

Hildenborough
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24 JUNE 2026

TM/25/00713/PA

Location: Land North of Fir Tree Farm, Riding Lane, Hildenborough

Proposal: Demolition of existing stables and erection of a detached dwelling (Self-build/custom build).

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1. Description of Proposal:

1.1 This application proposes the demolition the demolition of the existing stable building and the erection of a detached single storey, 3 bed dwelling. This supplementary report should be read in conjunction with the original committee report which can be found at **Annex 1**.

2. Reason for reporting to Committee:

2.1 This application was presented to Area 1 committee on 16 October 2025, where Members resolved to grant planning permission subject to a Section 106 agreement in relation to Biodiversity Net Gain and subject to conditions.

2.2 The S106 agreement is now complete.

2.3 As Members are aware the representations made by South East Water in response to the emerging Local Plan in regard to capacity, is a material consideration. Therefore, this application is being referred back to Committee, for members to consider this specific element. There have been no other material changes.

3. Determining Issues:

3.1 Policy SQ5 (Water Supply and Quality) MDE DPD expects all development to ensure adequate water and sewerage infrastructure is present or can be provided to meet future needs without compromising the quality and supply of services for existing users.

3.2 The proposal would relate to one dwelling. South East Water's consultation response to the draft Local Plan is that there is sufficient capacity for up to 2566 dwellings from 2025 to 2029. Due to the small scale of the proposal, it is considered that there is sufficient water infrastructure capacity for the development proposed.

3.3 Moreover, it is also material to note that the site already has a water connection in relation to the existing equestrian use, as such it could be argued that the proposal would not result in any additional draw on potable water.

- 3.4 In line with current practice, there is no planning reason to impose a Grampian style condition as the development is for less than 30 dwellings and SE Water would not undertake a capacity check for less than 30 dwellings.
- 3.5 The proposal would therefore be in accordance with Policy SQ5 of the MDE DPD.
- 4. Recommendation: Approval subject to original S106 and original conditions.**

Contact: Susan Field