

Allocations and Development Management DPD

Supplementary Site Allocation Consultation

March 2012



Local
Development
Framework

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About the Allocations and Development

About the Allocations and Development Management DPD

Supplementary Site Allocation Consultation

The Allocations and Development Management Development Plan Document (DPD) is being prepared as part of the Sevenoaks District Local Development Framework (LDF). We have previously consulted on 'options' for site allocations, the protection of open space and development management policies.

This document presents sites where a different land use allocation is proposed to that previously identified in earlier consultations and introduces a new proposal that has yet to be subject to public consultation.

How to comment

- By entering your comments online (planningconsult.sevenoaks.gov.uk); or
- By completing and returning the consultation response form to:
ldf.consultation@sevenoaks.gov.uk

How to view the Consultation Documents

The consultation documents consist of the following parts:

- Allocations and Development Management DPD Supplementary Site Allocation Consultation Document;
- Consultation Response form;

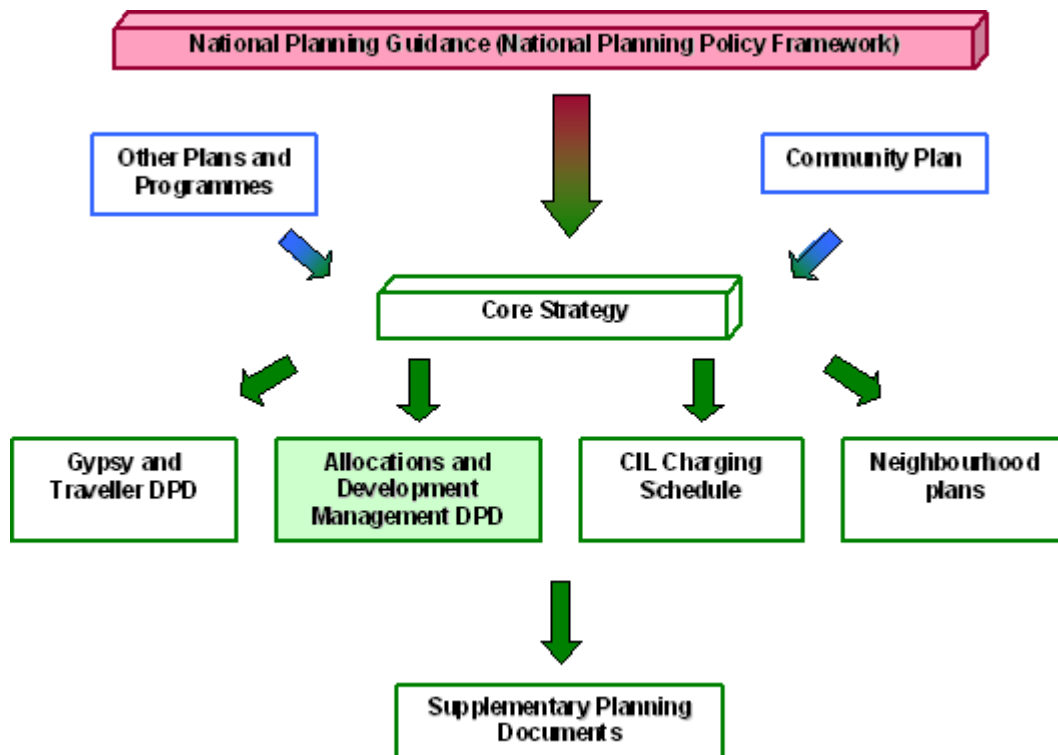
All these documents can be viewed at www.sevenoaks.gov.uk/ldfconsultations

Hard copies can be viewed at Sevenoaks District Council offices and public libraries throughout the District (see www.sevenoaks.gov.uk for opening hours) during the consultation period.

Background Information

In accordance with the Government's planning system, the Council is preparing the Local Development Framework for the period up to 2026. The LDF will eventually replace the Sevenoaks District Local Plan (Adopted 2000) and will include the Core Strategy, the Allocations and Development Management DPD (ADM DPD) and a number of supplementary planning documents.

The Core Strategy was adopted in February 2011 and sets out the Council's general strategy for future development of the District. The ADM DPD must be consistent with the Core Strategy and is the LDF document that will contain detailed policies for determining planning applications. It will also specifically identify new land use site allocations for housing, employment and boundaries for other land use designations such as the Green Belt and AONB. Upon adoption it will replace all those remaining policies saved from the Sevenoaks District Local Plan.



1. Introduction

1. Introduction

Purpose of this consultation

1.1 The ADM DPD will identify the sites to achieve the objectives of the Core Strategy, define the area covered by Core Strategy policies and includes the Development Management Policies to determine applications in accordance with the Core Strategy objectives.

1.2 The Council conducted an 'options' consultation in spring 2010 on initial draft site allocations. This current supplementary consultation is intended to introduce details of the new site proposed for inclusion in the ADM DPD and to document changes in the type of allocation where the allocated land use is different to that identified during the original round of consultation.

1.3 Appendix 1 provides design guidance for each of these sites, including maps and aerial photographs. The information in chapter 2 below indicates either the background to the new allocation or the detail of changes since 2010.

1.4 This supplementary consultation is considered necessary to ensure that the pre-submission publication version is a "sound" plan and to ensure that those impacted upon as a result of the proposal have adequate time to make representations. A breakdown of the timetable for the production of the ADM DPD is included below.

Plan Stage	Timescale
Allocations (Options) Consultation	Completed Jan to March 2010
Development Management Policies (Options) consultation	Completed May to November 2011
Open Space (Options) consultation	Completed September to November 2011
Allocations and Development Management Site Allocation Supplementary Consultation	THIS CONSULTATION
Publication of Submission Document Deposit stage Consultation	Anticipated September /October 2012
Submission to the Secretary of State	January 2013
Examination in Public	March 2013
Inspector's Report	August 2013
Adoption of ADM DPD	October 2013

Sustainability Appraisal

1.5 Sustainability Appraisal is used to test the component LDF documents to ensure that they do not conflict with the aims of sustainable development. The Sustainability Appraisals for the Local Development Framework and the Core Strategy have previously been agreed and sets the parameters for subsequent DPDs to ensure consistency. The sustainability effects of sites and policies have been considered against a range of economic, social and environmental objectives. The outcomes of the SA process has assisted in determining which sites and policies provide the most sustainable development opportunities.

1.6 The allocations and policies listed in this document have been appraised against a set of defined criteria, in accordance with the LDF Sustainability Objectives to assess their suitability.

Proposals Map and Site Maps

1.7 Upon adoption of the ADM DPD the final policy allocations will be shown on a new detailed proposals map which will be prepared once the allocations have been finalised.

1.8 The draft for submission will be accompanied by detailed plans showing the extent of the proposed allocations and areas to which policies apply. Draft site plans and design guidance in relation to the sites contained in this document are included at Appendix 1.

Supporting Background Evidence

1.9 As part of the wider LDF process, we have prepared or commissioned supporting evidence which forms background evidence in the policy formulation process. These studies cover a range of issues including housing, employment, retail, open space and flooding. The individual documents and any subsequent amendments or updates can be viewed on the Planning Policy pages of the Council's website at www.sevenoaks.gov.uk

2. New Sites and Changes to Allocation

2. New Sites and Changes to Allocation

2.1 This section provides an overview of the main site allocation changes to which this document applies. A summary table is included below and site plans and design guidance are included at Appendix 1.

2.2 New site:

Site Location	Current Use	Proposed Allocated Use
Bovis Manor House site, New Ash Green	Office	Residential

2.3 Sites where a different use is proposed (from the 2010 consultation):

Site Location	2010 Draft Allocation	Proposed Allocated Use
Currant Hill Allotments, Westerham	Allotments*	Residential, with allotment re-provision
Leigh's Builders Yard, Edenbridge	Employment (vacant builders yard)	Residential
Station Approach, Edenbridge	Employment (builders merchants)	Mixed use - employment and residential
GSK, Leigh	'Major Developed Site'(Vacant employment site)	Residential with limited retained employment
Warren Court Farm, Halstead	Employment (offices and workshops)	Residential (including Green Belt amendment)
Broom Hill, Swanley	Allocated for Employment and open space	Employment, open space and residential
United House, Swanley	Allocated for mixed-use-employment & residential	Residential
Land rear of Premier Inn, Swanley	Allocated for Residential	Employment site
West Kingsdown Industrial Estate	Allocated for Residential	Employment site

* With reference that any future development would require replacement allotments.

Bovis Manor House site, New Ash Green

2.4 The Council was approached by Bovis Homes in December 2011 who are intending to relocate their operations elsewhere within the District during the plan period. The site contains the existing Bovis Homes office which incorporates a listed buildings ('The Manor House'), a low architectural quality office block extension, a large hard-standing car park and an area of landscaped open space with trees. It is surrounded by residential development and is in close proximity to the village centre. The site is not a protected employment site under the existing Local Plan and was not identified as a site worthy of protection in the Council's Employment Land Review (ELR) 2007. The site is therefore considered to be more suitable to be allocated for residential development, due to its location and surrounding uses. Replacement employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme, which is considered a more appropriate location for business use. The proposal is to allocate the Manor House site for residential development, including restoring the listed building to its original residential use.

Currant Hill Allotments, Westerham

2.5 The 2010 consultation proposed that this site (previously allocated as Safeguarded Land in the 2000 Local Plan) be retained as allotments but noted that any future development of the site could be acceptable if replacement allotments of equal or greater value were provided as an

2. New Sites and Changes to Allocation

alternative location within Westerham. The Council has been working with Westerham Parish Council (who own the site) to identify suitable replacement allotment land and a number of options were proposed. The Council are committed to the view that replacement allotments need to be of equivalent or greater value, in terms of their size, location, accessibility and quality, in order to maintain the supply of allotments for the local community. The most suitable site for the replacement allotments is considered to be an extension of the existing allotments into the field immediately to the north of the site, which is currently leased to Churchill School. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities. The proposal is to re-allocate the lower southern portion of the allotment site for a small residential development and to re-provide equivalent allotments on the land to the north of the existing site.

Leigh's Builders Yard, Edenbridge

2.6 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for protected employment use in conjunction with the Edenbridge Trading Centre/Warsop Trading Centre, as recommended by the Council's ELR. Representations were made that the builders yard site is separate to the trading centre operations and should not be considered as forming the same business area. The owner has submitted detailed evidence that demonstrates to our satisfaction that the site, which has been vacant for a long period of time, is not viable for employment use during the Core Strategy period. As such the removal of the site from protected employment use complies with Core Strategy policy SP8. Therefore the proposal is to re-designate the site as a residential allocation.

Station Approach, Edenbridge

2.7 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for protected employment use, as recommended by the Council's ELR. Representations were made by the site owners, Network Rail, to promote a residential-led mixed use development on the site. The Council's ELR highlighted this as a poor quality employment site. The site is currently occupied by a builder's merchants, with a large area of open storage/under-used land. Core Strategy Policy SP8 states that redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern business, where the employment capacity of the site, represented by the commercial floorspace, is maintained and where a mixed use development would represent a sustainable approach consistent with the general distribution of development. The Council considers that a mixed use scheme is an appropriate and more efficient use of this site, retaining employment space on the north-western half of the site, with residential on the south-eastern half of the site. Therefore the proposal is to re-designate the site for mixed use development, comprising employment and residential uses.

Glaxo Smith Kline (GSK) Site, Leigh

2.8 This site was previously designated as a 'Major Developed Site' (MDS) in the Sevenoaks District Local Plan (2000) and was carried forward in the Core Strategy (adopted February 2011). This designation was applied because of the built-up form of the commercial site, located in the Green Belt. GSK recently ceased their pharmaceutical operations and have closed the site. The Council commissioned independent consultants URS, who had previously carried out the Council's Employment Land Review, to consider the potential for re-use of the site in employment use. The report concluded that complete take-up of the site in employment use is very unlikely to

2. New Sites and Changes to Allocation

be achievable or viable, and that residential redevelopment with the retention of a smaller portion of the site for employment would be the most sound option based on current and future employment trends. The key constraint that makes the site unattractive to future commercial occupiers is the remote location and poor transport network. Other uses were also considered, but URS did not identify a viable alternative other than residential. Therefore the proposal is to re-designate the site for residential-led mixed use development, retaining the modern laboratory block (known as building 12) in employment use and replacing the footprint of the remaining employment buildings with new residential development. This is consistent with the preferred option presented in the URS report. Accessibility improvements will be required as part of any planning application, to improve the sustainability of the site.

Warren Court Farm, Halstead

2.9 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for employment use, as recommended by the Council's ELR. Warren Court Farm is an unusual site in planning policy terms, in that it is located within the Metropolitan Green Belt, but it is also an identified employment site with an allocation that allows for further employment development. It is the only identified employment site in the district (other than the Major Developed Sites) that is within the Green Belt, and is therefore a historic anomaly. The site is one of five identified in the ELR as being of poor/very poor quality. Warren Court is the only one of the five poor/very poor quality employment sites that has not been redeveloped or re-allocated for residential/mixed-use. The Council's recent ELR update (2011) indicates that there is no requirement for additional office space and a reduction in the need for industrial space (-2.3ha). Therefore, there is not now considered to be a need to continue to safeguard this remaining poor quality employment site.

2.10 The Council has proposed that this site be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The recommendation is based on the fact that the revised allocation would result in the regeneration of an existing poor quality commercial site without having an adverse impact upon the character and openness of the Green belt. The level of built development on the site, its location adjacent to the village envelope and its poor environmental quality, combined with the fact that the site is an anomaly being the only allocated employment site in the greenbelt (except for designated Major Developed Sites), all contribute to the exceptional circumstances that justify an amendment to the settlement boundary.

Broom Hill, Swanley

2.11 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and established for future allocation through the adopted Core Strategy (February 2011). The 2010 Allocations consultation proposed that this site be allocated for employment use, as recommended by the Council's ELR. The site area is 8.1ha but the Council's draft Development Brief for Broom Hill (1996) proposed that only 4.1ha of the site be developed. The Council's Employment Land Review (2007) found that only this 4.1ha of the site needed to be developed to meet the District's need for employment land to 2026. The Inspector's Report on the Core Strategy supports this conclusion. The characteristics of the site have been reviewed, and the south-eastern side of the site is considered to be the most appropriate location for employment uses, adjacent to the existing commercial uses and the M25 road corridor. The western side of the site is not considered to be suitable for employment uses, due to the proximity of the residential uses on Beechenlea Lane. The topography of the site includes a ridge of higher land which in visual terms is best kept open, and therefore is not suitable for development. The Council has recently commissioned a review of employment land forecasts (2011), which outlines

2. New Sites and Changes to Allocation

a different employment land requirement from that presented in the 2007 ELR. Looking at the medium scenario to 2026, there is no requirement for additional office space. In relation to warehousing, there is likely to be a 5.2 ha requirement (which could be largely met by the development of the 4.1ha on this employment allocation) and a reduction in the need for factory space (-2.3ha). Therefore, the allocation has been revised to seek to address what other uses are appropriate on the remainder of the site (4ha). The allocation now includes retention of open space, including the brow of the hill which curves through the site. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential.

United House, Goldsel Road, Swanley

2.12 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000). The ELR Addendum Report (2010) noted the site was being promoted for residential-led mixed use development, and therefore recommended excluding the area from the employment land to be protected (the adjacent Swantex site on Goldsel Road remains a protected employment site). The 2010 consultation proposed the allocation of the United House site for a mixed use (residential and commercial) development. Since this consultation, the site owner (United House) has indicated that they wish to promote the site for purely residential development as they intend to relocate their offices to a different site within Swanley and therefore no longer have a requirement for offices on the site. The site is currently under-used and the existing occupier is planning to leave the site. The site is considered to be more suitable for residential use, due to the adjacent housing estate and the primary school. There is also limited access to the site, which would constrain additional commercial development on the site. The 2010 allocation suggested 116 residential units could be accommodated on the site (at a density of 75 dph). The site capacity has been increased to 250 units as a result of the boundary amendment, the proposal to allocate the site purely for residential (rather than mixed use) and works/evidence presented by the owner to show how key constraints have been overcome. Therefore the proposal is to designate the site as a residential allocation with increased capacity

Land rear of Premier Inn, Swanley

2.13 The 2010 consultation proposed the allocation of the former Déjà vu site and employment area to the rear for a residential development. Since this consultation, a Premier Inn hotel and Beefeater restaurant have been built on the site of the former Déjà vu nightclub and therefore this area has been removed from the allocation. The employment area to the rear of the hotel was not identified as a protected employment site in the ELR and there is no other existing land use designation on the site. However, the site is considered to be functioning well as an employment site, with several businesses successfully trading on the site (Birchwood nurseries, aquatics, garden centre, pine furniture/doors), with buildings in good condition. In addition, since the hotel/restaurant has been built out, it is considered that the site to the rear would be a less suitable environment for residential development. Therefore the allocation for the remainder of the site has been revised to protect the existing employment site.

West Kingsdown Industrial Estate, West Kingsdown

2.14 The 2010 consultation proposed the allocation of the existing West Kingsdown Industrial Estate site for a residential development, as this was promoted by the owner of the site. The employment area was not identified as an employment site worthy of protection in the ELR and there is no other existing land use designation on the site. However, the site is considered to be

2. New Sites and Changes to Allocation

functioning well as an employment site, with several businesses successfully trading on the site (8 of the 12 units appeared to be occupied in March 2012, in various light industrial uses), with the site and buildings in good condition. It is of similar quality and build to the Blue Chalet Industrial Park at the northern end of West Kingsdown, albeit on a much smaller scale. The Blue Chalet Industrial Park is an allocated protected employment site, and therefore for consistency, it is recommended that the West Kingsdown Industrial Estate is also allocated for employment use. Therefore the allocation of the site has been revised to protect the existing employment site.

3. How to comment

3.1 Representations can be made via the following methods;

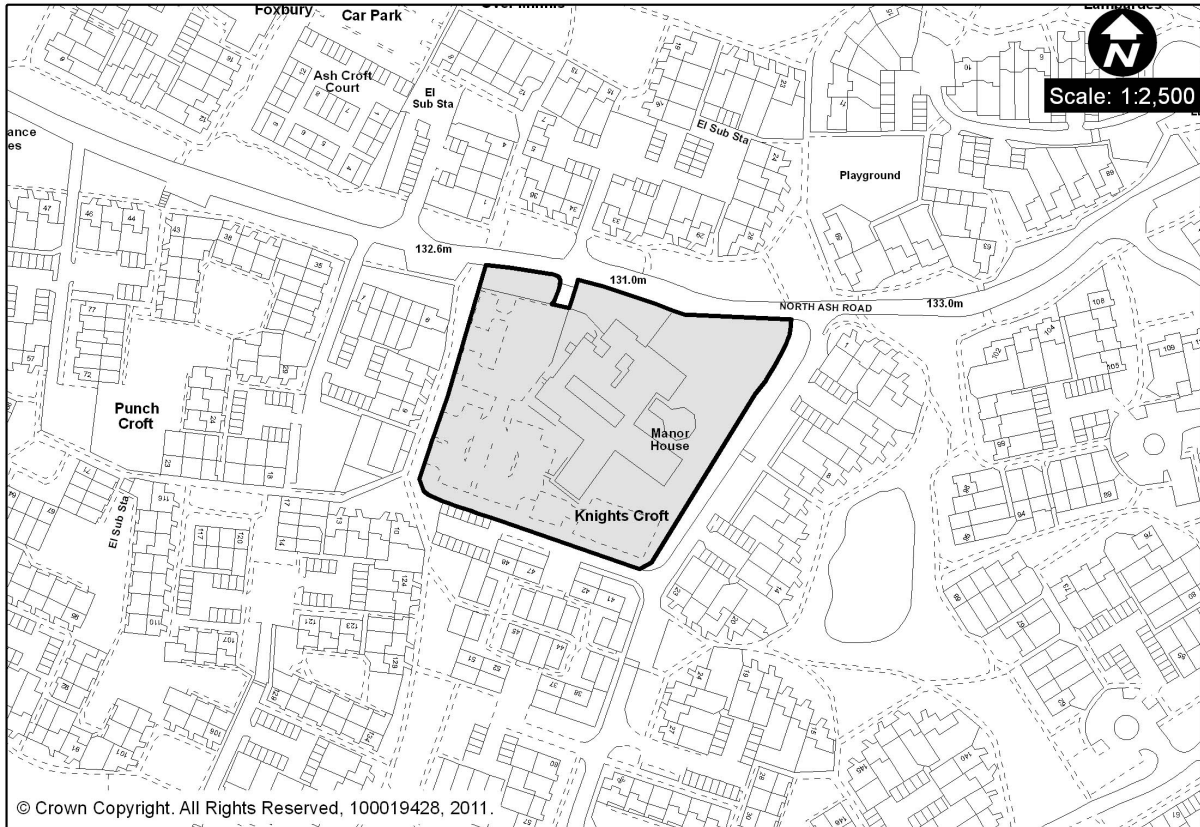
- By entering your comments online (planningconsult.sevenoaks.gov.uk); or
- By completing and returning the consultation response form to:
ldf.consultation@sevenoaks.gov.uk

Comments should be received no later than 5pm Thursday 10th May 2012.

Appendix 1 - Site Details and Design Guidance

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Bovis Homes, The Manor House, New Ash Green

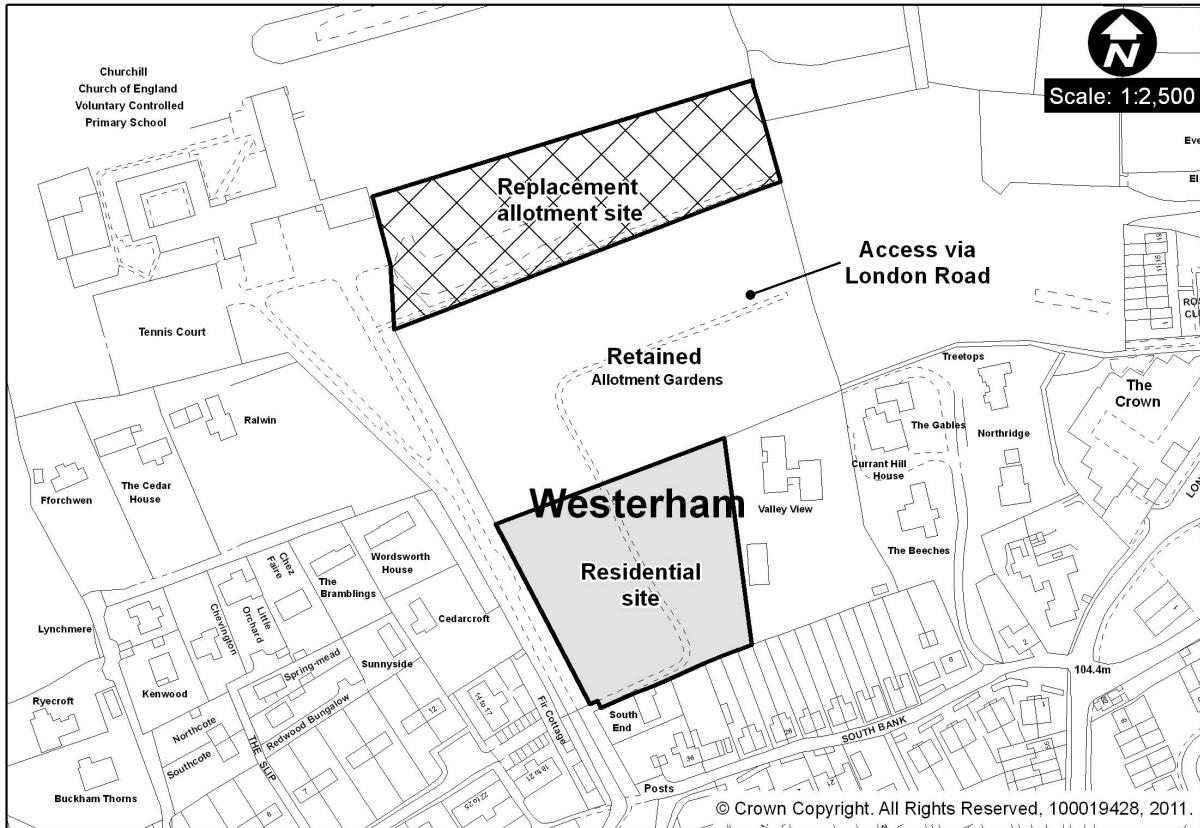


Appendix 1 - Site Details and Design Guidance

Site Address:	Bovis Homes, The Manor House, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Residential
Current Use / PP:	Offices and car parking		
<p>Development Guidance:</p> <ul style="list-style-type: none"> Proposals will need to retain and enhance the Manor House listed building and its setting; Proposal should include linkages and walking routes to the village centre; including providing footways around the site boundary and improving pedestrian crossing points across North Ash Road Replacement of small scale employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme; Potential for innovative, sustainable architecture, in recognition of relationship to contemporary architecture in New Ash Green Site of sufficient size to accommodate a range of housing types (detached, attached, flatted) This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants. <p>Access - existing access from North Ash Road would require widening and associated clearance of visibility splays.</p> <p>Delivery - promoted by owner (Bovis) for residential development. Bovis intend to relocate their offices elsewhere within the District.</p>			
Gross Area (Ha):	1.00	Net Area (Ha):	1.00
Approximate Density (DPH):	50	Net Capacity:	50
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner

Appendix 1 - Site Details and Design Guidance

Currant Hill Allotments, Westerham (Former Safeguarded Land)

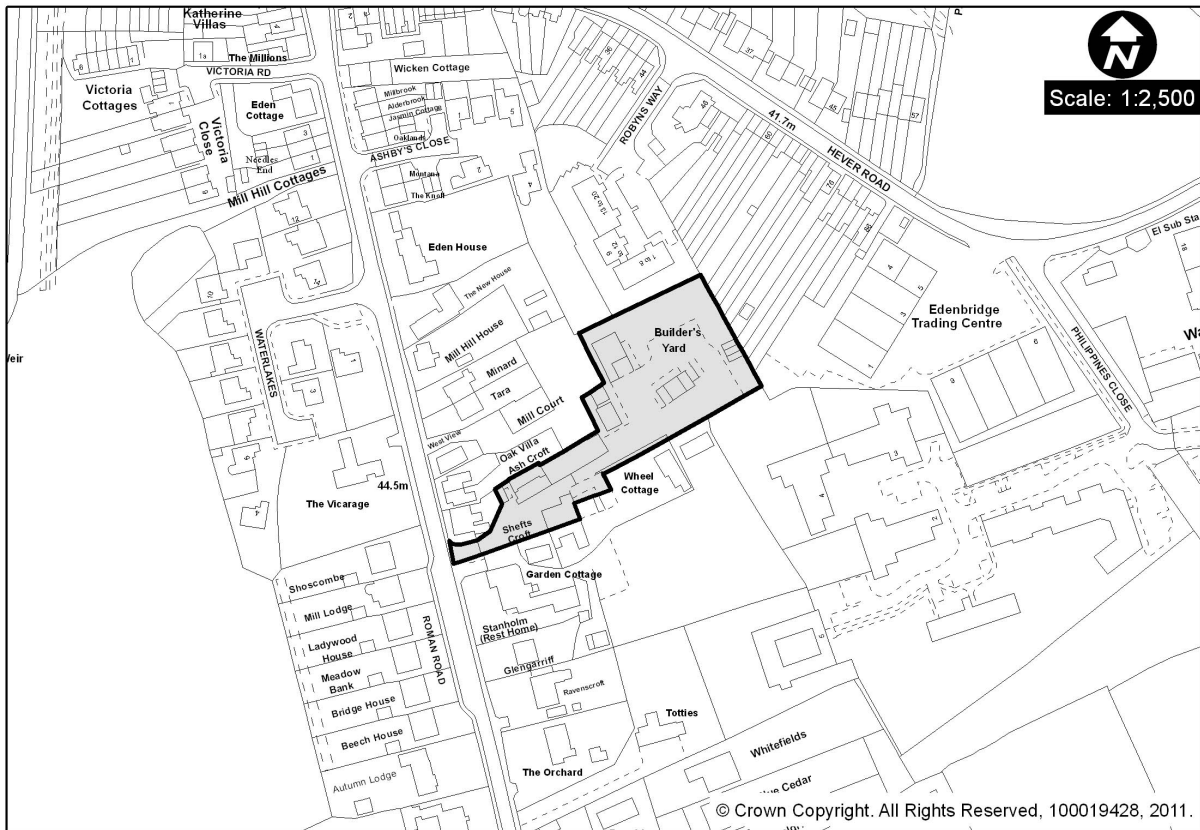


Appendix 1 - Site Details and Design Guidance

Site Address:	Currant Hill Allotments, Westerham	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use/ PP:	Allotments		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced • Development of the site will require equivalent replacement of allotments within Westerham. The replacement allotments would need to be of equivalent or greater value, in terms of their size, location, accessibility and quality, in order to maintain the supply of allotments for the local community. Westerham Parish Council, who own the site, have proposed that replacement allotments be provided in the field immediately to the north of the site, which is currently leased to Churchill School. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities. • Site biodiversity surveys will be sought to ensure any biodiversity concerns are adequately mitigated and biodiversity enhancement will be required on the adjacent replacement allotment site • Site should reflect adjacent mix of housing types (detached, semi-detached, terraced) • Low buildings heights (not greater than two storeys) should be incorporated into the development scheme to respond to the site topography and integrate with the surrounding development • This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants. <p>Access - site access via London Road (emergency/pedestrian access on via Rysted Lane) Delivery - site owners (Westerham Parish Council) are promoting the site for residential development Note - the local authority must seek permission from the Secretary of State before selling or changing the use of a statutory allotment site under the Allotments Act 1925.</p>			
Gross Area (Ha):	0.67	Net Area (Ha):	0.67
Approximate Density (DPH):	30	Net Capacity:	20
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan (Safeguarded Land)

Appendix 1 - Site Details and Design Guidance

Leigh's Builders Yard, Edenbridge

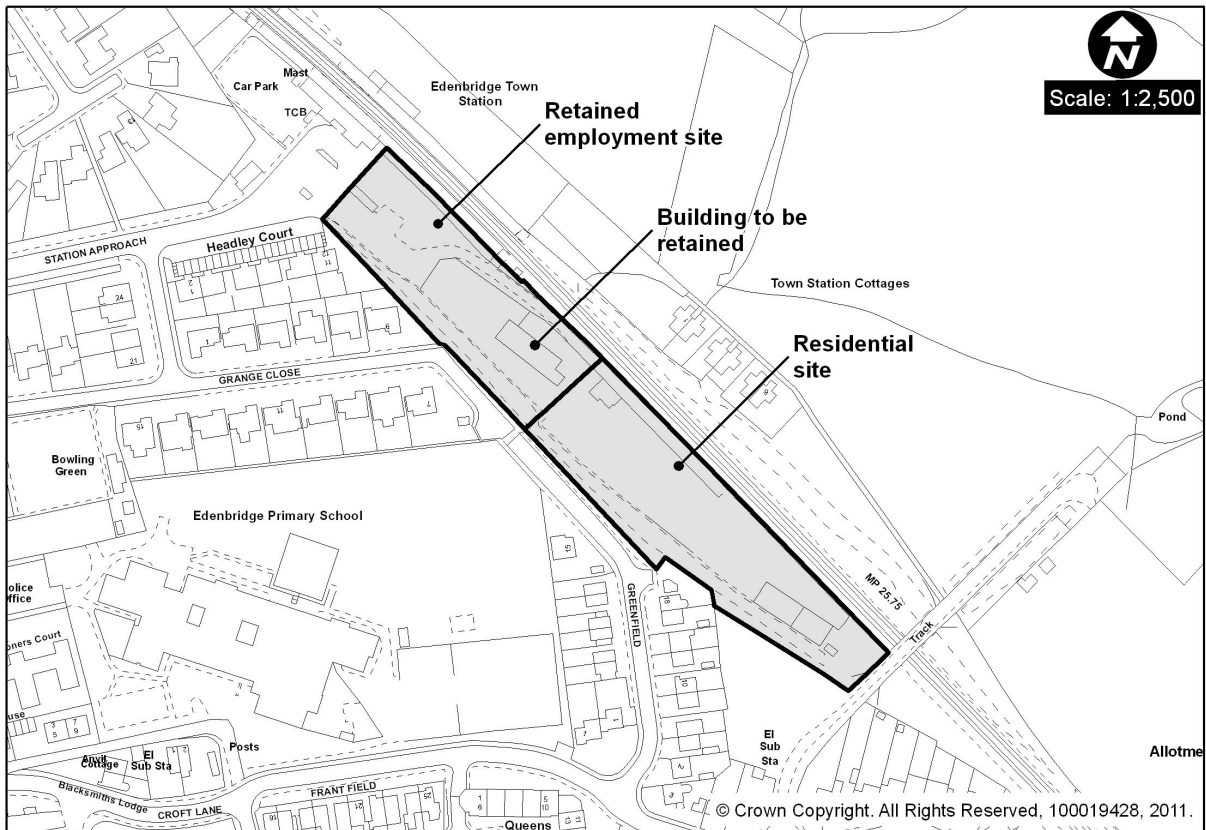


Appendix 1 - Site Details and Design Guidance

Site Address:	Leigh's builders yard, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge South and West	Proposed Allocation:	Residential
Current Use / PP:	Redundant Builder's Yard		
<p>Development Guidance;</p> <ul style="list-style-type: none"> Proposals will need to retain and enhance Sheft's Croft listed building and its setting Attached and detached housing is likely to be suitable on the site, in the form of a small close Site remediation may be necessary. This will not preclude development opportunities on this site Relationship of development to adjacent rest home and assisted care community will need careful consideration. This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants. <p>Access - existing access onto Mill Hill (B2026) Delivery - promoted by owner for residential development</p>			
Gross Area (Ha):	0.42	Net Area (Ha):	0.42
Approximate Density (DPH):	30	Net Capacity:	13
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner

Appendix 1 - Site Details and Design Guidance

Station Approach, Edenbridge

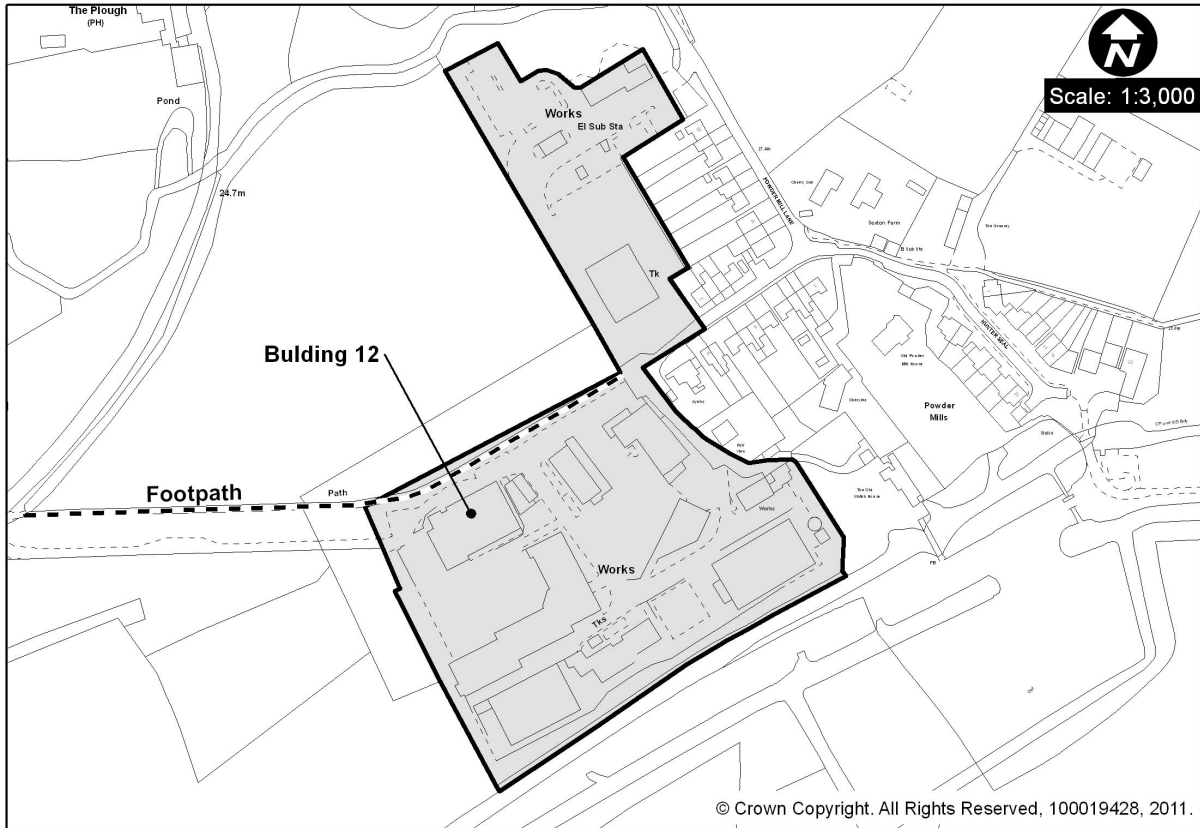


Appendix 1 - Site Details and Design Guidance

Site Address:	Station Approach, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge North and East	Proposed Allocation:	Mixed Use - Employment and Residential
Current use:	Builder's Merchant		
<p>Development Guide:</p> <ul style="list-style-type: none"> • The area of employment land on northern portion of site should be retained; including the historic train-shed brick building on site (recommended in employment use); • Southern end of site allocated for residential • Site adjacent to railway - a vegetation screening / buffer zone will be required to protect residential amenity • Residential likely to be most appropriate in the form of apartments and townhouses. • This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants. <p>Access - Access to employment space from existing access on Station Approach. Access to residential from Greenfield</p> <p>Delivery - site promoted for mixed use by owner, Network Rail</p>			
Gross Area (Ha):	1.0 (employment 0.5 / residential 0.5)	Net Area (Ha):	1.0
Net Housing Capacity	20	Phasing	0-5 years (2012-2016)

Appendix 1 - Site Details and Design Guidance

Glaxo Smith Kline, Powder Mills, Leigh

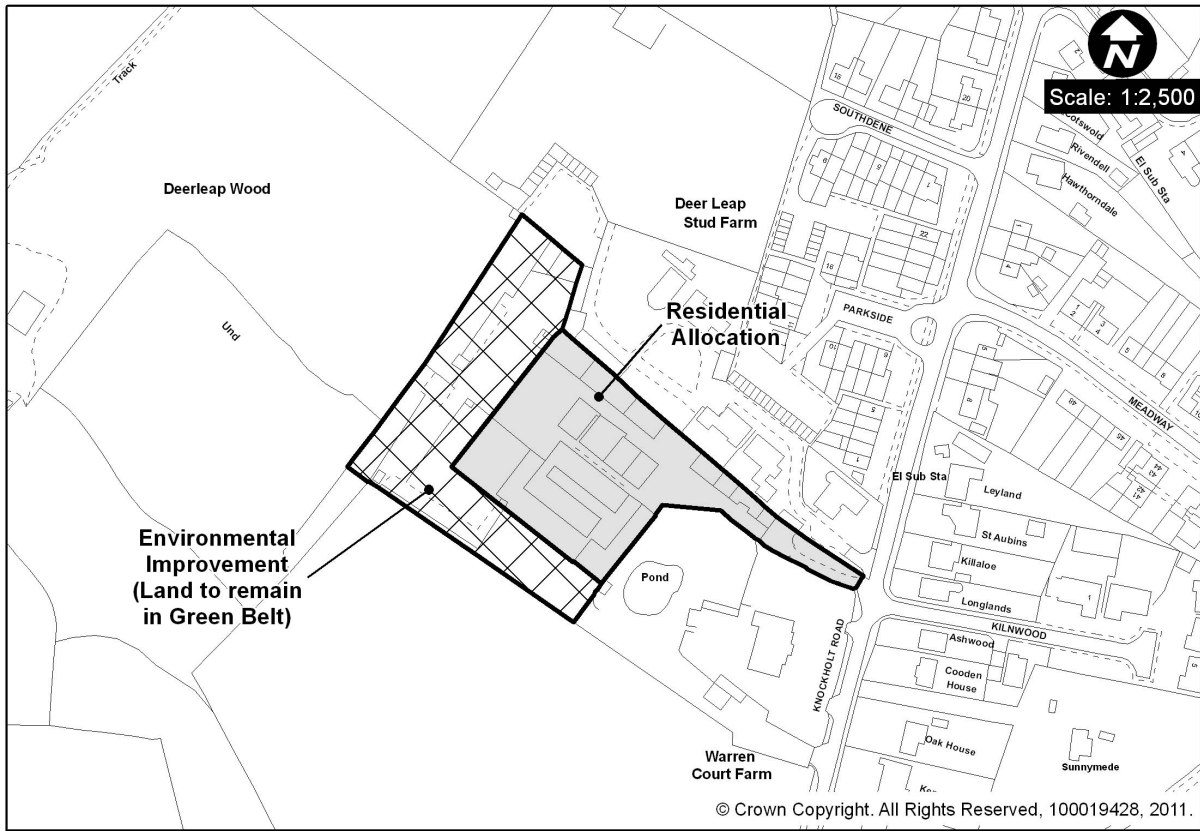


Appendix 1 - Site Details and Design Guidance

Site Address:	Glaxo Smith Kline, Powder Mills, Leigh	Settlement:	Other settlement
Ward:	Leigh and Chiddingstone Causeway	Proposed Allocation:	Residential Led Mixed Use
Current use:	Mixed Use - Offices, Warehousing & General Industrial (vacant)		
<p>Development Guide:</p> <ul style="list-style-type: none"> • An independent study sets out that the preferred option for the redevelopment of the site is to retain 'Building 12' and release the remainder of the site for residential development of a mix of unit types (detached and attached). Any proposals for residential development that does not include the retention of 'Building 12' would need to justify the loss of employment in line with Policy SP8 of the Sevenoaks Core Strategy. • Any redevelopment is restricted to the replacement of the existing 'footprint' of buildings at the site in accordance with national Green Belt Policy. • The existing residential units outside of the secure element of the site should be retained and are not included within the formal allocation. • Any redevelopment of the site will be contingent on the inclusion of accessibility improvements, which will be <u>required</u> as part of any planning application, to improve the sustainability of the site. • Part of the site contains the remains of a gunpowder manufacturing facility dating back to 1811, as such the site is listed in the English Heritage document 'Monument Protection Programme: Gunpowder Mills' (1998), where it is assessed as 'not of schedulable quality but undoubtedly of regional value'. Redevelopment proposals should be designed in a manner that respects the historic nature of the site and preserves archaeological interest. • The site is partially covered by Flood Zone 3B. No development should take place within this area. Both north and west existing access points to Powder Mills Lane should be maintained to ensure an acceptable 'dry escape route' in the event of severe flooding. • In relation to remediation, a small number of localised areas of contamination have been identified within the Site. Any redevelopment permission will be conditioned to require further assessment and/or remediation of these areas. This will not preclude development opportunities on this site. • Retention of Public Footpath through site <p>Access - Both north and west existing access points to Powder Mills Lane should be maintained to ensure an acceptable 'dry escape route' in the event of severe flooding</p> <p>Delivery - the owner (GSK) is promoting the site for redevelopment</p>			
Gross Area (Ha):	3.29	Net Area (Ha):	3.19 (related to building 12)
Housing capacity	100	Phasing	0-5 years (2012-2016)

Appendix 1 - Site Details and Design Guidance

Warren Court, Halstead

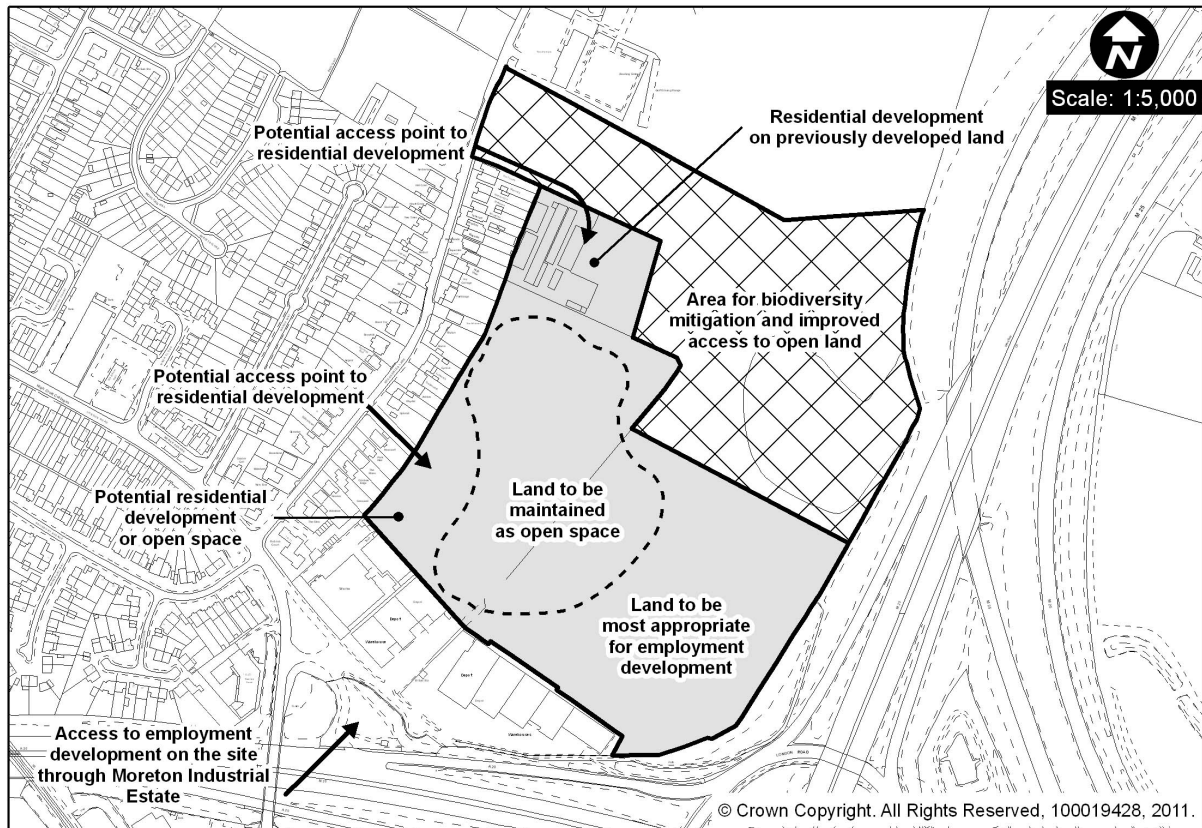


Appendix 1 - Site Details and Design Guidance

Site Address:	Warren Court, Halstead	Settlement:	Halstead
Ward:	Halstead, Knockholt and Badgers Mount	Proposed Allocation:	Residential
Current use:	Mixed Use (Industry and Offices)		
<p>Development Guide:</p> <ul style="list-style-type: none"> Residential development of the small-scale industrial site is proposed through this allocation. Site removed from the Green Belt to enable this allocation. The residential redevelopment must be carefully designed to minimise the impact on the surrounding countryside. It is likely to be most appropriate in the form of relatively low density attached/detached housing. Dwellings should be of similar height to the existing buildings on the site i.e. 1.5/2 storey dwellings, in order to reduce their impact. The scheme design should reflect the edge of settlement location of this site. Landscaping and planting will be required within the site to screen the site from surrounding countryside. The area around the southern and western boundary of the site (shown hatched on the plan) remains in the green belt and includes a large expanse of hard-standing, Leylandi planting and small-scale commercial buildings. Restoration and environmental improvement of this area will be required as part of any residential scheme. This restoration scheme should involve removing the hard-standing, non-native trees and buildings, to extend, improve and enhance the surrounding countryside, returning this area to the natural environment. This land should not be incorporated into residential curtilage. A buffer of woodland is required to protect and extend Deerleap wood to the rear of the site. Relationship of development to adjacent residential and farm buildings will need to be addressed Site remediation may be necessary. This will not preclude development opportunities on this site. Due to the relative inaccessibility of the site, improvements in public transport connectivity will be required. Improvements in footway links and provision an informal pedestrian crossing facility to connect to the existing bus stop facilities will be required. <p>Access - via existing access (developable site area reduced by 0.1 ha due to narrow access route)</p> <p>Delivery - promoted by owner of site for residential development.</p>			
Gross Area (Ha):	0.6	Net Area (Ha):	0.5
Approximate Density (DPH):	25	Net Capacity:	13
Phasing	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner

Appendix 1 - Site Details and Design Guidance

Land at Broom Hill, Swanley

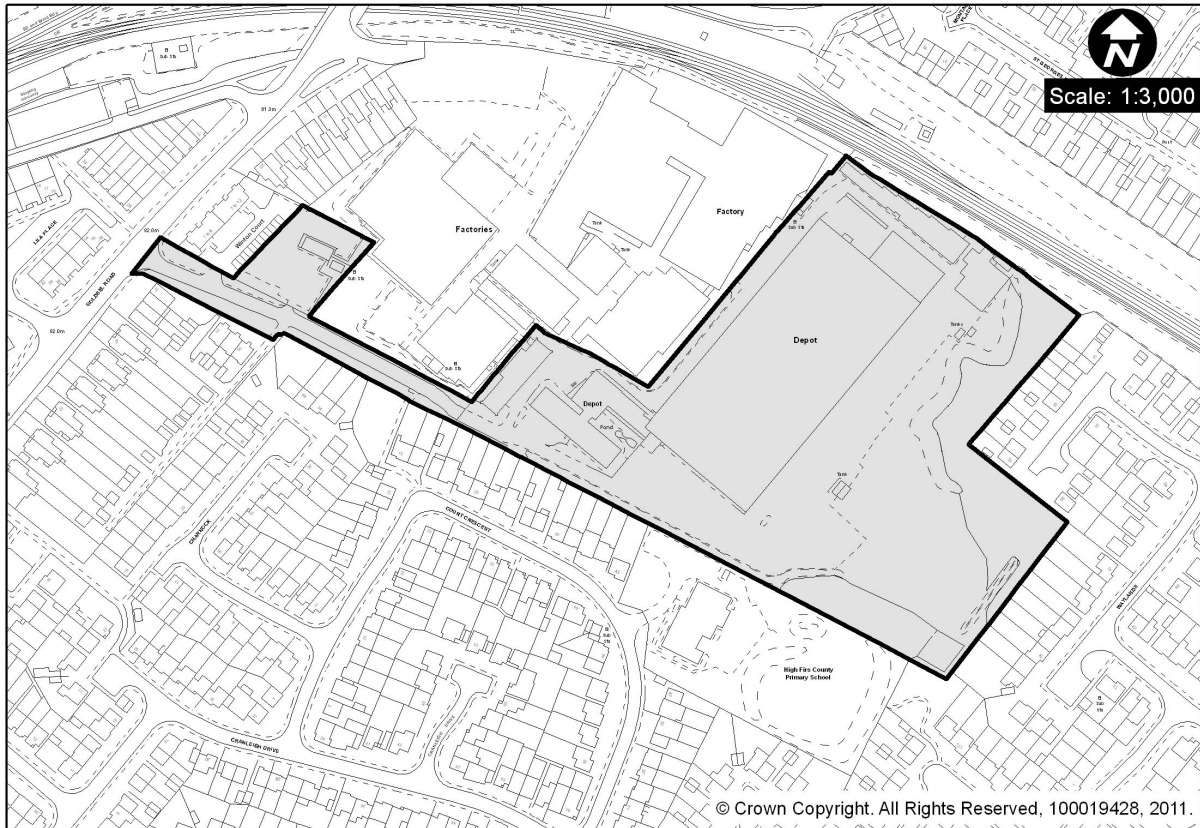


Appendix 1 - Site Details and Design Guidance

Site Address:	Land at Broom Hill, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Mixed Use
Current use:	Green Field		
<p>Development Guidance:</p> <ul style="list-style-type: none"> The site is a retained employment allocation from the Local Plan but this proposal responds to the conclusions of the Employment Land Review and the recommendations of the Inspector's Report of the Core Strategy Examination on the amount of land that is required for employment development (4.1ha); The existing employment site (Moreton Industrial Estate) is subject to a separate allocation; The remainder of the site is acceptable for open space and residential development. The balance between these two uses is to be determined through the planning application process, having regard to, amongst other things, the impact on habitats and the local road network. <p>The Council propose that, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable, a comprehensively planned development at Broom Hill should include:</p> <ul style="list-style-type: none"> 4.1ha of employment land At least 2ha of open space Approximately 30 dwellings. <p>The Council will give priority to the development of the employment land, in accordance with the Core Strategy.</p> <p>The proposed layout and design of development, including the type of open space, should take account of the noise and air quality constraints that exist on the site and in the immediate surroundings, be sensitive to the existing topography and green infrastructure features of the site and its surroundings and be sensitive to the amenity of nearby properties. These factors suggest employment development to the east of the site, open space provision on the ridge and steep slopes at the centre of the site and residential development, sensitive to neighbouring properties, to the north (on the previously developed land) and possibly the south-west of the site.</p> <p>Access to employment development on the site will be provided through Moreton Industrial Estate to the south. Subject to consideration of highway impacts and amenity considerations, access to any residential development on the site may be acceptable from Beechenlea Lane.</p> <p>Enhancement of habitats on the site and on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured. Access to the open space within the Broom Hill site and its surroundings (including the land to the north) should be improved by enhancing the Public Right of Way network.</p> <p>Delivery - The Council will prepare a revised Development Brief, in accordance with the delivery mechanisms to policy LO4 in the Core Strategy.</p>			
Gross Area (Ha):	8.1	Net Area (Ha):	8.1
Housing Capacity	30 units	Source / Evidence Base:	Employment Land Review / Local Plan
Employment Allocation	4.1 ha		

Appendix 1 - Site Details and Design Guidance

United House, Goldsel Road, Swanley



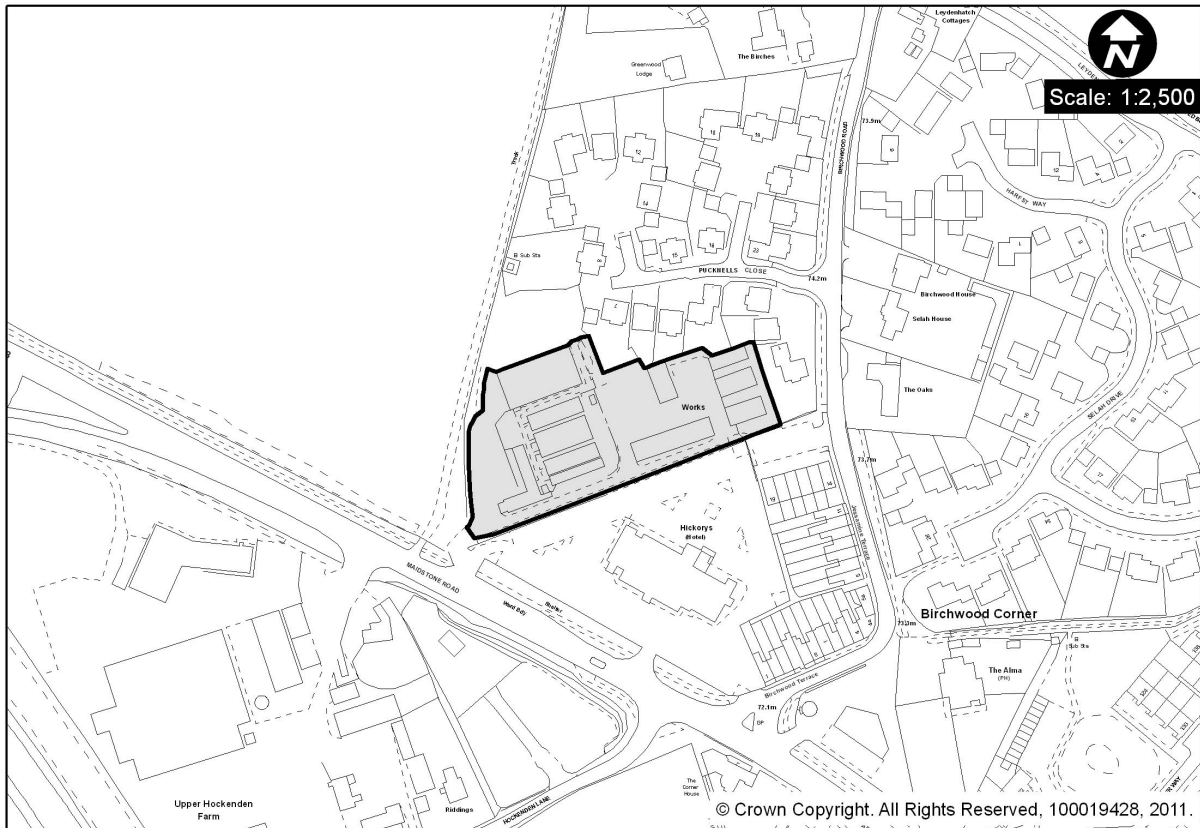
Appendix 1 - Site Details and Design Guidance

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		
<p>Development guidance;</p> <ul style="list-style-type: none"> • Development must address proximity to adjoining primary school and lower level dwellings along eastern boundary and elevated railway line • Site of sufficient size to accommodate a range of housing types (houses and flats). Small site to rear of Winton Court (western end of site) likely to be suitable for flatted development with suitable buffer to adjoining industrial use • 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 a satisfactory scheme. The area adjacent to the industrial use may be a suitable area for parking, landscaping and open space, to maintain a separation between the uses. • North-east corner of site constrained and unsuitable for development (balancing pond at low level). This area equates to approximately 0.3 ha of the site. • Access road included within site allocation but this linear area is unsuitable for development. This area equates to approximately 0.2 ha of the site • Site remediation may be necessary. This will not preclude development opportunities on this site. • Access - main access via existing road. Emergency access route will be required to serve the site. Accessible site in close proximity of railway station and town centre. • Delivery - site owner promoting the site for residential development 			
Gross Area (Ha):	3.80	Net Area (Ha):	3.30 (due to pond and access corridor)
Approximate Density (DPH):	75	Net Capacity:	250
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

Appendix 1 - Site Details and Design Guidance

Land rear of Premier Inn, Swanley (0.58ha)

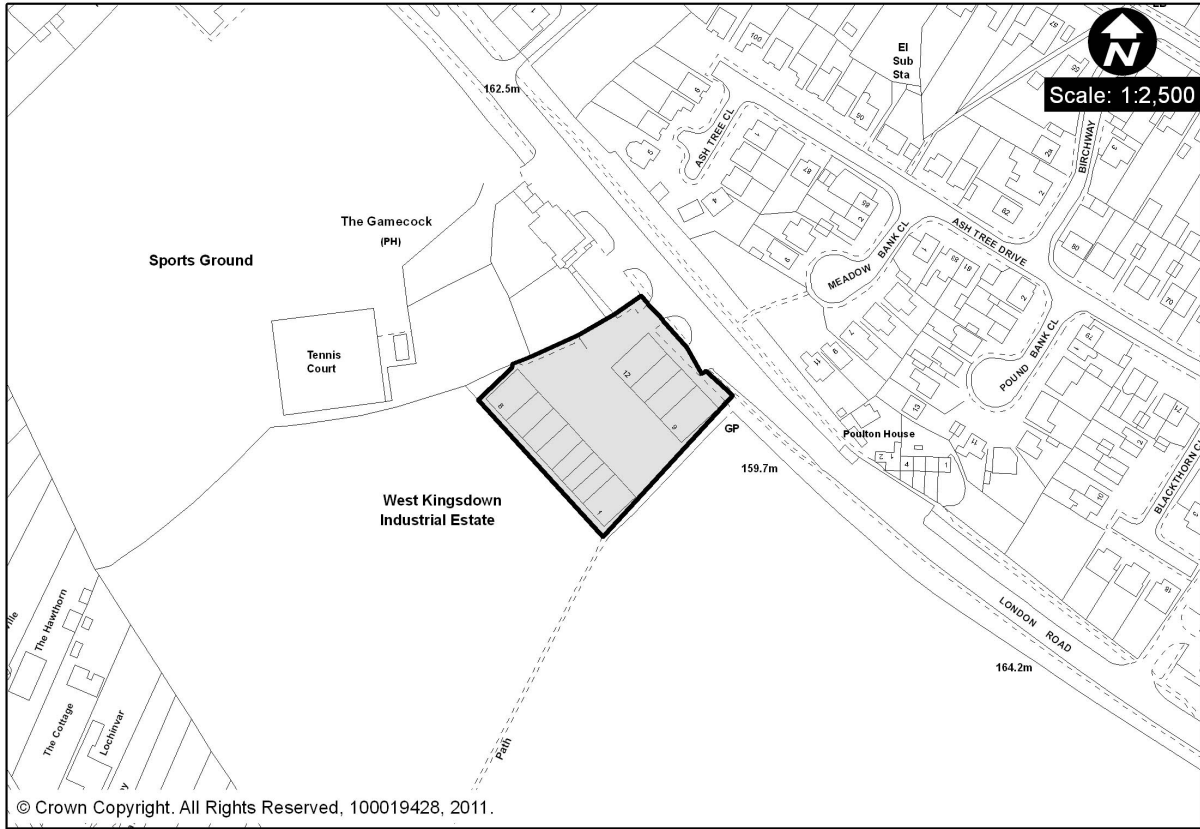
Note: No Proforma for this site, it is proposed to be retained in its current employment use.



Appendix 1 - Site Details and Design Guidance

West Kingsdown Industrial Estate, West Kingsdown (0.47ha)

Note: No Proforma for this site, it is proposed to be retained in its current employment use.



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