Beth Watts, Associate

We are delighted to report that Beth Watts has been promoted to the role of Associate at Bloomfields. Director, Tom Ogden, says "It is an absolute pleasure to have Beth as part of the team, she has an extensive planning knowledge with a specialist rural expertise that is invaluable to her clients and the business. Beth takes great pride in her work and promoting the clients she represents. Beth's planning results speak for themselves, as does the fact that she has been invited, on a couple of occasions, to make presentations for the Royal Town Planning Institute on rural matters. Well done Beth, very well deserved."



### Russell Brown, Associate

It is a pleasure to promote Russell Brown to the role of Associate within the architectural team at Bloomfields. Tom Ogden comments "Russell has an innate ability to understand what clients want and need in terms of building design and conversion but crucially balances this with realistic concepts that can ultimately meet the needs of the planning system and can be delivered. Russell's hunger for delivering great design goes hand in hand with a desire to deliver a first-class service through the architectural team – something we are proud he is delivering on. Congratulations on your promotion Russell, most warranted".



### Toby Box, Associate

We are pleased to welcome Toby Box to the company. Toby is a Chartered Surveyor and Registered Valuer and has previously worked in London and the local area and will bring a wealth of experience to assist in the Development and Agency Teams as well as the Valuation Team. Prior to his career in property, Toby represented England and Great Britain over the 100 metre and 200 metre sprints, as well as the 4 x 100 metre relay. I am sure Toby will settle into the team very quickly!



## Property values over the last 70 years

The Queen's Platinum Jubilee celebrations were wonderful and the pomp and ceremony spectacular – congratulations to Her Majesty on her 70-year reign! It is fascinating to look at the economics of her whole 70-year reign in terms of house values.

Princess Elizabeth came to the throne in February 1952 and received the news of her father's, George VI, death whilst on tour in Kenya. The average price of a house in the UK at that time was £1,931 equivalent to £56,087 today when adjusted with inflation – compared with £260,771 in the first quarter of this year according to recent analysis of the market. In real terms this means that house prices have increased by 365% during the Queen's 70-year reign!

Government statistics showed that in 1952 men earned £8.70 a week (women £4.60) while today average weekly earnings are £615: this means that homes were about four times the average (male) earnings then compared with eight times now. In the 1950s and 1960s, people did not need large city salaries to live in style. Then housing pulled away!

The highest inflation-adjusted price growth of the past 70 years was a little over two decades into the Queen's reign, with prices rising by 32% in the year to September 1973. The most significant period of prolonged growth was from 1995 to 2007, when prices rose by 173% in real terms. For those who bought during this time representing a significant gain in today's value.

Nationwide have reported that during the Covid-19 pandemic (end of 2019 and end of 2021) there has been a phenomenal growth in house prices of 14.3% year on year, aided partly by extraordinary measures such as the stamp duty holiday. As life returns to normal and people are feeling more confident about moving house, the market remains strong, mortgage repayments remain relatively affordable, and whilst supply is still at roughly half the level it was pre-Covid, it is slowly recovering. Life in the country remains a popular choice as people have re-evaluated their quality of life alongside the ability to combine commuting into London less frequently and a work from home ethos developing.

At Lambert & Foster we combine local knowledge with professional advice, working closely with all our clients to provide a high level of service and strong sales that brings our clients back to us time and again.

**If you are thinking of selling and you would like to arrange a market appraisal, or if you are actively looking for your new home and would like to register your details, please contact one of our local offices and speak to our experienced residential teams, who will be delighted to help. You can make all your enquiries via our website too!**





**FOR SALE**

*Attractive grass farm offers great potential* Guide price £1,100,000

Merrymaids Farm lies in some 27 acres of good quality pastureland with a modern steel frame farm building and an attractive 3/4 bedroom modern farmhouse, which is subject to an agricultural tie. Many years ago, Lambert & Foster secured planning permission for the house, and the opportunity for a local farming family to buy further land has resulted in the decision to sell this property. Located in the Cranbrook School

catchment area, the buildings are outside of the Area of Outstanding Natural Beauty so may offer planning potential, subject to permission.

Further details can be downloaded from the Lambert & Foster website, or on request from our rural team at Paddock Wood on 01892 832 325 Option 3.



**SOLD**

*Brenchley land sale creates huge interest* Guide price £190,000

For the third time in Alan Mummery's Rural Agency Director, career, he has marketed this land. Alan added:

*"This is a very pretty block of 18.8 acres of pasture in an elevated position with fabulous views over the adjoining countryside. It is conveniently located close to Paddock Wood, and the derelict*

*remains of a coach house also sparked buyers' interest."*

The land was launched for sale in early June at a guide price of £190,000, and after a flurry of competitive bidding, a sale was arranged, considerably in excess of the guide price, to a local purchaser.



**FOR SALE**

Guide price £120,000

*Repeat instructions mean a happy client!*

A new instruction in Kilndown following another successful sale last year for the same client. A parcel of 3.83 acres (1.55 hectares) of grazing land, together with a dilapidated stable building, situated within the village of Kilndown.

Contact William Jex at Lambert & Foster for more information.



**FOR SALE**

Guide price £130,000

*Conservation with BNG potential*

An opportunity to purchase land extending to approximately 12.20 acres (4.94 hectares) of regenerated and managed woodland and marsh grazing at Sundridge Hill, Cuxton.

Contact Amelia Rogers at Lambert & Foster for further details.

# AUCTIONS ARE BACK!

The Lambert & Foster auction team are finally back in business after a long lay off over the pandemic. A fascinating dispersal sale of 70 hay carts and farm carts on behalf of a local collector in East Sussex was held on farm premises on Thursday 21st July. Auctioneer Alan Mummery commented "This was an absolute one-off, being a genuine dispersal sale of a fascinating collection of carts, which has been put together over several decades, including carts from all around the UK, some beautifully sign-written." Alan goes on to say "In addition to the cart collection, there was an extensive collection of rural bygones and collectibles."

**Please check our website for further dates coming soon!**



## Agricultural Payments Update

With annual Basic Payment Scheme payments continuing to reduce, the release of further information on the Agricultural Transition Plan is welcome. At the time of writing, it has been announced that Local Nature Recovery (LNR) will involve applying options to land that create, restore, manage and support habitats and species, complemented by capital items. Payment rates will be attractive, while offering value for money and enhancing public goods. Until LNR launches in full in 2024, Countryside Stewardship will open for applications again in 2023.

The Sustainable Farming Incentive (SFI) opened for applications in June, seeking to improve food production while encouraging environmentally sustainable land management. Applicants enter a three-year agreement, with the flexibility to keep adding to the agreement each year. The initial standards focus on improving soil health on improved grassland, arable and horticultural land, with additional funding available for Annual Livestock Health and Welfare Reviews. Further standards, addressing other aspects of agricultural land, will be released over the next 3 years.

**With more detail promised in the coming months, Lambert & Foster will continue to remain up to date with the latest announcements. For further information on these schemes, or how best to prepare for their introduction, please contact any member of the Agricultural team. Please refer to the contact details on the back page for your nearest office.**

## Have you got development that doesn't have permission?

The Levelling up and Regeneration Bill is proposing a review of the time periods associated with claiming immunity from planning enforcement. Historically, people have been able to apply the '4 year' and '10 year' rule, as they are often known to prevent the Council taking planning enforcement action. However, there is talk about this moving to a 10 year rule across the board. For those who have something that may qualify for immunity based on the 4 year rule, you may wish to consider your options now in case you have to keep your head down for a further 6 years.

**If you think you qualify under the 4-year rule, contact Bloomfields to see how we can assist in making an application for you.**



# Strong demand for development land

We are pleased to see a continuing strong demand for development land sales in Kent and East Sussex. At present there seems to be no slowing of demand for both large and smaller sites. In June, we had 10 offers from developers for the sale of a site for 65 residential dwellings including 35% affordable housing on a site in East Sussex. A sale has now been agreed, with several of the offers exceeding the guide price. We have also just completed on the sale of the next phase of 84 residential dwellings to a national house builder, which sees the continued expansion of a west Kent town.

With regard to some smaller sites, we have sales agreed on separate schemes for 5, 12, 13, 17 and 19 unit development schemes, all having had multiple offers, the majority of which were in excess of the guide price. This shows the continued trend of the strong development land market.



Another site we have been marketing in north Kent for 111 units has had strong interest and multiple offers, and we are currently reviewing these offers and looking to move forward with a preferred developer.

Our Development Land Team have put in place several Option and Promotion Agreements over the last six to twelve months, and we will shortly be seeing submissions of various planning applications for new housing in Kent and East Sussex. Some of these applications will be speculative on the basis that the Local Authorities do not have an up-to-date Local Plan or a five year housing land supply. Other applications are in line with draft allocations and emerging Local Plan allocations.

**The development land market is still very active, and if you need advice, please contact Tim Duncan, Alan Mummery or Toby Box.**



Tim Duncan



Alan Mummery



Toby Box

## Final house of phase one remaining at Rosewood Place, Matfield, Kent

Ross Banes, Paddock Wood Residential Sales Manager, says; "Having acted on behalf of the original land owners, Lambert & Foster are proud to work alongside award winning building company, Fernham Homes, to bring this opportunity to the market."

Rosewood Place features 27 superbly designed private homes set within an ecological haven and the development has been carefully conceived to reflect the local vernacular. Cocooned within dense native hedgerows and set well back from the roads, Rosewood Place offers a wide range of three, four and five-bedroom homes that will appeal to everyone, from first time buyer's and young professionals, to growing families and downsizer's.

With thoughtful layouts and generous accommodation, each home is finished to the highest standards, offering a modern luxury lifestyle in a remarkable rural retreat. Landscaping around the site is paramount, with open grassland and orchards to the front, and a natural pond and children's play area to the rear. As the land was previously an agricultural field, Fernham Homes have created a number of dedicated nature areas within the site that provide enhancement to existing habitat and create new habitats too. These areas are important for supporting the local wildlife.



**Last house remaining from the first phase – P21:**  
*The Wisley, three bedroom semi-detached home*  
**Guide Price £545,000**

- Open plan kitchen/dining room with breakfast bar
- Separate living room
- Ground floor cloakroom
- French doors to the garden from the dining room
- Fitted wardrobes and en-suite to the principal bedroom
- Private rear garden and driveway with parking for two cars

**For further details about this property or the forthcoming second phase, please contact the Paddock Wood sales offices on 01892 832 325.**

*New development for sale exclusively with Lambert & Foster*

# 8 luxury new homes

**MARDEN, KENT**

CONTACT THE CRANBROOK OFFICE FOR DETAILS



# White paper claims a fairer deal for the private rented sector

The Government has published a Fairer Private Rented Sector White Paper that claims it will redress the balance between landlords and tenants in the private rented sector. The measures will form part of the Renters Reform Bill that was announced in the Queen's Speech and will be introduced into Parliament later in 2022.



## THE HEADLINES

### SECTION 21 BANNED

The so-called 'no fault' Section 21 evictions that allow landlords to terminate tenancies without giving any reason will be outlawed.

### RENT REVIEWS

Tenants will be given greater powers to challenge unjustified rent reviews and be repaid rent for 'non-decent' homes.

### PETS, CHILDREN AND THOSE CLAIMING HOUSING BENEFITS

Landlords will not be able to unreasonably refuse to let to those with children, pets or benefit claimants.

### PRIVATE RENTERS OMBUDSMAN

An Ombudsman created to enable disputes between parties to be settled quickly, at low cost, and without going to court.

### PERIODIC TENANCY

All tenants will be moved onto a single system of periodic tenancies, meaning they can serve notice and vacate at short notice. A tenancy will only end if a tenant ends or a landlord has a valid reason, as defined in law.

The reforms are designed to improve standards for the private rented sector. There are unscrupulous Landlords in the market who should rightly be brought into line. However, this is a further strike on all Landlords, who have already suffered from a decade of increasing regulations and tax burdens.

**If you have any questions, or need any help with your property please contact our lettings team. Please refer to the contact details on the back page for your nearest office.**

## Fancy Solar? So does the Government

With the current fuel crisis, the renewable energy sector has understandably come into the spotlight. Bloomfields have been helping their clients reduce their long-term bills for some time making applications for solar panels or advising where this is possible without planning permission. The recently published new energy security strategy has set ambitious targets to achieve a five-fold increase in solar capacity to up to 70 gigawatts across the UK by 2035, so with such ambitious targets it's no surprise that the government is looking more supportive at 'co-location' (i.e. solar projects alongside agricultural operations).

**Get in contact with Tom Ogden on 01892 821 600 to discuss how we can assist you.**

## Three AOCs removed

Bloomfields has recently successfully obtained three separate Agricultural Occupancy Condition removals. Due to the varied nature of the rural sector, we never know what kind of condition we will be asked to research, and in these cases, the conditions successfully removed related to a farm shop, a former flower nursery business and a former fish farm, in three separate Local Authorities! The planning principles are all the same, which will always start with an in-depth assessment of the planning history of the site as well as a good understanding of the applicant's position who is looking to us to remove this condition.

These submissions are far from simple and two of these recent examples required the removal of two historic relevant occupancy conditions ranging from the mid-1960s to the early 1990s.

Remember, it is not just AOCs we can assist with, as conditions can require the use of a property just as a holiday let or only as ancillary accommodation, being just two examples of many. Please feel free to call one of our experienced planning consultants who will be happy to discuss your particular situation and where we might be able to help.



## 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**



# Commercial units approved in order to support provision of vital community facilities

Bloomfields recently obtained planning permission for new light industrial commercial units at a successful local football club, currently providing a vital community facility through its existing and proposed sports facilities.

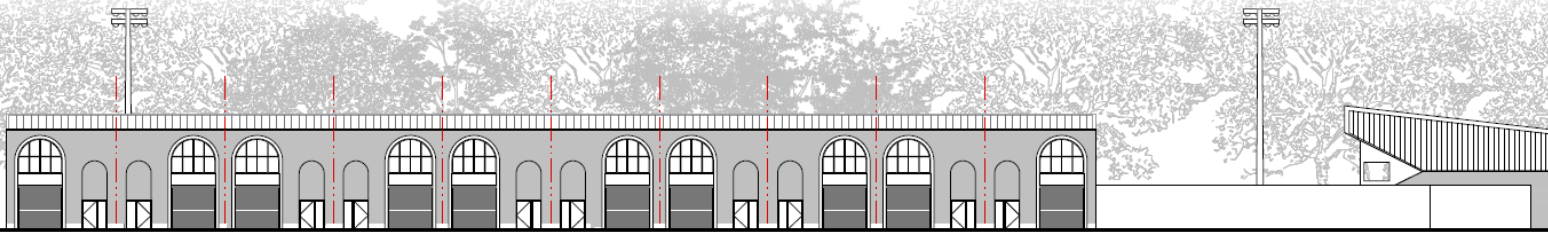
Working closely with our client and the Local Planning Authority, we successfully demonstrated that the new commercial units would not have an adverse impact on the local environment. Instead, they would generate additional income to the club to allow it to fund its existing

services, as well as assist with the delivery of significantly enhanced new sports and recreational facilities for the benefit of the local community. We also highlighted within the application that there was a lack of provision for the type of start-up, commercial units proposed in the area, and that the proposals would contribute to the prosperity of the rural economy through the development of the existing brownfield site. The design of the units would provide further benefit through the new roof, which would provide

cover at one end of the existing football ground to enhance supporters' match day experience.

The approved development will provide significant economic and community benefit, and we are delighted with the outcome!

**Contact Ben Young at [ben.young@bloomfieldsltd.co.uk](mailto:ben.young@bloomfieldsltd.co.uk) if you are considering a proposal for commercial development.**



## Changes to Building Regulations

This year, long awaited changes to building regulations came into effect, with the aim of reducing carbon emissions by 31%, compared to 2013 standards. The changes came in the form of updates to Approved Documents Part F; Ventilation, and Part L; Conservation of Fuel and Power, as well a new Approved Document, Part O, which covers overheating. These changes are a step towards the Government's "Future Homes Standard", set to be introduced in 2025, which will require all new homes to be built to much more stringent efficient measures, with low carbon heating.

The 2022 update includes several positive interim steps including improved minimum insulation and air tightness standards. The regulations take a "fabric first" approach, to ensure high levels of energy efficiency in the building fabric, thus minimising the need for heating.

**If you have any questions, please contact architect Ewan at [ewan.thomson@bloomfieldsltd.co.uk](mailto:ewan.thomson@bloomfieldsltd.co.uk)**



## NEW DESIGN CODES FOR SCHOOLS & COLLEGES

As part of the quality placemaking proposal, the Department of Education is producing guidance on design codes for schools and colleges to align with the National Model Design Code and guidance published last year. We look forward to seeing what is produced.

## Permitted Development fallback position justifies new dwelling

Following the grant of Prior Approval for the change of use of an agricultural building to a dwelling, Bloomfields developed a revised proposal to demolish the existing redundant building on site and replace it with a new dwelling in a different location.

We successfully demonstrated to the Local Planning Authority (LPA) that planning permission should be granted for the proposal.

Whilst the site was located within the open countryside, there was a legitimate permitted development fallback position, which, in combination with the Council's lack of a five-year housing supply and the high-quality, sympathetic design of the scheme (which included significant ecological and landscape enhancement), made it hard for the LPA to refuse permission.



## Yet again, planning changes...

At the time of writing, the Government have confirmed that there will be a raft of planning changes coming. A consultation on creating a more efficient compulsory purchase system for local authorities that allows them to bring forward "much needed development including for housing, regeneration and infrastructure". A consultation is planned that relates to a "radically simplified planning system" for installing solar panels with a consultation on relevant permitted development rights.

Boris Johnson has hinted that conversion of farm buildings may be possible in AONBs and National Parks, and Michael Gove has apologised for saying an updated National Planning Policy Framework would be released in July, instead confirming a document confirming proposed changes would be released in July.

## Network Rail multi-million pound cutting reinforcement scheme completes after two years



After almost two years of work, Network Rail have finally completed a multi-million pound reinforcement scheme of one of its cuttings. Network Rail required an initial 40 week compound licence to facilitate their works together with almost 750 metres of hardstanding access, which significantly affected a client's land. On behalf of the landowner, Lambert & Foster successfully negotiated both the compound licence fee and access arrangement fees to enable the works to commence. Network Rail

did not keep to their initial project timeframe and pleasingly an enhanced 'overrun' fee was factored into the initial agreement back in 2020, meaning the landowner has continued to be compensated during this delay. The five acres of land affected has now been reinstated, however, we continue to monitor the situation until the grass has satisfactorily taken and the works can be finally signed off. Please contact one of our professional team if you have been approached by any utility or infrastructure provider requiring your land to facilitate one of their schemes.

# Lambert & Foster



## Improvements to the curtilage of a Listed Building

Bloomfields successfully obtained permission for the erection of a pool, along with an associated plant room, electric five-bar gates, and an extension to the driveway and parking area within the curtilage of a Listed Building. Bloomfields were able to justify that there would be no detrimental impact on the listed dwelling nor the surrounding Area of Outstanding Natural Beauty. This positive result has made a 'big splash' and means our clients and their family can make endless new memories at their home.

## Presenting to RTPI delegates



Director, Tom Ogden, was once again asked to present to professional members of the Royal Town Planning Institute on rural planning matters. This follows his involvement in a review paper that is being commissioned by the RTPI to look at how the planning system needs to change to deal with the challenges of climate change, flooding, agricultural transition, biodiversity, rural economics, diversification, and housing. Together with John Sturczaker, FRTPI professor at the University of Hertfordshire, Tom presented to over 300 delegates on the topic of the planning system focussing on urban renewal despite the importance of rural planning.

### SAVE THE DATE

We will be attending the following ploughing matches this year. We hope you can join us there!

#### WEALD OF KENT - 17th September

New Barn Farm, New Barn Rd, Hawkenbury TN12 0ED

#### LAUGHTON & DISTRICT - 21st September

Vuggles Farm, Newick, Lewes, East Sussex BN8 4RU

#### EAST KENT - 28th September

Stoneheap Farm, Little Mongeham, Deal, Kent CT14 OHS



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**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**

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