

## DEVELOPMENT BRIEF – PARKWOOD HALL CO-OPERATIVE ACADEMY, BEECHENLEA LANE, SWANLEY

| Reference | Settlement | Address                                                         |
|-----------|------------|-----------------------------------------------------------------|
| ST4-11    | Swanley    | Parkwood Hall Co-operative Academy,<br>Beechenlea Lane, Swanley |



## Introduction

The Council has prepared development briefs to set out high-level aspirations and design principles to guide future proposals, helping to ensure that development is both sensitively designed and appropriately ambitious for local communities. Development briefs help ensure that proposals for a site are well thought out, align with strategic planning goals, and respond to local needs and constraints. They are used to guide developers, inform planning applications, and support community engagement.

For the purposes of development briefs, allocated sites have been grouped into three categories according to scale. Smaller sites, comprising fewer than 50 dwellings, are supported by high-level guidance. Medium-sized sites, accommodating between 50 and 350 dwellings, are subject to more detailed guidance and may include a framework plan to illustrate key spatial principles. Larger sites, delivering more than 350 dwellings, are supported by more comprehensive guidance to reflect their scale and complexity, and may include additional spatial diagrams covering movement, nature and built form.

## Policy Context

High-quality design is central to the delivery of the strategic objectives in this plan. All development is expected to prioritise design quality and adhere to the relevant Design Policies outlined in Chapter 5 of the Local Plan document. The development briefs provide additional and more specific policy and place-based guidance for allocated sites.

Development briefs have been prepared for sites which are allocated for development, as listed in Policy ST2 Urban Site Allocations – Housing and Mixed-use in Chapter 01 of the Local Plan, and they will be adopted as part of the Local Plan. Any future planning application relating to all or part of the site will be expected to demonstrate accordance with the development brief for that site. Where a proposal does not wholly comply with the development brief, the applicant must provide a clear and robust justification within the application, demonstrating how the alternative approach still achieves the overarching design and policy principles and provides significant benefits to the development.

The development brief should be read alongside the Local Plan and all relevant National and Local Plan policies applicable to the site and type of development.

## Development Brief Guidance

The content and headings used throughout the development briefs are explained below.

### Reference

This is the code used by the Council to identify the site.

### Proposed Use

This outlines the use(s) proposed for the site, such as residential or commercial.

### Proposed Net Density Range

This identifies the proposed net density range for the site, based on Policy H7 Housing Density and Intensification detailed within Chapter 2 of the Local Plan document. In accordance with this policy, the density ranges may differ if it has been considered that there could be a detrimental impact on local character or amenity. The site-specific net density will be determined as part of the development management process.

### Proposed Residential Capacity

This is the proposed residential capacity range calculated using the net density range from Policy H7 and the developable area. The developable area is calculated using the formula in from evidence-base document Settlement Capacity Study Sevenoaks District Council Addendum May 2022. In some circumstances this may take into account site-specific constraints, for example ancient woodland, flood zones and proximity to designated heritage assets. The site-specific developable area will be established as part of the development management process.

### Delivery Timeframe

This outlines the proposed timescales for when development on the site will be delivered, as defined by the Housing Trajectory for the Plan period.

### Policy Priorities

All sites are expected to be fully policy compliant; however, this section outlines the key policies for the specific development and delivery of this site. All the policies noted can be found within the Local Plan.

### Infrastructure Requirements

The infrastructure requirements set out in each development brief reflect the site-specific projects identified as necessary to support new development, either as required by policy or identified through engagement with the relevant infrastructure provider(s). Further detail on these projects is set out in the Infrastructure Delivery Plan, which will be kept under regular review. Where a need for on-site infrastructure has been identified, the development briefs consider the most appropriate location, design and integration of that infrastructure within the site. In such cases, the development will be expected to deliver or contribute land towards the required provision, ensuring it is coordinated with the wider masterplanning and phasing of the site.

The development briefs focus on the key physical infrastructure that requires land to be safeguarded within each site, such as new schools, open space, children's play space and active travel routes. Infrastructure that is to be delivered off-site is not included within the

development briefs, as this will be secured through the mechanisms set out in the Infrastructure Delivery Plan and through planning obligations. Infrastructure planning is a dynamic and iterative process, and engagement with infrastructure providers will continue throughout the lifetime of the Local Plan to ensure that requirements remain up to date, deliverable and aligned with the most up-to-date evidence.

Infrastructure requirements should be read alongside Chapter 9 of the Local Plan and the Infrastructure Delivery Plan, which together provide a comprehensive overview of infrastructure priorities across the District and the mechanisms for their delivery.

### **SDC Vision**

This is a high-level statement that outlines the long-term aspirations and guiding principles for how the Council wish the site to evolve to support the Local Plan. It sets the tone and direction for future development by describing the key design considerations and overarching goals including connectivity, uses, public realm, character and landscape. Proactive, meaningful and ongoing community engagement should help shape the detailed design vision for the development

### **Design Requirements**

Some briefs include a set of site-specific design principles that development on the site should follow in order to align with National and Local design policy. The design requirements have been structured around the 10 characteristics of a well-designed place from [The National Design Guide \(2021\)](#). Other local guidance used to inform these design requirements include [Sevenoaks District Character Study](#), [Sevenoaks Residential Character Area Assessment](#), [Edenbridge Character Area Assessment](#), and [Sevenoaks District Landscape Character Assessment](#).

### **Framework Plan**

Some briefs include a site plan indicating spatial design guidance such as key routes, active frontages and open space. These diagrams translate elements of the design requirements into a clear visual format. The annotations are indicative and diagrammatic.

### **Housing Types and Mix**

For all sites promoted for residential development, the Targeted Review of Local Housing Needs Jan 2025 should be used to guide the type and mix of housing delivered on the site.

## Glossary

**Active frontage:** The front of buildings have doors and windows onto public space to generate activity and engagement between the building interior and the space outside, particularly entrances.

**Natural surveillance:** When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances. This helps to prevent anti-social behaviour within those spaces.

**Active travel routes:** Route designed specifically for walking, wheeling and cycling.

**Landscape-led:** An approach to planning and design that places the landscape at the heart of the development process. Rather than treating landscape as an afterthought or a decorative element, it is used as the primary framework for shaping places. The layout for a landscape-led scheme should be driven by existing landscape features such as topography, trees, water features etc.

**Recontouring:** The reshaping of existing ground levels to achieve design, landscape or heritage objectives.

**SuDs (Sustainable Drainage Systems):** Sustainable Drainage Systems are a set of water management practices designed to align modern drainage with natural water processes. They aim to manage surface water runoff in a way that mimics natural drainage, reduces flood risk, improves water quality, and enhances biodiversity and amenity.

# PARKWOOD HALL CO-OPERATIVE ACADEMY, BEECHENLEA LANE, SWANLEY



## Legend:

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary                                                                               | <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); display: inline-block; width: 20px; height: 10px;"></span> Tree Preservation Order |
| <span style="background-color: red; display: inline-block; width: 20px; height: 10px;"></span> Listed Building                                                                             | <span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, blue 2px, blue 4px); display: inline-block; width: 20px; height: 10px;"></span> Flood Zone 2             |
| <span style="border: 2px solid yellow; display: inline-block; width: 20px; height: 10px;"></span> Conservation Area                                                                        | <span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, blue 2px, blue 4px); display: inline-block; width: 20px; height: 10px;"></span> Flood Zone 3             |
| <span style="background-color: blue; display: inline-block; width: 20px; height: 10px;"></span> Locally Listed Asset                                                                       | <span style="border: 2px solid green; display: inline-block; width: 20px; height: 10px;"></span> Metropolitan Green Belt                                                                          |
| <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); display: inline-block; width: 20px; height: 10px;"></span> Ancient Woodland | <span style="border-bottom: 2px solid purple; display: inline-block; width: 20px;"></span> Public Right Of Way                                                                                    |
| <span style="border-bottom: 2px dashed green; display: inline-block; width: 20px;"></span> National Landscape (Formerly AONB)                                                              |                                                                                                                                                                                                   |

| Site Overview                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Reference                     | ST4-11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Address                       | Parkwood Hall Co-operative Academy, Beechenlea Lane, Swanley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site Description              | This is a large partially brownfield site on the edge of Swanley. The site comprises a number of buildings in educational use and associated hardstanding, playing pitches and an area of woodland. The site is bound by open countryside to the north and south, the M25 to the east and Beechenlea Lane to the west. The site benefits from an existing access off Beechenlea Lane.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site Area                     | 13.82 ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Proposed Use                  | Residential & Education (SEN School – F1(a))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Proposed Residential Capacity | 50 - 150 Units<br>Circa 6,000m <sup>2</sup> Education                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Delivery Timeframe            | Years 6-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Priorities             | <ul style="list-style-type: none"> <li>• Affordable housing (H2) – provision of grey belt policy compliant affordable housing in sustainable location</li> <li>• Infrastructure (IN1) – provision of improvements to local infrastructure in accordance with grey belt policy</li> <li>• Open Space provision (OS1) – new or improved open space in accordance with grey belt policy, including landscaped belt to the west to provide amenity land/communal open space</li> <li>• Potential for use Class C2- Specialist and Supported Housing Needs (H4)</li> <li>• Biodiversity in New Development (BW3) – must align with LNRS, protect ancient woodland and conserve deciduous woodland</li> <li>• Protecting and Enhancing the Historic Environment (HEN1) – potential to affect designated and non-designated heritage assets</li> <li>• Sensitively Managing Change in the Historic Environment (HEN2)</li> <li>• Environmental Nuisance and Pollution (noise) (HW3) in relation to adjacent motorway</li> <li>• Sustainable Movement and Movement Network (T1 and T2) – prioritising public transport and active travel, and ensuring good site access and relationship with adjacent proposed development</li> <li>• Community Engagement (DE1)</li> <li>• Provision and Retention of Community Facilities and Services (COM1)</li> <li>• Sustainable Design and Construction (CC2)</li> </ul> |

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| <b>Site Specific Infrastructure Requirements</b> | <ul style="list-style-type: none"><li>• The site is adjacent to Swanley LCWIP walking and cycling route 2 and should deliver LCWIP-aligned walking and cycling interventions through the site (and beyond where appropriate)</li><li>• Water supply network reinforcement</li><li>• Gas network reinforcement</li><li>• Open space provision in accordance with Policy OS1</li><li>• Children and young people's play space provision in accordance with Policy OS2</li></ul> |
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## SDC Vision

The vision for the site is to create a cohesive, landscape-led development that sensitively unites the historic character of Parkwood Hall with a contemporary, purpose-built SEN school, where the retention and adaptive reuse of the late 19th-century hospital is central to both conserving heritage significance and promoting sustainable development through the reuse of existing fabric. Rooted in the qualities of the Hextable Settled Farmland and the wider setting of the Kent Downs National Landscape, the design will retain and enhance historic buildings, trees and landscape features as defining elements, around which new development is carefully arranged. A clear, inclusive movement network will knit the site into its wider context and neighbouring allocations, prioritising safe walking and cycling and improving local connectivity. Overall, the scheme will conserve the site's rich heritage, minimise environmental impact through a reuse-first approach, and establish a distinctive, sustainable place that harmonises past and future.

## Community Engagement

The applicant will be expected to undertake proactive, meaningful and ongoing engagement with the local community. They will demonstrate that they have secured the views of the local community and that they have been incorporated into the scheme.

## Design Requirements

| Context                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape Character     | <ul style="list-style-type: none"><li>• The site is within the Hextable Settled Farmland landscape character area as defined within the <a href="#">Sevenoaks District Landscape Character Assessment 2017</a>. The development will positively respond to the landscape character area through responding to the valued and sensitive characteristics described within the report.</li><li>• The site falls within the setting of the Kent Downs National Landscape and therefore development should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The Kent Downs National Landscape Management Plan will be utilised to inform how the development can positively contribute to the setting of this designated landscape.</li></ul> |
| Surrounding Development | <ul style="list-style-type: none"><li>• Development is promoted on the site to the west, under site reference MX/25/00011 Land north of Moultain Hill, Swanley and a Development Brief has been produced. Proposals for this site must take into account the guidance within the Development Brief for MX/25/00011 and provide a coherence in terms of movement routes and uses.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                |
| Heritage                | <ul style="list-style-type: none"><li>• The site contains Parkwood Hall, a late 19th century hospital for convalescence which was later used as a military hospital in WWI and then as a service hospital in WWII. The buildings are considered non-designated heritage assets and still survive in their historic landscape setting. Development on the site will need to respond positively to the historic character of the site and buildings and landscaping retained and sympathetically managed.</li></ul>                                                                                                                                                                                                                                                                         |

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|                                     | <ul style="list-style-type: none"> <li>Development should be informed by a robust understanding of significance of the site, its buildings and historic landscape. This includes an assessment of how changes to the buildings and landscape setting may impact that significance. The findings of this assessment must be clearly articulated in a Heritage Statement, which should demonstrate how the proposal responds to and seeks to conserve or better reveal the significance of these heritage assets.</li> </ul> |
| <b>Public Spaces</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Open Space                          | <ul style="list-style-type: none"> <li>There is a quantitative shortfall of parks and gardens provision in Swanley. The proposed development will include provision of on-site open space in accordance with Policy OS1.</li> <li>In accordance with Policy OS2, the scheme must provide a Local Equipped Area for Play (LEAP), a Local Area for Play (LAP), and an informal playspace.</li> </ul>                                                                                                                         |
| <b>Movement</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Sustainable Travel                  | <ul style="list-style-type: none"> <li>The development will be designed to prioritise sustainable travel as per Policies T1 and T2, through clear, direct and safe walking and cycling routes through the site toward local public transport services. The design shall incorporate appropriate site connectivity and access to the proposed LCWIP Route 2.</li> </ul>                                                                                                                                                     |
| Access                              | <ul style="list-style-type: none"> <li>Development should be coordinated with neighbouring sites to explore opportunities for improving access along Beechenlea Lane</li> </ul>                                                                                                                                                                                                                                                                                                                                            |
| <b>Built Form</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heritage                            | <ul style="list-style-type: none"> <li>Existing buildings of heritage significance will be retained and sympathetically converted, whilst new built form will be sited to the west of the retained 19<sup>th</sup> century former hospital building within the existing clearing.</li> <li>New built form will be designed to respond positively to the setting of heritage assets and be sited and designed to respond to the existing historic landscape character.</li> </ul>                                           |
| <b>Nature</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Trees and Landscaping               | <ul style="list-style-type: none"> <li>Existing historic landscaping and trees within the site contributes to its significance and provide an important setting to the non-designated heritage assets. Existing landscaping within the site should be retained and integrated into the proposals.</li> <li>New built form should be sited around existing landscaping.</li> </ul>                                                                                                                                          |
| Ancient Woodland                    | <ul style="list-style-type: none"> <li>Development within the 15m Ancient Woodland buffer zone will be avoided. The buffer zone will be utilised to enhance the ancient woodland.</li> </ul>                                                                                                                                                                                                                                                                                                                               |
| Sustainable Drainage Systems (SuDS) | <ul style="list-style-type: none"> <li>Drainage systems must be designed as positive landscape features: swales, rain gardens, wetlands, and permeable paving integrated into streets, squares, and open spaces.</li> <li>SuDS elements should be designed to provide habitat and informal play space.</li> </ul>                                                                                                                                                                                                          |