

## WHITEOAK LEISURE CENTRE, SWANLEY – POSSIBLE SITES

No.	ADDRESS	DESCRIPTION	PLANNING STATUS & COMMENTS	COMMENTS
1	Whiteoak Leisure Centre, Hilda May Avenue, Swanley	Existing leisure centre, with 33 metre pool, diving pit and flumes	Existing use Within built up confines of town Residential development would be acceptable on land no longer required for the replacement facility. Planning could comment on the appropriate scale and form to help identify numbers.	(a) 2.4 ha (b) 0.57 ha Owner: SDC (leased to Sencio Leisure) redevelopment Existing leisure use, site could support smaller leisure centre (3,000m <sup>2</sup> footprint) plus an element of enabling development (residential) but would create a funding gap. No site acquisition costs. Can be design around existing bowls centre
2	Birchwood School, New Barn Road, Swanley	Disused school and playing field	Metropolitan Green Belt. Any development on this site should have no greater impact on the openness of the Green Belt than the existing.	2.9 ha Owner: KCC Development may be restricted to existing footprint (approx. 1,300m <sup>2</sup> ) Little chance of residential enabling development Owned by third party therefore acquisition costs Possible need for road improvements
3	Swanley Park, New Barn Road, Swanley	Open air leisure facility	Metropolitan Green Belt Local Landscape Importance As this is built leisure development it would only be acceptable on an undeveloped Green Belt site if exceptional circumstances could be shown. Given that there is an existing	17.6 ha Owner: STC Unlikely to be able to support built facility if other sites available Owned by third party therefore acquisition costs Possible need for road improvements

	occupied site within the urban area I do not see that such circumstances could be demonstrated.		
4	<p>Olympic Centre, Beechenlea Lane, Swanley</p> <p>Sports and golf complex</p> <p>Metropolitan Green Belt Local Landscape Importance Any development on this site should have no greater impact on the openness of the Green belt than the existing.</p>	<p>5.4 ha Owner: STC Development may be restricted to existing footprint (approx. 600m<sup>2</sup>) Little chance of residential enabling development Owned by third party therefore acquisition costs Probable need for road improvements requiring other land</p>	
5	<p>Swanley Centre and St Mary's Recreation Ground, Swanley</p> <p>Shopping, office and residential plus formal recreation to rear</p> <p>(a) A1, 2,3, with leisure, residential, business on upper floor (b) Important Area of Green Space In planning terms a town centre location would be supported in principle provided it is consistent with maintaining town centre vitality and viability. The recreation ground is protected open space – notwithstanding ownership issues any proposal to build on it would need to include replacement open space of equivalent value.</p>	<p>(a) 2.0 ha (b) 2.7 ha Owner: (a) DS (No5) Ltd (b) STC (a) Is important mixed town centre use, incorporating leisure in redevelopment of part has effect on freeholders value, will involve acquisition costs. Owner would require trade off to redevelop Whiteoak site for large food retail outlet (80,000 ft<sup>2</sup> and petrol filling station) – unlikely (b) Unlikely to be able to support built facility if other sites available. Owned by third party therefore acquisition costs</p>	
6	<p>The Willows, Northview,</p> <p>Informal amenity adjoining school</p> <p>Important Area of Green Space No scope for leisure centre</p>	<p>1.25 ha Owner: KCC</p>	

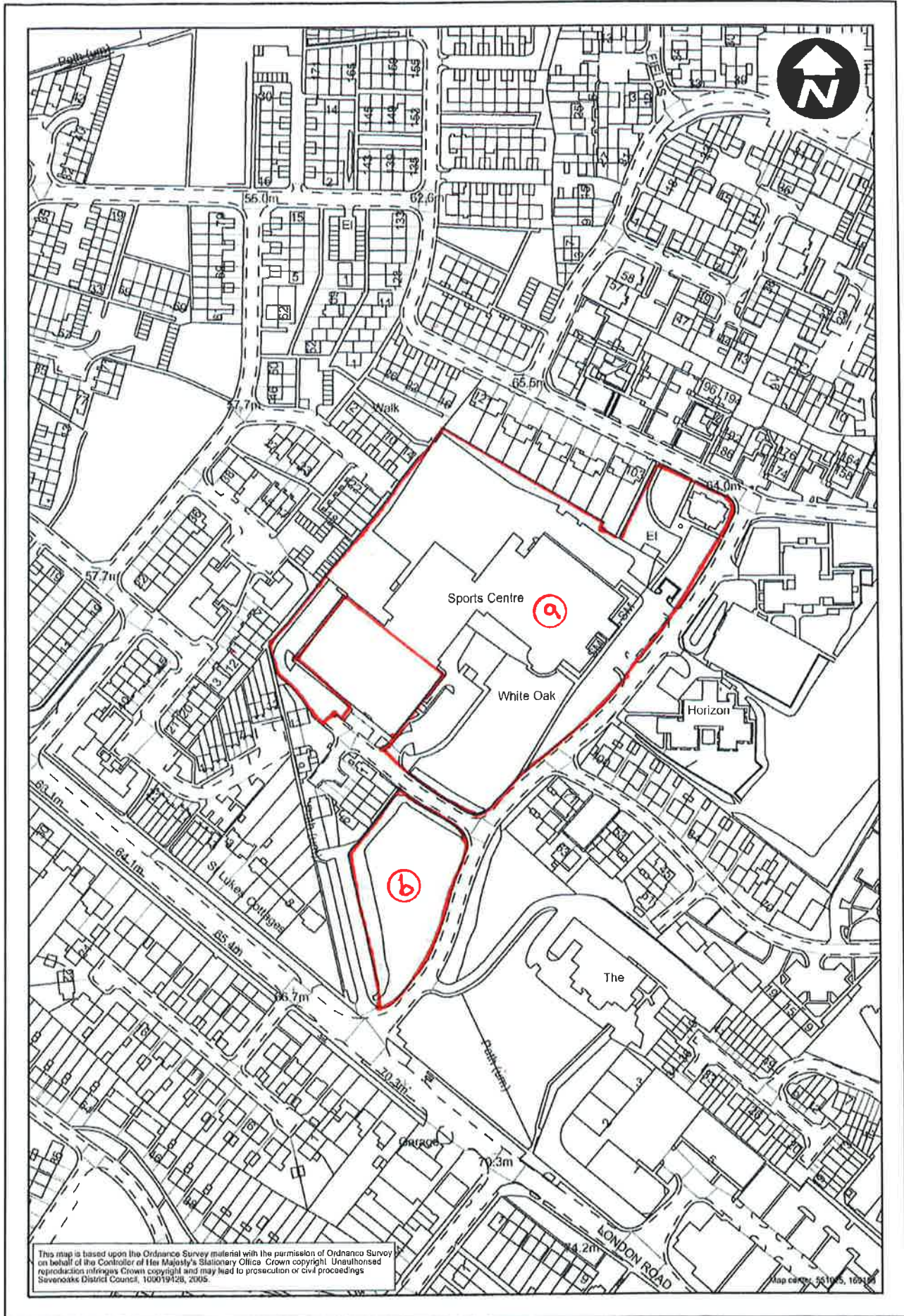
7	Swanley	Employment/manufacturing use	development.	Unlikely to be able to support built facility if other sites available Owned by third party therefore acquisition costs
	United House		Within business area. The Allocations and Development Management DPD is proposing either a substantial residential or mixed use development of the site. This is an important part of our future housing land supply.	2.0 ha Owner; United House Ltd Possible future development for mixed employment/residential use could create land values almost double that of existing Whiteoak site.
8	Bevan Place Car park and Swanley Club, High Street, Swanley	Public car park and private members club with car park	(a) Residential allocation (b) Outside defined town centre The Allocations and Development Management DPD is proposing a development of 46 units on this site. Any alternative leisure centre scheme would need to replace the housing. Subject to this a leisure centre scheme would be acceptable in principle.	(a) 0.25 ha (b) 0.2 ha Owner: (a) SDC (b) Swanley Club (a) Identified for residential development in Local Plan (b) Owner keen to redevelop for smaller club facility  Both sites – could create advantageous combined development of replacement leisure centre and club and release Whiteoak site for residential development. Third party owner would require value and reduced facility . Combined site would be too restricted for combined facility and only provide limited parking provision. Access from public highway probably limited to Bevan Place which is very restricted. Unlikely to be financially viable given the third party ownership.

9	Bartholomew Way, Swanley	Formal amenity area	Important Area of Green Space No scope for leisure centre development.	0.5 ha Owner: SDC Unlikely to be able to support built facility if other sites available Small site, therefore parking issues. Access from main road issues
10	Broomhill, Swanley	Existing employment and development land	Identified for 22,300m <sup>2</sup> of business development. . The Allocations and Development Management DPD is likely to propose that part of the site is developed for employment purposes for which there is an identified need and the rest is kept for open space. No remaining scope for a leisure centre development.	9.5 ha Owner: private Current development potential would render any land within the site as too expensive for leisure development. Access limited to London Road
11	Cherry Avenue, Swanley	Informal recreation/amenity area	Important Area of Green Space. No scope for leisure centre development.	0.49 ha Owner: SDC Unlikely to be able to support built facility if other sites available Small site, therefore parking issues. Access is by way of estate roads through residential areas
12	Field West of Cherry Avenue, Swanley	Informal amenity land	The Allocations and Development Management DPD will propose part of this site for residential and part for open space. No scope for leisure centre development.	1.56 ha Owner: to be identified Unlikely to support leisure development given proposed allocation and access

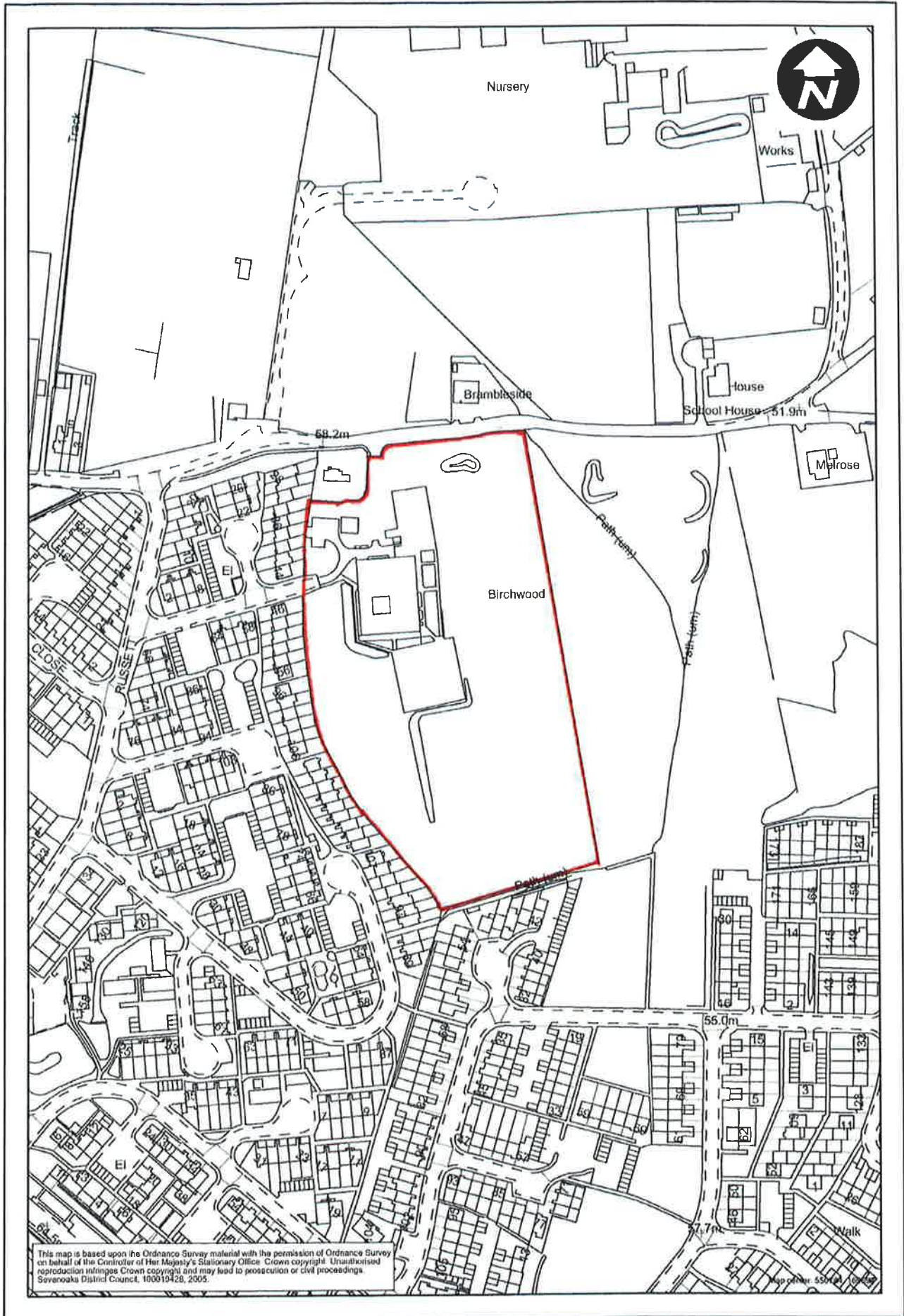




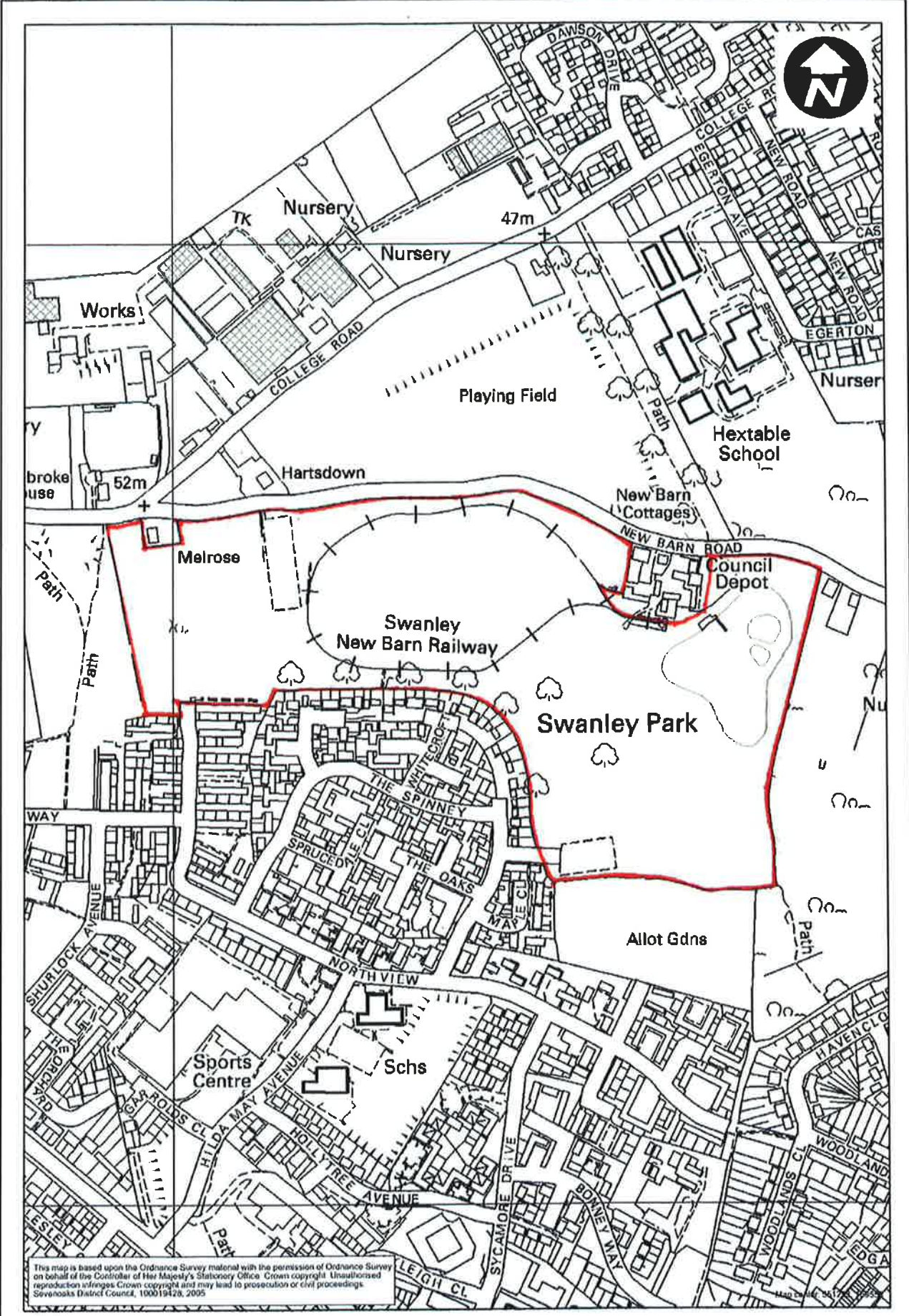






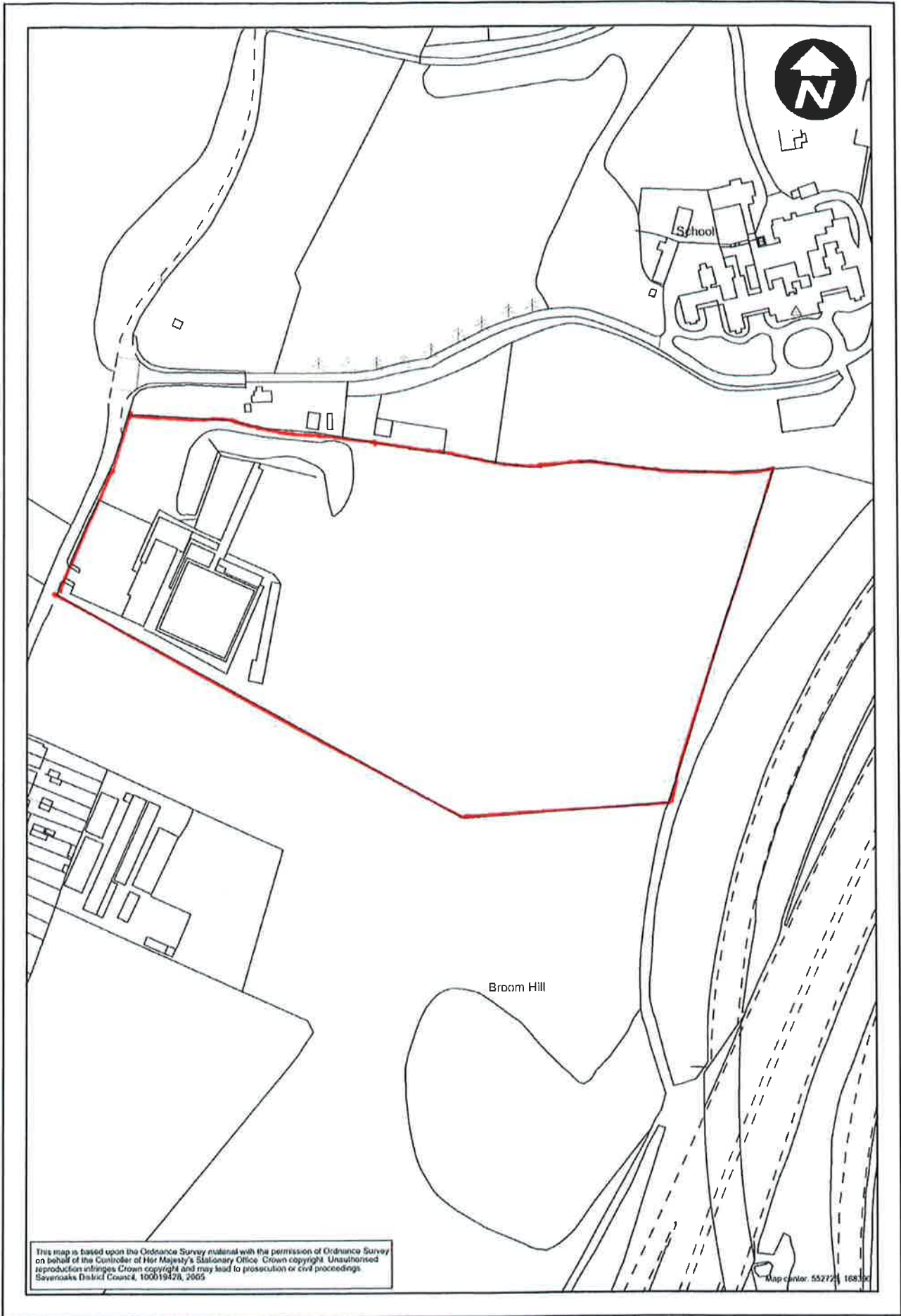




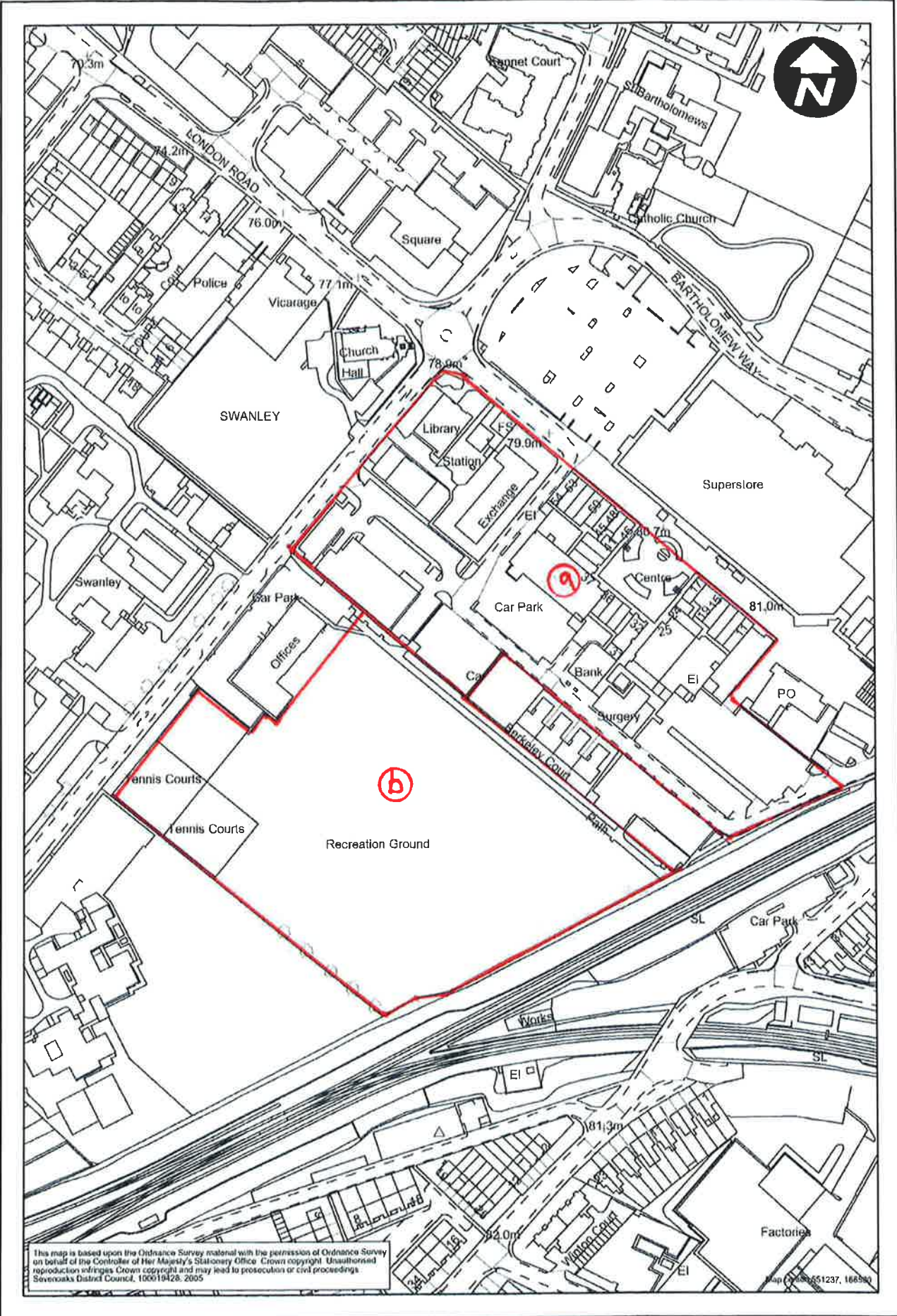


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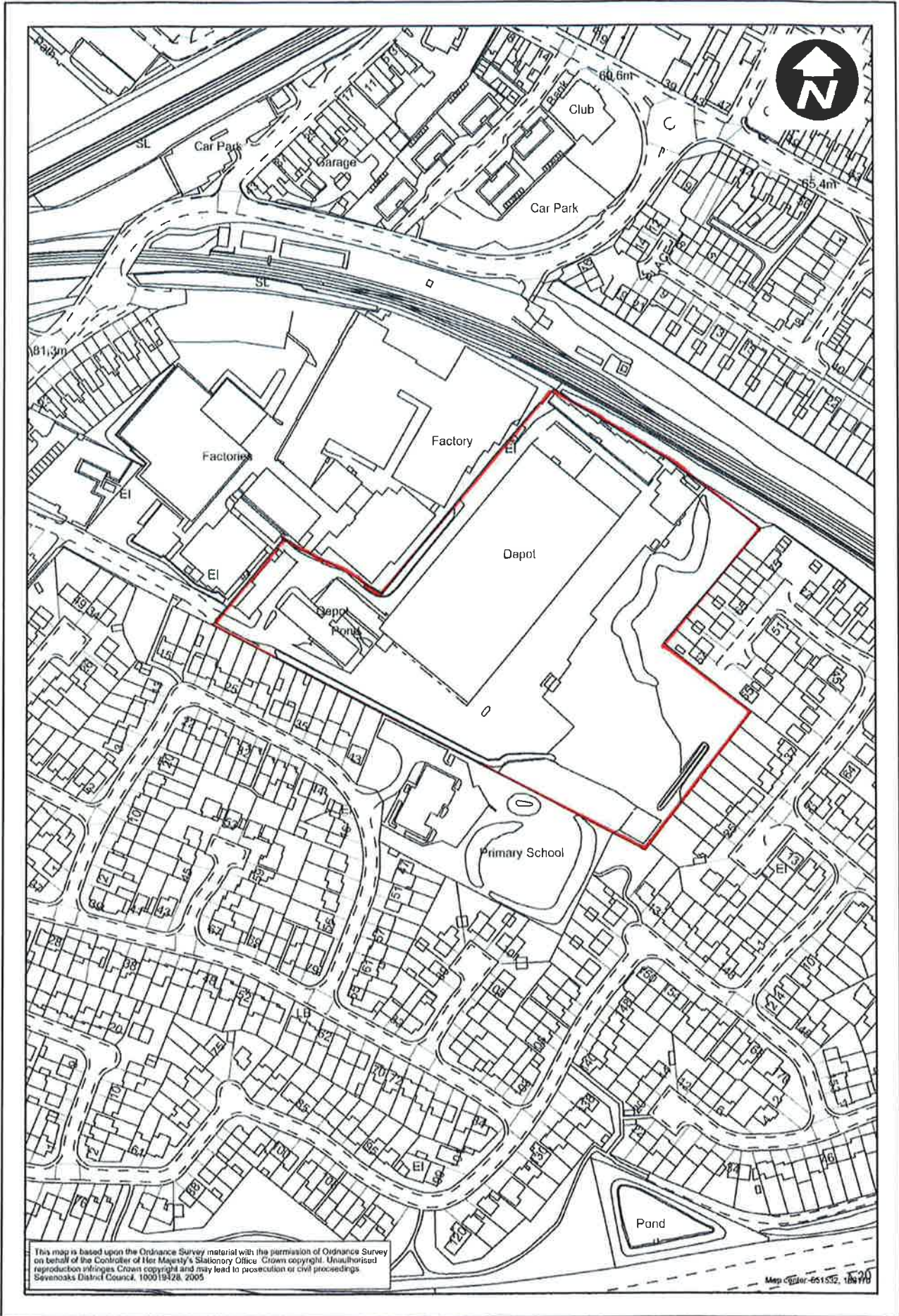




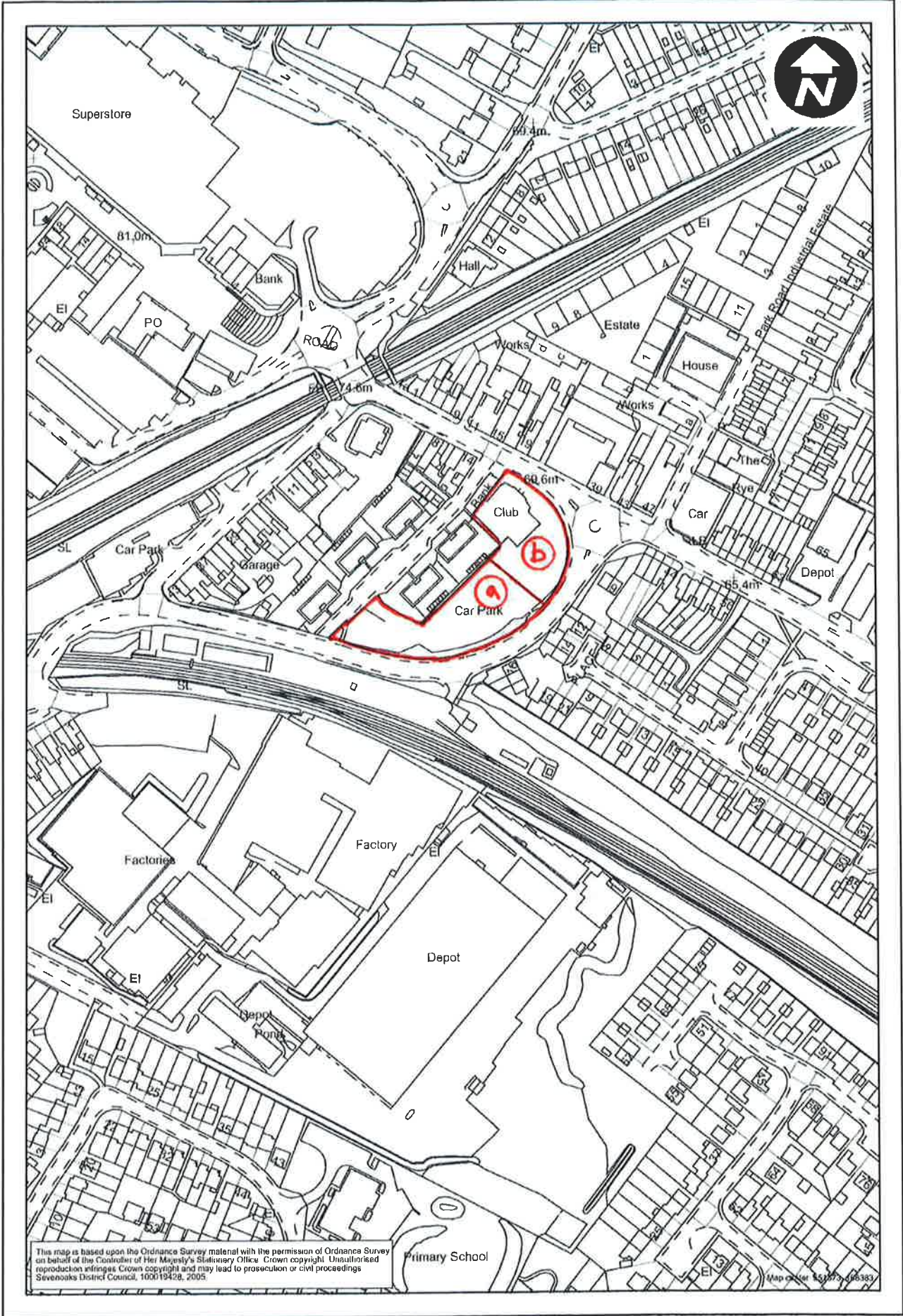




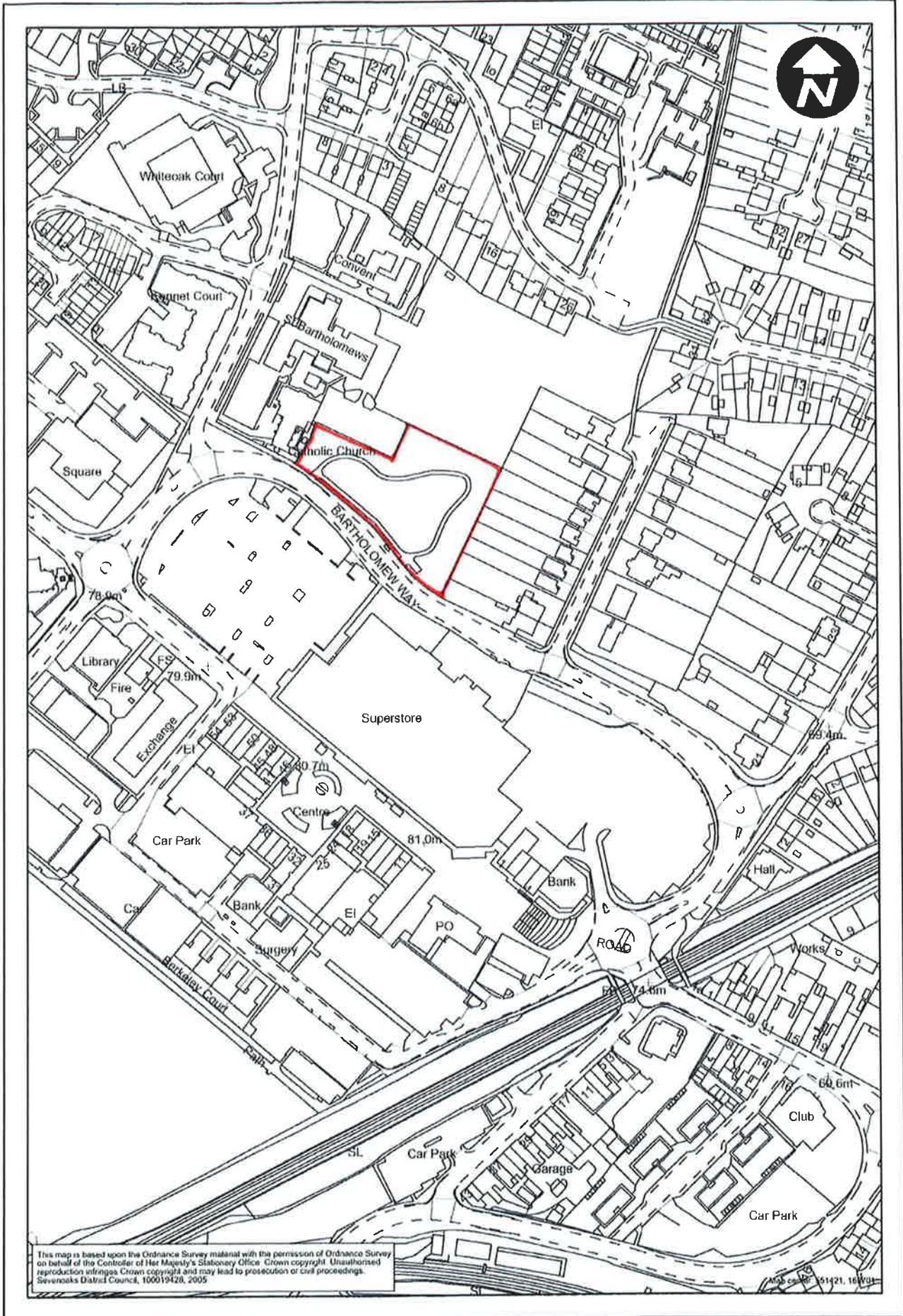








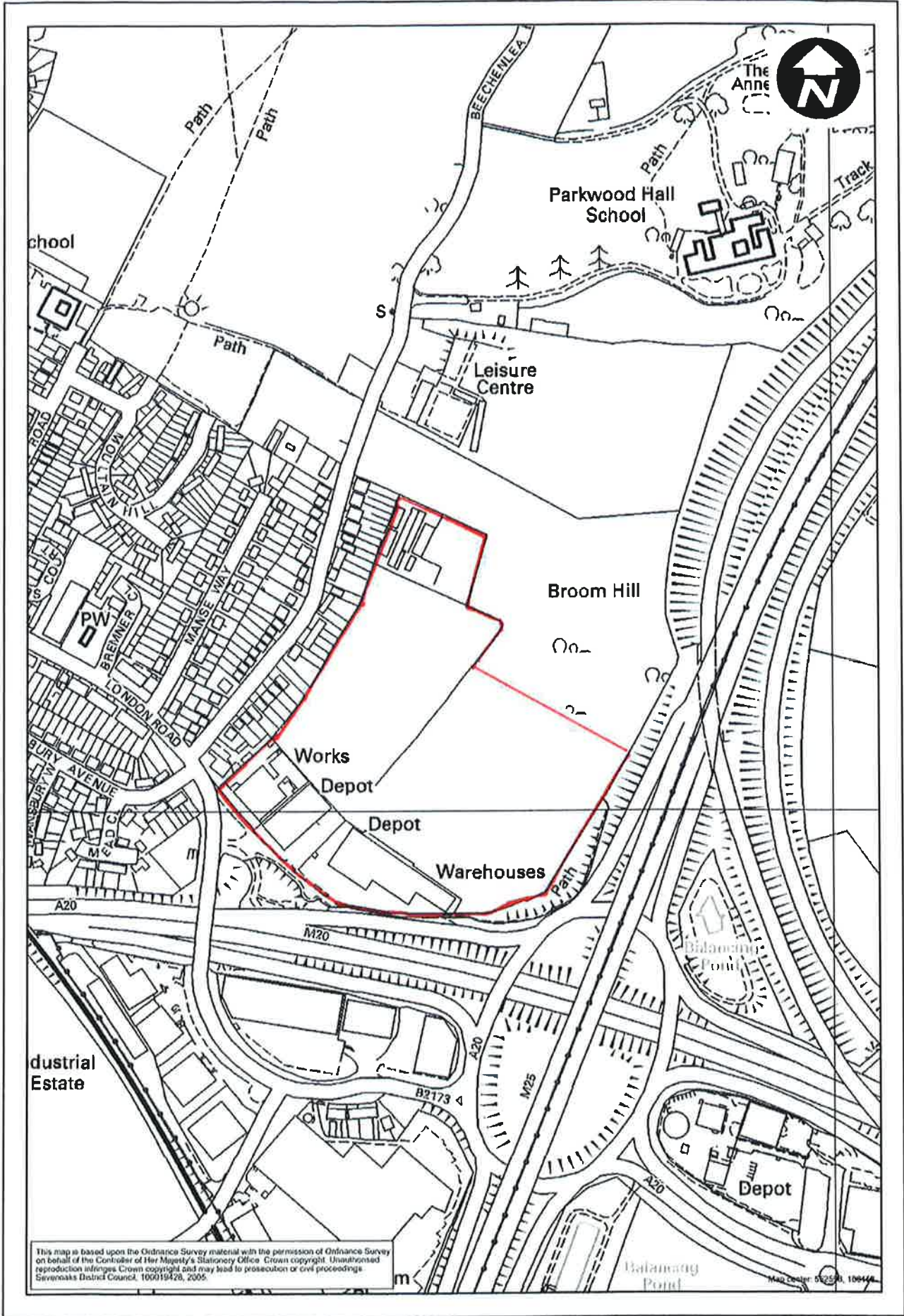




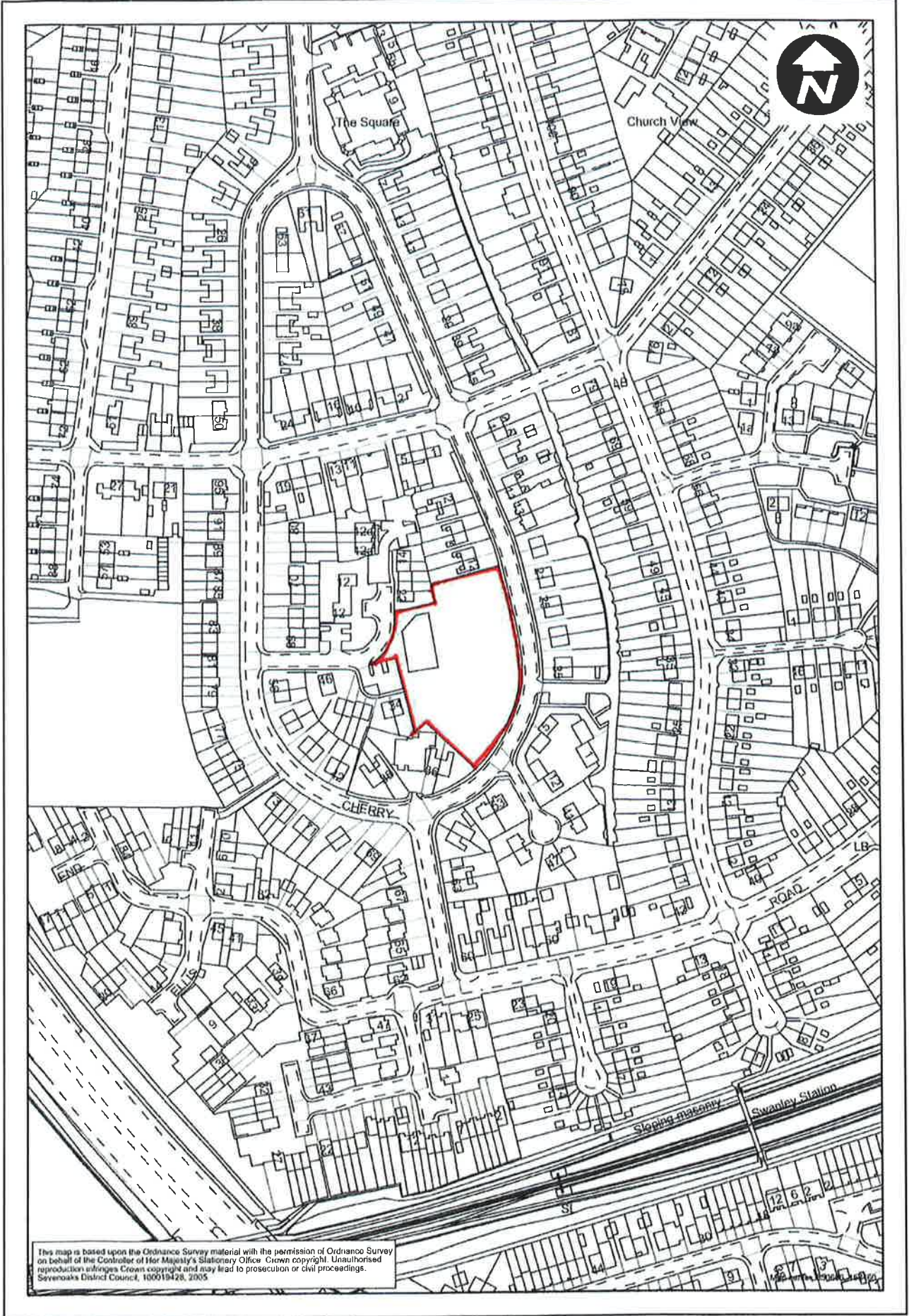
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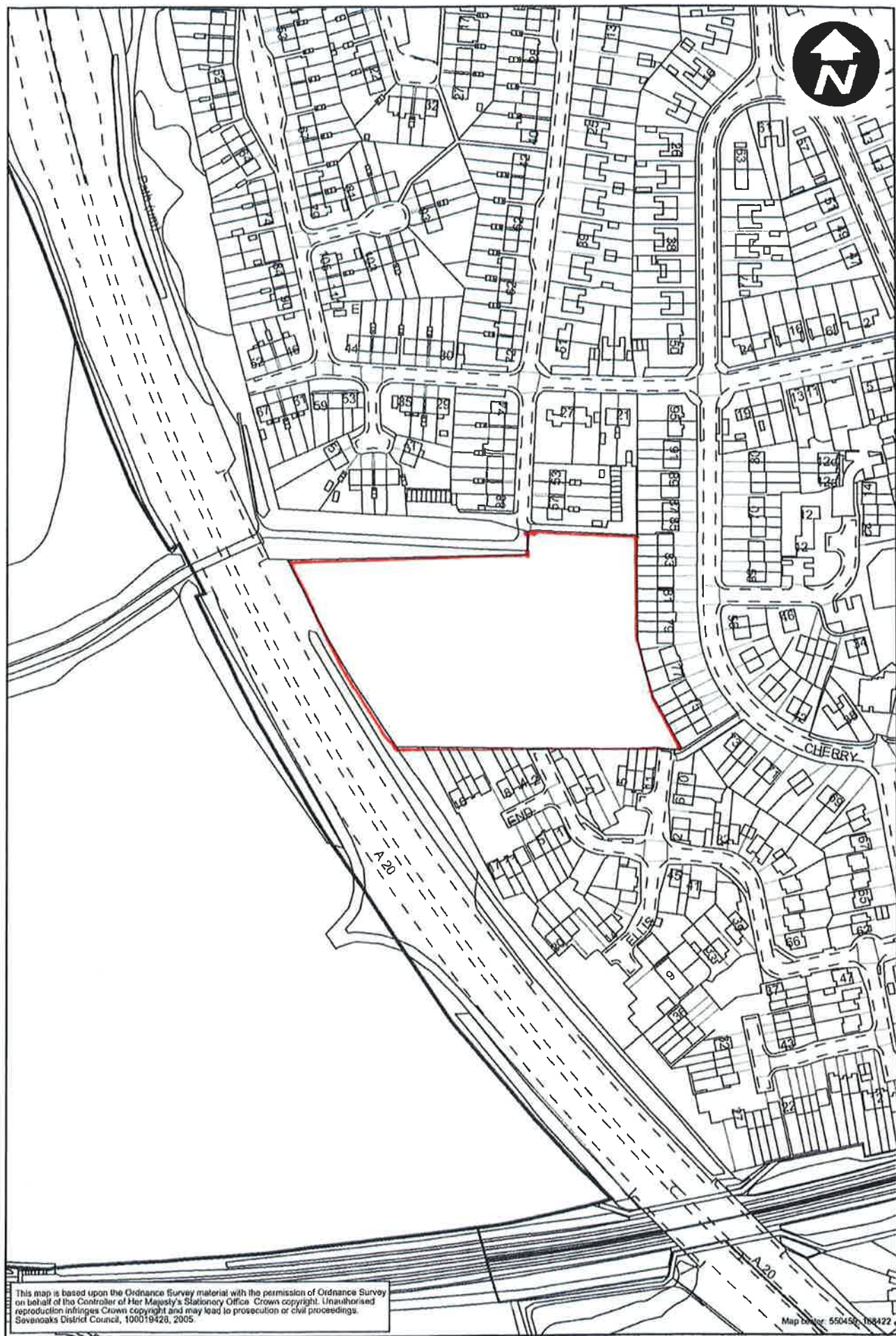












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