

Berkeley Homes originally received Outline Planning Permission (Ref. SE/06/00900) on appeal dated 14th August 2008 for the redevelopment of the West Kent Cold Store site comprising residential (up to 500 dwellings) and commercial uses (4,500sqm), and a medical or community facility.

Following this, Berkeley Homes subsequently made a full planning application to Sevenoaks District Council under reference SE/09/02635. The scheme proposed was for redevelopment of the site to accommodate a mixed-use development comprising 500 one, two, three, four and five bedroom residential units; 2,300sqm of commercial floor space (use class B1) and 460sqm medical facility together with associated access roads, car parking, landscaping and open space.

The application was approved by the Council on the 6th May 2010, subject to conditions. The permission was also subject to a legal agreement which secured the following planning obligations from the developer -

- 20% of the dwellings on site to be provided as affordable housing units.
- A sum of £487,709 to fund bus service improvements to the site
- A sum of £600,500 to fund adult social care facilities within a 2 mile radius of the development
- A sum of £236,096 to fund additional pupil places at primary schools within a 2 mile radius of the site, with priority given to the most local schools where appropriate
- A sum of £30,000 to fund the improvement of footpaths and pedestrian routes and surfacing to the Pounsley Road underbridge
- A sum of £63,000 to fund improvement works to Dunton Green railway station
- A sum of £32,500 to implement objectives contained within the Council's Air Quality Management Action Plan within a 2 mile radius of the site
- Provision of a medical facility on site or, if terms cannot be agreed with the West Kent Primary Care Trust, a sum of £302,400 to the Primary Care Trust
- Highways improvements, including the provision of a mini-roundabout on the junction of Station Road and London Road.
- A sum of £1,234,894 for the provision of community facilities in the Parishes of Dunton Green and Riverhead