

East Peckham
East & West Peckham
Mereworth and Watringbury

01 APRIL 2026

TM/25/00656/PA

Location: Grove Farm, Maidstone Road, Hadlow

Proposal: Redevelopment of student accommodation to provide 17 new homes.

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1. Description of Proposal:

1.1 The application proposes the demolition the existing buildings on the site to create 17 private residential properties.

2. Reason for reporting to Committee:

2.1 This application was presented to Area 2 committee on 03 December 2025, where Members voted to grant planning permission subject to a Section 106 agreement in relation to Developer Contributions and subject to conditions. (The original committee report can be found at Appendix 1).

2.2 The S106 agreement is ready for endorsement and for the decision to be subsequently issued (See Appendix 2 for S106 agreement).

2.3 However, as Members are aware the representations made by South East Water in response to the emerging Local Plan in regard to capacity, are now 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. Planning permission will only be granted for development which increases the demand for off-site water and sewerage infrastructure where:

- a) sufficient capacity already exists; or
- b) extra capacity can be provided in time to serve the development.

3.2 The application for 17 dwellings replaces student accommodation, that student accommodation comprised 55 x 1 bedroom units all with ensembles.

3.3 The proposals will provide a mix of eight x 1 bed units, four x 2 bed units and 5 x 3 bed units comprising a total of 53 people (see table below).

No of units	Size of units	No of persons per unit	Total
Eight	1 bedroom	2 person	16
Four	2 bedroom	3 person	12
Five	3 bedroom	5 person	25
			53

3.4 Therefore, in this specific case, it is considered that sufficient capacity already exists and as such the application would not result in any additional draw on potable water.

3.5 The proposal would therefore be in accordance with Policy SQ5 of the MDE DPD.

4. Recommendation: Approval subject to S106 and conditions.

Contact: Susan Field