

# A Community Vision for Hartley

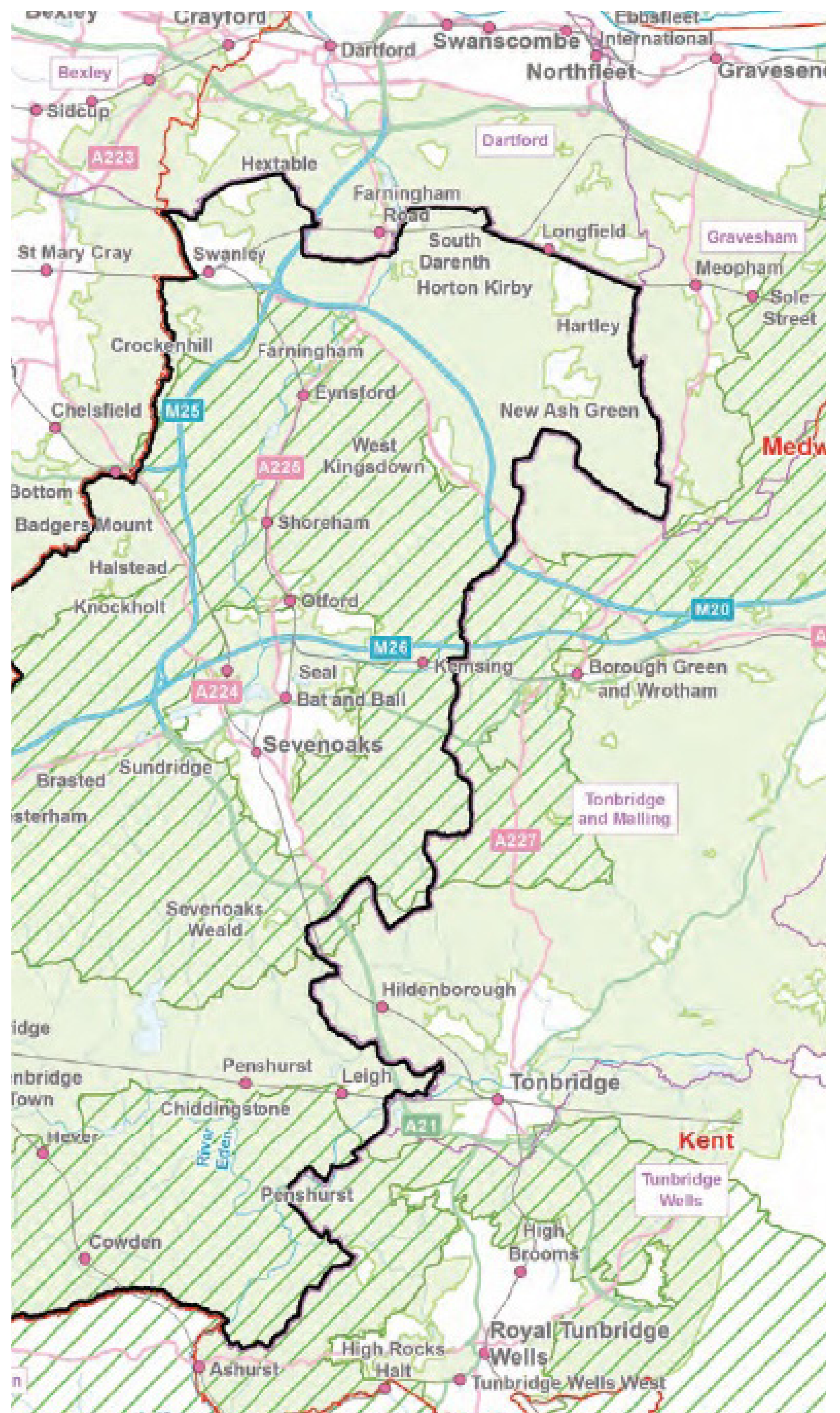
## Welcome

The Billings Group would like to invite you to view our high-level community vision for Hartley and Fawkham. Representatives of the project team are on hand to discuss the high level proposals and to answer any questions you may have. Feedback forms are provided and we welcome your input as we evolve the masterplan through the consultation process .

## A need for housing

- As a local resident or business, you will no doubt be aware that the Government wants to boost the supply of housing throughout the country. Sevenoaks District is no different and work has now commenced on a new Local Plan that should seek to deliver up to 13,960 new homes between 2015-2035.
- Whilst, of course, not all of this housing is to be directed to Hartley, it is inevitable that some further growth is to be expected locally. As part of this process Sevenoaks Council has undertaken a “call for sites”, which looks at land that could be suitable for community-led expansion which would ensure growth is sensitively managed and delivered to the benefit of both existing and new residents.

**Our vision is therefore to deliver a proposal that provides genuine community benefits, in particular improvements to local infrastructure. The aspirations are wholly deliverable and would be delivered within a logical extension to the existing built confines of Hartley, where there is the capacity to provide sustainable growth.**





# A Community Vision for Hartley

## Responding to the Hartley Parish Plan 2009

The plan was set up by Hartley Parish Council in 2004 in order to be better informed about the views of residents; encourage community spirit; take stock on the community needs; collect evidence on the pressures affecting the village; and **for the significant changes that will affect the village**. Our initial vision builds upon the existing offer of services available in Hartley and Longfield and seeks to address the following key action points relating to the need for new or extended services in the village:



### Section 3 - Transport and Communications

*'With no clearly defined alternative route, local people use the narrow route down Castle Hill which is unsuitable for heavy or two way traffic. 83% of our survey's respondents agreed something must be done'*

- **Action Point : to lobby for the provision of a suitable alternative route from Hartley.**

### Section 7 - Health Services

*'Residents usually go either to the Kent House General Practice surgery in Longfield or in New Ash Green. This is a particular problem to those relying on an unsatisfactory bus service. Parking near the surgery in Longfield can be a problem. The general practice surgery service was rated only satisfactory. Hartley has no chemist'*

- **Action Point- to investigate means of those without their own transport to get to the surgeries and to lobby for improved NHS dentistry facilities and to investigate the possibility of running antenatal and childcare clinics in Hartley.**

### Section 10 - Services for the elderly

*'Room for improvement particularly for services and transport...action point to lobby for a new Community Centre within Hartley suitable for and accessible to the elderly and others'*

- **Action Point - to lobby for a new community centre within Hartley suitable for and accessible to the elderly and others.**

### Section 11 - Services for the youth

*'90% of young people endorse findings that there are few facilities for young people in Hartley'*

- **Action Point - to promote more youth uses at the existing recreation ground and promote the work of Scouts and Guides. To identify a suitable building for a youth centre and internet cafe.**

### Section 12 - Housing Services

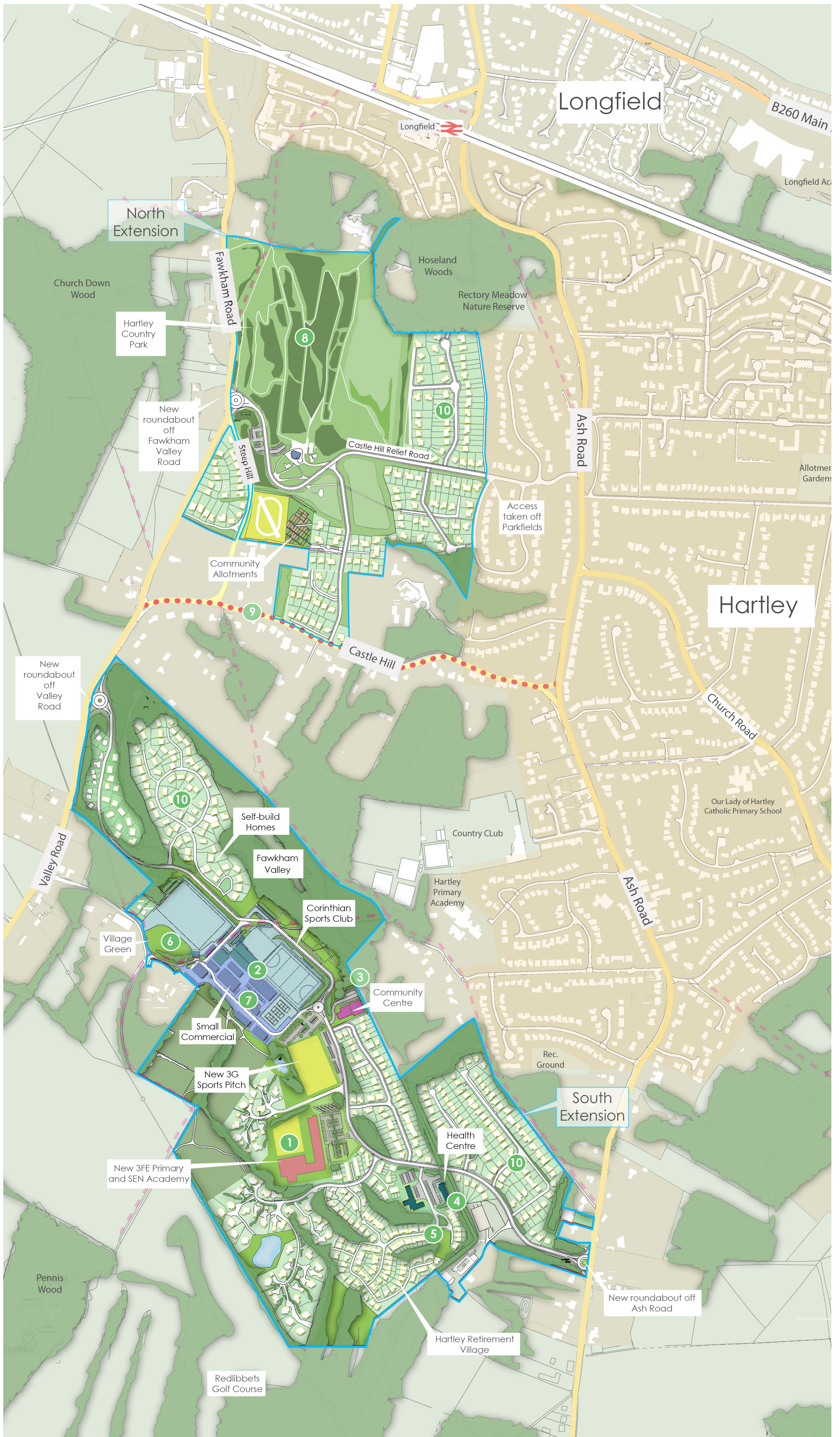
*'the viability of local communities relies on maintaining a balanced community that supports everyone'*

- **Action Point - to promote more affordable housing for the young and the elderly within the village. To ensure that consideration be given to the provision of more starter homes and homes suitable for the elderly.**



# A Community Vision for Hartley

## An evolving Masterplan





# A Community Vision for Hartley

The location of uses is at this stage illustrative only. The masterplan will continue to evolve following consultation with the local community, key stakeholders and Sevenoaks District Council. The masterplan introduced the following:

- 1 A bespoke replacement **Primary and Special Education Needs Academy** for the Leigh Academies Trust;
- 2 A **state of the art sports club** for which there is an unmet need, including a centre of excellence for both football and indoor racket sports, tennis at the established Corinthians Football Club in addition to improved and consolidated golf facilities at Redlibbets Golf Course;
- 3 A new **Community Centre**;
- 4 Improved **primary healthcare provision** in the form of new satellite GP service/medical health centre;
- 5 A bespoke **Retirement Village** for local people;
- 6 Public open space including **village green** and neighbourhood areas of play;
- 7 New **employment opportunities**, including incubator units and start up space for local businesses to flourish; existing commercial uses at Gay Dawn Farm retained and expanded to provide start up and incubator units for small businesses.
- 8 Provision of a new **Country Park** to open up much of the land for greater public access. The park could include;
  - A children's adventure playground and outdoor gym;
  - A visitor café;
  - Community Allotments; and
  - A series of woodland walks, BMX trails, trim trails, Pedestrian and cycle links to Longfield Railway Station.
- 9 Improved accessibility and vehicle/cycle links between Valley Road and Ash Road providing a "bypass" for southern Hartley and scope to provide a **Castle Hill relief Road** to ease difficult traffic conditions;
- 10 Up to 700 new dwellings, 40% of which would be affordable including provision for starter homes and self build plots.



# A Community Vision for Hartley

## New state of the art education facilities

- The masterplan shows provision of a purpose-built 3-form entry Primary School, Nursery and Special Education Needs (SEN) Academy.
- The need for a new Academy has been established following discussions with the Leigh Academies Trust. The Trust are very keen to find new and modern accommodation for Hartley Primary Academy. The Trust also wishes to increase and improve the pre-school nursery provision for the residents of Hartley and are currently limited by the existing temporary facilities. The existing Milestone Academy which is an SEN school is also in need of significant investment. Discussions with the Trust have therefore clarified the benefits of a shared primary and SEN school in Hartley in order to benefit from shared facilities.
- The existing Hartley Primary School is heavily oversubscribed and experiences parking/access issues due to its constrained location.



Existing entrance to Hartley Primary Academy, via Round Ash Way.

- In light of issues currently experienced by the existing school, as a result of relocation there is an opportunity for ample parking and dedicated pupil drop-off/collection access thus minimising disruption to the remainder of the school and surrounding residential areas.
- The new academy would comprise formal and informal play and recreation areas, a Multi- Use Games Area (with potential for dual use of adjacent Corinthian Sports Facilities).

## Health and Community

- In addition to a new school, a new community centre and health care centre is proposed in response to local needs.
- Business owners will benefit from new opportunities to take up incubator units in the established and enhanced Gaydawn Farm Business complex.
- We consider that the land promoted at Hartley would deliver genuine community benefits that will be inclusive for all. The benefits are wide reaching and will improve the lives of the youngest members of the community through to the senior population.





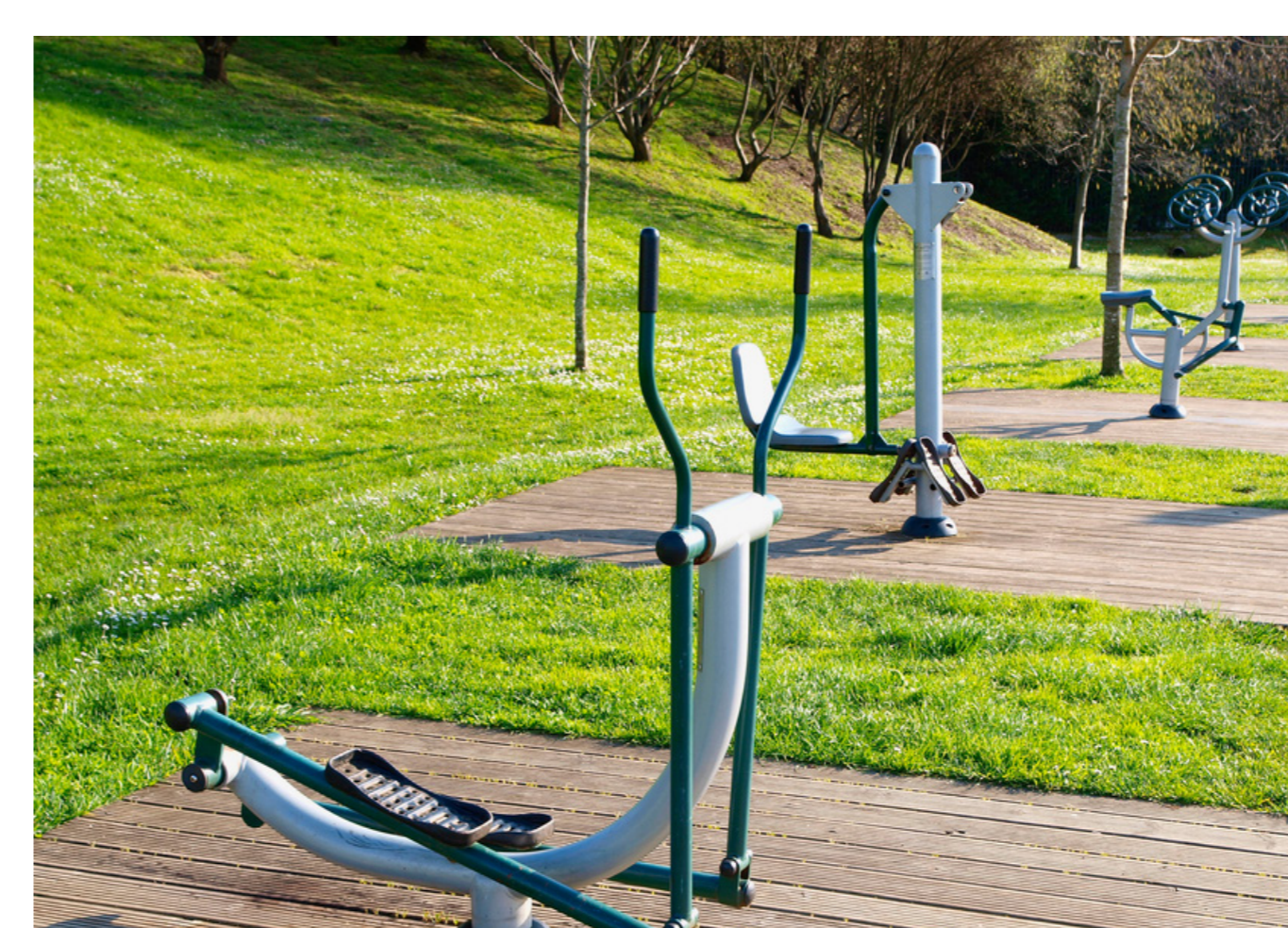
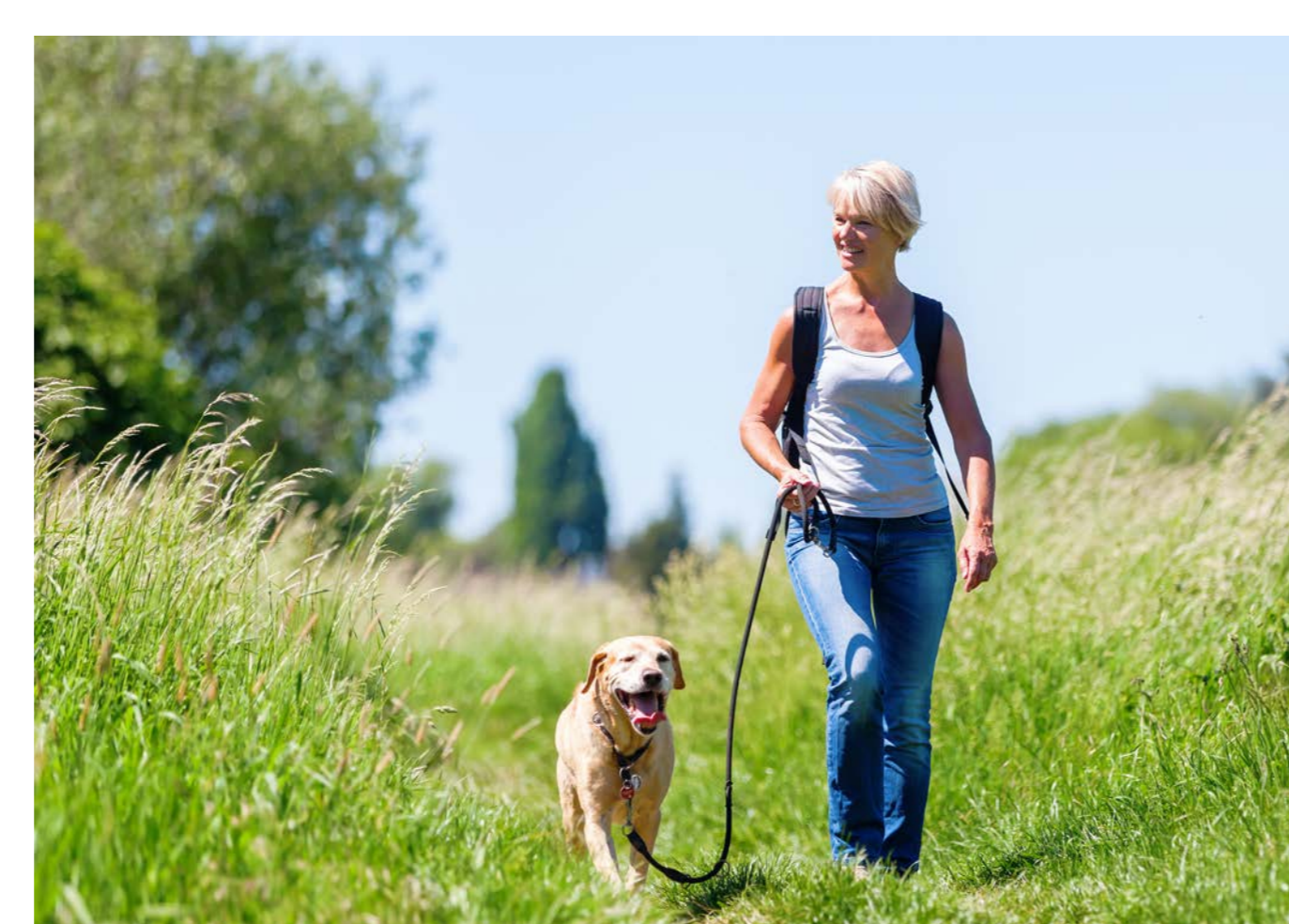
# A Community Vision for Hartley

## Sports Hub and Country Park

- Corinthians Sports Club is a family friendly sport club with immaculately kept football pitches, golf course and foot golf facilities, a sports clubhouse, members lounge, function room and children's day care nursery. Upon expansion, Corinthian Sports Club will provide:
  - A total of three full sized, floodlit football pitches;
  - An Outdoor 3G ball court, fully floodlit, suitable for 7/8 a side football;
  - An Indoor 3G ball court, fully floodlit, suitable for 5/6 a side;
  - A Sports bar with indoor viewing areas of the indoor ball court and front pitch;
  - Football Parties for children aged between 5 and 15 years;
  - Squash and Raquetball facilities;
  - Indoor Tennis Courts;
  - A retained 18 hole golf and foot golf course with pristine greens at Redlibbets Golf Course; and
  - A network of green spaces including an equipped area of play, community and educational horticultural areas and picnic areas.



- In response to local need, the enhanced sports facilities will be adjacent a new community centre providing a hub and venue for the community. Informal areas for recreation will also be provided around the grounds of the sports club and through the creation of a new Country Park.



- Hartley Country Park will cover an area of 14 ha set to comprise woodland walks, new grasslands with scenic views. The park would be home to numerous leisure pursuits for the family including community events, opportunities for picnics, children's play areas and trim trails. Community facilities in the form of visitor car parking, toilets and a small cafe could also be provided here. New footpaths would connect and make use of existing routes and Public Rights of Way.





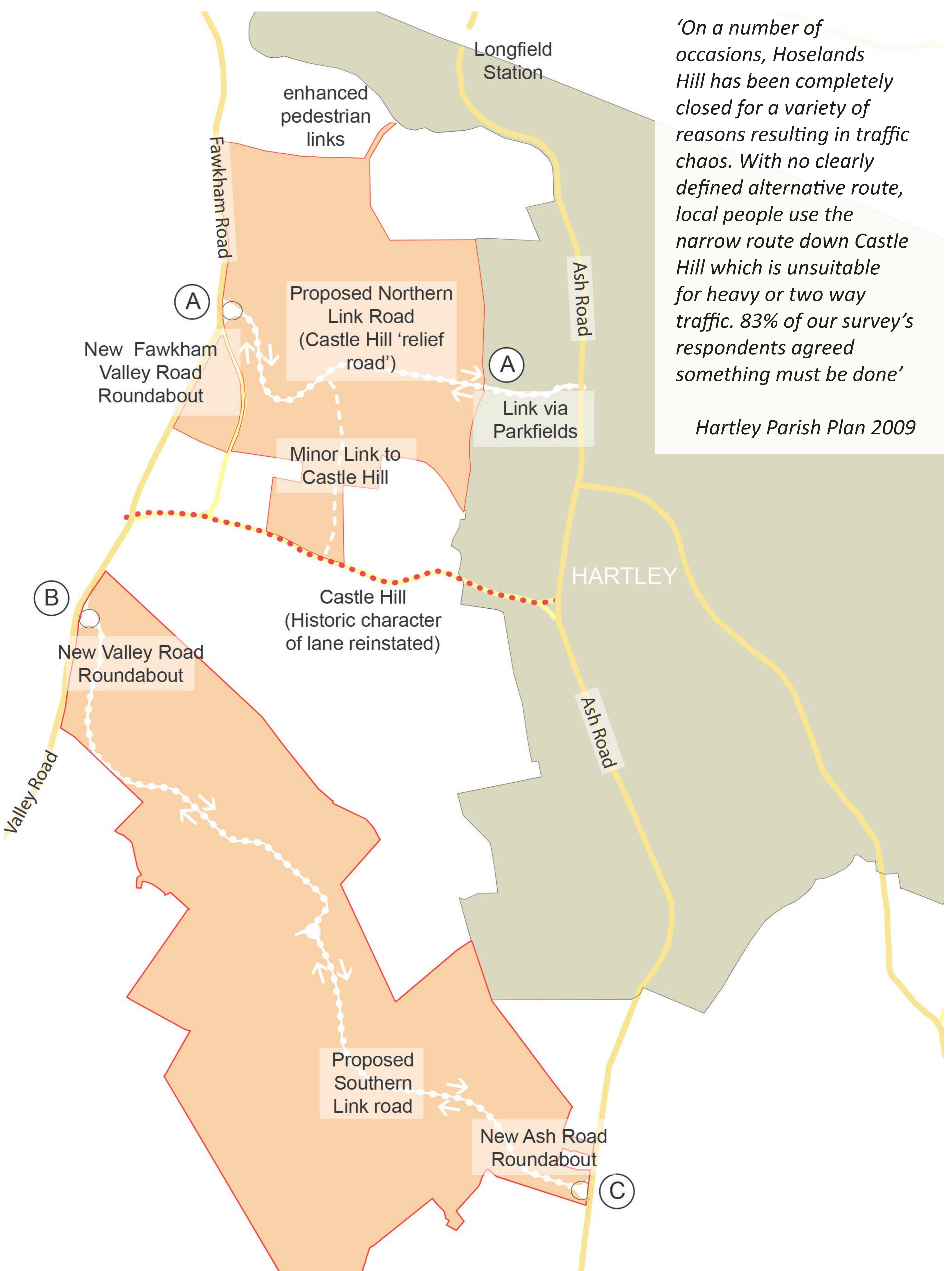
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## Improved highway Infrastructure

- In response to the constraints set out by the Hartley Parish Plan regarding Castle Hill, an alternative northern relief road is proposed by the masterplan to prevent use of Castle Hill as a 'rat-run' for those routing between Hartley and the A20;
- A new mini roundabout is proposed on Valley Road and Ash Road providing a new southern link to the village and improved access to the enhanced Corinthians Sports Hub; and
- A series of new pedestrian footpaths as part of the Country Park but also increased surveillance and upgrades to existing Public Rights of Way for improved access to Hartley retail and station.



Castle Hill Entrance narrow and can only accommodate one-way vehicle flows at a time



*'On a number of occasions, Hoselands Hill has been completely closed for a variety of reasons resulting in traffic chaos. With no clearly defined alternative route, local people use the narrow route down Castle Hill which is unsuitable for heavy or two way traffic. 83% of our survey's respondents agreed something must be done'*

*Hartley Parish Plan 2009*



# A Community Vision for Hartley

## Market and affordable housing

- The masterplan promotes the potential for up to **700 new homes** across the two land parcels set to comprise 1- 5 bed properties including bungalows.
- A range of densities are proposed in order to knit in with the existing settlement and to aid the creation of high quality residential character areas each with their own identity.
- Building heights would vary between one, one and a half and two storeys in response to the surrounding character and site topography.
- In response to government initiatives, the masterplan will promote allocated areas for **starter homes, self-build and custom build** housing resulting in a wider local accommodation offer for all age groups.



Residential development completed by the Billings Group

## Specialist Retirement Living

- The UK retirement housing market is dominated by large providers offering a rigid model of limited choice to retirees. The UK has an ageing population, and more needs to be done to ensure availability and choice in the retirement housing market.
- The illustrative masterplan therefore promotes the creation of a **new retirement village** offering alternative accommodation.
- A new retirement village would comprise single-storey bungalows and flats set in quality landscaped grounds around a central community hub with connections to existing and new village facilities.

New models of retirement housing for independent living

