

# STONEHOUSE PARK

Garden Village

Sevenoaks Kent

## Development Proposal

A Visionary proposal for the creation of an exemplar garden village community that can provide housing, employment, community facilities, education and sporting facilities that will deliver a positive legacy the people of Sevenoaks deserve

### INTRODUCTION 01

**Quinn Estates have established themselves as the most proactive mixed use developers in the south east and have 42 live projects handled by an experienced and professional team.**

#### Quinn Estates

Quinn Estates have an exceptionally strong track record in obtaining planning consent on strategic sites and with a strong focus on delivery have become the joint venture partners with several councils in Kent. We aim to deliver exceptional benefits in the communities in which we build. That is why we have committed to over £42m of community projects, outside of Section 106 commitments, that includes a state of the art facility for the Pilgrims Hospice In Canterbury, a

new apprenticeship centre for Canterbury College and a sporting super hub in Herne Bay. As a group we have a track record for making things happen and doing what we say we will and creating huge social, environmental, sporting and economic benefits. Through engaging with local communities and stakeholders at an early stage, we have an enviable success rate in achieving planning consent.

#### QUINN ESTATES - COMPANY HIGHLIGHTS

- Consent obtained on circa 3,000 units in 2016;
- Portfolio of sites with potential for over 20,000 residential units;
- Joint venture partner with Swale Borough Council In the redevelopment of Sittingbourne town centre;
- Joint venture partner with Ashford Borough Council in the delivery of over 88,000 sq. ft of grade 'A' office space. the largest office scheme in Kent for over a decade; Built over 2m sq.ft of commercial space;
- 42 projects that will create circa 18,000 construction jobs;
- Sites that will deliver £200m of economic output a year into the south east economy; and
- Sites with potential for 4m sq.ft of commercial space and over 20,000 jobs.

## Spirit of Sittingbourne

Quinn Estates were invited by Swale Borough Council to partner with Development Securities, Cathedral Group and Essential Land in the £110m regeneration of Sittingbourne Town Centre. Within 6 months of involvement a planning approval was secured for a scheme of 215 apartments, a 7-screen cinema, 7 restaurants, a multi storey car park, modern retail space attractive to leading retailers and a new public realm alongside significant highways improvements. Construction has started on the scheme.

## Ashford Commercial Quarter

Quinn Estates have partnered with Ashford Borough Council in the delivery of an 88,000 sq.ft grade 'A' office building adjacent to Ashford International train Station. This represents the largest speculative office development in Kent in the last decade and will result in over 300 new jobs.

## Herne Bay Golf Club

As a specific golf course example. Quinn Estates secured planning permission for a comprehensive mixed use development on the edge of Herne Bay in September 2015. Crucially this is Canterbury's only strategic site which is currently being delivered, giving Quinn Estates a formidable reputation for delivery.

The development will create a number of significant community, environmental, social and economic benefits:

- Provision of 572 homes of mixed sizes and tenures, including 171 affordable homes,

meeting local housing requirements and significantly contributing to the Council's 5-year housing land supply.

- High quality homes set within a landscaped environment increasing the availability and choice of housing in the local area.
- The provision of much needed state of the art sports facilities to enable Herne Bay Youth Football, Cricket, Tennis and Hockey clubs to continue to develop and enhance their clubs providing significant social and wellbeing benefits associated with sport in the community.

## Thannington Park

Quinn Estates and Pentland Properties secured planning permission for a new community in Canterbury. The site, previously consented as a golf course, was excluded as a draft allocation in the Local Plan. Quinn Estates came up with the idea of including a bespoke hospice facilities, which was fundamental to the project's success. Planning permission was subsequently granted 11 months later.

The site now has a consent for the following:

- Creation of 750 homes including 30% affordable:
- A 40,000sq.ft grade 'A' office park
- A new primary school;
- A new £9m facility for the Pilgrim's Hospice funded by Pentland and Quinn Estates:
- 35 hectares of open space including new allotments, playing fields, a cricket pitch, new parkland and wildlife corridors. This represents one of the largest provision of green infrastructure in Canterbury in recent history.

# CLAGUE ARCHITECTS

## MASTERPLANNERS & ARCHITECTS

### Clague Architects LLP

Clague have led the design team in the preparation of the outline application proposal.

Clague are a multi-disciplinary practice of architects, master planners, conservation architects and interior designers, based in Kent, London and Hertfordshire. The practice has accumulated extensive experience in master planning large scale residential and mixed use development schemes.

Clague are especially familiar with the landscapes, buildings and social context of Kent. A number of Clague designed schemes have been used as case studies of good design practice.

CABE, the Commission for Architecture and the Built Environment, cites three Clague projects, all

of which have won Building for Life Gold Awards. They are Lacuna at Kings Hill, the Horsebridge at Whitstable and Queen Elizabeth Park, Guildford. The Kent Design Guide also uses two Clague designed schemes, Horsebridge and Lacuna as exemplars of good design.

Clague excel in place making and creating places with a clear sense of character. Developments, such as the example illustrated in Wye, use a more traditional architectural language integrated with landscaping to create a real sense of place. Working with Quinn Estates in Preston, Clague have designed more contemporary units that still have a strong traditional form allowing them to sit comfortably in the surrounding Kentish countryside

## TOWN PLANNERS

### Montagu Evans

Montagu Evans has a reputation as one of the UK's leading specialist town planning and development consultancies. It provides advice on development projects ranging from retail developments to complex urban regeneration

schemes. Its strengths lie in exploring, not only the practical and strategic aspects of each project, but also its commercial potential, in guiding each scheme from concept to completion.

## SITE ANALYSIS 02

### SITE DESCRIPTION

The site is located within a triangle of existing settlements of Chelsfield, Pratt's Bottom and Badger's Mount to the south-east of Orpington. The site is bounded by London Road to the north, beyond which lies Knockholt Railway Station, Cadlocks Hill and Watercroft Road to the east, Stonehouse Lane to the west and open farmland to the south. The wider surrounds of the site are dominated by farmland with blocks of woodland to the east and south-west.

The site itself is currently in use as a golf course and as such is largely dominated by mown grassland forming greens and fairways, together with rough grassland and scrub areas forming roughs. Other habitats present within the site include treelines, areas of scattered tree planting, four ponds and a number of buildings including the existing clubhouse.

### CONNECTIVITY

The site is located to the South of the village of Chelsfield on the A21. The site is within the M25 commuter belt and within Sevenoaks District Council.

The site has links directly to the M25 via the A21 and to Orpington and Bromley to the northwest.

Knockholt railway station provides a direct link to London and is in Travelcard Zone 6.

Broke Hill Golf Club is located within a triangle of existing settlements of Chelsfield, Pratts Bottom and Badger's Mount.

*[Please see Parcel Study, Density Study and Illustrative Layout drawings included in this section in the original brochure]*

## RATIONALE 03

This mixed-use development proposal seeks to accommodate circa 800 dwellings, self-build plots, commercial/office floor space, public open space, a secondary school and community facilities in a highly sustainable location, adjacent to Knockholt Station and Junction 4 of the M25. The proposed scheme will be set within an attractive landscaped and parkland setting and will provide a high-quality environment offering the opportunity for people to have immediate access to public transport enabling them to commute across London and Kent. The main aims for the development include the following:

- To create a high quality residential led development incorporating garden village principles in an established landscaped setting, in a highly sustainable location with immediate access to Knockholt Station (Zone 6) and Junction 4 of the M25.
- A scheme that will deliver circa 800 new dwellings comprising 2, 3, 4 and 5 bed houses (including policy compliant affordable housing and tenure mix), which will help to meet the existing and future housing needs of the Borough.
- Consideration is also being given to the provision of bungalows.
- The proposal involves the delivery of 59 self-build to provide opportunities for people to design and build their own homes as an alternative approach to mainstream residential development.
- Embodying garden village principles the development will combine high quality housing with exceptional social and economic infrastructure.
- The proposals will incorporate a new business community and strong infrastructure links from a developer with a very strong track record for the delivery of commercial space.
- The site is located within a Borough that has intense development pressures and significant environmental constraints, with an anticipated increase in housing numbers. In view of the site's positive sustainability credentials, it therefore offers a significant opportunity to assist the delivery of this additional housing requirement.
- A development that includes provision of local convenience services including retail facilities and potential for new sporting facilities for local sports clubs. The scheme also includes potential for secondary school provision for future and existing residents.
- The development makes efficient use of land, turning a golf course with a decreasing membership and declining viability into an exemplar living environment and moreover will replace an incongruous man made feature with a landscape led development proposal.
- The development of this site proposes the use of land which is not in agricultural use and does not produce crops. It is sequentially preferable and should be used ahead of any agricultural land.
- A scheme that will provide an exceptionally high quality local environment designed by Kent based leading architects which will deliver a range of housing densities across the site, providing a unique and desirable local environment.
- The scheme will create a strong and vibrant community with a strong identity and sense of place maintaining the physical separation, scale and character of adjacent settlements of Badgers Mount and Petts Wood.
- A sustainable opportunity to deliver significant social, economic and environmental benefits for residents of the wider community in the Borough.
- A site that has minimal ecological and landscape constraints.
- The proposed scheme will relieve development pressures in other settlements which have significant infrastructure, transport and landscape constraints within the Borough
- Quinn Estates has a strong track record of delivery across Kent and has significant experience in residential, commercial and leisure proposals working in partnership with both Swale and Ashford Borough Council.

# SUITABILITY OF SITE FOR DEVELOPMENT 04

## 2.1 PLANNING - INTRODUCTION

This Call for Sites representation has been prepared to set out a number of key points in support of the designation of Stonehouse Park for a mixed-use development.

## 2.2 PLANNING - BACKGROUND

According to Arup in its January 2017 Green Belt Assessment that was prepared for Sevenoaks District Council, at present, 93% of the Sevenoaks District (approximately 34,400 hectares) is designated as Green Belt. As is clear from the map showing the extent of the Green Belt in the District, the Green Belt generally wraps around the built-up areas of the District's main settlements and there are no large undeveloped areas adjoining the settlements that are not within the Green Belt [*please refer to original brochure for map*].

According to the Sevenoaks & Tunbridge Wells Strategic Housing Market Assessment (September 2015) the objectively-assessed need for Sevenoaks District for the period 2013-33 is 12,400 homes (620 per annum).

At an average density of 30 dwellings per hectare ('dph'), in excess of 400 hectares of land would be needed to satisfy the objectively-assessed need, equivalent to just over 1% of the District's Green Belt.

The January 2017 Green Belt Assessment identified a very small number of parcels that only meet the NPPF's Green Belt purposes weakly. In our opinion those areas would go nowhere near meeting the objectively-assessed need for new housing, even if housing were to be provided at densities of greater than 30 dph.

It is noted in the Green Belt Assessment, however, that the Assessment identification of sites does not preclude consideration and further assessment by Sevenoaks District Council of other areas of the Green Belt as part of its wider planning-making process (e.g. through the Site Selection process).

In our view, the process of further consideration should have sustainability as its central consideration and we believe that Stonehouse Park has very strong potential to deliver sustainable development.

## Planning Policy

Paragraph 7 of the NPPF explains that there are three dimensions to sustainable development, economic, social and environmental and that these dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** - contributing to building a strong responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and, by identifying and coordinating development requirements, including the provision of infrastructure.
- **a social role** - supporting strong vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.

We will look at Stonehouse Park in the context of these.

## Economic Role

Whilst much focus at the present time is on meeting housing needs.

it must not be forgotten that land is also needed for economic uses and this must be factored in to the overall land requirement across the District. Whilst Stonehouse Park is not an established employment location, the allocation of the site for a mixed use scheme will provide employment

opportunities through the creation of new commercial/office space and incubator units which could generate circa 500 long-term jobs.

Furthermore, the accessibility of the site by non-car modes (discussed below) means that there will be easy access to employment for those who need to commute to other towns and cities and equally accessible for business visitors.

## Social Role

Our initial analysis indicates that the density of housing at Stonehouse Park could range between 25 and 35 dph. On that basis, and even allowing for generous public open space and landscaping areas, the development could yield approximately 800 homes with additional self-build which would make a significant contribution to meeting the District's objectively-assessed housing need ('OAN') of 620 dwellings per annum. We would expect housing on this site to be delivered at a steady rate over a ten-year period. This would mean that the District could be certain that a significant proportion of its OAN - approximately one sixth - would be achieved each year for a decade following the grant of planning permission.

Employment opportunities as part of the development will offer a sustainable living/working environment and the provision of a new secondary school will have a significant

benefit to enhance the state educational facilities in the area where pressure exists.

In addition, the site benefits from easy access to a range of good services that already exist in the local area. For example the Princess Royal University Hospital, which has 24 hour Emergency Department, is about seven kilometres from the site and is accessible by car and public transport.

About four kilometres by road is a range of services in Green Street Green (including a supermarket) and further services are available in Sevenoaks town centre which can be accessed by train and bus. Other major centres, such as Bromley and Tunbridge Wells, are also accessible by buses which already serve the site.

Subject to the Council's opinions, it would also be possible to provide local services as part of the development such as small shops and community space, a model that Quinn Estates has successfully delivered elsewhere in Kent.

## Environmental Role

The Stonehouse Park site has a perhaps unique level of public transport accessibility when compared to other sites, particularly when one considers access by train; the National Rail station, with four trains an hour, is currently relatively remote but would be within walking distance of new housing on the Golf Club site. This should be given significant weight given that a large number of people travelling for work may well do so by train but are unlikely to use local buses, particularly if commuting to London.

Four trains per hour in each direction is a 'turn up and go' service which means that people are more likely to see trains as a viable alternative to the

private car. At present 0.29 million people used Knockholt compared with 0.94 million using Chelsfield which is the next station up the line and which serves an area with suburban densities. This is perhaps an indication of the attractiveness of the current service for people living in close proximity to the station, particularly given the variety of destinations served (including London, Sevenoaks and Tunbridge Wells).

In the site allocations sifting exercise, we think that the Golf Club site should be compared with other sites that have been identified for further study in the 2017 Green Belt Assessment. For example, site RA-9 at Westerham, RA-22 at Fort

Halstead and RA-24 at West Kingsdown which would not be accessible by train and as such are likely to add to road congestion.

Even where there are sites involving an extension to an existing large and well-connected urban area, for example RA-29 at Swanley, these would be distant from train services (in this case over 2km, beyond reasonable walking distance).

There are some sites which benefit from good proximity to existing rail links, for example RA-27 at Longfield (109 hectares) and RA-18 at Bat & Ball (87 hectares) but these would provide for less than half of the land needed for housing alone.

Thus, Stonehouse Park is one of the few large sites in the District that, if developed, would have high frequency and high capacity public transport on its doorstep. This would help to minimise pollution and congestion, not least by dispersing development away from already-congested areas such as Sevenoaks town. A sustainable development such as this would assist in adapting to climate change too.

A new community also offers the potential to boost the viability of existing services, including the hourly bus service that connects Bromley with Tunbridge Wells; a greater customer base may stimulate the provision of additional services

The development of this site also presents an opportunity to achieve other environmental gains. An initial site capacity exercise indicates that a substantial amount of open and natural space could be created - approximately 16 hectares. As well as being a benefit for local people, the incorporation of ecological optimisation measures (e.g. habitat-rich species) would be of benefit to the natural environment when compared with the heavily-managed nature of a golf course.

The mixed-use development proposal will bring land into public use, which is currently not the case and will create a well-conceived and high quality environment in which future and existing residents can live, work and enjoy the unique landscape setting in a highly sustainable manner.

# SUMMARY OF HIGHWAYS / INFRASTRUCTURE 05

## Introduction

Connect Consultants Limited (CCL) is a firm of transport planning and highway design consultants that have been instructed by Quinn Estates Limited to provide an overview of the highway and transportation considerations associated with the potential redevelopment of the Stonehouse Park site for residential purposes.

## Car Accessibility

The proposal site is likely to be accessed via the existing golf course simple priority T-junction with London Road. London Road connects with the A21 c. 320m to the west of the access junction at a limited movements priority junction. London Road also connects with Wheatsheaf Hill and Cadlocks Hill at a staggered crossroad priority junction c. 550m to the east before continuing to a five armed roundabout junction with, among other roads, the A224.

The A21, in the vicinity of the proposal site, connects the site with various settlements including Pratt's Bottom, Farnborough, Locksbottom and central Bromley to the north and west. The A21, in the vicinity of the proposal site also connects with Hewitt's Roundabout which is a six armed roundabout with arms including Wheatsheaf Hill and the A21 (as previously stated), Hewitts Road, two arms for the A224 and a spur of the M25. The M25 spur connects with the main M25 carriageways at a grade separated roundabout at Junction 4.

The traffic effect of the proposed development on the London Road site access junction will be considered. The potential exists to upgrade the

junction to provide a right turn ghost island facility should junction capacity analysis or safety considerations warrant it.

The traffic effect of the proposed development on the London Road / A21 will be considered and, should safety / junction capacity analysis identify it as required, improvements could be undertaken at the junction. The potential exists to change the layout of the junction such as to a signal junction or roundabout arrangement.

The traffic effect of the proposed development on the London Road / Wheatsheaf Hill / Cadlocks Hill junction will be considered. The potential exists to provide traffic management at the junction. should safety / junction capacity analysis identify it as required.

The traffic effect of the proposed development on Hewitts Roundabout will be considered and. should safety / junction capacity analysis identify it as required, improvements could be undertaken at the junction. Various possibilities exist for improvements at the junction including partial widening / lane remarking and additional entry lanes.

## Non Car Accessibility

### Pedestrian

Footways exist along the southern side of London Road (i.e. along the site frontage) which connect the site to the local pedestrian network. Importantly the footways connect the proposal site with Knockholt Railway Station, local bus

stops and Pratt's Bottom. If necessary, works can be undertaken to pedestrian facilities to improve connectivity to transport facilities and local services.

### Cycle

There are advisory cycle lanes along sections of London Road in the vicinity of the proposal site. There is also a cycle connection with Pratt's

Bottom via residential roads and a shared footway / cycleway avoiding the requirement for cyclists to

travel along the A21 between the proposal site and Pratt's Bottom.

Eastbound and westbound bus stops are located along London Road c. 180m walk distance east of the existing site access. The bus stops are served by the 402 bus service (other bus services which appear to be primarily school service are not currently considered further) which connects Tunbridge Wells with Bromley via Tonbridge and Sevenoaks. The bus has a peak frequency of approximately hourly on a weekday, 3 services per day on a Saturday and no service on a Sunday.

Rail: Knockholt Railway Station is located c. 230m walk distance from the proposal site access.

### **Local Facilities**

Pratt's Bottom provides a range of facilities including a public house and a Shop'n'Drive (convenience store associated with a petrol filling station). Other local settlements provide additional facilities including general practice and dental surgeries at Chelsfield and Orpington.

Overall the site has a prominent location in relation to the local and strategic road network and is readily accessible by a variety of non-car modes. The potential exists for improvements to be undertaken at local junctions and the site benefits from various facilities within the vicinity of the proposal site

Knockholt Railway Station is located on the London Charing Cross to Sevenoaks railway line with other stops along the route including Orpington. Chislehurst and London Waterloo East. The service runs up to approximately 3 times per hour each way on a weekday and 2 times per hour each way on a Saturday. Currently on a Sunday the service runs from between Knockholt and Orpington only. From Orpington it is possible to get a train to London Bridge which runs approximately 2 times per hour each way.

The redevelopment of the site offers the potential to provide a car park serving Knockholt Railway Station.

To the east the Site boundaries are formed by tall hedgerows adjoining Cadlocks Hill and Station Road with an enclave of housing development (No 1 to 19 London Road, No.1 to 4 Cadlocks Hill and No's 1 to 60 Watercroft Road) beyond which are areas of open farmland . Watercrafts Woods and residential areas of Badger's Mount surrounded by areas of woodland (Hollows Wood, Barnett's Wood, Andrew's Wood and Pilots Wood (forming part of Shoreham Woods Country Park) with the M25 motorway to the east

## SUMMARY OF LANDSCAPE ISSUES 06

To the south the boundary of the Site is formed strong robust hedgerow which extends east to west from Station Road to Stonehouse Lane with the western section of the boundary also defined by a section of Public Footpath No.SR724

To the south of this boundary are open farmland / orchards extending up to the village of Halstead and Knockholt Pounds to the south.

The south western boundary of the Site is formed by a section of tall robust hedgerow and belts of semi-mature trees adjoining Stonehouse Lane whilst the north western boundary of the Site is defined by an existing discontinues hedgerow and trees beyond to the west is an open pasture field and areas of woodland which extends up to the A21 and provides some containment within the landscape along this edge of the Site. To the west of the Site is the settlement of Pratt's Bottom which extends up to the A21 with Chelsfield Lakes Golf Course to the north of the A21. There are views towards and across the Site from section of Stonehouse Lane.

The Site occupies the dip slope of the North Downs rising from about 115m AOD in the north western corner of the Site adjoining Sevenoaks Road to about 150m AOD on the central southern boundary with the land continuing to rises to the North Downs scarp slope at about 213m AOD to the south of Knockholt Pound about 2.5 km from the Site.

The 2004 Kent County Council Landscape Character Assessment identifies the Site and its surrounding landscape as lying within the Knockholt Downs character area with land to the south and east lying in the Knockholt Darent Valley character area. The assessment identifies the Knockholt Downs character area as being in a Moderate condition and having a Moderate sensitivity to change resulting in a 'Conserve and Create' approach to landscape actions i.e. "actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition.

Sevenoaks District Council has recently published the Sevenoaks Landscape Character Assessment in January 2017 and updates the previous 2011

Sevenoaks Countryside Assessment SPD. This identifies the Site as lying within landscape character type 'Area 3: Wooded Downs' and landscape character area '3a: Knockholt and Halstead Wooded Downs' with LCT 'Area 5: Scarp Landscapes' and LCA 5a: 'Chevening Scarp' to the south and east

The key characteristics of Area 3a: Knockholt and Halstead Downs are defined as follows:

Generally gently undulating, but with some steep valley slopes

Mainly agricultural land use (arable and pasture), with plant nurseries, horticulture, residential, commercial and recreational (including a golf course).

The majority of the Site is very well contained within the landscape and there are a limited number of viewpoints where the Site is visible especially from the local road network (Cadlocks Hill. Sections of London Road and Stonehouse Lane). However, there are a number of PROW's (Footpath No.SR63, 1. SR63, and SR724) across the Site where views are likely to be obtained into and across the Site. Elsewhere to the northwest and east the network of public footpaths / bridleway within the countryside are limited.

It is considered that the majority of the golf course could be developed for housing development, subject to the provision of appropriate multifunctional open space and landscaped 'buffers' to the Site boundaries and extending through the Site (including the retaining of the majority of the existing trees, tree belts and hedgerows which are considered worthy of retention) to mitigate for the landscape and visual effects of the proposed development.

Development of the Site would also be subject to the emerging local plan allocating land for development and removing the area from the Metropolitan Green Belt (NPPF Paragraph 83 and 84) However, on the basis of this initial assessment, there are a number of options available to form suitable new Greenbelt boundaries which follow existing landscape features such as London Road. Cadlocks Hill / Watercraft Road and Stonehouse Lane as well as trees / hedgerows on the southern boundary of the Site which would meet the NPPF criteria for defining new MGB boundaries (NPPF Paragraph 85).

## SUMMARY OF ECOLOGICAL DESIGNATIONS 07

The Site itself is not subject to any statutory designations. The nearest statutory designation to the Site is Lullingstone Park, site of Special Scientific Interest (SSSI), located approximately 2.1 km to the north-east of the site. The SSSI's designated for its old pollard trees and woodland supporting important communities of invertebrates, lichens, breeding birds and fungi.

The nearest European designation to the site is North Downs Woodlands Special Area of Conservation (SAC) located 18 km to the east, designated for its woodland and grassland/scrub habitats. No other international designations are located within 20km of the Site.

Based on a review of information from Sevenoaks District Council's website, the site itself is not subject to non-statutory designation, with the nearest Local Wildlife Sites (LWS) located 225m to the north-east and 275m to west respectively. These LWSs both appear to be associated with Ancient Woodland.

### Habitats and Potential for Faunal Species

A review of the MAGIC database does not indicate the presence of any notable or priority habitat types (such as unimproved grassland) within or adjacent to the site, with the exception of the adjacent Ancient Woodland noted above. Current aerial photography indicates that the majority of the site is dominated by mown grassland forming greens and fairways, with intensive management of these areas likely to limit their value for wildlife, whilst historical aerial photography indicates

the entire site comprised arable farmland as recently as 1990, with the exception of the north-eastern field and an area of plantation woodland in the west. As such, whilst some additional habitats are present, including treelines, scattered tree planting, ponds and rough grassland, these have largely established or been created within the last 25 years, and are unlikely to have developed significant wildlife interest.

It is proposed that a full suite of ecological survey work is undertaken to inform the development proposals, to include a Phase 1 habitat survey and specific faunal surveys where potential habitat

In area of Ancient Semi-Natural Woodland (ASNW) is located immediately adjacent to the Site at the north-western edge, whilst a further area of ASNW is located approximately 100m to the east of the site.

Consideration will need to be given to the areas of Ancient Woodland within the immediate surrounds of the site, requiring incorporation of an appropriate buffer, together with standard safeguarding measures during the construction phase (such as control of dust creation and management of drainage) to avoid adverse effects on such designations.

Other designations are further separated from the site, such that they are unlikely to be affected by the proposed development. Notably, a review of the SSSI Impact Risk Zone tool on the MAGIC database does not highlight any potential issues in relation to these designations arising from residential or commercial development within the site.

opportunities are present. Based on the habitats evident at the site, this is likely to include surveys for bats, Dormouse, breeding birds, reptiles and Great Crested Newt.

Such surveys will allow key habitat areas to be identified and will provide an assessment of use of the site by protected and notable faunal species. This will inform the detailed layout, indicating areas for retention and protection, and requirements for mitigation and compensation under the proposals. However, it is considered that suitable habitat opportunities can be maintained within corridors of open space through and around the development areas, whilst new habitats can be created to provide gains for biodiversity under the scheme, and contribute to national and local policy objectives. As such, it is unlikely that habitats or faunal species present within the site would form a significant constraint to proposed development.

Based on an Initial review of desktop sources, the site does not appear to be subject to any significant ecological constraints. Notably, the site

is not subject to any statutory or non-statutory ecological designation, whilst the closest statutory ecological designations are well separated from the site, such that they are unlikely to be subject to any adverse effects as a result of the proposed development.

The site appears to be dominated by intensively managed grassland of low ecological value, with other habitats largely established or created within the last 25 years. However, habitats such as treelines, scattered tree planting, ponds and rough grassland may be of some interest within a local context, and offer opportunities for a range of faunal species. As such, a full suite of ecological

surveys will be undertaken to provide a detailed assessment of the site and inform the development proposals. Nevertheless, it is considered that suitable habitat opportunities can be maintained within corridors of open space through and around the development areas, whilst new habitats can be created to provide gains for biodiversity under the scheme and contribute to national and local policy objectives.

On this basis, it is considered that there are unlikely to be any significant ecological constraints to the development of the site, and the proposed development would be feasible in ecological terms.

## SUMMARY OF FLOODING ISSUES 08

Analysis of the EA's online flood maps indicates the site to be located within Flood Zone 1 (low risk of river flooding). The site is also shown to be at very low risk of surface water flooding though surface water is shown on these maps to pond along London Road and the stage 1 Sevenoaks Surface Water Management Plan indicates that localised flooding has occurred on the Orpington Bypass. There are no watercourses in the immediate vicinity of the site and the site is

underlain by chalk, a principal aquifer and a groundwater source protection zone. As there are no watercourses in the vicinity of the site the surface water strategy will be based around infiltration. Depending on the fissures in the underlying chalk and exact permeability will depend on whether trench or deep bore soakaways are used. As the site is underlain by a principal aquifer early consultation with the EA will be required over soakaway design.

## 'What Will This Do For The Kent Economy?'

### 'It Will Deliver These Economic Benefits'

The development will provide employment opportunities within the local area. The proposed commercial space could generate Jobs across a range of occupation types and skill levels.

The development will also generate annual business rates, contributing to the funding of local services and infrastructure. *[Please see jobs, revenue and facility projections diagram in this section in the original brochure]*

## 'What Kind of Benefit will this Deliver?'

**Quinn Estates have established themselves as the most proactive mixed use developers in the south east and have 42 live projects handled by an experienced and professional team.**

### **Economic**

- Modern, flexible and bespoke business space for a range of occupiers
- The provision of an economic hub that has the potential to generate significant inward Investment and circa 500 new long term jobs
- Infrastructure enhancements to support the local network
- Circa 500-600 construction jobs a year
- A development that once complete will generate economic output and spend, significantly benefiting the local economy, therefore creating local Jobs for local people

### **Environmental**

- This site can come forward ahead of currently farmed parcels of land that are already allocated as this site is far stronger sequentially
- Significant ecological betterment will be delivered, when compared against the existing golf course which is an incongruous manmade landscape feature of low ecological value with a rigorous maintenance regime involving considerable use of pesticides
- Provision of green infrastructure and links thus encouraging pedestrian and cycle movements
- The development includes suitable habitats for protected and non-protected wildlife within the proposed green corridors/green spaces within the site and within the proposed open space.
- Creation of significant open space to enable the public to utilise what is currently an under-utilised private parcel of land
- The scheme includes extensive native landscape planting to mitigate any visual impact from the development. This will include introducing native plants and flower species on the site

### **Social**

- Creation of sporting facilities to enable local clubs to become more successful so that they can continue to develop and encourage participation amongst both children and adults which has clear long term positive Influences on health and wellbeing:
- The potential for the provision of a new secondary school, widening, and significantly improving educational facilities in the area
- The creation of publicly accessible open space allowing local people to enjoy dedicated green spaces thus improving local facilities and the health of the residents
- Provision of much needed housing (including policy compliant affordable housing) in an area that needs to build and where there is a chronic struggle to get on the housing ladder:
- Potential for new or enhanced medical provision
- This development can be delivered without affecting the living standards of residents of surrounding settlements as it is separate and non-overbearing

***"Planning is key to unlocking transformational housing, community and environmental benefits in a highly sustainable location."***