

## **Swanley Sites and White Oak Leisure Centre**

### **Key points**

1. SDC remains committed to replacing Swanley White Oak with a new leisure centre for Swanley
2. The development value of the three site does not cover the costs of a new leisure centre
3. The need to move Bevan Place on to a development stage quickly
4. That a new model of finance for a replacement leisure centre needs to be found

### **Swanley White Oak Leisure Centre**

- The only SDC site that works for the location of a replacement is the Swanley White Oak site
- The new leisure centre would provide, 25m 6 lane swimming pool, toddler pool, 100 station gym and rooms for classes
- The increased cost of Swanley White Oak replacement
- That the development potential of both the White Oak and Bevan Place sites would not raise enough capital to finance the cost of a new leisure centre
- That a new financing model would need to be looked at to bring leisure centre forward – this is currently being worked on
- That there were a number of potential options for the new leisure centre in terms of a 'unique selling point' these could be, using the roof for outdoor sports (basketball, 5-a-side, netball), a moveable floor to the swimming pool to allow for usage by niche sports such as water polo and encasing the building in a climbing wall
- We should continue to see if it is possible to deliver a health hub at the new leisure centre
- Parking would be on site, and potentially underneath the building
- That there would be plans in place early 2019

### **Swanley White Oak site**

- There would need to be housing on the remainder of the site
- The housing type would likely be predominantly Town Houses
- The quantum of development would likely be 40-60 units

### Bevan Place

- That we look to deliver this site 'at pace'
- That we look at using the totality of Sevenoaks District Councils land holding
- That we bring forward a comprehensive scheme for the site, to include, if possible, the two WKHA blocks
- The development would be flats
- That this would be a quality development and set a new 'tone' in terms of architecture for Swanley
- The development would be between 4 and 6 stories
- It would be a mixed use site, with the potential for restaurants, retail etc

### Meeting Point

- To be designed in conjunction with the Bevan Place scheme
- To include a business incubator/hub
- Possibility of live/work flats above

### Next steps

1. Meeting with Swanley SDC members
2. Meeting with Swanley Town Council members
3. Policy & Performance Advisory Committee
4. Cabinet
5. Timeline drawn up for all the projects above