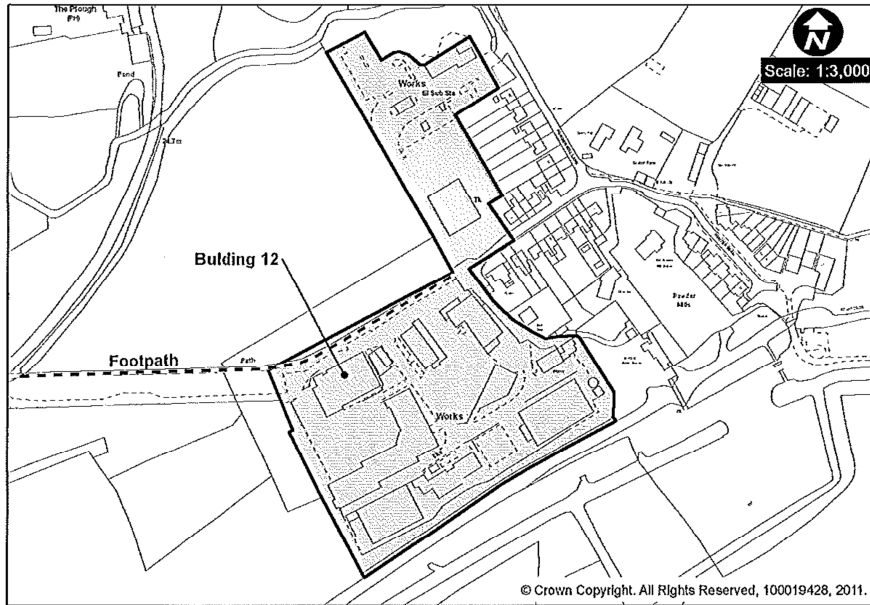


Appendix 1 - Site Details and Design Guidance

Glaxo Smith Kline, Powder Mills, Leigh



Appendix 1 - Site Details and Design Guidance

Site Address:	Glaxo Smith Kline, Powder Mills, Leigh	Settlement:	Other settlement
Ward:	Leigh and Chiddingstone Causeway	Proposed Allocation:	Residential Led Mixed Use
Current use:	Mixed Use - Offices, Warehousing & General Industrial (vacant)		
<p>Development Guide:</p> <ul style="list-style-type: none"> An independent study sets out that the preferred option for the redevelopment of the site is to retain 'Building 12' and release the remainder of the site for residential development of a mix of unit types (detached and attached). Any proposals for residential development that does not include the retention of 'Building 12' would need to justify the loss of employment in line with Policy SP8 of the Sevenoaks Core Strategy. Any redevelopment is restricted to the replacement of the existing 'footprint' of buildings at the site in accordance with national Green Belt Policy. The existing residential units outside of the secure element of the site should be retained and are not included within the formal allocation. Any redevelopment of the site will be contingent on the inclusion of accessibility improvements, which will be <u>required</u> as part of any planning application, to improve the sustainability of the site. Part of the site contains the remains of a gunpowder manufacturing facility dating back to 1811, as such the site is listed in the English Heritage document 'Monument Protection Programme: Gunpowder Mills' (1998), where it is assessed as 'not of schedulable quality but undoubtedly of regional value'. Redevelopment proposals should be designed in a manner that respects the historic nature of the site and preserves archaeological interest. The site is partially covered by Flood Zone 3B. No development should take place within this area. Both north and west existing access points to Powder Mills Lane should be maintained to ensure an acceptable 'dry escape route' in the event of severe flooding. In relation to remediation, a small number of localised areas of contamination have been identified within the Site. Any redevelopment permission will be conditioned to require further assessment and/or remediation of these areas. This will not preclude development opportunities on this site. Retention of Public Footpath through site <p>Access - Both north and west existing access points to Powder Mills Lane should be maintained to ensure an acceptable 'dry escape route' in the event of severe flooding Delivery - the owner (GSK) is promoting the site for redevelopment</p>			
Gross Area (Ha):	3.29	Net Area (Ha):	3.19 (related to building 12)
Housing capacity	100	Phasing	0-5 years (2012-2016)