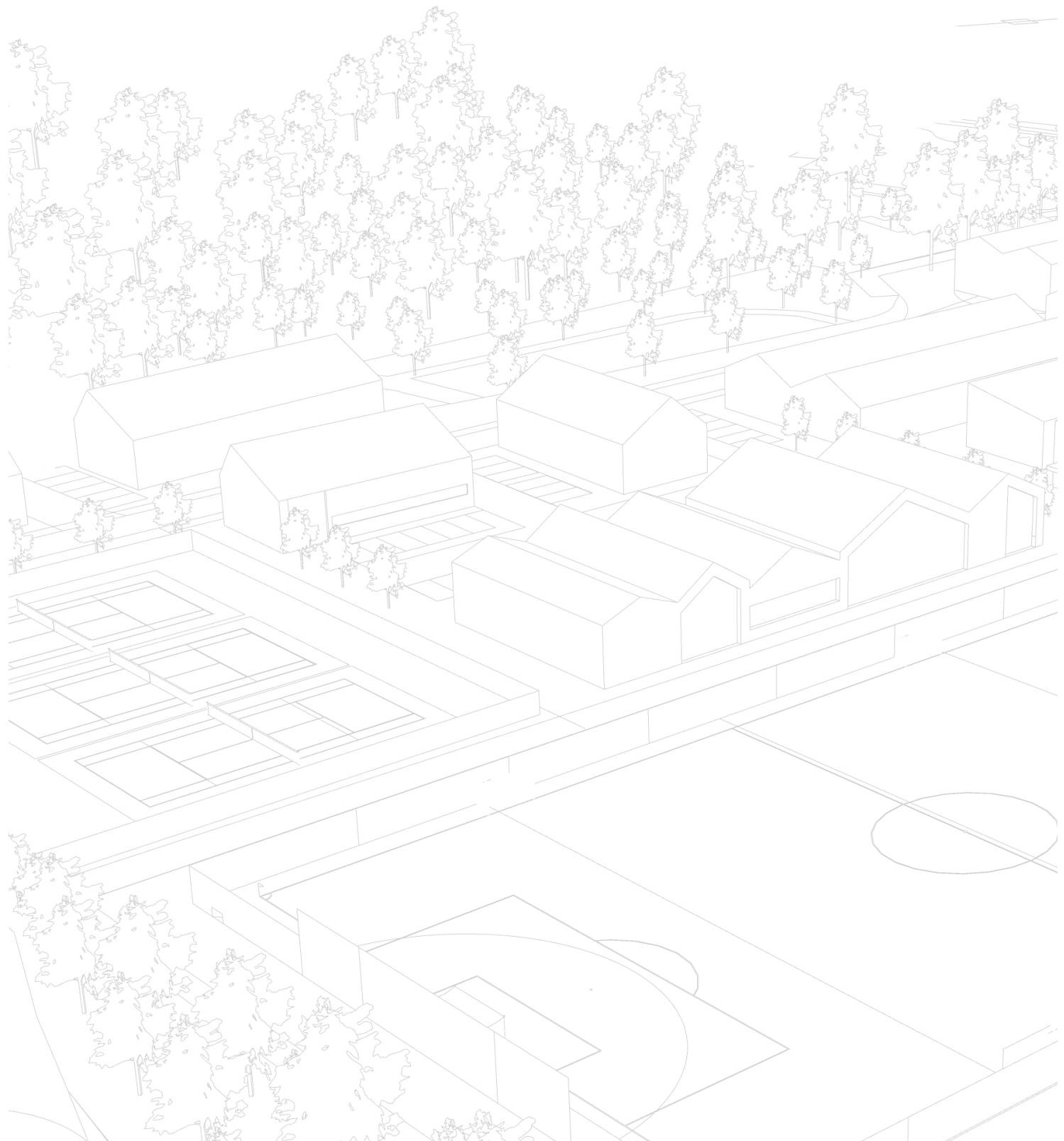




# Vision for Hartley

September 2018



## Vision for Hartley



# The Vision

This vision document has been prepared on behalf of Billings Group and partners in respect of the promotion of land to the east of Fawkham Road and Valley Road and west of Banckside and Ash Road, Hartley. The aim of this document is to illustrate how development immediately west of Hartley presents an opportunity for a high quality, sustainable extension to the existing settlement, providing much needed new homes, sports facilities, community facilities, open space and improvements to highway infrastructure.

An Illustrative masterplan is provided which indicates provision of the following social and physical infrastructure to the benefit of existing and future residents:

- Circa 750 new dwellings, 40% of which would be affordable;
- Provision for starter homes and self-build plots;
- A bespoke retirement village exclusively for the elderly;
- A medical centre to complement existing facilities in New Ash Green and Longfield;
- Improved sports provision for which there is an unmet need, including a centre of excellence for indoor racket sports and tennis;
- A new community 4G pitch;
- A replacement primary school and SEN school for Leigh Academies Trust;
- New employment floorspace, including incubator units and start up space;
- Improved and consolidated golf facilities at Redlibbets Golf Course;
- Improved accessibility with cycle and pedestrian links between Valley Road and Ash Road;
- Public open space;
- Community Allotments; and
- Provision of a new country park that could include;
  - Pedestrian and cycle links to Longfield Railway Station;
  - A children's adventure playground and outdoor gym;
  - A visitor café;
  - A woodland walk with trim trails.

# Contents

The Billings Group	5
1.0 Hartley, Fawkham and Longfield	6
2.0 The Expansion Site	8
3.0 Site Conditions	10
4.0 Community Consultation	14
5.0 Education and Community	15
6.0 Corinthian Sports Club	16
7.0 Hartley Country Club	18
8.0 Land Use	20
9.0 Green Infrastructure	21
10.0 Access and Movement	22
11.0 Residential Development	24
12.0 Why Here?	25
13.0 Masterplan	26
13.1 Northern Extension	28
13.2 Southern Extension	29
14.0 Key Benefits	30

# The Billings Group



**The Billings Group have been investing in property and property related businesses in the South East for over 85 years.**

The group personally develops and actively invests in a variety of property types, this includes a significant private portfolio that encompasses residential, commercial, agricultural and industrial uses. The group are currently one of the largest private landowners in Sevenoaks district with over 3,700 acres.

Specifically the group have been key players in sports provision in Sevenoaks District, with Corinthian Sports Club, Corinthian Golf Club and Redlibbets Golf Club. The group have also been a forerunner of a unique non-profit elderly housing solution via its site at Bramblefields Close. The 210 unit scheme enables people to pay a license fee to live in a property for as long as they wish and when they move out have the license fee refunded. This has provided an immeasurable benefit to a large number of elderly people in the area.

The group's strategic land arm have been responsible for the award winning 4000 home development in Canterbury, Kent. Covering an area of 565 acres, upon completion Mountfield Park will boast quality new homes of mixed tenure alongside two new primary schools, a doctors' surgery, a dental practice, local shops, a community centre with indoor sports hall and 750,000 sqft of modern business premises, set within an extensive network of green open spaces and new parks.



**Mountfield Park**

## Leigh Academies Trust

Leigh Academies Trust is a non-profit making organisation, based in Strood, Medway. The Trust exists to support and assist schools to build upon their existing strengths and to help them achieve rapid educational transformation. It has significant experience in running schools, and today includes both sponsored academies and schools which have chosen to convert to Academy status.



The Trust was formed in 2008 with the linking of the Leigh Technology Academy and Longfield Academy under one governing body. It encompasses 12,000 students between the ages of 2 and 19 in eighteen primary, secondary and special academies.

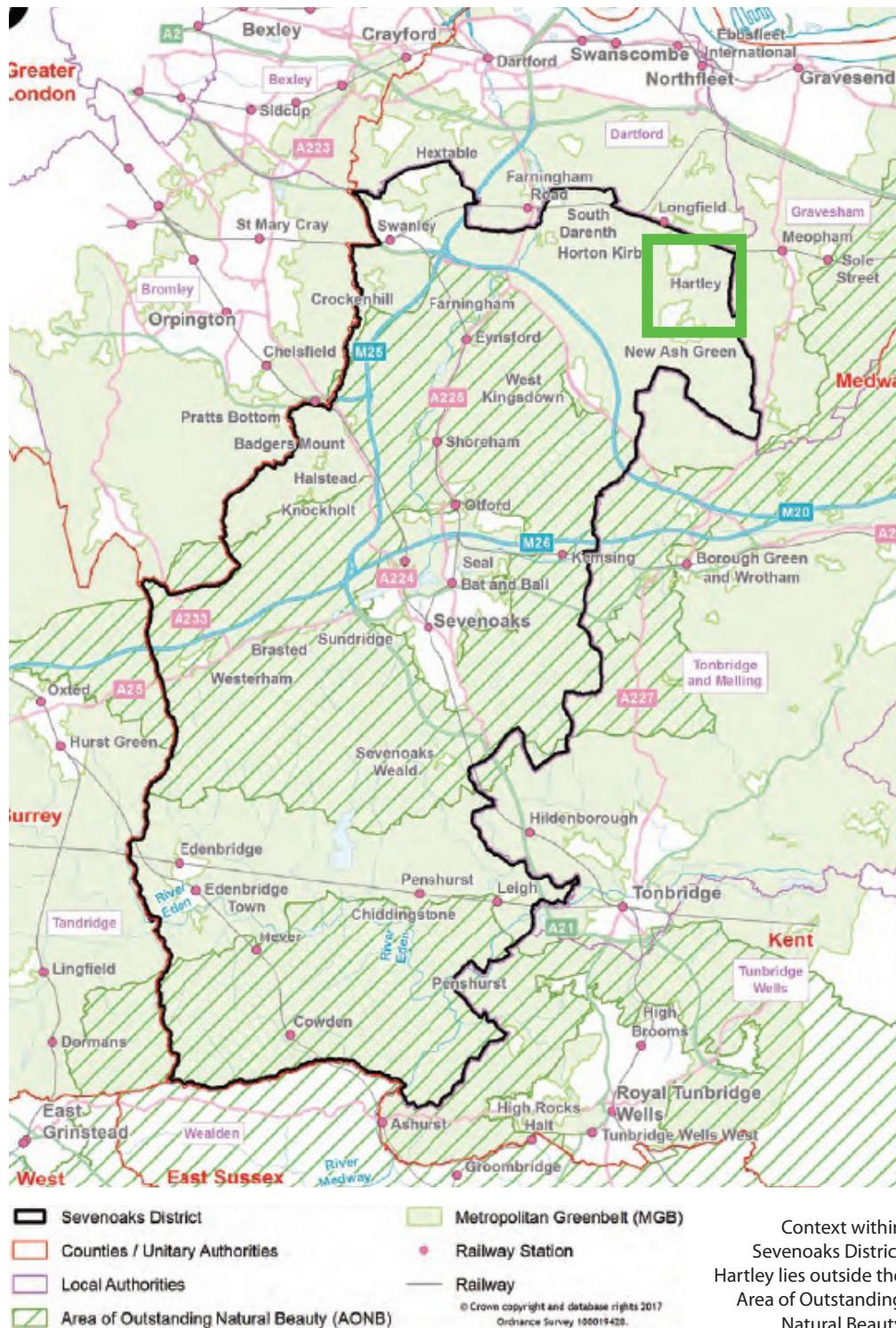
# 1.0

## Hartley, Fawkham and Longfield

- The Village of Hartley in Kent lies on the northern side of the North Downs between Sevenoaks, Dartford and Gravesend. The northern boundary of the village is defined by the mainline railway line to London. The southern boundary lies 2 miles North to the roundabout at New Ash Green.
- The village benefits from two supermarkets for convenience shopping needs as well post office, local shops, a pub, social club and country club.
- In respect of public transport links, Longfield mainline railway station is situated approximately 450m immediately north of the land at Banckfield and approximately 1200m from Corinthian Sports Ground. The line provides direct links to Central London via London Victoria (3 per hour) and other important stations including Bromley South, Canterbury East, Dover and Ramsgate. Furthermore, the site benefits from easy access to the High Speed rail network at Ebbsfleet International only 8km north of the site.
- Numerous bus routes serve Hartley and Longfield and provide links to neighbouring settlement's and major centres such as Gravesend and Bluewater Shopping Centre where plentiful employment and leisure opportunities exist. Likewise, the settlements location provides excellent access to the strategic road network, including the A2 and the M25 Motorway providing direct links to London and the Kent Coast.
- Hartley and Longfield benefit from excellent links to a number of important leisure and community facilities, including direct bus links to Bluewater Shopping Centre, a regionally important retail, entertainment and leisure complex. Likewise, Hartley and Longfield are situated only 5km south east of Darenth Valley Hospital, which provides Accident and Emergency facilities for the Sevenoaks catchment area as well as providing many local job opportunities. In this regard, it should be noted that none of the Council's higher order settlements benefit from better proximity to a major hospital or regionally important retail location.
- In respect of education facilities, Our Lady of Hartley Roman Catholic Primary School, Hartley Country Primary School, Steephill School, Rowhill School and Longfield Academy are within walking distance of the areas proposed for growth. Further opportunity exists to strengthen these with new pedestrian links.



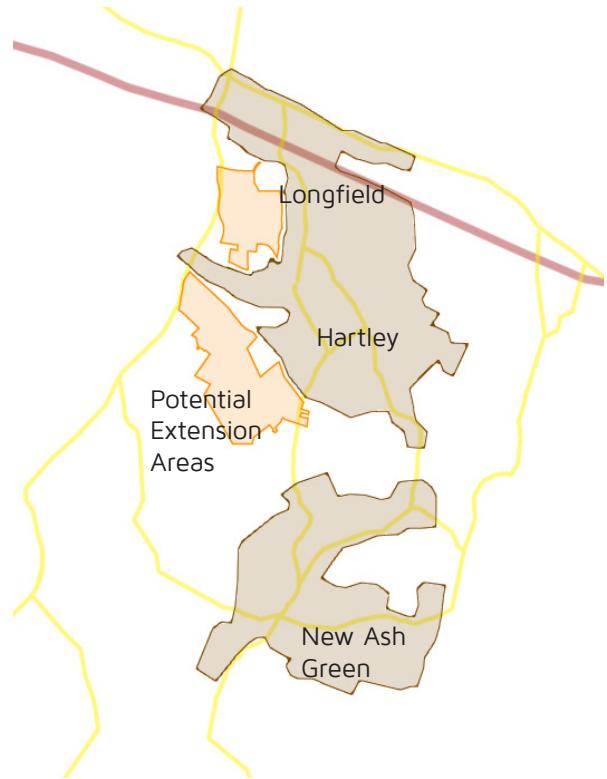
**Hartley has historically expanded in a rapid but logical pattern. In the first instance it naturally expanded north towards the railway line to make best use of the infrastructure that the railway provided. However, by the 1960s further expansion of the town had taken place to the eastern extent of the town to provide for much needed new housing.**



# 2.0 The Site

The Billings Group and partners control a substantial amount of land in and around Hartley and Fawkham and as such the intention is to offer a series of community upgrades in the most accessible of locations.

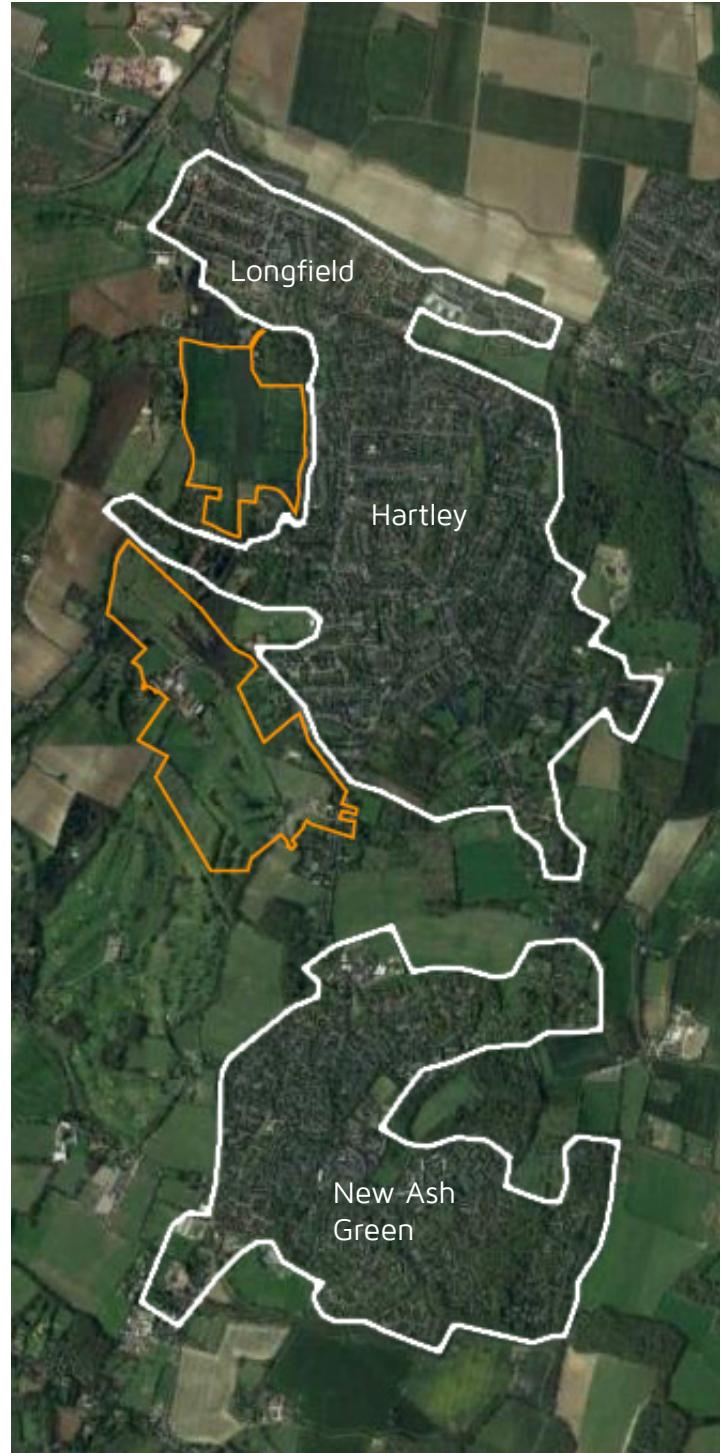
- The main area of growth is centred around the well-established Corinthian Sports Club, located on Valley Road. The sports club currently contains two full sized, floodlit football pitches, indoor and outdoor 3G pitches, a 9-hole Golf Course and an 18-hole foot golf course. The leisure space is available for use by both the football and golf clubs and the latter has traditionally utilised this space as a bar, function and pro shop space. The range of uses has also expanded recently to include a children's day care nursery within the main sports club building.
- The main sports club site includes a two-storey building used as a sports clubhouse; containing changing rooms, former golfing shop, members lounge and function room. Attached to this is the indoor sports provision. To the front of this building is a car parking area where the access to the site joins to from Valley Road.
- Away from the sports provision, the applicant operates a number of office suites and space at Gay Dawn Farm on flexible terms and demand for this space is high. Beyond the offices are a range of former farm buildings, some of which remain in agricultural use whilst others operate in connection to the golf course, sports facilities and general estate management.



The Billings Group control a significant extent of land within the Sevenoaks District, including Corinthian Sports Ground (Site MX52) and land adjacent to Banckside and Valley Road, Hartley (MX53), both of which we consider suitable for residential redevelopment and the delivery of a range of community uses.

of Banckside and Downs Valley which lie within the settlement confines of Hartley. To the north lie two distinct areas of woodland beyond which is the built up area of north Hartley/ South Longfield.

- The western boundary of the site is formed by Fawkham Road, whilst to the south Steephill School and The Old Downs Residential Home.
- In respect of topography, the land rises gently from the east to the ridge of a hill broadly running north south in the centre of the site. From there it drops sharply away to the western boundary.
- All of the land to which this representation relates is situated on the outskirts of Hartley, within the metropolitan Green Belt. However, each parcel shares a boundary with well-established built up areas and are far from being isolated.
- None of the land has been designated as a Site of Special Scientific Interest (SSSI), Special Area of Conservations (SAC), or a Special Protection Area (SPA). Furthermore, all of the land is within Flood Zone 1 with the lowest risk of flooding.
- In respect of accessibility, the Billings Group land is all situated on the southwestern outskirts of Hartley, very near to the town of Longfield, New Ash Green and Fawkham Green. The site's location provides excellent access to the strategic road network, including the A2 and the M25 Motorway providing direct links to London and the Kent Coast.
- Longfield mainline railway station is within comfortable walking distance being only 450m from the site.



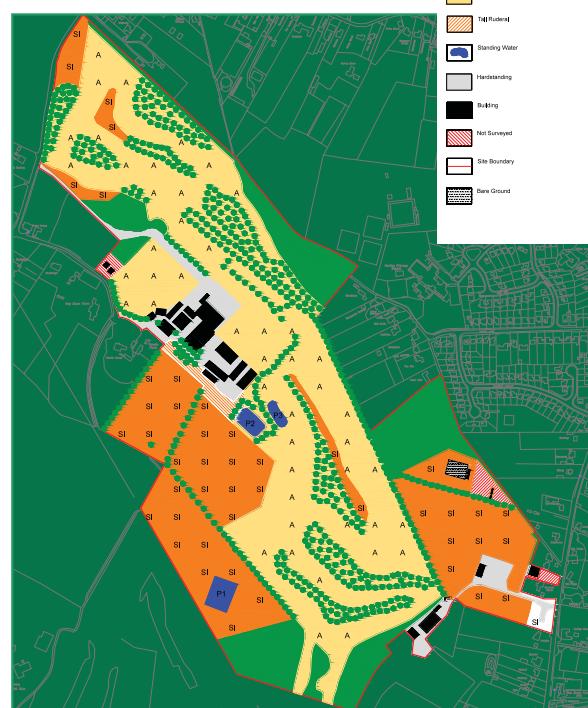
 Potential Site

# 3.0 Site Conditions

A range of surveys and reports have been undertaken in order to identify site opportunities and constraints. The results have informed the development of the masterplan and there are no overriding ecological constraints that would prohibit sensitive development.

A series of ecological enhancements will ensure protection of any existing species and their habitats whilst providing biodiversity gains for a variety of protected and notable species. Measures could include:

- The installation and maintenance of artificial bat bricks or bat tubes into any new buildings to increase the roosting opportunities.
- The installation of artificial bird nest boxes onto any retained trees and new buildings.
- Given their designation as SPI, particular consideration should be given to installing house sparrow and starling nest boxes onto any retained trees and any new buildings within the Site.
- Green/brown roofs and living walls be incorporated into any proposed designs where practical.



# 3.0 Site Conditions

## Landscape and Visual Impact

- The Northern and Southern Extensions have differing levels on intervisibility with the wider surrounding landscape.

### Northern Extension

- The Northern Extension is contained by woodlands to the north and by woodland and roadside vegetation to the south, along its boundaries with Castle Hill and around Steep Hill School.
- The level of intervisibility to the east is restricted through the presence of rear garden boundary fencing along Banckside and by the presence of an internal hedgerow which divides the two arable from fields from one another. The proposed retention of this hedgerow will assist in visually containing development.
- The steeper part of the site is visually sensitive and has therefore been removed from the developable area. This will be developed as a Country Park. New tree and shrub planting will provide an effective screen and filter of modest new buildings associated with the country park for those travelling along Fawkham Road.

### Southern Extension

- The southern element benefits from a high degree of visual enclosure that limits the level of intervisibility between this part of the site and the wider landscape. The presence of existing woodland vegetation both in and around the site boundary greatly restricts views into the Southern Extension from many areas of the surrounding landscape. In the Southern Extension the valley topography has already been manipulated to provide for sport pitch

### Proposed Mitigation

The site is of such a sufficient scale to enable mitigation measures to be introduced.

- Retain existing tree and hedgerow resources;
- Promote new tree and shrub planting;
- Careful design and siting of any future built form;
- Use of local vernacular;
- Consideration given to building heights & spatial densities
- In the south, allow the sloping valley profile to prevail;
- Be respectful of and sympathetic to surrounding landscape uses; and
- Newly created areas of publicly accessible Green Infrastructure.

**Development can provide the opportunity to reinforce the existing landscape resource on the site.**



**Overall, it is considered that a landscape led and appropriately designed and sustainable development can be accommodated on the site.**

# 3.0 Site Conditions

## Respecting Heritage

Residential development can be achieved on the site in a manner which preserves the significance of all heritage assets and is thus in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990.

A number of heritage assets are located in proximity to the two sites. These are:

1. Baldwins Green Conservation Area;
2. Church of St Mary (grade I);
3. The Rectory (grade II);
4. Cross House (grade II);
5. Pennis House (grade II);
6. Gate piers and railings to north of Pennis House (grade II); and
7. Pennis Farmhouse (grade II); and
8. Hartley House (grade II);

- Design mechanisms which could reduce or remove harm in this case include:
- The retention of open land to the north of the church (specifically the plot of land between Fawkham Road and Steep Hill);
- Careful consideration to lighting proposals to retain the existing rural character of the conservation area and area surrounding the church in the hours of darkness;
- Careful consideration of the new junction for Site MX52 on Valley Road and the new junction for Site MX53 off Fawkham Road (alongside other access points) to avoid any detrimental urbanisation of the surroundings of the assets; and
- A landscape focus to the scheme including the retention and strengthening of boundary planting to limit changes to approaches to the conservation area and church.



1960's Google Aerial Imagery showing Hartley Village

# 3.0 Site Conditions

## Local Highway Network

**The site enjoys good access to the Primary and Strategic Road Networks and that a range of local and regional destinations are readily accessible.**

- A network of local roads surround the two sites, with Fawkham Road, Valley Road and Ash Road providing the main north-south routes between the B260 at Longfield and the A20 at West Kingsdown.
- Castle Hill routes east-west, intersecting the proposed development areas and connecting the aforementioned north-south routes. Castle Hill is perceived to be a 'rat run' by local residents, particularly when there are incidents on the surrounding road network.
- Access to the wider highway network can be achieved via the A20 to the south and the A2 to the north. The A20 provides onward connectivity to the M20 and M25 motorways, while the A2 continues to the M2 and M25.

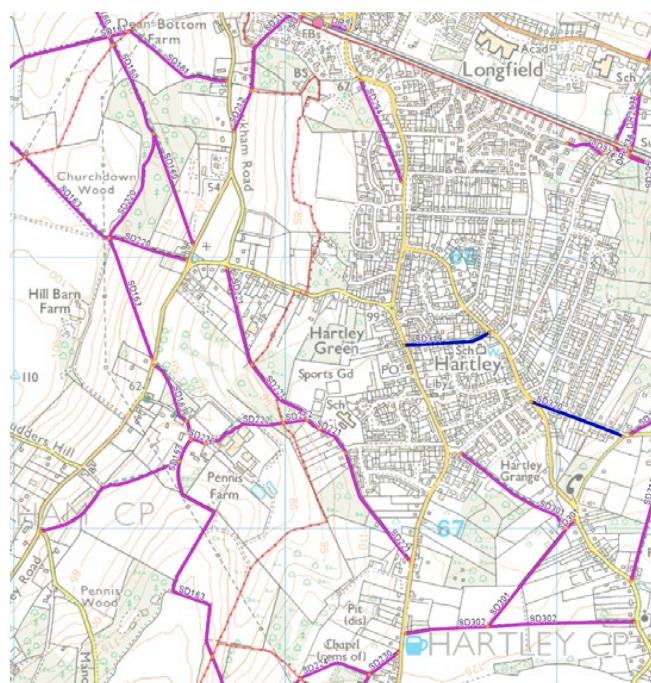
## Public Transport Infrastructure

- A number of existing bus stops are located along the length of Ash Road, which are within 1.0km of the western site boundaries, representing a walk time of up to 13 minutes. Further bus routes are accessible from Longfield Railway Station to the north.



## Walking and Cycling Infrastructure

- The length of Ash Road that abuts the proposed development is provided with a footway on at least the eastern side of the road, with the stretch of road to the north of St John's Lane having footways on both sides of the carriageway.
- The residential roads between Ash Road and the proposal sites generally have footways on both sides of the road. These footways are maintained to a good standard.
- Castle Hill, Valley Road and Fawkham Road currently have no footway provision in the vicinity of the proposed allocations.
- A number of Public Rights of Way (PRoW) are located in the near vicinity of the site.
- There are no national or regional cycle routes in close proximity to the village of Hartley; however the local highway network is considered suitable for use by proficient cyclists.



Ash Road  
Public Right of Way Network (Courtesy of KCC)

# 4.0 Community Consultation

Wider amendments to the masterplan have been completed following public and stakeholder engagement. In summary:

- o The level of housing at site MX53 has been reduced with areas previously proposed for housing being replaced with an enlarged area of country park;
- o Through access from Bænckside on to the Fawkham Road has been omitted;
- o Areas of housing adjacent to the Grade I Church of St Mary has been removed upon specialist advice of the promoter's heritage consultant;
- o A small area of housing has been proposed adjacent to the proposed country park facilities following feedback from Kent Country Council Country Parks Partnership Officer. This is to ensure adequate natural surveillance and in the interests of reducing the risk of antisocial behaviour.
- o The primary access to MX52 has been altered to take this away from the Grade II listed Hartley House.
- o Early consideration was given to the option of a new relief road between Fawkham and Valley Roads. However, following feedback from the community and key stakeholders, this is no longer considered to be required and has been deleted from the updated masterplan.

## 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 homes across the country. Sevenoaks District is no different and works 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 potential sites for continued land expansion which will 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 this is the capacity to provide sustainable growth.



Billings Group

LEIGH D



Billings Group

LEIGH D



## 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, Corinthians Sports Club will provide:

- A total of three full sized, floodlit football pitches;
- An Indoor 3G ball court, fully floodlit, suitable for 7/9 a side football;
- A Sports bar with indoor viewing areas of the indoor ball court and floodlit pitch;
- Football Parties for children aged between 5 and 15 years;
- Squash and Racketball facilities;
- Indoor Tennis Courts;
- A retained 18 hole golf and foot golf course with pristine greens at regular intervals and a driving range;
- 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 to 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.



## 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 stores in response to the surrounding character and site topography.



- In response to government initiatives, the masterplan will provide allocated areas for starter homes, self-build and custom built housing resulting in a wider local accommodation offer for all age groups.



Residential development  
comprised by the Billings Group

### Specialist Retirement Living

The UK retirement housing market is dominated by large providers offering a rigid model of limited choice for retirees. The UK has an ageing population, and more needs to be done to ensure availability and choice in the retirement housing market.



The 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.



# 5.0 Education & Community

## 3FE Primary, Pre-school Nursery and SEN Academy

The masterplan envisages the provision of a purpose-built 3 form-entry Primary School, Nursery and Special Education Needs (SEN) Academy providing for mainstream pupils, nursery places and special needs pupils.

- The need for a new Academy has been established via discussions with the Leigh Academies Trust. The existing Hartley Primary School is heavily oversubscribed and experiences parking/access issues due to its constrained location. There is an identified demand for a 3 form-entry replacement.
- 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 in need of significant investment to bring it up to standard. 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 illustrative layout presents south facing formal and informal play and recreation areas, a MUGA pitch and potential for dual use of adjacent Corinthian Sports Facilities. 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.



## Health and Community

In addition to a new school and enhanced sporting facilities, the masterplan promotes the inclusion of a new community centre, a neighbourhood area of play, community allotments and a health centre.

- From a local perspective, the Jubilee Medical Practice currently cares for in excess of 17,000 patients from its two facilities within New Ash Green and Longfield. Throughout the process of this promotion our client has been liaising closely with the practice manager and partners at the Jubilee Medical Group and NHS, who confirmed a desire to be part of the development proposals should they be approved.
- It is our understanding that the practice is heavily oversubscribed, and many existing patients experience difficulties in obtaining appointments. A new satellite/dedicated facility would therefore be a significant advantage to both existing and future residents.

Facilities envisaged on site by the Leigh Academies Trust. Image: Cherry Orchard Academy, Ebbsfleet



# 6.0 Corinthian Sports Club

Corinthian Sports Club is a family friendly sport club with immaculately kept football pitches, golf course and footgolf facilities. The main area of growth is centred around this well-established Corinthian Sports Club, located on Valley Road.

The main sports club site includes a two-storey building used as a sports clubhouse; containing changing rooms, members lounge and function room. The leisure space is available for use by both the football and golf clubs and the latter has traditionally utilised this space as bar, function and pro shop space. The range of uses has also expanded recently to include a children's day care nursery within the main sports club building. Attached to this is the indoor sports provision.

Upon expansion, Corinthian Sports Club will provide:

- Three full sized, floodlit football pitches including a new 4G pitch;
- Outdoor 3G ball court, fully floodlit, suitable for 7/8 a side football;
- Indoor 3G ball court, fully floodlit, suitable for 5/6 a side;
- 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;
- Indoor Tennis; and
- A retained 18 hole golf and footgolf course with pristine greens at Redlibbets.



- In respect of the loss of the 9-hole golf course, membership numbers over the past 5 years have seen a gradual decline, which is reflected by national statistics from England Golf that suggest that Private Course membership dropped 20% between 2004 and 2013. Whilst membership numbers have stabilised over the past year, there has been a significant decline in use of the ancillary club facilities for functions and club events. Accordingly, the intention is to rationalise the golf offering and transfer membership of the nine-hole course to the higher grade Redlibbets Golf Course.
- On the basis that the existing Sports Club provides a valuable community facility, it is proposed to maintain this in its current form, but to use residential development to better integrate it with the main built up area of Hartley. The outcome would be a development that would create a high quality and better transition between town and countryside.
- The existing agricultural uses are proposed for demolition with existing commercial uses at Gay Dawn Farm retained and expanded to provide start up and incubator units for small businesses.

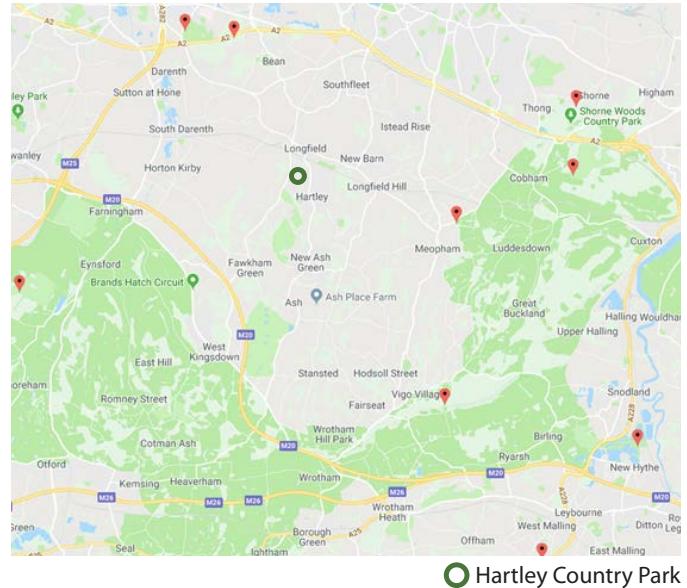


Proposed refurbishment and expansion of Corinthian Sports Club

# 7.0 Hartley Country Park

**The masterplan would bring about the provision of a new Country Park.**

- The park would comprise woodland walks, new grasslands with scenic views and rolling pockets of new woodland planting bounded by, and offering protection to, areas of Ancient Woodland and Local Wildlife Sites to the north and west.
- The park would be home to numerous leisure activities including community events, opportunities for picnics, children's play area, view points in the east across wider lawns, meadows and new pockets of woodland and leisure pursuits for the family.
- Community facilities in the form of visitor car parking, toilets and a small cafe could also be provided here.
- A series of looped woodland walks would be laid in response to the site contours with flat areas used for picnic spots and steeper slopes shaped by new woodland planting.
- New footpaths would connect and make use of existing routes and Public Rights of Way into the surrounding countryside and north to Longfield Station.



## Provision of publicly accessible open space a significant benefit and a key piece of social infrastructure



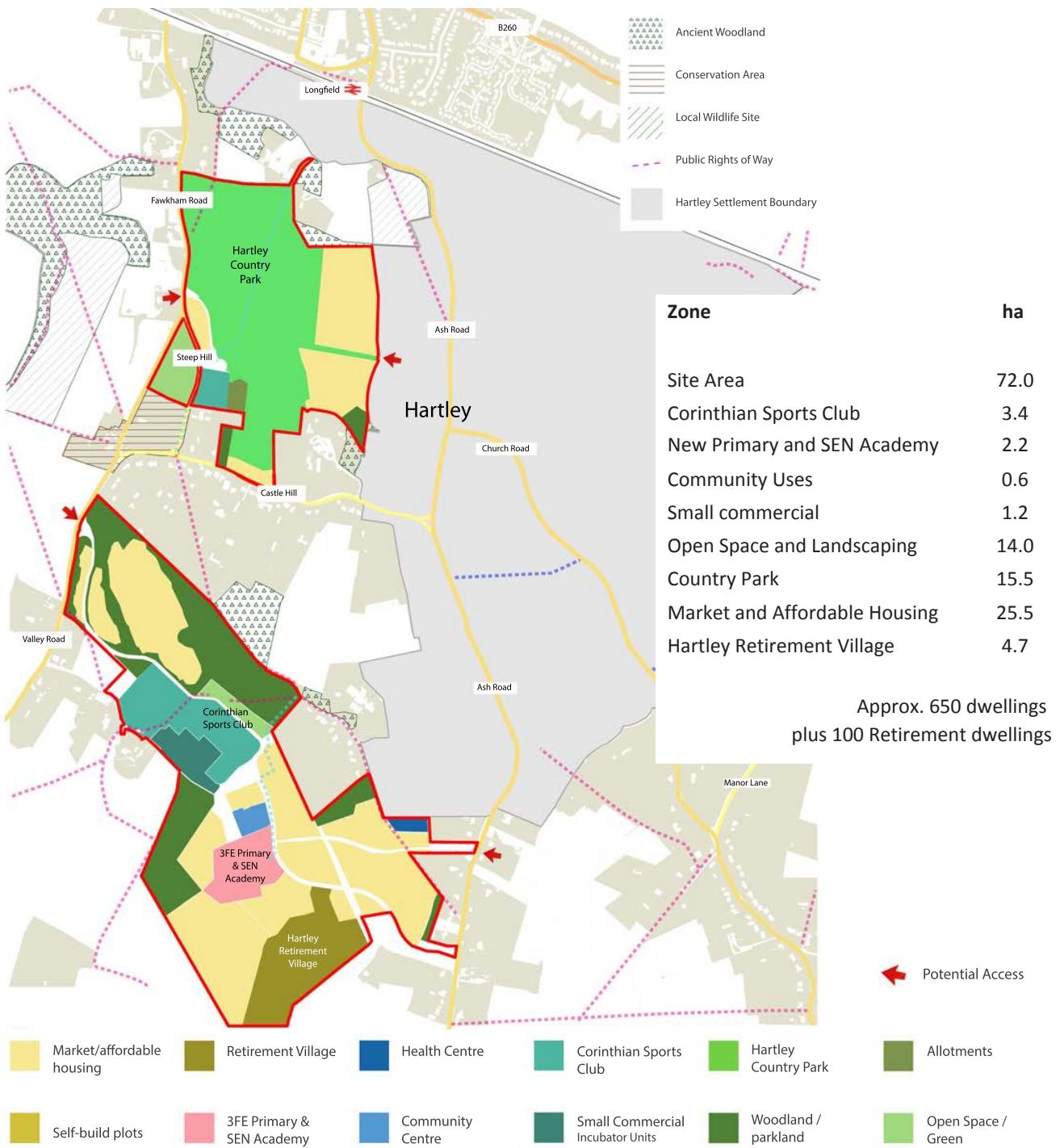
Woodland Walks	Information	View Point
Downland Trails	WC	Picnic Sites
Hartley Trail (Easy access & Trim Trail route)	P	Refreshments

Hartley  
Country  
Park



# 8.0 Land Use

A Zoning plan and Illustrative Layout Plan have been prepared to show how potential land uses could be laid out on site. Layouts shown are indicative only for the purpose of aiding further discussion with Sevenoaks District Council and key stakeholders.



# 9.0 Green Infrastructure

There is a shortfall in Parks and Gardens in the north east of the district, where there is a significant percentage of the overall population. Given the Council's evidence, we consider the offer of a country park is of significant community value and represents an important form of additional recreational land, whilst also representing a compensatory upgrade to this existing area of Green Belt and supported by National Policy.

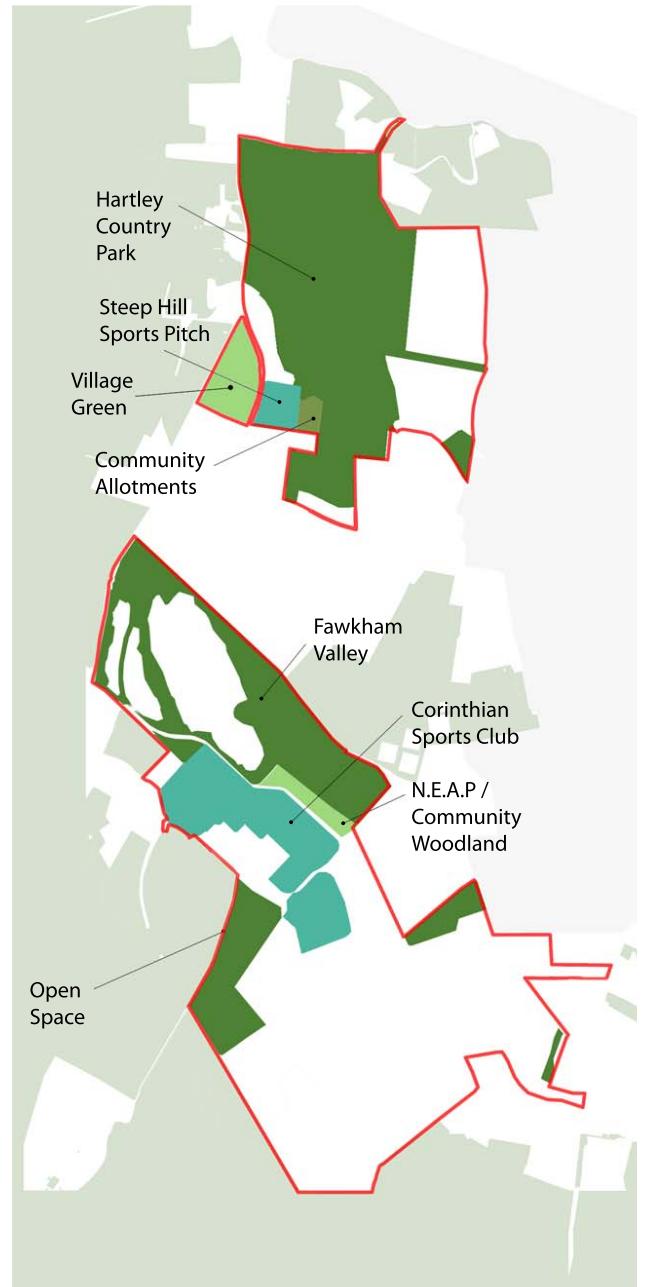
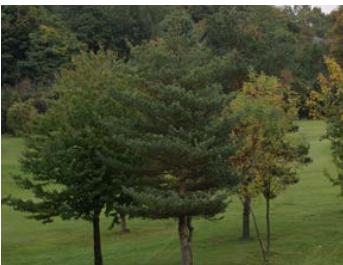
A landscape framework will provide multiple functions in terms of aesthetic improvement, links to existing landscape features, screening and enhanced habitat connectivity. As illustrated, a variety of open space and landscape typologies are suggested.

## Northern Extension

- o Hartley Country Park
- o Outdoor Gym and Playground
- o Trim trails
- o Neighbourhood Area of Play
- o Community Allotments
- o Steep Hill Sports Pitch
- o Community Woodland
- o Neighbourhood Area of Play

## Southern Extension

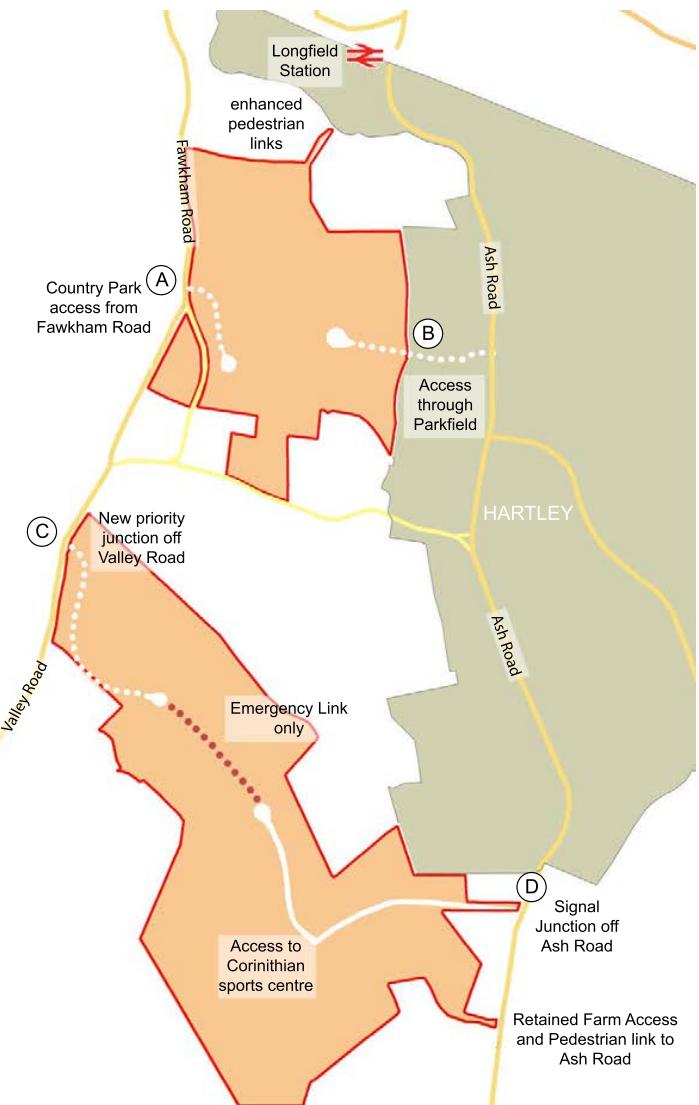
- o Corinthian Sports Club
- o Fawkham Valley Woods
- o Community Woodland



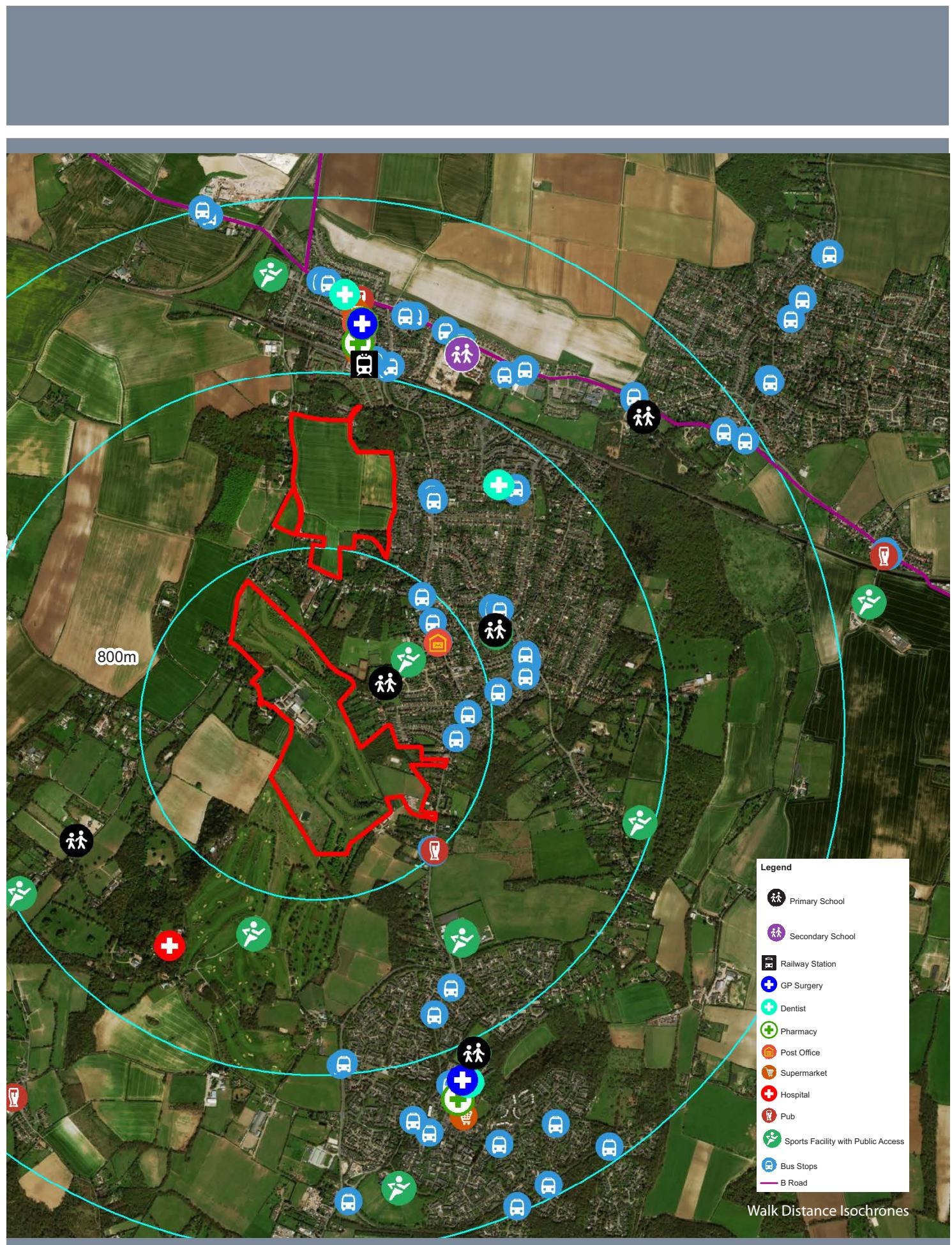
Open Space and Landscape Zones

# 10.0 Access and Movement

- It is proposed that vehicular access to the northern site will be derived from both Fawkham Road and Ash Road; however a through route between these two accesses will not be provided, on the advice of Kent County Council Highways and Transportation (KCC H&T). Only a limited quantum of development (to include the country park) will be served from Fawkham Road by way of a simple priority junction, in view of the rural nature and restricted width of this road. To the east, the main part of the site will be served from Parkfield, which is provided to a good standard and forms a priority junction with Ash Road further east.
- Vehicular access to the southern site will be derived from both Valley Road and Ash Road but again, a through route between these accesses will not be provided. A limited quantum of residential development will be served from Valley Road by way of a simple priority junction. To the east, the main part of the site (to include the non-residential land uses) will be served by a new signalised junction, approximately 75m to the south of Chantry Avenue. The signalised junction will incorporate controlled pedestrian crossings, to provide safe access between the existing village and the on-site services and facilities.
- The access strategy for the proposed development has been informed by discussions with Kent County Council Highways and Transportation's Principal Development Planner for Sevenoaks, and seeks to limit the impact of development traffic on the rural road network between the A2/M2 and A20/M20 corridors.
- It is acknowledged that a balanced package of 'soft' and 'hard' transport mitigation measures will be required, encompassing the integration and promotion of new technologies in the fields of vehicle technology and journey planning, as well as more conventional highway engineering measures at strategic locations.



The site is located sustainably, with ready access to a high number of services and amenities. Notably, a number of primary schools are provided within close proximity of the site, including three within 1600m. A secondary school is located in Longfield, offering education to those between 11 and 18 years old. Medical facilities can be accessed in Longfield and New Ash Green, along with a range of food retail options.



# 11.0 Residential Development

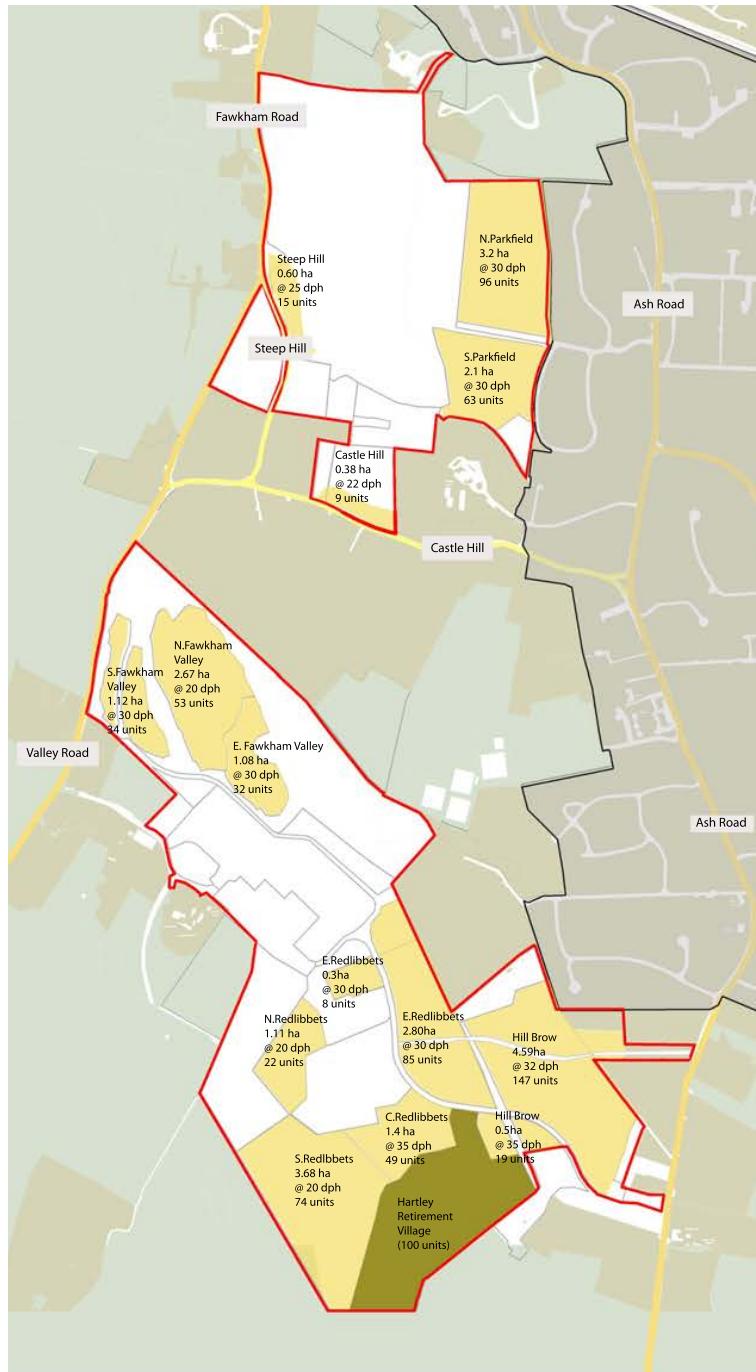
## Market and Affordable Housing

The masterplan and supporting density study promotes the potential for approximately 750 new homes across the two land parcels.

- Residential units would comprise a mix of 2,3,4 and 5 bed houses, flats and bungalows in accordance with the Council's housing policy and tenure mix. Building heights would vary between one and two and a half storeys in response to the surrounding character and in response to site topography and views.
- In response to government initiatives, the masterplan will promote allocated areas for starter homes, self-build and custom build housing. This will result in a wider local accommodation offer and will promote innovative design in a quality landscape setting.
- 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.

## Retirement Village

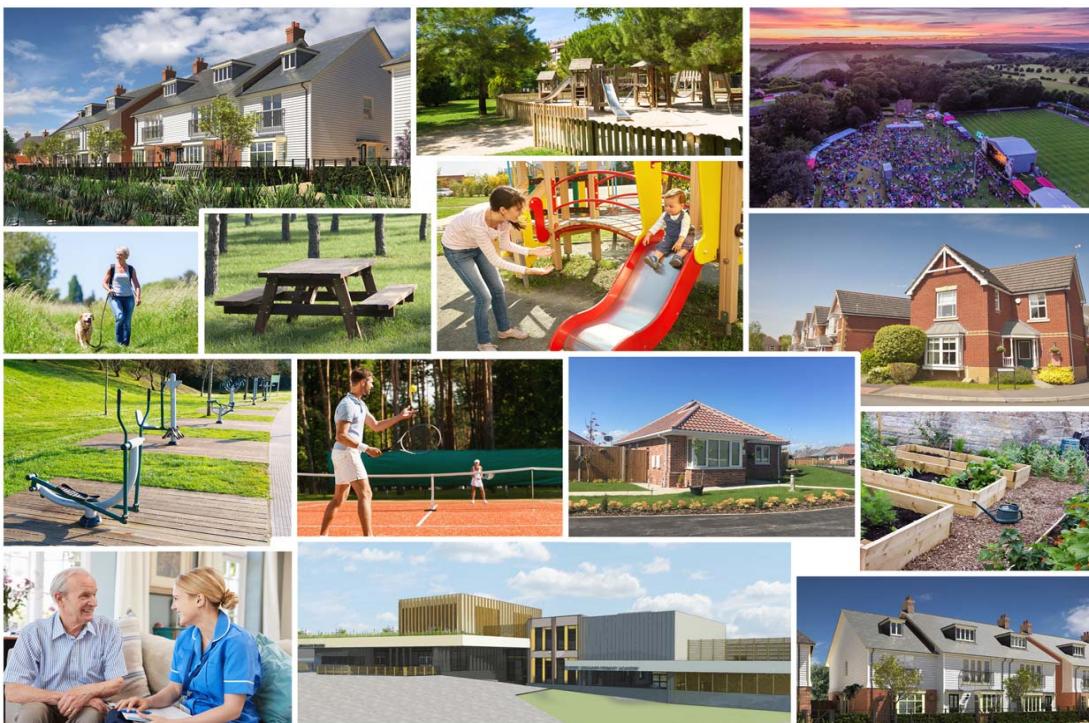
- The retirement housing market is dominated by large providers offering a rigid model of limited choice to retirees.
- The UK has an ageing population, and more needs to be done to ensure availability and choice in the retirement housing market.
- The masterplan therefore promotes the creation of the Hartley Retirement Village offering alternative accommodation comprising single-storey bungalows of a range of type and tenure, together with a care home and or extra care apartments in landscaped grounds in sustainable location.



Residential Parcel Study - the extension would see delivery of some 750 houses in addition to a retirement village

# 12.0 Why Here?

- Fawkham and Hartley (and adjoining Longfield) are well served by existing infrastructure and represents a sustainable location that should accommodate additional growth. The vision builds upon the existing offer of services available in Hartley and Longfield including the public transport links via Longfield Railway Station.
- In addition to the proposed provision of market and affordable housing, our offer includes specialist accommodation for the elderly, a new medical hub and state of the art new medical facilities for the Leigh Academies Trust.
- Hartley Parish has the highest proportion of over 65s in the district and therefore it is essential to ensure we provide for a range of homes and facilities that cater for this group.
- The benefits are wide reaching and will improve the lives of the youngest members of the community through enhanced education provision and will extend to the senior population via a retirement village. Business owners will benefit from new opportunities to take up incubator units, whilst families will have the opportunity to benefit from the ability to build their dream home from the available self-build plots.
- 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 with limited risk of harm being caused to either the character or appearance of the locality.
- Overall we consider that the land promoted would deliver genuine community benefits that will be inclusive for all.



# 13.0 Masterplan

Illustrative proposals include circa 750 new homes, which include a range of market homes, affordable housing and a specialist care village. The care village includes a range of properties from unassisted-living bungalows, to warden-controlled homes and specialist care provision.

- The ongoing proposals will be subject to further engagement with the local community, the respective Parish Councils and Sevenoaks District Council. Nonetheless, to assist with the plan making process an updated concept masterplan that has been prepared that has regard to the latest Council evidence and the engagement with the community/key stakeholders carried out to date.
- The proposed vision for would provide the following social and physical infrastructure to the benefit of existing and future residents:

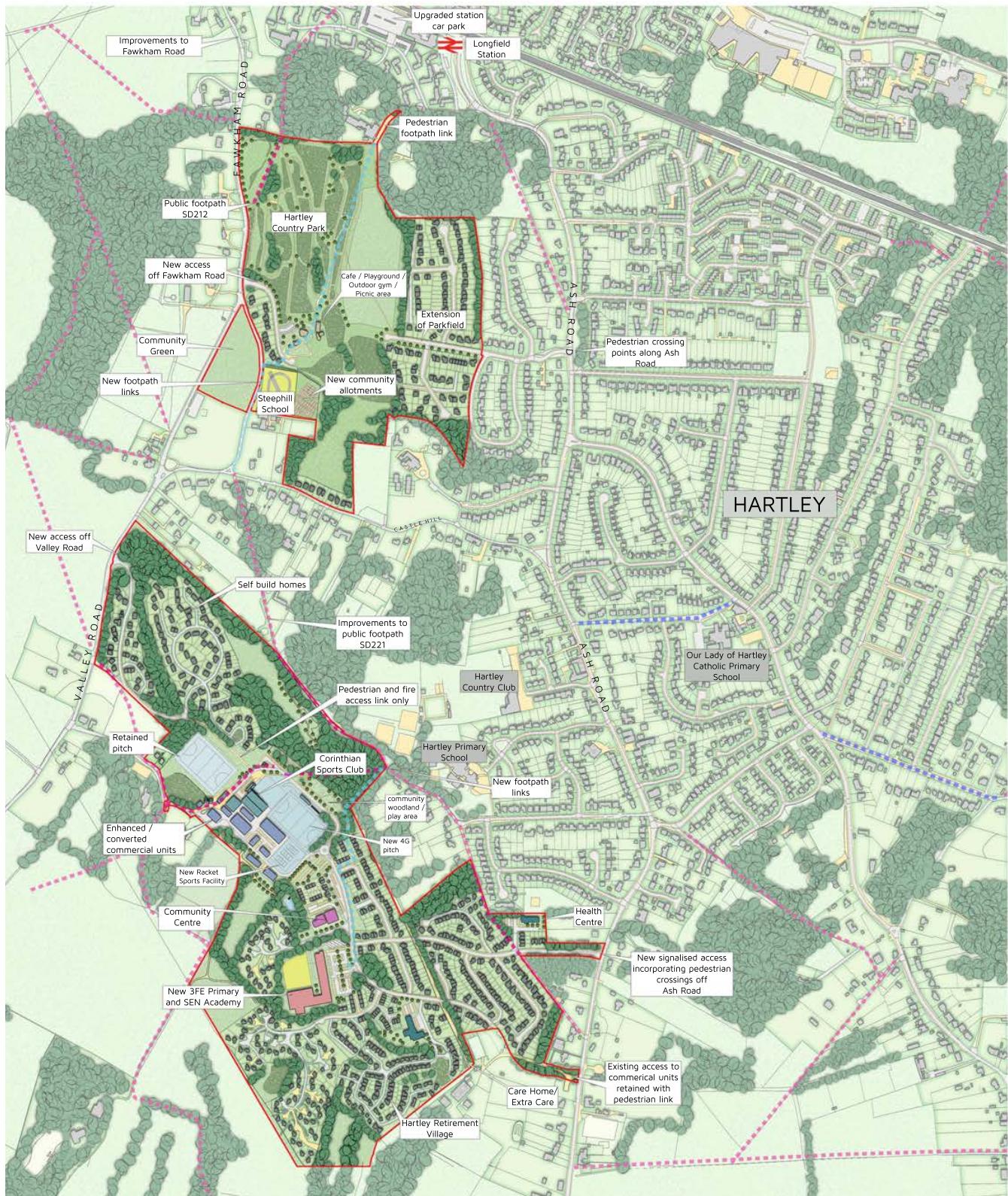
## North Extension

- Circa 150 new dwellings, 40% of which would be affordable;
- Provision of a new country park that could include;
  - Pedestrian and cycle links to Longfield Railway Station;
  - A children's adventure playground and outdoor gym;
  - A visitor café;
  - A woodland walk with trim trails.

## South Extension

- Circa 600 new dwellings, 40% of which would be affordable;
- Provision for starter homes and self-build plots;
- A bespoke retirement village exclusive for the elderly;
- A medical centre to complement existing facilities in New Ash Green and Longfield;
- Improved sports provision for which there is an unmet need, including a centre of excellence for indoor racket sports and tennis;
- A new community 4G pitch;
- A replacement primary school and SEN school for Leigh Academies Trust;
- New employment floorspace, including incubator units and start up space
- Improved and consolidated golf facilities at Redlibbets Golf Course;
- Improved accessibility and vehicle/cycle links between Valley Road and Ash Road;
- Public open space; and
- Community Allotments

Residential led mixed use allocation to deliver much needed homes, but a series of community benefits for which there is an evidenced needs.



# 13.1 Northern Extension



## Land adjacent to Banckside and Valley Road, Hartley (MX53)

- ① Up to 150 new dwellings, 40% of which would be affordable.
- ② Retained Sports Pitches for Steephill School.
- ③ Community Venue / church parking.
- ④ Community Allotments
- ⑤ Incorporated Public Footpath
- ⑥ Provision of a new country park that could include;
  - Pedestrian and cycle links to Longfield Railway Station;
  - A children's adventure playground and outdoor gym;
  - A visitor café;
  - Picnic Areas; and
  - A woodland walk with trim trails.
- ⑦ New pedestrian connection to Longfield Station.

# 13.2 Southern Extension



## Corinthian Sports Club (MX52)

- ⑧ Circa 600 new dwellings, 40% of which would be affordable.
- ⑨ A bespoke retirement village.
- ⑩ A satellite GP service/medical centre.
- ⑪ Improved sports provision incl. centre of excellence for indoor racket sports and tennis and community 4G pitch.
- ⑫ Improved and consolidated golf facilities at Redlibbets.
- ⑬ A replacement Primary & SEN school for Leigh Academies Trust.
- ⑭ New employment floor space.
- ⑮ A new community centre.
- ⑯ Community Woodland and Play
- ⑰ Open space.
- ⑱ New footpaths.
- ⑲ Incorporated Public Footpaths.
- ⑳ Fawkham Valley woods retained.

# 14.0 Key Benefits

The extension could lead to the following Economic, Social and Environmental benefits:



## New Jobs

The illustrative masterplan suggests provision of 620 jobs via new community facilities. In addition to approximately 290 jobs per year of construction (assuming a 10 year construction period).



## Support Local Jobs

New residents will increase spending in the local area thus supporting jobs within the community.



## Council Revenues

Generation of up to £3.5M in Council Tax Income as a result of the Government's New Homes Bonus.



## Section 106 & CIL Payments

A considerable sum will be paid in s.106 contributions to be used for local infrastructure.



## First Occupation Expenditure

Additional expenditure on goods and services to make a house 'feel like home'. A proportion of this would be captured locally.



## Community Spending

Opportunity to attract new spending power in the local area to enhance the vitality of local shops and services.



## Addressing Housing Shortage

Significant opportunity to provide a number of houses to the area and widen the range and choice of homes within the locality.



## Affordable Housing

Provision of 40% high quality affordable housing to meet the needs of the local community.



## Retirement Village

The provision of accommodation for the elderly on the site will cut adult social care expenditure.



## Play Areas

New play areas throughout residential zones and as part of the Country Park will provide a variety of equipment for local children.



## Green Spaces

A variety of natural spaces will be incorporated including the provision of a village green and improved setting for adjacent listed buildings.



## Allotments

Community allotments to encourage healthier living and home grown produce.



## New Landscaping

Introduction of high quality public realm and landscaping throughout the development.



## Biodiversity

Opportunity to enhance biodiversity through the addition of new green infrastructure.



## Walking and Cycling

Encourage walking, jogging and cycling with sustainable pedestrian and cycle routes and incorporation of existing Public Right of Ways.



## Improved Highway Infrastructure

New highway infrastructure to alleviate pressures on existing.



## Sustainable Transport

Longfield / Hartley is a 0.5 / 2.4 kilometre walk distance from the site (4 / 23 minute walk time), and operates services every 30 minutes to London Charing Cross and Gillingham.



## Hartley Country Park

Provision of a new Country Park for new and existing residents to enjoy.



## Corinthian Sport Club

Refurbishment and expansion of the established community facility.

