

Allocations and Development Management Plan Appendices

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Mixed Use Development Maps and Development Guidance

February 2015



Local Plan

Legend

- - - Footpaths



Sevenoaks District Boundary



Flood Zone



Tree Preservation Orders



Area of Outstanding Natural Beauty



ADMP Adopted Allocations



Metropolitan Green Belt

MIXED USE SITES

POLICY H2: MIXED USE DEVELOPMENT ALLOCATIONS

The following sites (0.2 hectares or greater), as defined in Appendix 5, are allocated for mixed use development that incorporates an element of residential development.

These sites will provide for a range employment, retail and community facilities in addition to housing types, density, mix and tenure considered appropriate.

REF	SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS
H2(a)	Delivery & Post Office/BT Exchange, South Park, Sevenoaks	42
H2(b)	United House, Goldsel Road, Swanley	185
H2(c)	Swanley Town Centre Regeneration Area (only as part of regeneration proposals)	0
H2(d)	Station Approach, Edenbridge	20
H2(e)	New Ash Green Village Centre, New Ash Green (only as part of regeneration proposals)	50
H2(f)	Powder Mills, Leigh	60
	TOTAL	357

Site Address:	Delivery & Post Office / BT Exchange, South Park, Sevenoaks	Settlement:	Sevenoaks
Ward:	Sevenoaks Town and St. Johns	Proposed Allocation:	Mixed Use
Current use:	Post Office / Delivery Office / Telephone Exchange		

Development Guidance:

Design and Layout

The site forms part of the setting of the Sevenoaks High Street Conservation Area and the opportunity should be taken to re-develop the current building to a development of a suitable scale, form, materials and detailing which enhances the setting of the conservation area.

Active retail/town centre uses should be incorporated at least on the ground floor on the South Park frontage of this scheme. Residential uses are likely to be in the form of apartments above the ground floor, duplexes or townhouses.

If one element of the site is available for redevelopment in advance of the other, the development should be designed in such a way so as not to preclude the future integration of development, or the operation of the existing functions.

The retention of the Post Office counter facility in a prominent location in the town centre will be required.

Landscape

High quality materials used in the conservation area should be employed for hard landscaping of the frontages to buildings, pedestrian links and other public realm.

Access

Servicing, parking and access arrangements will need careful consideration once the mix of uses is determined. Development should improve pedestrian linkages to the town centre

Infrastructure

Contributions will be required to CIL.

Delivery - Relocation of the BT Telephone Exchange and BT have indicated that their site will be available in the longer term (i.e. 11-15 years).

Gross Area (Ha):	0.6	Net Area (Ha):	0.6
Indicative Housing Capacity	42	Phasing	11-15 yrs 2022-26

H2 (b) United House, Goldsel Road, Swanley



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:

Design and Layout

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.

The layout should incorporate B1(a) office development of some 2000sqm within the existing western car park area as shown in the accompanying map.

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.

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. The site would also suit housing specifically designed for older people.

Landscape

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.

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.

Access

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.

Infrastructure

As well as contributions to CIL, open space and site remediation may be necessary. This will not preclude development opportunities on this site.

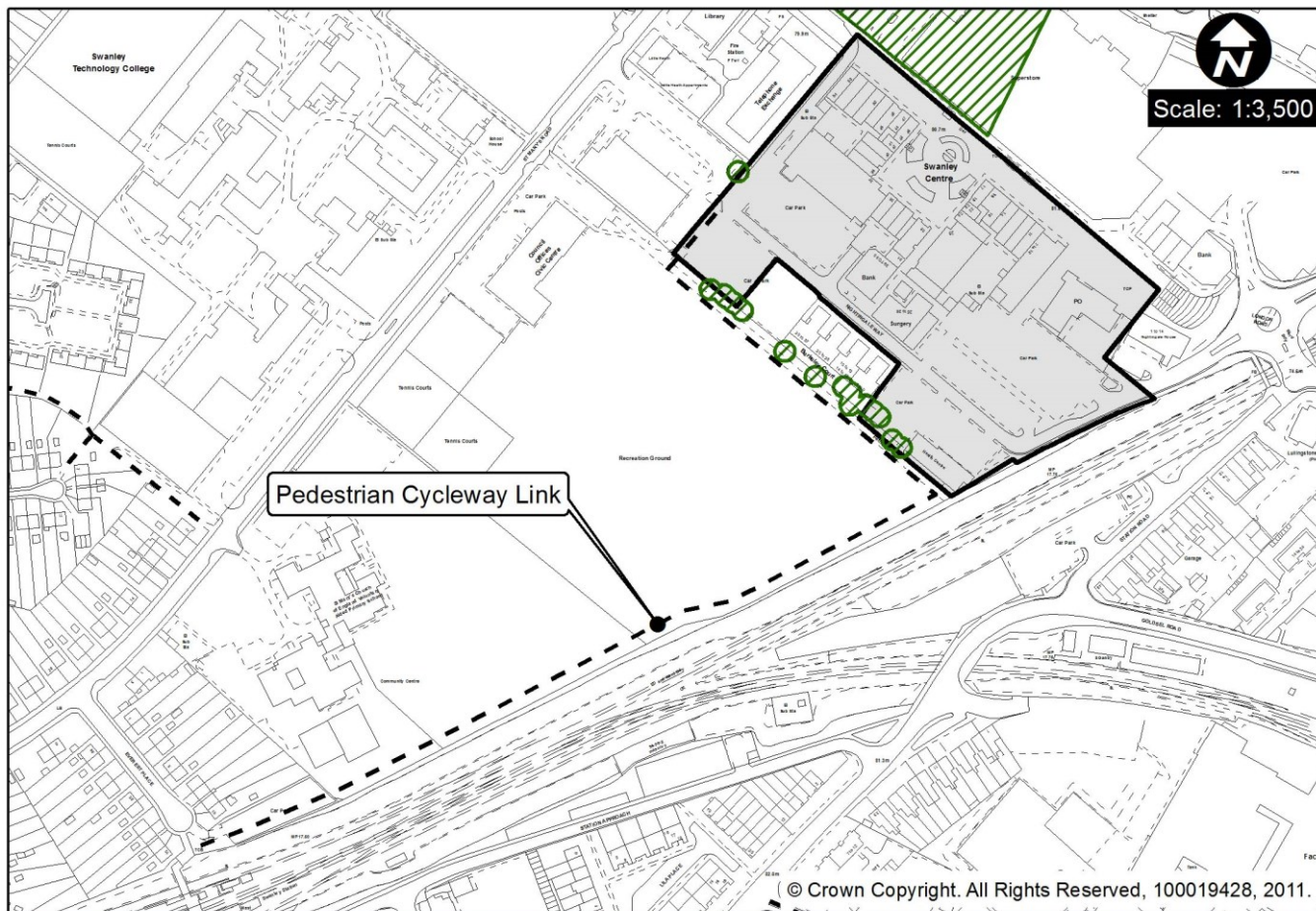
Developers will be required to demonstrate that there is adequate water and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.

Delivery – site owner promoting the site for residential development

Gross Area (Ha):	3.89	Net Area (Ha):	2.48
Indicative Housing Capacity	185	Phasing	0-5years (2012-2016)

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H2(c) Swanley Town Centre Regeneration Area



Site Address:	Swanley Town Centre Regeneration Area	Settlement:	Swanley
Ward:	Swanley St Mary's	Allocation:	Town centre regeneration area – Mixed Use
Current use	Town centre uses and open space		

Development Guide:

Design and Layout:

The Council's aim is to secure the regeneration of the town centre and the opportunity should be taken to re-develop the current building to a suitable scale, form and materials which enhances the overall attraction of the centre for residents and visitors. The scale of the scheme should reflect the prominent location of the site, which forms the central core of Swanley centre.

The mix of uses should reflect local needs and priorities, as expressed via the 'Planning for Real Community Consultation Exercise'. This retail-led redevelopment will include provision of retail uses on the ground floor, medical and community facilities, residential development and replacement car parking. Active retail uses should be incorporated on the ground floor of this scheme within the area of Primary Shopping Frontage. Other uses will be more appropriate in the Secondary Frontage areas. Priority is to be given to residential development complementing the most appropriate mix of town centre uses and residential use is likely to be in the form of apartments above the ground floor.

The scheme should be designed to integrate with the surrounding retail and residential uses and should provide routes through the site on desire lines. The pedestrian environment should be designed to provide safe and secure access incorporating security measures (such as the public realm overlooked by residential development) to deter crime, the fear of crime and antisocial behaviour.

Landscape:

There are Tree Preservation Orders on the site which should be protected and form an integral part of the scheme.

The scheme should provide improvements to the town centre public realm, including quality open spaces and an improved environment for Swanley Market

Access:

Servicing, parking and access arrangements will need to be addressed and a Transport Assessment will be required. A new pedestrian/cycle link to Swanley station should be provided (see indicative route marked on the accompanying map).

Infrastructure:

Contributions will be required to CIL.

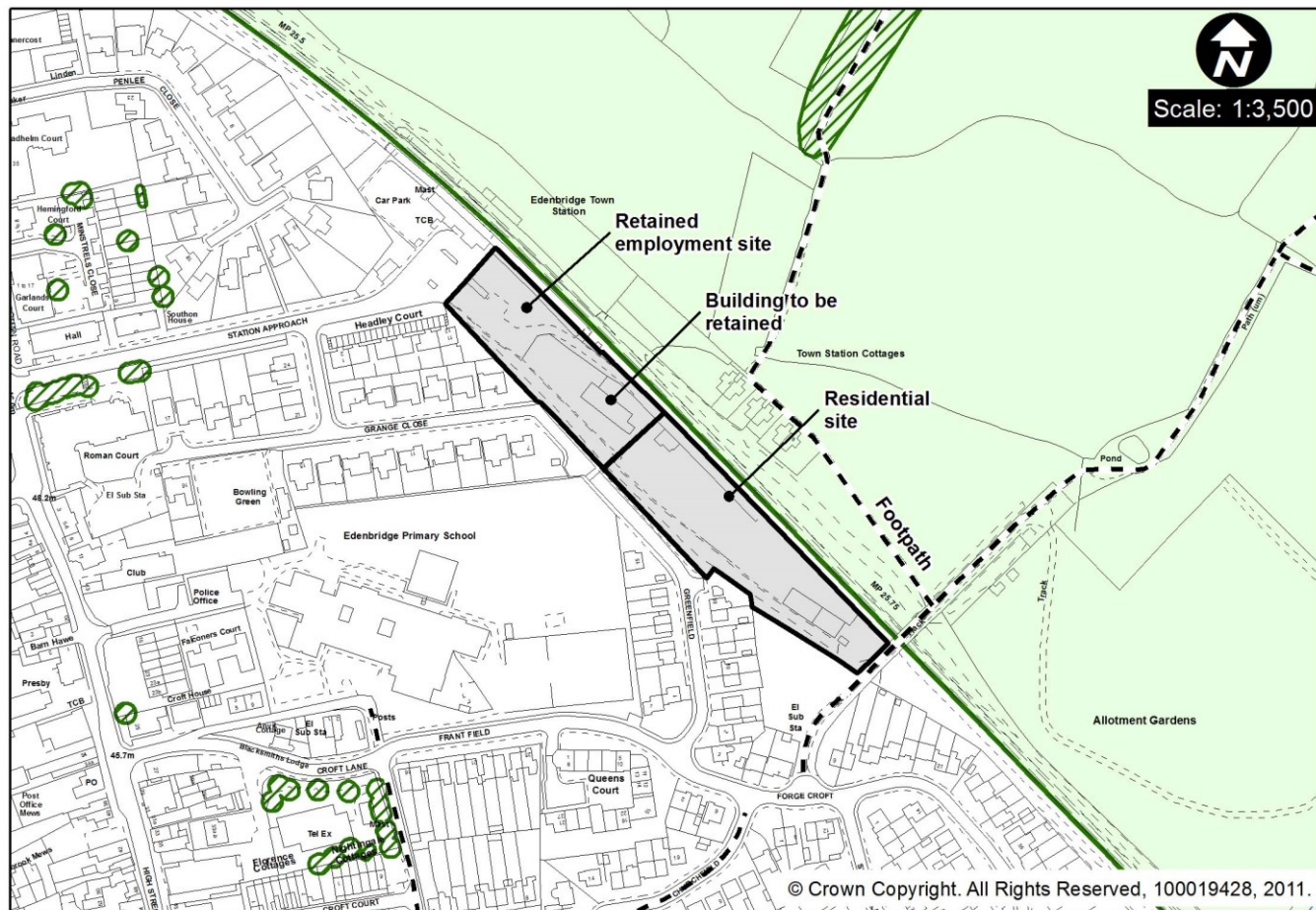
Developers will be required to demonstrate that there is adequate water and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.

Delivery – Principal site owner promoting site for redevelopment. The site could come forward in incremental phases provided no one phase of development would prejudice the development of the area as a whole.

Gross Area (Ha):	2.6	Net Area (Ha):	2.6
Indicative Housing Capacity	0	Phasing	6-10 years (2017-2021)

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H2 (d) Station Approach, Edenbridge



Site Address:	Station Approach, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge North and East	Proposed Allocation:	Mixed Use – Employment and Residential
Current use:	Builder's Merchant		

Development Guide:

Design and Layout

The area of employment land on the northern portion of site as shown on the accompanying map should be retained; including the historic train-shed brick building on site (recommended in employment use). The southern end of the site as shown on the accompanying map is allocated for residential use. Residential development is 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.

Landscape

A landscaped buffer will be required to protect residential amenity and provide benefits to biodiversity adjacent to the railway.

Access

Access to employment land should be taken from the existing access on Station Approach. Access to residential development should be taken from Greenfield. Safety enhancements such as signing and lining are likely to be required at the junction of Greenfield and Forge Croft. Safe and convenient links should be made to the footpath network to the south of the site.

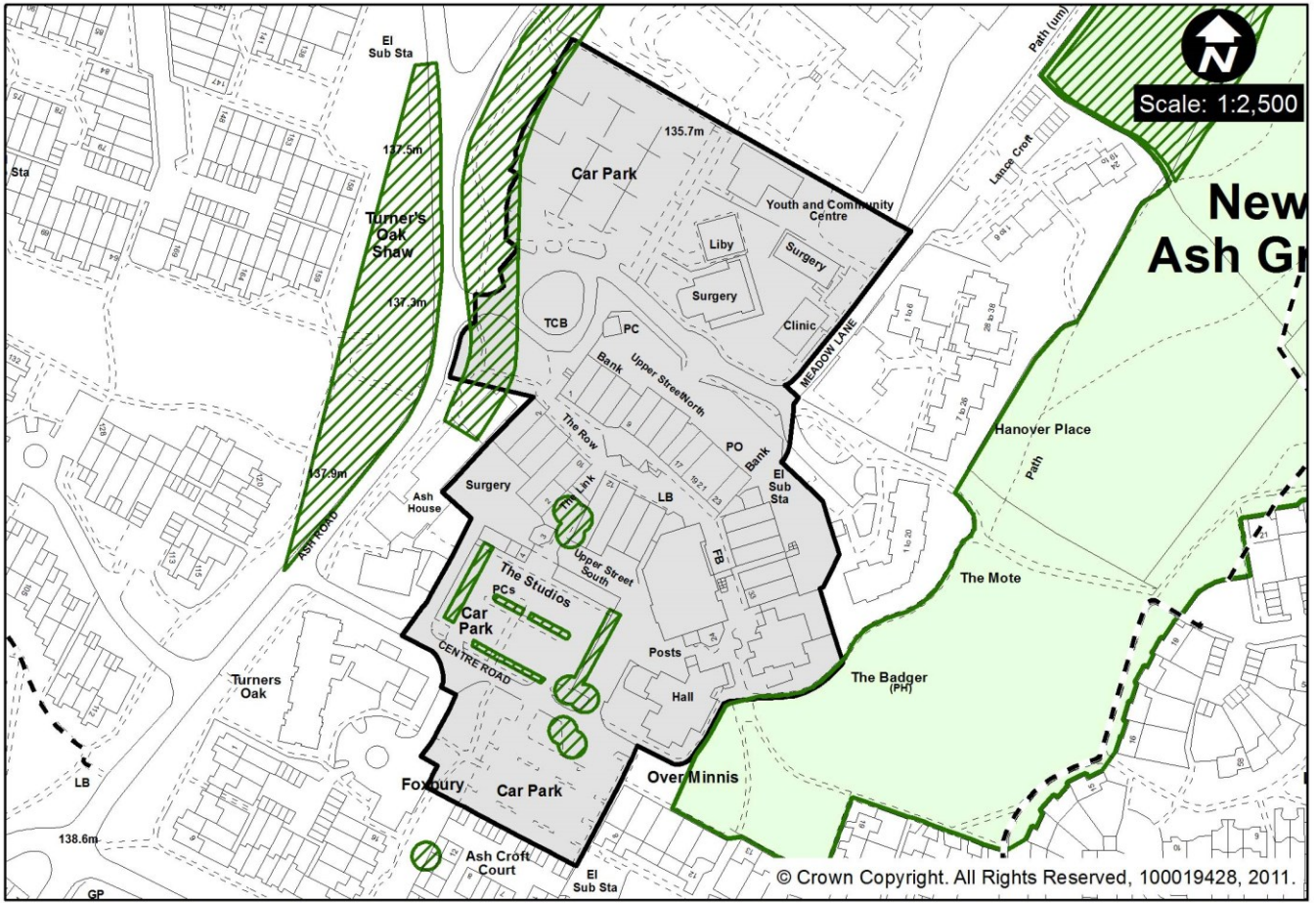
Infrastructure

Contributions will be required to CIL

Delivery – site promoted for mixed use by owner, Network Rail

Gross Area (Ha):	1.0 (employment 0.5 / residential 0.5)	Net Area (Ha):	1.0
Indicative Housing Capacity	20	Phasing	0-5 years (2012-2016)

H2 (e) New Ash Green Village Centre, New Ash Green



Site Address:	New Ash Green Village Centre, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Mixed use including residential as part of a regeneration scheme for the village centre
Current Use / PP:	Village centre uses (retail and services, community facilities, parking) and residential		

Development Guide:

Design and Layout

New Ash Green village centre will be regenerated and the quality of the environment improved so that it more effectively meets the needs of the community. Development should retain a scale appropriate to the size of the community it is intended to serve and a form that respects the distinctive character of the settlement. Development should achieve a satisfactory relationship with the adjoining housing and open space (The Mote).

Proposals should include retail, employment and community facilities and services. Office space should be retained or provided in this central location. An element of residential development (in the form of apartments) should be included as part of the regeneration scheme.

Landscape

Tree Preservation Orders apply around the boundary and within the site and development should not result in the loss or harm to any of these trees.

The scheme should provide improvements to the local centre public realm.

Access

Servicing, parking and access arrangements will need careful consideration once the mix of uses is determined and a Transport Assessment will be required. Parking should be re-provided as part of the scheme, including parking for residential units. The pedestrian environment should be designed to provide a safe and secure access incorporating security measures (such as the public realm overlooked by residential development) to deter crime, the fear of crime and antisocial behaviour.

Infrastructure

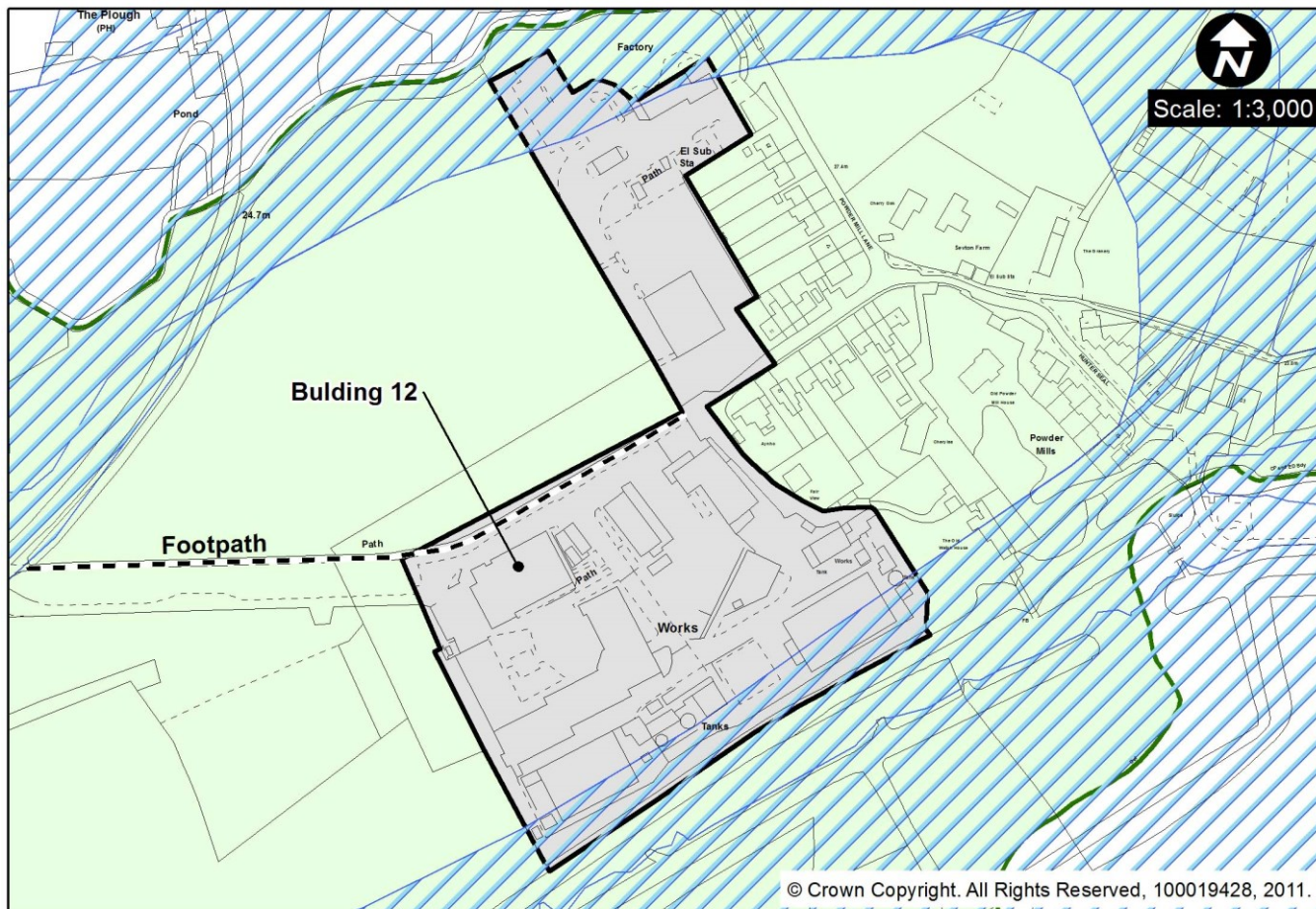
Contributions will be required to CIL.

Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.

Delivery - SDC working with multiple site owners to bring forward scheme on site. SDC would like the village centre regeneration to take place as soon as feasible, but the Estimated Development Period indicated below provides a cautious estimate.

Gross Area (Ha):	1.87	Net Area (Ha):	1.87
Indicative Housing Capacity:	50	Phasing	10-15 years (2022-26) (although earlier if feasible)

H2 (f) Powder Mills, Leigh



Site Address:	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)		

Development Guide:

Design and Layout

The site is allocated for residential-led mixed use development, including an element of employment space. 'Building 12' shown on the accompanying map should be retained for employment use, or equivalent B1 floorspace (1582sqm) should be provided within the site, with the remainder of the site laid out as residential development in a mix of unit types. Any proposal for residential development that does not include the retention of 'Building 12' or equivalent B1 floorspace would need to justify the loss of employment in line with Policy SP8 of the Sevenoaks Core Strategy.

Redevelopment is restricted to the replacement of the existing 'footprint' of buildings at the site within the boundary shown on the accompanying map. The existing residential units outside of the secure element of the site should be retained and are not included within the formal allocation. The development should have no greater impact on the openness of the Green Belt and must take into account the character of the countryside in this location, with a reduction in the scale and height of the buildings. New housing should generally not exceed two storeys in height.

The site is partially covered by Flood Zone 3B shown on the accompanying map. No residential units should be located within this area.

Part of the site contains the remains of a gunpowder manufacturing facility dating back to 1811, and 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 Powder Mill area is a remote rural location with few amenities and poor accessibility. Due to the limited sustainability of the location, site constraints and the character of the surrounding hamlet in which it is situated, the site should be developed at a low density (e.g. 25dph).

Landscape

The woodland area and habitats that surround the site should be protected and enhanced, through a management strategy to be developed in conjunction with the local community, which should provide appropriate levels of public access. Open space and green buffer zones should be incorporated into the development site, to assist its integration with the surrounding countryside.

The water features to the south of the site and the area adjoining the footpath to the north should be enhanced and overlooked by new housing (except adjoining 'Building 12').

The provision and connectivity of green infrastructure should be enhanced, including the protection and enhancement of biodiversity, and improvements to the Public Right of Way network.

Access

Any redevelopment of the site will be contingent on the inclusion of accessibility improvements, which will be required as part of any planning application, to improve the sustainability of the site.

A Transport Assessment would be required to confirm that the development would not have an unacceptable adverse impact on the local and strategic road networks and would be sustainable in respect of the location, uses and quantum of development.

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.

The public footpath should be retained and the network through the site enhanced.

Infrastructure

Contributions to CIL will be required. This should facilitate contributions to mitigate impacts of the development on local infrastructure, including education.

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.

Unless it is confirmed that the proposed foul flow will be no greater than the existing contributing flows from the existing premises, the development must provide a connection to the sewerage system at the nearest point of adequate, as advised by Southern Water. The development should also ensure future access to the existing sewerage infrastructure, if required, for maintenance and upgrading purposes

Delivery – the owner is promoting the site for redevelopment

Gross Area (Ha):	3.3	Net Area (Ha):	2.4 (reduction related to building 12 and ancillary parking and functional flood plain)
Indicative Housing capacity	60 (@ 25 dph)	Phasing	0-5 years (2012-2016)

NB: Planning permission has been granted for 73 units (SE/14/00487)

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