

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP
31 January 2013 at 5.30 pm

At the above stated meeting the attached documents were tabled for the following items:

5. Allocations and Development Management Plan (Pages 1 - 10)

Tony Fullwood

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H2 (b) United House, Goldsel Road, Swanley



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Agenda Item 5

Site Address:	United House, Goldsel Road, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch & Swanley Village	Proposed Allocation:	Mixed use – Residential
Current Use / PP:	Office and Depot / warehousing		
Development Guidance:			
<p>Design and Layout</p> <p>The site represents a sustainable location with good transport links and provides the opportunity to design a high density mixed development, subject to safeguarding the amenity of adjacent residential properties (on Goldsel Road, Charnock, Court Crescent and Waylands) and sensitively accommodating changing levels across the site particularly the lower level dwellings along the eastern boundary of the site. Building heights should take into account residential amenity and long distance views of the site. The lower part of the site to the east is likely to be more suitable for family housing.</p> <p>The layout should incorporate office development of some 2000sqm within the existing western car park area as shown in the accompanying map.</p> <p>Careful consideration has been given to the adjoining industrial use to the north-west of the main site and the need to protect the operational requirements of this important employment site. The design, layout and orientation of the residential buildings will be crucial to ensuring the development of a satisfactory scheme.</p> <p>Affordable housing to be provided in line with Core Strategy Policy SP3. Consideration to be given to the most suitable mix of affordable housing, included shared ownership and housing specifically designed for older people.</p> <p>Landscape</p> <p>Open space should be laid out through the centre of the site as shown in the accompanying map with a safe and direct connection to the existing footpath which runs through the site. The open space should provide a dense landscaped edge providing a suitable buffer to the adjoining industrial use abutting the employment site to the north west. The open space should also include landscaped amenity space and a central space for informal recreation such as a kick about area. The open space should be overlooked by residential development.</p> <p>The north-east corner of the site is constrained and unsuitable for development (balancing pond at low level) and is likely to remain as open space.</p> <p>Access</p> <p>The main access should be to Goldsel Road via the existing access road. A secondary emergency access route will be required to serve the site. The existing footpath which runs through the site should be retained and be incorporated into, and well connected with, the rest of the site.</p> <p>Infrastructure</p> <p>As well as contributions to CIL, site remediation may be necessary. This will not preclude development opportunities on this site.</p> <p>Delivery – site owner promoting the site for residential development</p>			
Gross Area (Ha):	3.89	Net Area (Ha):	2.48
Net Housing Capacity	185	Phasing	0-5years (2012-2016)

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View Comment

Comment Information

Document Section	↳ Development Management Policies - Draft ↳ The Green Belt ↳ Re-use of Buildings in the Green Belt ↳ MGBBA
Comment ID	DM285
Respondent	Hextable Parish Council DO NOT USE (Tracy Lane)
Response Date	04 Aug 2011
Uploaded By	Sevenoaks District Council (Imported Data)
In relation to the Council's approach and the detail of the proposed wording do you ?	Support the approach subject to changes
Comment	<p>Minor Green Belt Boundary Amendments Maps are attached for option 1 and 2. Hextable Parish Council Complex is in Green Belt on the northern side of College Road. The complex is accessed via Crawfords which is a cull de sac leading off Dawson Drive, off College Road. On the complex there is a large car park in the centre surrounded by a Heritage Centre, a parish office, a village hall, an ATC building recently extended, a ground maintenance storage building only recently completed, a large Gallery (8 units for an accountant's office, a reflexologist, 6 artists studios plus an exhibition/conference room), bottle banks and a 2 bedroom residential flat with the front door facing College Road. There is just one small piece of land completely surrounded by development, with Crawfords on one side and the parish complex on the other sides, which faces into the close that is undeveloped, not needed and not used. This area is about right for one small detached house facing into the close and 'completing the close' rather than having a piece of overgrown rough ground in the residential close of Crawfords between the close and the complex. The site lies right on the edge of the Green belt with its front facing towards and adjacent to the boundary of the built confines of Hextable. There is two storey residential accommodation in Crawfords facing, College Cottages adjacent and the flat on the complex behind and adjacent. Indeed, the case officer's recent report on the ATC building adjacent states that the site is interpreted as part of the built confines of Hextable rather than being a Green belt site that contributes to the rural character of openness of the Green belt. The size is approximately 50ft x 65ft and has foundations and a small amount of brick work on site from previous buildings relating to the College last owned by KCC. 1. This small piece of land, due to surrounding development over the years is locked and no longer contributes to the green Belt and consequently it is suggested that consideration be given to removing it from the Green Belt. 1. The other</p>

suggestion is that the parish complex site containing the development mentioned above is taken out of Green Belt. This busy site historically is the site of Swanley College, some of the buildings are now demolished but some of the old college buildings remain, such as the science laboratory which is the Heritage Centre and the teachers training block is now the Gallery Building etc. The entire site had buildings at one time including the small piece of land that is not developed. The current buildings are used as a pre-school, Hexara, a dog training club, scouts etc and make a significant contribution to Hextable and are regarded as the hub of the village and the community. Hextable Gardens are adjacent to the complex which were the college gardens and where the original Hextable House stood before being bombed in WWII and later demolished. The site of Hextable house is next to the village hall, it has not been built upon and is not included within the red line as the now open green area is visually attractive when viewed from College Road through the listed gate or from The Avenue of Limes on the opposite side of the road and does make a significant contribution to the Green Belt. 2. The third option is to leave all the site in Green Belt including the small unused plot facing the close and submit a planning application for a residential unit on the plot as the small site is locked by residential and commercial development from any other useful purpose. The parish understands that it should make efficient use of land rather than leave a small piece of unused land which is of no use to the village. A number of neighbours have been consulted, they support the proposals and would welcome a house on this site as it is unsightly and gives an unfinished look to their close. Residents, The Parish Council and District Councillors make this submission. We do not state our preferred option as we are happy to be guided by the officers.

Supporting Documents

 1896721_0_1 (1896721_0_1.pdf) (1001Kb)

 1896724_0_1 (1896724_0_1.pdf) (578Kb)

 DM285 Hextable PC3.pdf (1896727_0_1.pdf) (517Kb)

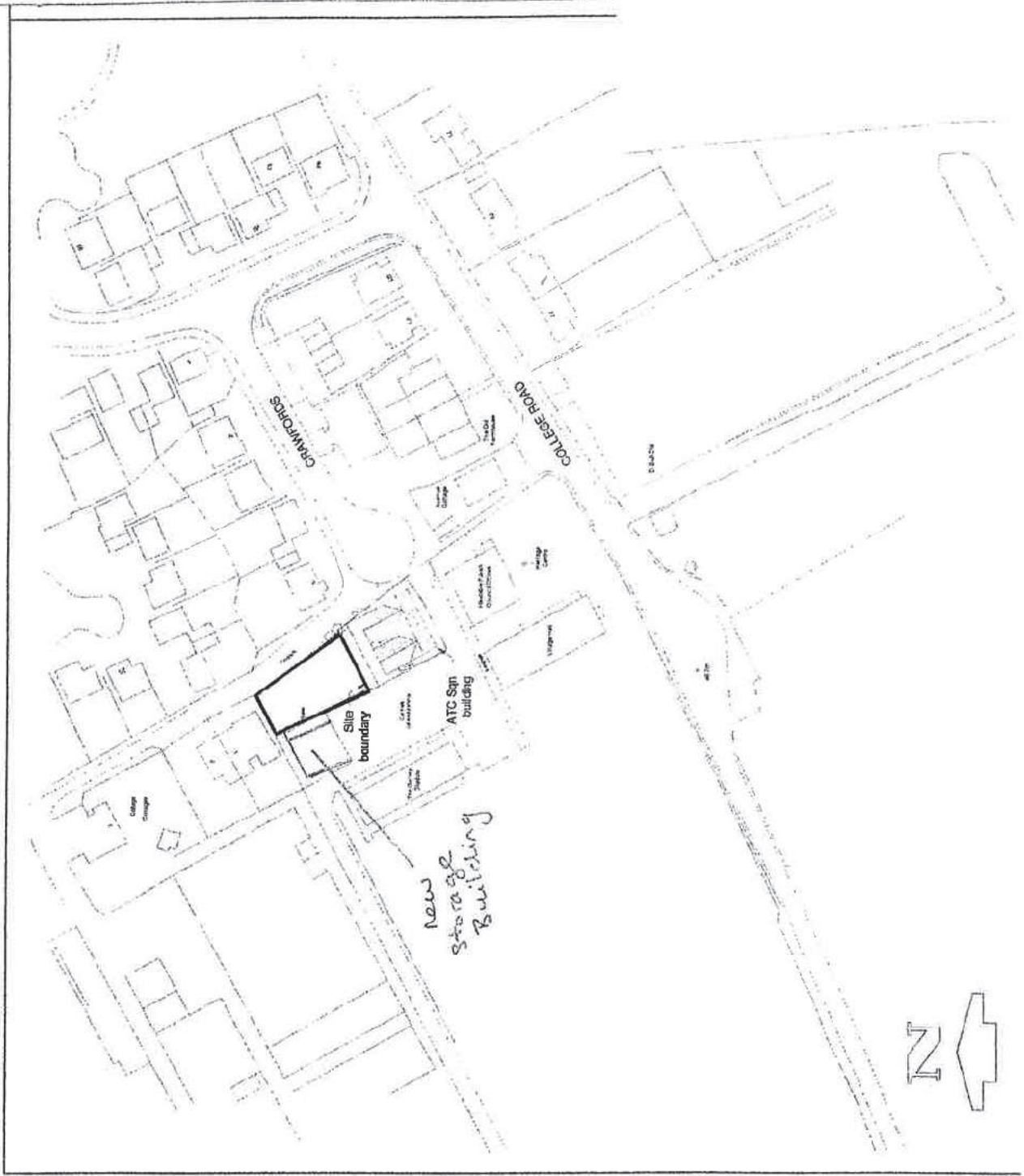
Officer's Response

Submission Method

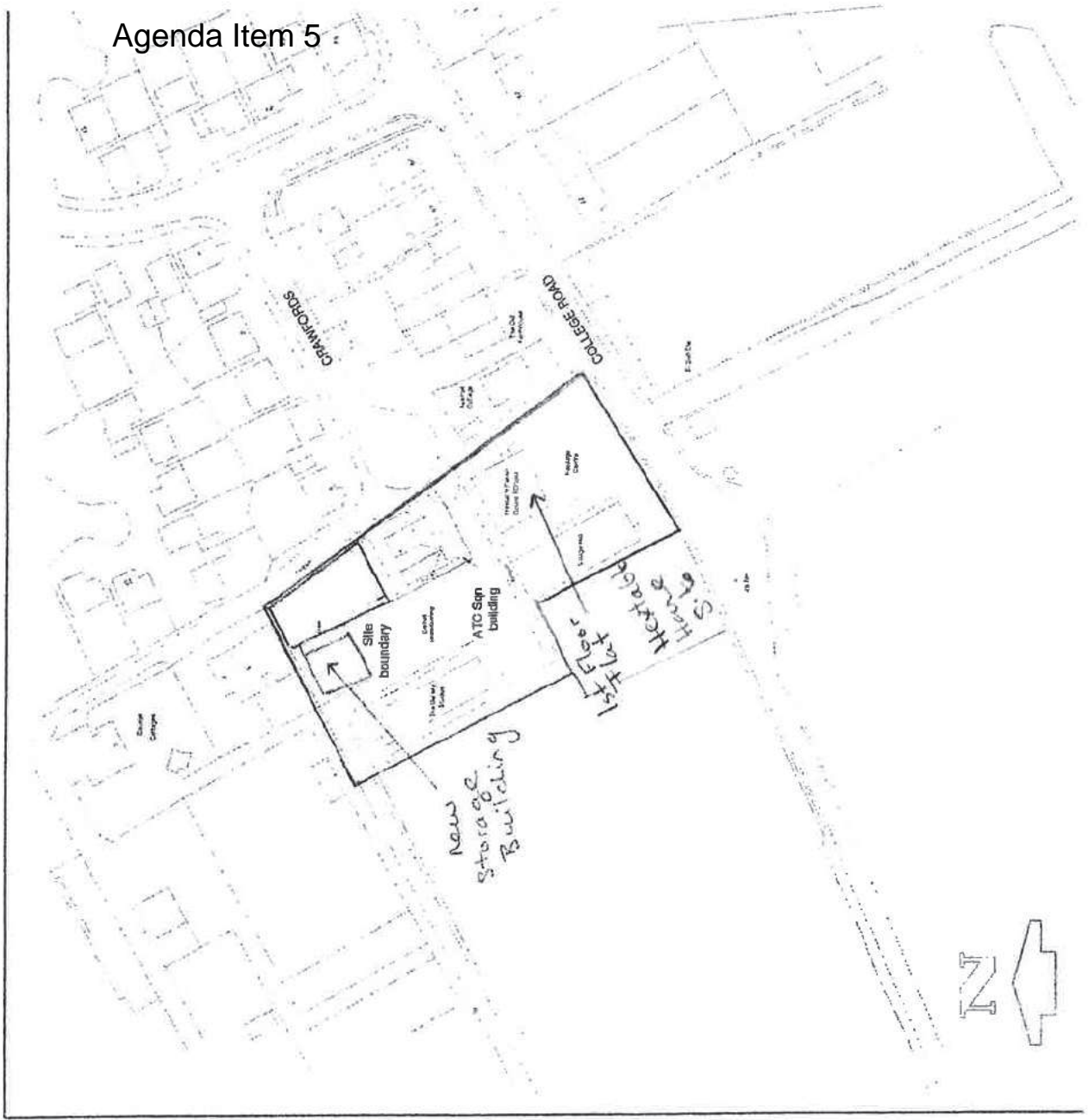
Web

Officer's Summary

Officer's Response



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Option 2.



Option 2

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Councillor Jill Davison
Lyncroft House
Swan Lane
Edenbridge
Kent
TN8 6AJ

30 January 2013

Our Ref: SS\07\0506

Dear Councillor Davison,

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP – 31st JANUARY 2013

Firstly, by way of introduction, we, **Planning Potential Ltd**, are retained and instructed on behalf of United House, and have been **advising them on planning (and related) matters** in respect of the their site on **Goldsel Road, Swanley**. Over recent years and through the advancement of technologies and **processes, the historic** use of this particular site and buildings are fast becoming surplus to **their requirements**. My client has a need to retain **an office and administrative function, ideally in Swanley, and with this in mind purchased Media House (Azalea Drive, Swanley) to cater for this future requirement, releasing the Goldsel Road site for redevelopment.**

As you are no doubt aware, we have **been discussing the redevelopment opportunities of this site with Officers' of the Council since 2007, but due to the impacts on the market of the economic recession, have in recent years, focused on being actively involved in the emerging, now adopted, Core Strategy, and the reason for this letter, the forthcoming Site Allocations DPD.**

Throughout our entire involvement, **we have worked with Officers, and provided much needed evidence, to support emerging policies and allocations. Most recently, we have provided detailed highways and access analysis, an acoustic survey for the site, and detailed market analysis of availability of and need for office and warehouse space in Swanley - all to be read alongside the Councils own evidence base.**

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It is therefore frustrating to note that the extensive work undertaken to assist Officers assess the economic market conditions and site constraints such as noise, amenity and highways, appear to now be set aside without justification, and rather, an overly cautious approach being suggested. With a Plan Led System based on evidence, we are struggling to understand the rationale behind this decision, to reduce the quantum of much needed housing, and provide additional office space, when there is simply no evidence to support this approach. We note that the Government has as recently as last week, re-emphasised the priority of delivering new homes over other uses!

Following your October meeting, we have sought to meet with the Town Councillors to discuss our vision in greater detail, and whilst there was certainly a concern about loss of employment, impact on the Mill and seeking a greater density on site, we believe that by sharing the information we have compiled, and having an open discussion, these concerns were overcome. Certainly we took away from this meeting the very fact that new housing was very much encouraged, but not at the expense of impacting the Mill or being out of character – both matters we discussed at length in our meeting.

Our Acoustic Survey demonstrates that residential development of the site is neither prejudiced by, nor prejudices, the continued operation of the Mill, and our capacity studies demonstrate the 'compatibility' of our vision in the local context.

We have also met with your Officers since the publication of the report and Agenda for tomorrow's meeting, and whilst we understand Mr Fullwood will be updating you on a few typographical errors, we expressed these same concerns, primarily through the detailed work with Officers over the last 12 months, that we had thought these matters were all resolved last year.

Whilst all the details and evidence base are available to you, I don't propose to repeat this here, only to say that the Site Allocations DPD is to be based on a sound and up to date evidence base, and in all respects, must be a realistic proposition responding to the Core Strategy.

Finally, as you are aware any detailed development proposals will consider the intricate matters of design, layout, appearance, quantum, etc, at that stage - which is appropriate, however, setting the scene is the fact that the National Planning Policy Framework directs 'us' as follows:

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22. Planning policies should ~~avoid the long term~~ protection of sites allocated for employment use where there ~~is no reasonable~~ prospect of a site being used for that purpose. Land allocations ~~should be regularly~~ reviewed. Where there is no reasonable prospect of a site ~~being used for~~ the allocated employment use, applications for alternative uses ~~of land or buildings~~ should be treated on their merits having regard to market ~~signals and the~~ relative need for different land uses to support sustainable local ~~communities~~.

51. ... They [LPA's] should ~~normally approve~~ planning applications for change to residential use and any ~~associated development~~ from commercial buildings (currently in the B use classes) ~~where there is~~ an identified need for additional housing in that area, provided ~~that there are not~~ strong economic reasons why such development would be ~~inappropriate~~.

As you are aware, our findings, as ~~borne in the Marketing~~ Report, and which echoes the Core Strategy Inspectors report, is ~~that Swanley is~~ not a highly desired office or warehouse location, with more suitable ~~alternatives~~ available nearby.

On this basis, we would ask you to ~~carefully consider the~~ real prospects of securing much needed housing, especially so given ~~the forecast delivery~~ in the Town Centre will in all likelihood not be realised. Additionally, ~~whilst there may well be~~ a desire to see more office space provided, you will be aware ~~of the abundance~~ of existing space which is just not being taken up – following significant ~~periods of~~ marketing.

Whilst we would be requesting that ~~the Draft Allocation~~ is continued in the form presented to you in October, we ~~appreciate this decision~~ is with you, and regardless, we will continue to work with you and your ~~Officer's to~~ achieving our common goal.

If there is any additional information ~~that would be helpful~~ to you, please do not hesitate to get in touch.

Yours Sincerely,



PP STUART SLATTER
DIRECTOR

cc: Cllr Searles
Cllr Brookbank
Mr T Fullwood