

CABINET SCRUTINY COMMITTEE

Monday, 28th March, 2011

2.30 pm

**Edenbridge Leisure Centre, Stangrove Park,
Edenbridge, Kent, TN8 5LU**





AGENDA
CABINET SCRUTINY COMMITTEE

Monday, 28th March, 2011, at 2.30 pm
Edenbridge Leisure Centre, Stangrove
Park, Edenbridge, Kent

Ask for: **Peter Sass**
Telephone: **01622 694002**

Membership

Liberal Democrat (1): Mrs T Dean (Chairman)

Conservative (11): Mr R F Manning, Mr R Brookbank, Mr A R Chell, Mr D A Hirst,
Mr E E C Hotson, Mr M J Jarvis, Mr R E King, Mrs J P Law,
Mr R L H Long, TD, Mr J E Scholes Mr C P Smith

Labour (1) Mr L Christie

Independent (1) Mr R J Lees

Church The Reverend N Genders, Dr D Wadman Mr A Tear

Representatives (3):

Parent Governor (2): Mr B Critchley Mr P Myers

Refreshments will be available 15 minutes before the start of the meeting

Timing of items as shown below is approximate and subject to change.

County Councillors who are not Members of the Committee but who wish to ask questions at the meeting are asked to notify the Chairman of their questions in advance.

Webcasting Notice

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

By entering the meeting room you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you do not wish to have your image captured then you should make the Clerk of the meeting aware.

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

A. COMMITTEE BUSINESS

- A1 Introduction/Webcasting
- A2 Substitutes
- A3 Declarations of Interests by Members in Items on the Agenda for this Meeting

D. CABINET MEMBER DECISIONS

- D1 Edenbridge Community Centre (1 - 96)

This item will be considered in four parts:

- 1. Overview of project and benefits*
- 2. Implementation timeframe and lessons learned*
- 3. Long term financial sustainability*
- 4. Local concerns*

Mr P Lake, County Councillor, Sevenoaks South, Mr R Aldous, Capital Strategy Manager, Mr K Tilson, Head of Finance for Communities and Mr J White, Capital Project Officer have been invited to attend the meeting to answer Members' questions on this item.

The following external witnesses have also been invited to answer Members' questions: Ms Christine Lane, Town Clerk, Edenbridge Town Council; Councillor Jill Davison, Edenbridge Town Council and Sevenoaks District Council; Councillor John Scholey, Edenbridge Town Council and Sevenoaks District Council; and Ms Sally Richards, Regional Development Manager, Orbit Housing Group.

Peter Sass
Head of Democratic Services and Local Leadership
(01622) 694002

Friday, 18 March 2011

Please note that any background documents referred to in the accompanying papers maybe inspected by arrangement with the officer responsible for preparing the relevant report.

By: Peter Sass: Head of Democratic Services and Local Leadership
To: Cabinet Scrutiny Committee – 28 March 2011
Subject: Edenbridge Community Centre

Background

(1) Members would like more information on the project, its benefits, the implementation timeframe, the lessons learned, the long term financial sustainability and any local concerns.

(2) The records of decision and background information documents are attached for Members' information.

Guests

(1) Mr P Lake, County Councillor, Sevenoaks South, Mr R Aldous, Capital Strategy Manager, Mr K Tilson, Head of Finance for Communities and Mr J White, Capital Project Officer have been invited to attend the meeting to answer Members' questions on this item.

Options for the Cabinet Scrutiny Committee

Please note that the implementation of the decision(s) has not been delayed by this call-in

(1) The Cabinet Scrutiny Committee may:

(a) make no comments

(b) express comments but not require reconsideration of the decision

Contact: Adam Webb Tel: 01622 694764

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KENT COUNTY COUNCIL - RECORD OF DECISION

DECISION TAKEN BY

Mr Roger Gough
Cabinet Member for Business Strategy & Support

DECISION NO.

10/01431

(This is an unrestricted summary of a matter which is exempt under the provisions of paragraph 3 of Part 1 of schedule 12A of the Local Government Act 1972)

Subject:

Sale of 2.23 acres of freehold land comprising part of the former Eden Valley Secondary School Site, Edenbridge

Decision:

N.B
This is a revised Form C signed by the Cabinet Member Roger Gough on 15 March 2010 which authorised the sale of the land.

The price assumed the demolition of the existing school building would be undertaken by KCC prior to the sale. Due to complexities of the site and the presence of large quantities of asbestos in the buildings, demolition will now be responsibility of the purchasers and the land sale price will be adjusted accordingly.

Any Interest Declared when the Decision was Taken

None

Reason(s) for decision, including alternatives considered and any additional information

Seek approval for the sale of freehold land of some 2.23 acres for the development of up to 40 residential units. This is linked to the construction by KCC of a community centre on adjacent land towards which the sale proceeds will be applied. The community centre will be procured by Communities Directorate and a parallel application for approval will be submitted to Mr. Mike Hill, Cabinet Member, Community Services..

Background Documents: None

signed

Roger Gough

date

4 February 2011

FOR LEGAL AND DEMOCRATIC SERVICES USE ONLY

Decision Referred to Cabinet Scrutiny	Cabinet Scrutiny Decision to Refer Back for Reconsideration	Reconsideration Record Sheet Issued	Reconsideration of Decision Published												
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YES		NO													
YES		NO													
YES		NO													

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Decision Number: 10/01431

SALE OF PART OF THE FORMER EDEN VALLEY SCHOOL SITE, FOUR ELMS ROAD, EDENBRIDGE TN8 6AD

(This is an unrestricted summary of a matter which is exempt under the provisions of paragraph 3 of Part 1 of schedule 12A of the Local Government Act 1972)

**SUMMARY:
FOR DECISION**

The purpose of this report is to:-

Seek approval for the sale of freehold land of some 2.23 acres for the development of up to 40 residential units. This is linked to the construction by KCC of a community centre on adjacent land towards which the sale proceeds will be applied. The community centre will be procured by Communities Directorate and a parallel application for approval will be submitted to Mr. Mike Hill, Cabinet Member, Community Services..

There are no background documents

None

Contact Details:
David Hynard
Manager Property Development
01622 221322

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KENT COUNTY COUNCIL - RECORD OF DECISION

DECISION TAKEN BY

Mr Mike Hill, Cabinet Member for Customer and Communities

DECISION NO.

10/01531

If decision is likely to disclose exempt information please specify the relevant paragraph(s) of Part 1 of Schedule 12A of the Local Government Act 1972

Subject:

Contract for the construction of the Edenbridge Community Centre.

Decision:

As Cabinet Member for Customer and Communities I AGREE to:

- (i) award the contract to Orbit Homes Ltd (with Hill Partnership Ltd) for the construction of the Edenbridge Community Centre, and
- (ii) authorise the Managing Director for Communities (the Corporate Director for Customer and Communities from 4th April 2011) to enter into a contract on behalf of KCC subject to satisfactory terms and conditions being agreed.

Any Interest Declared when the Decision was Taken

None

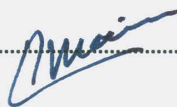
Reason(s) for decision, including alternatives considered and any additional information

Since the closure of Eden Valley Secondary School in 2002 it has been a long term ambition of KCC to make the site available as a base for local community groups, and this requirement for the facility was subsequently entered into the Capital Programme as part of the Medium Term Plan. Following extensive consultation a proposal to secure a single, linked, planning consent for a Community Centre and residential development was pursued. This was granted by Sevenoaks District Council in July 2009. Following a tender process which concluded in September 2010, bids were subjected to a rigorous and detailed assessment and the submission by Orbit Homes Ltd (with Hill Partnership Ltd) provided the best combination of quality and cost.

Report **exempt**: paragraph 3 of Part 1 of schedule 12A of the Local Government Act 1972

Background Documents: None

.....
signed



.....
date

3rd FEBRUARY 2011

FOR LEGAL AND DEMOCRATIC SERVICES USE ONLY

Decision Referred to Cabinet Scrutiny				Cabinet Scrutiny Decision to Refer Back for Reconsideration				Reconsideration Record Sheet Issued				Reconsideration of Decision Published			
YES		NO		YES		NO		YES		NO					

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KENT COUNTY COUNCIL - RECORD OF DECISION

<p>DECISION TAKEN BY</p> <p>Mr R Gough</p> <p>Cabinet Member for Business Strategy & Support</p> <p>Mr M Hill</p> <p>Cabinet Member for Customer and Communities</p>

<p>DECISION NO.</p> <p>11/01627</p>
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Unrestricted Summary of an Exempt Record of Decision

Subject:
Grant of a long lease at the Edenbridge Baptist Church and outline occupational terms at the new Edenbridge Community Centre

Decision:

The Cabinet Member for Business Strategy & Support and the Cabinet Member for Customer and Communities AGREE to delegate authority to the Director of Property and Infrastructure and the Director of Communities to finalise the heads of terms outline in the exempt and authorise them to complete on behalf of the County Council all necessary agreements and contracts.

Any Interest Declared when the Decision was Taken
 None

Reason(s) for decision, including alternatives considered and any additional information
 To authorise the completion of the long lease with the Baptist Church as envisaged in the project plan to re-provide space for community based, frontline service by KCC and its partners.

Background Documents: None

signed **Roger Gough & Mike Hill**

date **7/3/11**

FOR LEGAL AND DEMOCRATIC SERVICES USE ONLY

Decision Referred to Cabinet Scrutiny			
YES		NO	

Cabinet Scrutiny Decision to Refer Back for Reconsideration			
YES		NO	

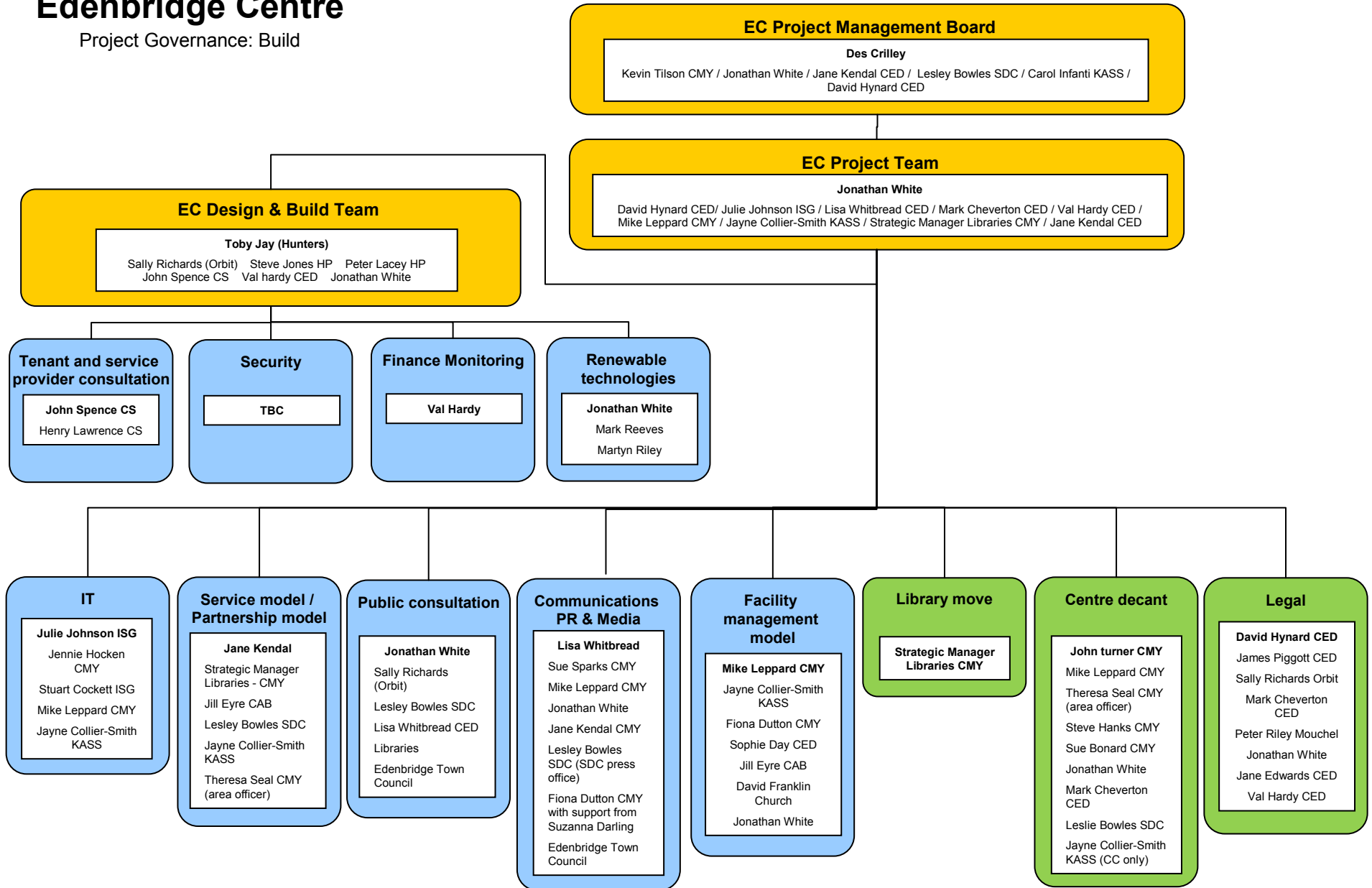
Reconsideration Record Sheet Issued			
YES		NO	

Reconsideration of Decision Published	

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Edenbridge Centre

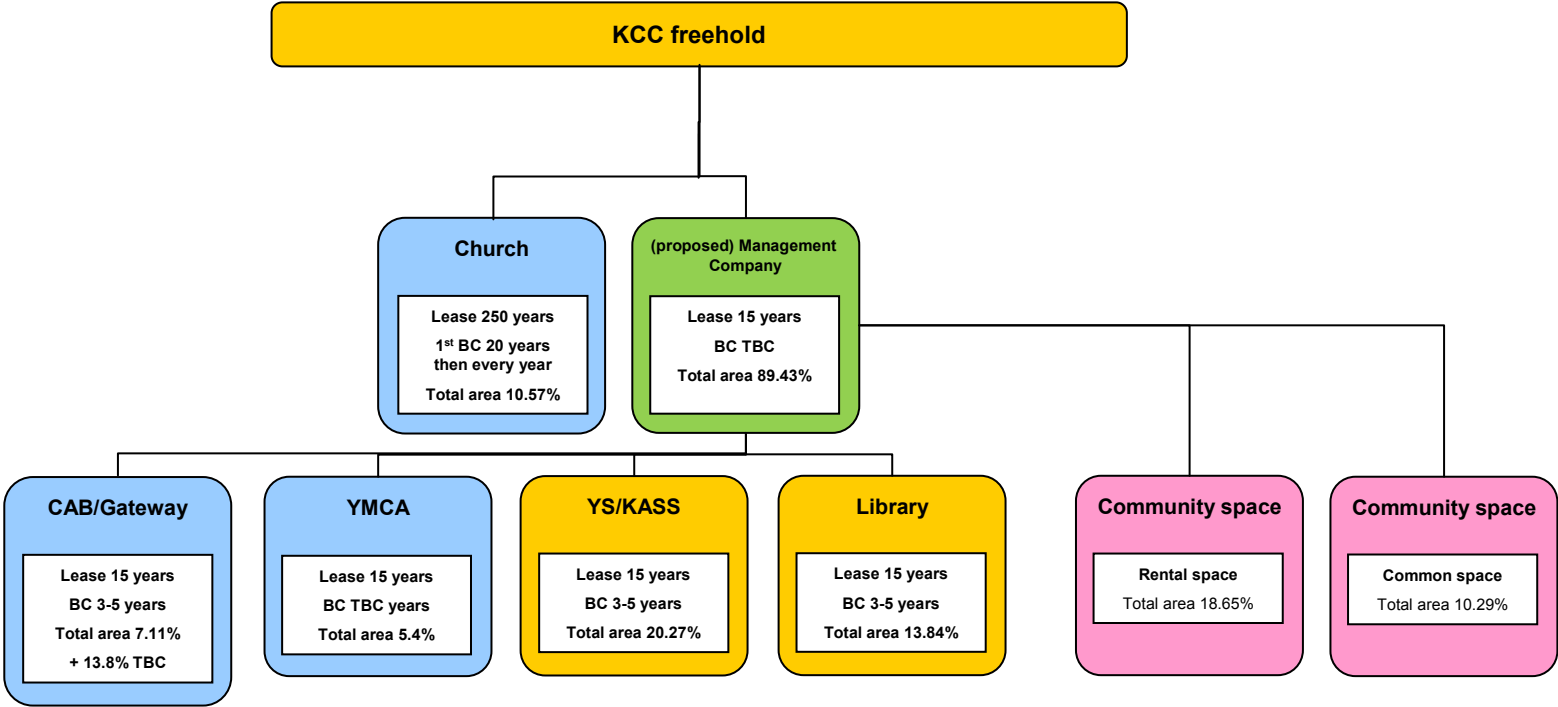
Project Governance: Build



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Edenbridge Centre

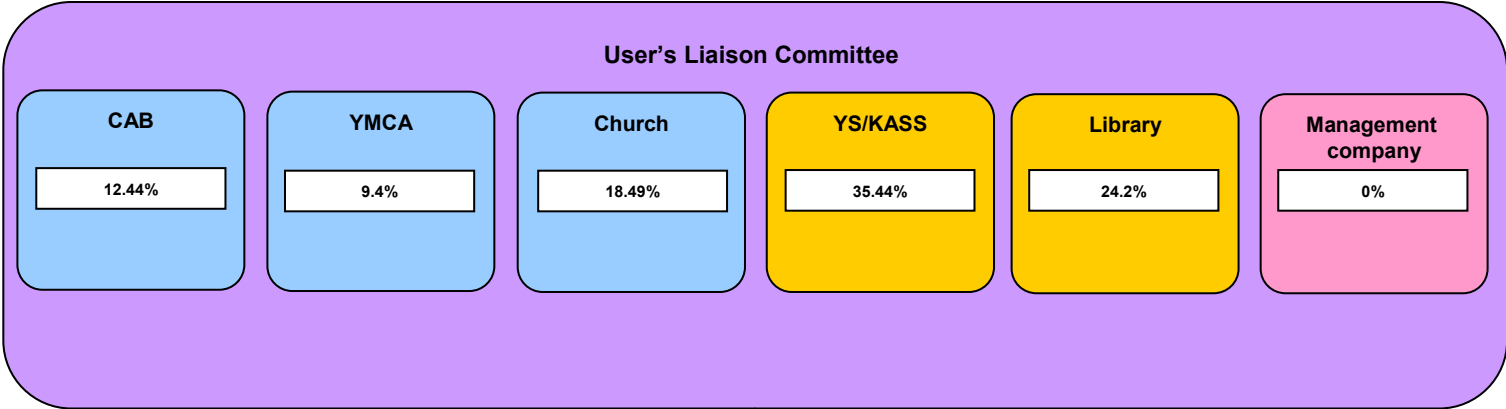
Legal framework



Edenbridge Centre

Management setup

KCC Head of Property (dispute resolution)



KCC or Management company

Community Centre

The Edenbridge Centre

Public consultation feedback forms

This feedback form is to ask local people for their views of the current revised plans for the former Eden Valley School site to build forty homes and a community centre. All responses will be treated confidentially and some of the comments you provide maybe submitted as part of the planning application.

Name.....

Home postcode.....

The site will have an emphasis on family homes and space has also been set aside for a nature reserve and play areas for locals to enjoy the natural environment.

Having seen the boards what do you think of the design of the development?

.....
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.....
.....

The centre will provide easily accessible community facilities, alongside additional healthy living facilities and outdoor activities for all. When designing the development we wanted to encourage a mixed community for all age groups and incomes.

When thinking about community facilities is there anything else you would like to see in and around the site?

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Public consultation 0.5

You said:	We listened and:
The current consented scheme shows the community centre hidden at the back of the site.	We listened and moved the community centre to the north west corner of the site (junction between B2026 and B2027) which was what tenants and prospective tenants wanted in order to ensure maximum use of their services. Moving the centre will also improve the quality of life for the new residential development, while the landscaping to the front of the community centre will help minimise any impact on current dwellings.
Why are you changing the layout of the community centre?	The new community centre needed to move away from sport provision which is already being provided for by the local leisure centre. Instead of competing against each other, the two buildings now complement each other. Users also asked for changes to be made which led to the eventual re-design.
Why do we need the housing?	The housing is needed as an enabling development for the community centre. The housing numbers will remain the same as the previous planning application which was forty. There will be a mix of two, three and four bedroom family homes.
Why are you looking to move the CAB and the library?	<p>The CAB are an independent organisation who have faithfully served the Edenbridge community for many years. Like all grant funded organisations suffering in the current down turn, they need to consider their options to ensure they can continue to serve your community. Their decision to move or not, will be made by them, to benefit you. We have offered to help them where we can and giving them space in the centre is a potential solution.</p> <p>In terms of the library, KCC is committed to providing high quality services in Edenbridge and we aim to meet the needs of the people who live and work in the area. As part of this we regularly explore opportunities to partner and co-locate with other service providers to improve our offer to local people. Some discussions have been taking place to assess the potential opportunities of moving the library in Edenbridge and if these discussions do result in proposals to develop the library service, we will ensure that the local community are involved in taking those proposals forward.</p>
Who have you been speaking to about the centre and which tenants will be in it?	We are still working on the final tenants for the centre but there are a few we can guarantee a place for. These are the Youth Service, Evolve, Mencap, Family Action, the Eden Baptist Church, Stangrove Area Community Action Group, the Respiratory group, Connexions, Astor Senior Citizens, The Healthy Lifestyle Group, Edenara and Edenbridge Quilters along with a few other occasional users. Those that we are currently speaking with about coming in to the centre are the CAB, YMCA, Library, West kent housing Association and Gateway. In addition to all of these we have also spoken with many other potential tenants including the GP surgery,

	Dentists, the Police, the Town Council, West Kent College, Voluntary Action West Kent, a local nursery and the children centre amongst others. The Air Training Corps is also present on the site and they will continue to benefit from their current facilities.
What will happen to the Library building if you decide to move and how will this impact on the town centre?	Should the library be modernised and move to the new centre we would look to minimise any impact on the Town Centre and we believe that given the nature of the building, there will be considerable interest in finding an appropriate use for it.
The community centre should be easily accessible to all.	The community centre will have improved access from a new informal crossing going in mid way between the railway bridge and the Four Elms, Station road junction. There will be new pedestrian routes for walkers, cycle racks for bickers, fifty car parking spaces for cars and minibuses and the building will be fully DDA compliant with additional specialist equipment for disabled users. There will be two access points to the community centre, one from the car park and the other from Station road.
What will happen to the junior football pitches?	Currently the two football pitches will be put in as they are part of a linked planning application. However following discussions there are concerns that there is little demand for junior pitches in the immediate and surrounding area. There is also concern locally at the location of the pitches, including distance to car parking facilities, quality of the ground given that it is in a flood zone and the possible loss of the managed nature area. Subject to ongoing consultations a possible solution maybe that a commuted sum should be put aside to ensure that in future, when there is demand for further pitches, the moneys and fields would be readily available to the local community.
What will happen to the rest of the space?	The remainder of the site including that covered by the old school, will be grassed over and used for the local community to enjoy.
The community centre should be environmentally friendly.	The new community centre will have rain water harvesting and we are working towards including, photovoltaic, air source heat pumps and other eco friendly measures. This will help the community by lowering long term running costs to users and ensuring we minimise our carbon footprint.
Is the centre too big for Edenbridge?	The size of the centre was set in collaboration with a number of local stakeholders. In moving forward with any such project, there is always a degree of flexibility that is built into the system and going forward we have been working hard to ensure that the right mix of users are in the facility and we strongly believe that the revised scheme will meet the needs of the local community groups and the charities who will use it.
Current planning application shows that the back of community centre has poor security.	The new location is well overlooked and this will minimise the chance of any vandalism which in turn will reduce the likelihood of flood lights and CCTV needing to be installed.

I HEREBY CERTIFY THIS
TO BE A TRUE COPY

**Deed of Variation of a Planning Obligation
made under Section 106 of the Town and
Country Planning Act 1990**

relating to the Obligation dated 29 July 2009 in
respect of land at Eden Valley School, Four
Elms Road, Edenbridge, Sevenoaks, Kent

Dated

12th November

2010

- (1) DISTRICT COUNCIL OF SEVENOAKS
- (2) THE KENT COUNTY COUNCIL

PARTIES:

- (1) **DISTRICT COUNCIL OF SEVENOAKS** of Council Offices Argyle Road Sevenoaks Kent TN13 ("SDC");
And
- (2) **THE KENT COUNTY COUNCIL** of County Hall Maidstone Kent ME14 1XQ ("Owner")

INTRODUCTION

- 1 SDC is the local planning authority for the purposes of the 1990 Act for the area in which the Site is situated.
- 2 The freehold estate in the Site is (with other land) vested in the Owner by virtue of a conveyance dated 3rd June 1938 made between Annie Cheal, Edward Cheal, Arthur Cheal and the County Council of the Administrative County of Kent.
- 3 The Owner entered into the Section 106 Obligation in anticipation of the grant by SDC of the Original Planning Permission.
- 4 The Original Planning Permission has not been implemented and the Owner has submitted a New Application to SDC which is intended to be implemented in place of the proposal granted by the Original Planning Permission.
- 5 SDC is minded to grant permission pursuant to the New Application subject to the Section 106 Obligation remaining extant save as varied by this deed.
- 6 This deed is supplemental to the Section 106 Obligation and is deemed to restate all the definitions and provisions of the Section 106 Obligation save as varied by this deed.
- 7 The parties have agreed pursuant to section 106A(1)(a) to vary the Section 106 Obligation as set out in this deed.

NOW THIS DEED WITNESSES AS FOLLOWS:

OPERATIVE PART

1 DEFINITIONS

For the purposes of this deed the following expressions have the following meanings:

“Monitoring Contribution”	the sum of £1,500.00 (One Thousand Five Hundred pounds)
“New Application”	an application for full planning permission (a draft form of which is attached at Appendix 1) for the Revised Development, which application has been given the reference SE/10/01735/FUL and refers to the site outlined in drawing no.101 Rev. B and dated 05.05.10 a copy of which is attached at Appendix 2.
“Original Planning Permission”	planning permission for the development of the Site, which permission was granted by SDC under reference SE/07/01932/Ful on 29th July 2009
“Phase(s)”	means the phase(s) of the Revised Development identified on the Phasing Plan as 1 and 2
“Phasing Plan”	means the plan attached at Appendix 3 annexed hereto showing each Phase of the Revised Development on the Site
“Revised Development”	the development of the Site in accordance with the Phasing Plan involving the demolition of the existing School Buildings and construction of a Community Facility and 40 Dwellings together with associated means of access, car parking and landscaping more particularly described in the New Application

“Section 106 Obligation”

the planning agreement made between SDC and the Owner pursuant to section 106 of the 1990 Act dated 29th July 2009 and the term “Section 106 Obligation” includes all or any deeds and documents supplemental to the Section 106 Obligation whether or not expressed to be so

“Site”

land formerly comprising part of the site of the former Eden Valley School, Edenbridge, Kent which is (with other land) shown edged red on the plan annexed to the Section 106 Obligation

2 CONSTRUCTION OF THIS DEED

- 2.1 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.2 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner.
- 2.3 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.4 References to any party to this deed shall include the successors in title to that party and to any party deriving title through or under that party and in the case of SDC the successors to its statutory functions.

3 LEGAL BASIS

- 3.1 This deed is made pursuant to Section 106 and 106A of the Act and Section 111 of the Local Government Act 1972
- 3.2 The covenants, restrictions and requirements imposed upon the Owner under this deed create planning obligations pursuant to Section 106 of the Act and are enforceable by SDC as local planning authority against the Owner and its successors in title.

* "for the avoidance of doubt this fit for Purpose statement states the Owner's desired intention as regards to the way the Community Centre will be occupied and does not give any formal undertaking relating to the town and country planning use classes order

4 CONTINUING APPLICATION

The parties agree that any planning permission authorising the Revised Development pursuant to the New Application shall be construed as being the Planning Permission as that term is defined in and for the purposes of the Section 106 Obligation (as varied by this deed) but the Section 106 Obligation shall remain in full force and continue to have effect if planning permission granted pursuant to the New Application should not be implemented for any reason.

5 VARIATION

5.1 The parties agree that, subject to clause 4 of this deed, from and including the date of this deed the Section 106 Obligation is varied by:

- a) reference throughout to the Revised Development in substitution for each and every reference to the Development;
- b) reference throughout to the New Application in substitution for each and every reference to the Planning Application;
- c) the interpretation throughout of *Planning Permission* as reference to the planning permission granted pursuant to the New Application as opposed to the Original Planning Permission;
- d) reference in the definition of "Community Uses" to the "Edenbridge Community Centre Fit for Purpose Statement" (prepared by Allan Baillie Project Officer Kent County Council and dated November 2007) shall be substituted by the description in the Fit for Purpose Statement prepared by Jonathan White a copy of which is attached at Appendix 4;
- e) reference to SDC's Planning Committee meeting held on 9th October 2008 shall be substituted by way of reference to SDC's delegated decision to grant permission pursuant to the New Application and the draft planning permission referred to shall be construed as a draft planning permission to be granted by delegated decision pursuant to the New Application;
- f) the following definitions shall be substituted for those same definitions referred to in the Section 106 Obligation:

- (i) "Affordable Housing Units" means the 14 Dwellings constructed and provided as affordable housing units under this Agreement where the total housing cost is reduced directly or indirectly by means of public or private subsidies such that they are affordable by Eligible Persons and shall comprise 10 Social Rented Units and 4 Intermediate Housing Units and which shall be occupied by Eligible Persons PROVIDED THAT any service charge payable with regard to the Affordable Housing Units is to be agreed by the Registered Provider of

Social Housing and in accordance with the Tenant Services Authority (TSA) Regulations (or such other organisation which may at any time replace the TSA, or undertake its obligations)

- (ii) "Community Facility" means a centre of Community Uses and to be hired out for use by community based groups as described in the Fit for Purpose Statement attached at Appendix 4 to a deed of variation dated [] November 2010 and made between the parties hereto
 - (iii) "Community Facility Land" means the land identified in the Phasing Plan attached at Appendix 3 to a deed of variation dated [] November 2010 and made between the parties hereto and thereon shown edged green
 - (iv) "Perpetuity Period" means the period of 125 years from the date of this Agreement
 - (v) "Shared Ownership Housing" means Affordable Housing where a share is leased or sold on payment of a premium calculated by reference to the value of the Affordable Housing Units the initial purchase share not to exceed 75% of the Open Market Value (unless otherwise agreed by the Head of Housing Services) with rent being paid on the remaining share which is held by the Registered Provider of Social Housing such rent to be no more than the HCA's target rent levels.
 - (vi) "Social Rented Units" means those units that are available to rent from the Registered Provider of Social Housing on an assured tenancy at no more than the Homes and Communities Agency's target rent (as may be set from time to time) which are to be occupied by Eligible Persons during the Perpetuity Period
- g) reference to Registered Social Landlord shall be substituted by reference to "Registered Provider of Social Housing" which shall mean a registered provider of social housing as defined in Chapter 3 of Part 2 of the Housing and Regeneration Act 2008 (including any wholly owned subsidiary of such registered social provider) which is approved by SDC (such approval not to be unreasonably withheld or delayed)
- h) reference in Clause 8.5 to any Notice or other written communication to SDC should be addressed to the Head of Development Services quoting reference SE/10/01735/FUL;
- i) reference to the Head of Housing shall be substituted by reference to Head of Development Services;
- i) reference in paragraph 5 of Schedule 1 shall be deleted without substitution;
- and
- k) the table in paragraph 3.2 of Schedule 4 shall be amended as follows;-"

<i>Types of Affordable Housing Units</i>	<i>Social Rented Units</i>	<i>Intermediate Housing Units</i>
<i>2 Bedrooms</i>	<i>4</i>	<i>2</i>
<i>3 Bedrooms</i>	<i>4</i>	<i>2</i>
<i>4 Bedrooms</i>	<i>(HCA wheelchair standard)</i> <i>2</i>	
TOTAL	10 <i>(with any additional Social Rented Units to be agreed by the Head of Development Services)</i>	4 <i>(with any additional Intermediate Housing Units to be agreed by the Head of Development Services)</i>

l) paragraphs 3.3 and 3.4 of Schedule 4 shall be deleted without substitution.

and the Section 106 Obligation is henceforth (but subject to clause 4 of this deed) to take effect and be read and construed accordingly.

5.2 The Owner covenants to pay the Monitoring Contribution on completion of this deed.

5.3 Except as varied by this deed the Section 106 Obligation remains in full force and effect.

6 THE OWNER'S COVENANT

The Owner covenants with SDC to observe and perform the Section 106 Obligation as varied by this deed

7 MISCELLANEOUS

7.1 The Owner shall pay to SDC on completion of this deed the reasonable legal costs of the SDC incurred in the negotiation, preparation and execution of this deed.

7.2 This deed shall be registered as a local land charge by SDC.

7.3 All payments due to SDC under the provisions of this deed of variation should be made electronically by a CHAPS transfer sent to Barclays Bank Plc 80 High Street Sevenoaks Kent quoting sort code 20-76-55 and Sevenoaks District Council's general account number 60692026.

8 JURISDICTION

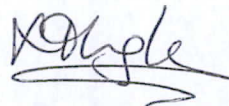
This deed is governed by and interpreted in accordance with the law of England and Wales.

9 DELIVERY

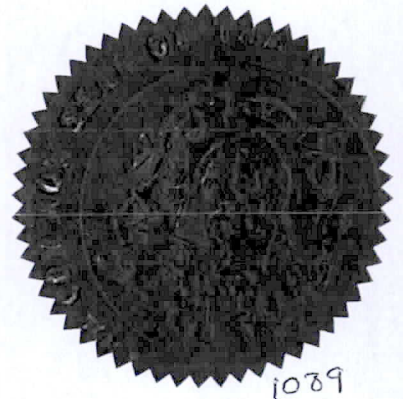
The provisions of this deed (other than this clause which shall be of immediate effect) shall be of no effect until this deed has been dated.

IN WITNESS whereof the parties hereto have executed this deed on the day and year first before written.

THE COMMON SEAL of
THE KENT COUNTY COUNCIL
was hereunto affixed in the
presence of:-



Authorised Signatory



Member

THE COMMON SEAL OF
DISTRICT COUNCIL OF SEVENOAKS
was hereunto affixed in the
presence of:

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory



SR12,780

**Deputy Chief Executive and
Director of Community and Planning Services:
Kristen Paterson**



Orbit Group Ltd. & Kent County Council
C/O Calfordseaden LLP
St. John's House
1A Knoll Rise
Orpington
Kent
BR6 0JX

SE/10/01735/FUL
Valid on 16th August 2010

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

GRANT OF PLANNING PERMISSION

Site : Former Eden Valley School Four Elms Road Edenbridge Kent
TN8 6AD

Development : Redevelopment of the site involving, the erection of a community
centre and 40 residential dwellings. (Amendment to that previously
granted permission under SE/07/01932/FUL).

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION for the development described above, to be carried out in accordance with the application and plans submitted therewith,

SUBJECT TO THE CONDITIONS set out below :-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) Despite the details shown in the application, no development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the roofs and walls of the buildings hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks District Local

Chief Executive: Robin Hales
Community & Planning Services, P.O. Box 183, Argyle Road, Sevenoaks, Kent TN13 1GN
e-mail: community&planning.services@sevenoaks.gov.uk www.sevenoaks.gov.uk
Telephone: 01732 227000 Fax: 01732 451332 DX 30006 Sevenoaks
Switchboard Times: Monday - Thursday 8.45 a.m. - 5.00 p.m. Friday 8.45 a.m. - 4.45 p.m.



Plan.

3) No development shall be carried out on the land until full details of both hard and soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:

- any changes to the levels of the land, including a section through the car park for the community centre
- walls, fences and all means of enclosure;
- hard surfacing materials, particularly for the car park to the community centre which shows how the principles set out in Appendix 9 (Arboricultural Method Statement) (Page 50 of 57) of the Arboricultural Impact Assessment dated 26th October 2010 relating to new hard surfaces within TPZs are to be incorporated.
- minor artefacts and structures including street furniture, refuse enclosures, signs and outside lighting; routes of underground services and facilities; and
- retained landscape features.

To safeguard and enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

4) Hard and soft landscape works shall be carried out in accordance with a programme of implementation that has been agreed in writing by the local planning authority. The landscape works shall be carried out in accordance with the approved details.

To safeguard and enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

5) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard and enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Local Plan.

6) The details submitted in accordance with condition 3 above shall include:
A) A plan showing the location of, all existing trees on the land which have a stem with a diameter exceeding 75mm when measured over the bark at a point 1.5m above ground level. The plan shall identify those trees which are to be retained and the crown spread of each retained tree. In paragraphs 'b' to 'e' below references to a "retained tree" mean an existing tree which is to be retained in accordance with this plan.

B) Details of the species, diameter (measured in accordance with paragraph A) above), the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (C) and (D) below apply.

C) Details of all pruning proposals relating to any retained tree, or of any tree on land adjacent to the site.

D) Details of the specification and position of fencing or other measures to create a 'retained tree protected area' for the protection of any retained tree from damage before or during the course of development.

E) Details of the location and extent of any area on the land to be used during the construction period for storage (including materials, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

To prevent damage to the trees during the construction period and to secure their retention afterwards as supported by Policy EN1 of the Sevenoaks District Local Plan.

7) In this condition "retained tree" means an existing tree which is to be retained in accordance with the plans approved under condition 3 above. Paragraphs (A) and (B) below shall have effect until the expiration of the completion of the development from commencement of the development. Also:

A) No retained tree shall be cut down, uprooted or destroyed nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approved shall be carried out in accordance with the British Standard 3998 (Tree work).

B) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Council.

To prevent damage to the trees during the construction period and to secure their retention afterwards as supported by Policy EN1 of the Sevenoaks District Local Plan.

8) No development shall commence on site until a method statement has been submitted outlining all works of excavation which are to take place under the canopy of any retained tree, has been submitted to and approved in writing by the Council. The works shall be implemented in accordance with these approved details.

To prevent damage to the trees during the construction period and to secure their retention afterwards as supported by Policy EN1 of the Sevenoaks District Local Plan.

9) Before the use or occupation of the development hereby permitted, the car parking and turning areas shown on the approved drawing number 100M shall be provided and shall be kept available for the parking of cars at all times.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks District Local Plan.

10) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. If this is the case the following steps shall be completed where appropriate :

(A) An investigation and risk assessment must be undertaken to assess the nature and extent of any contamination on the site and the contents of the scheme shall be submitted to the Council for approval in writing.

(B) The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

(C) Where remediation is necessary a remediation scheme must be prepared which

is subject to the approval in writing of the Local Planning Authority.
(D) Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

In the interests of pollution prevention and safety.

11) No utilities shall be installed in any land annotated on drawing DFCA212TP (Tree Protection Plan) as being in a 'Tree Protection Zone', or in an area which requires 'Tree Protection Fencing'.

To prevent damage to the trees through the installation of utilities as supported by Policy EN1 of the Sevenoaks District Local Plan.

12) The land located within the blue line boundary as identified on drawing no.101B shall be retained and open for the community to use at all times by Kent County Council for recreation purposes.

To ensure that there is proper provision for the retention of sports facilities and open space as part of the justification for the redevelopment of Green Belt land.

13) No development shall take place until full details of the proposed means of surface water disposal have been submitted to, and approved in writing by the Council in consultation with Southern Water.

To ensure the development site and other land does not suffer an unacceptable or increased risk of flooding and/or pollution and to ensure that sustainability and environmental objectives are met.

14) No development shall commence until a scheme detailing flood damage prevention measures has been submitted to and approved in writing by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. These measures need to incorporate the following:
(a) Confirmation that there will be no lowering of the existing ground levels adjacent to Four Elms Road in the vicinity of the floodplain.
(b) Surface water discharge to the adjacent Penlee watercourse should be restricted to greenfield runoff rates for their corresponding rainstorm events up to and including the 100 year (plus climate change) rainstorm event. SUDS measures should be used where appropriate. The scheme should be to the satisfaction of the council's own drainage engineers.
(c) Incorporate flood-proofing measures into the proposed development.
(d) Ensure ground floor finished floor levels of residential dwellings adjacent to the floodplain on Four Elms Road are set 600mm above existing ground levels.

To reduce the risk of flood damage given the proximity of land within Flood Zone 3

15) There shall be no demolition of any existing school buildings until details of precautionary measures for bat conservation have been submitted to and approved by the local planning authority. The buildings shall only be demolished in accordance

with the approved details.

In the interests of nature conservation as supported by PPS9.

16) No development shall commence until details of a mitigation method statement in relation to Great Crested Newts, other reptiles and nesting birds has been submitted to and approved by the local planning authority. This needs to provide details of the proposed reptile fence to be erected during construction on the site, procedures for identifying and ceasing work in a particular area if a nesting bird is identified on the site, and all mitigation work detailed within the 2008 Further Survey Work report submitted, paragraph 2.3. The approved mitigation measures shall be implemented concurrently with the development.

In the interests of nature conservation.

17) No development shall commence until details of external and street lighting have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details and no additional external lighting shall be provided without the prior permission of the local planning authority.

in the interests of the residential and visual amenities of the area to comply with policy EN1 of the Sevenoaks District Local Plan and nature conservation.

18) Notwithstanding the details indicated on the submitted drawings no housing development shall commence until details of windows to be obscure glazed have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented concurrently with the development and thereafter maintained.

To safeguard the privacy of neighbouring residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

19) No development shall be carried out on the land until the applicant, or their agents or successor in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable, which has been submitted to and approved in writing by the Council.

To define the character and extent of any archaeological features, and to preserve the archaeology "in situ" and/or by record as supported by Policy EN25A of the Sevenoaks District Local Plan.

20) No development above damp proof course level shall be undertaken in the construction of the dwellings located in Phase 2 of the development hereby permitted until the Community Centre building located in Phase 1 is complete and ready for occupation, as shown on drawing no. 504.

The site lies within the Metropolitan Green Belt and the local planning authority wishes to ensure that the very special circumstances of the development are fully complied with and the openness of the Green Belt retained in accordance with the guidance provided in PPG2.

21) The Community Centre hereby permitted shall not be open to the public outside the hours 11pm to 7am Mondays to Saturdays or 11pm to 8am on Sundays or public holidays.

To safeguard the residential amenity of the new dwellings hereby permitted in accordance with policy EN1 of the Sevenoaks District Local Plan

22) No extension or external alterations shall be carried out to the dwellings hereby approved, despite the provisions of any Development Order.

To limit inappropriate development in the Metropolitan Green Belt and in the interests of maintenance of the openness and the visual amenities of the Green Belt in accordance with national policy as set out in PPG2.

23) No window(s), other than those shown on the approved plan(s), shall be installed in any elevation(s) of the dwelling hereby approved, despite the provisions of any Development Order.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

24) No openings, other than those shown on the approved plan(s), shall be installed in the roof of the dwellings hereby permitted, despite the provisions of any Development Order.

To limit inappropriate development in the Metropolitan Green Belt and in the interests of maintenance of the openness and the visual amenities of the Green Belt in accordance with national policy as set out in PPG2.

25) No building or enclosure other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

To limit inappropriate development in the Metropolitan Green Belt and in the interests of maintenance of the openness and the visual amenities of the Green Belt in accordance with national policy as set out in PPG2.

26) Phase 1 of the development hereby permitted as shown on drawing no. 504 shall not be used or occupied until details of the visibility splay measuring 43mx2.4mx43m from the site access onto Four Elms Road has been submitted to and approved in writing by the Council. The visibility splays shall be implemented in accordance with these details, and thereafter maintained free from obstruction at all times.

In the interest of highway safety.

27) No development shall be carried out on the land until a plan indicating the positions, design and materials of all means of enclosure to be constructed and a programme for implementation have been submitted to and approved in writing by the Council. These details should show a secure fence or landscaping along the

Station Road frontage to ensure that pedestrians do not gain access to that road in any location other than through the proposed footpath. All means of enclosure shall be carried out in accordance with and maintained in perpetuity with these approved details.

To protect the visual appearance of the area and highway safety as supported by policy EN1 of the Sevenoaks District Local Plan.

28) No development shall commence on site until details have been provided to the Council for the approval in writing which show measures to be installed along the footway linking the development with Station Road to prevent its use by motor vehicles. The measures shall be installed in accordance with these approved details and maintained in perpetuity.

In the interest of highway safety.

29) No part of any structure shall be on or overhang the highway.

In the interest of highway safety.

30) No development shall take place until details of the existing levels of land; proposed slab levels; and any changes in levels have been submitted to the Council for approval in writing. The development shall be carried out in accordance with the approved levels.

To protect the openness of the Green Belt as supported by PPG2.

31) No development shall take place until a suitable scheme for the provision of acoustic vents has been submitted to and agreed by the Local Planning Authority that provides a suitable alternative to opening windows. No occupation of the development shall occur until the agreed acoustic vents have been installed

To safeguard the amenity of the occupants of the residential properties by reducing levels of noise from the railway line and roads.

32) No development shall commence until details of the proposed nature area identified on Plan 1236A/B02 contained within the Further Survey Work document prepared by Lloydbore Landscape and Ecology dated July 2008 has been prepared and a management plan submitted in relation to this. This shall be submitted to the Council for approval in writing and be implemented in accordance with the approved details.

In the interest of nature conservation as supported by PPS9.

33) The development hereby permitted shall be carried out in accordance with the following approved plans: K09/0534 101B, 100M, 102D, 120G, 203F, 204S, 121C, 201B, 202D, 205C, 300D, 301D, 302D, 303D, 304E, 305E, 306D, 307C, 308D, 309E, 310E, 311C, 313D, 314D, 315D, 316D, 317D, 318D, 319B, 320B, 502B, 503A, 504, DFCA212TCP, DFCA212TP.

For the avoidance of doubt and in the interests of proper planning

34) No development shall commence on site until further investigation has been undertaken to identify whether there is an oil tank still in existence on the site or on adjacent land consisting of the former school buildings and associated land. The investigation should include the following:

(A) a phase 1 risk assessment and phase 2 where appropriate to identify the presence, location and status of the tank and the extent and depth of any leakage. Once this site investigation work is complete, details of this shall be submitted to the Council for approval in writing.

(B) Where contamination is found, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(C) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

(D) Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

In the interests of pollution prevention and safety.

35) All buildings shown on drawing 502B with hatched annotation shall be demolished and all resulting materials removed from site before the first occupation of any dwellings contained in phase 2 of this development.

The site lies within the Metropolitan Green Belt and the local planning authority wishes to ensure that the very special circumstances of the development are fully complied with and the openness of the Green Belt retained in accordance with the guidance provided in PPG2.

36) No development shall commence on site until details have been provided to the Council for approval in writing, outlining the long term maintenance of the land contained in the blue line boundary of the site (with the exception of the Managed Nature Area) which is to be retained for community use for recreation purposes. The long term maintenance of this land shall continue in perpetuity in accordance with these approved details.

To ensure that this area of land is able to be used in perpetuity as informal recreation space in accordance with PPG17.

37) No fences or gates, other than those shown on the approved plan(s), shall be installed in the curtilage of any dwelling hereby permitted, despite the provisions of

any Development Order.

The site lies within the Metropolitan Green Belt and the local planning authority wishes to ensure that the very special circumstances of the development are fully complied with and the openness of the Green Belt retained in accordance with the guidance provided in PPG2, and to ensure highway safety.

38) The development hereby permitted shall be carried out as an alternative to the permission granted under reference SE/07/01932/FUL but not in addition to it, so that one of the developments permitted may be implemented by not both, nor parts of both, developments.

The site lies within the Metropolitan Green Belt and the local planning authority wishes to ensure that the very special circumstances of the development are fully complied with and the openness of the Green Belt retained in accordance with the guidance provided in PPG2.

39) For any events held at the Community Centre, the overflow car parking spaces located next to the ATC hut as identified on drawing no.101B shall be made available to those members of the public attending the event.

In the interests of highway safety as supported by policy VP1 of the Sevenoaks District Local Plan.

40) No development shall commence until details have been provided to the Council for approval in writing showing that adequate precautions are to be taken during the progress of the works to guard against the deposit of mud on the highway. This needs to include washing facilities by which vehicles will have their wheels, chassis and body work effectively cleaned and washed free of mud and similar substances.

In the interests of highway safety during the construction process.

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies CC1, CC2, CC4, CC8, CC9, H3, H4, H5, T4, NRM4, NRM5, NRM10, M1, SP5
Sevenoaks District Local Plan - Policies EN1, EN3, EN8, VP1, PS2, PS10, EN25A

The following is a summary of the main reasons for the decision:

Other environmental impacts have been assessed and there are not any which are potentially significant which cannot be satisfactorily controlled by way of the conditions imposed.

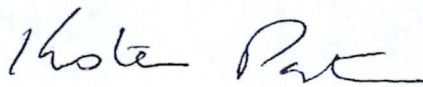
The development incorporates an element of affordable housing.

The density of the proposed development layout and the mix of unit sizes is

satisfactory.

The following very special circumstances exceptionally outweigh any harm by reason of inappropriateness and any additional harm to the Metropolitan Green Belt by reason of other factors: the provision of a community centre and the removal of extensive existing buildings will preserve the openness of the Green Belt and provide a community facility.

The traffic movements generated by the development can be accommodated without detriment to highway safety.



Kristen Paterson
Community and Planning Services Director DATED THIS:

INFORMATIVES

1 The existing school access onto Four Elms Road will need to be modified. You should be aware that consent will be required from Kent Highway Services prior to undertaking any works within the highway.

2 The Penlee, which is located to the east of the site, is a designated 'main river' and under the jurisdiction of this Agency for the purposes of its land drainage functions. The written consent of the Agency is required under the Water Resources Act 1991 and associated byelaws prior to the carrying out of any works, in, over or under the channel of the watercourse or on the banks within eight metres of the top of the bank, or within eight metres of the landward toe of any flood defence, where one exists. For maintenance reasons, the Agency will not normally consent works which obstruct the eight metre byelaw margin. Therefore the applicant should contact our Development and Flood Risk team (01732 223151) in order to discuss applying for a flood defence consent for works in and around this watercourse.

3 Condition 18 requires details of all external lighting proposed on the site. The following recommendations (from the Bat Conservation Trust) should be considered (where applicable) when designing the lighting for the development.

- a) Low-pressure sodium lamps or high-pressure sodium must be used instead of mercury OR metal halide lamps where glass glazing is preferred due to its UV filtration characteristics.
- b) Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each light to direct the light and reduce spillage.
- c) The times during which the lighting is on must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to the minimum to reduce the amount of 'lit time'.
- d) Lamps of greater than 2000 lumens (150 W) must not be used.
- e) Movement sensors must be used. They must be well installed and well aimed

to reduce the amount of time a light is on each night.

- f) The light must be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
- g) The lights on any upper levels must be directed downwards to avoid light spill and ecological impact.
- h) The lighting must not illuminate any bat bricks and boxes placed on the buildings or the trees in the grounds

4 The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development.

5 Planning permission was granted in October 2008 (SE/08/0252/FUL) for the change of use of the school grounds and playing fields including two sports pitches to public open space including two sports pitches. Condition 2 of this permission requires the sports pitches to be implemented. As these pitches are no longer proposed, an application to vary this condition, or a new application for this change of use to public open space, will be required.

6 Please note the comment made in the Town Council comments regarding the request for appropriate bus stops to be situated close to the entrance.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE

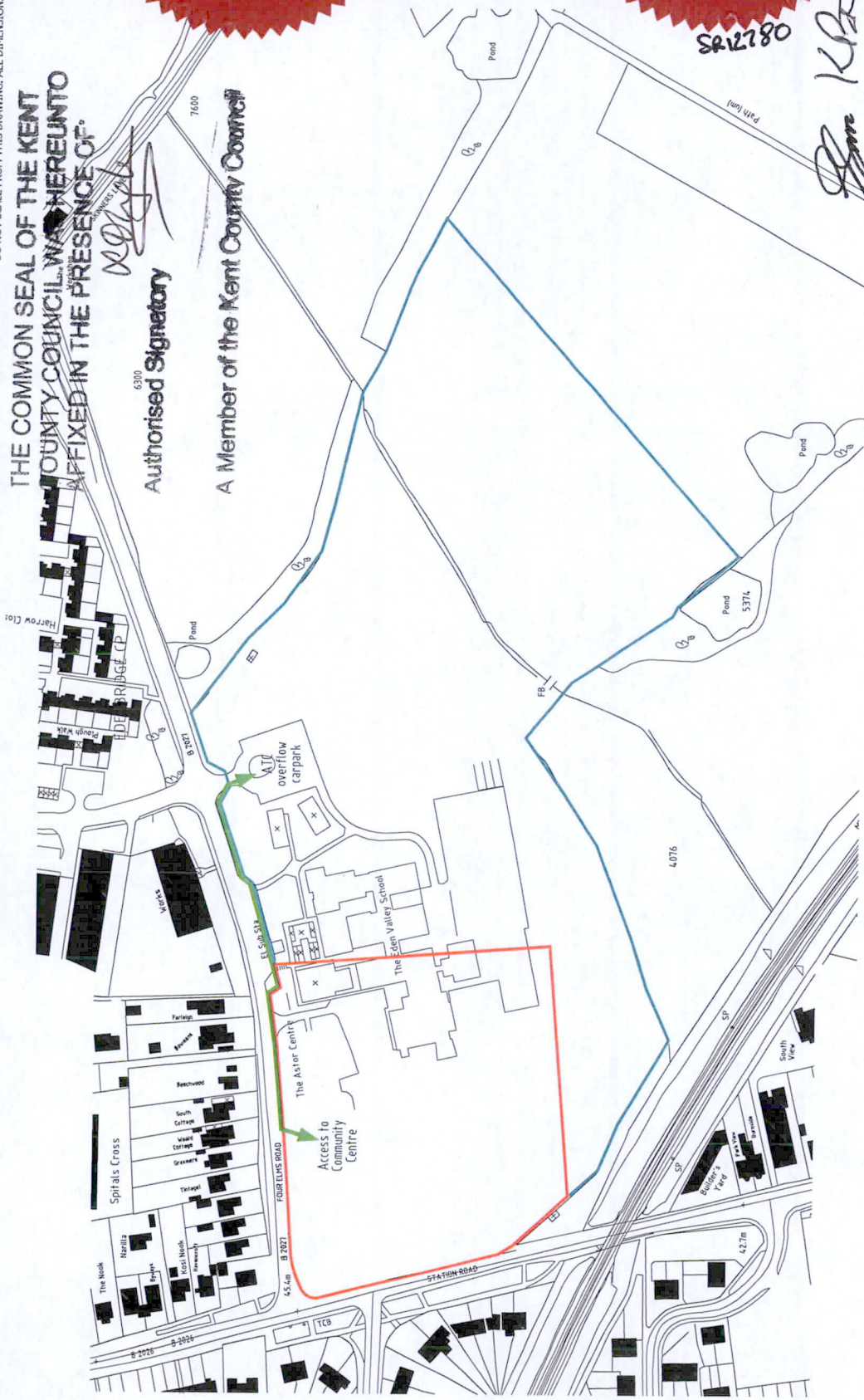
THE COMMON SEAL OF THE KENT COUNTY COUNCIL WAS HEREIN TO AFFIXED IN THE PRESENCE OF:

1039



6300
 Authorised Signatory

A Member of the Kent County Council



082780

Authorised Signatory

construction & property consultants

calfordseaden

Client: Orbit
 Project: Edenbridge
 Title: OS Map

Scale: 1:2000
 Date: 05/05/10

Drawn By: CSP
 Checked By: JSF

Project No: K09/0534
 Drawing No: 101

Revision: B

St John's House, 1A Knoll Rise, Orpington, Kent BR6 0X
 T 01689 888222 F 01689 888299 E orpington@calfordseaden.co.uk
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REV	DESCRIPTION	DATE	INIT	CHKD
B	Link from Community Centre to ATC Overflow Carpark.	30/07/10	GPB	JFS
A	Blue Boundary Line Added.	08/07/10	GPB	DEC

For Information

Fit for Purpose Statement

Fit for purpose

The current centre has gradually deteriorated over the years, leading to the loss of many of its tenants. In setting out plans for the new centre, it was felt that the best way of ensuring the long term success of the facility, was to encourage local ownership of the project by seeking out third party investors. Discussions to date have been positive and it is likely that several organisations will be taking out long term leaseholds in the building. With strong community anchor tenants in place, there will then be a permanent presence on the site. In addition to these tenants a mix of KCC users will also be accommodated along with all the current tenants. Additional flexible spaces will then ensure that rental space will be available for other users to hire out and ensure that the centre is a busy and vibrant location at the heart of the community.

Within the revised proposals for the centre there will be a number of community groups operating full time. It is hoped these will be the following:

Group	Activity
Evolve	Support for adults with learning difficulties
Family Action	Support to local families with children
Citizens Advice Bureau	General information and financial advice
Eden Church	Religious organisation and community activities
Youth Club	Centre based activities for young people
Library	Book lending and other services
YMCA	Training for young people

In addition to these there will also be a number of other part time users and it is anticipated that these will be the following:

Group	Activity
Community Learning and Skills	Learning and training
West Kent Housing Association	Help with housing
Mencap	Social events for adults with learning difficulties
Stangrove Area Community Action Group	Voluntary opportunities
Respiratory group	Help with quitting smoking

Connexions	Personal advice and job club
Astor Senior Citizens	Social club
The Healthy Lifestyle Group	Social club
Edenara	Social club
Edenbridge Quilters	Social club

Along with these there will also be a number of smaller community groups facilitated within the centre and annual events will continue to take place as and when. The Air Training Corps who are also currently on site will remain in place. Where possible we will work with them to complement and grow their current activities.

Facilities

In order to maximise the facility's capabilities, operational discussions took place with all permanent users and agreement was reached that subject to the activity, every dedicated space should be used flexibly when not in use by the permanent user. This would ensure maximum use of the building at all times by the community.

Within the centre there are a number of spaces and these will now be described. A plan of these spaces can also be seen in appendix 1.

Large community hall – Suitable for worship, childcare facilities and general community activities and en-suite office space. The church space is the second largest enclosed room in the centre which can be opened up via partition doors into possibly the largest hall in Edenbridge.

Large community hall – Suitable for class rooms, functions, productions and dedicated to community uses. Partition doors allow reconfiguration of this room according to requirements.

Medium community hall (A) – Suitable for [minor] activities such as Yoga, dance classes and the dance floor for wedding days, it is anticipated that this area will predominantly be used as and when by the YMCA for training purposes. Partition doors allow this room to shrink and grow according to requirements.

Medium community workshop (B) – Suitable for training and light manual works, it is hoped that this area will be dedicated space for the YMCA with en suite office space. Partition doors allow this room to shrink and grow according to requirements.

Café and community area – General open space for meal times and possible Sunday School location, with easy access to the garden. When not in use as a café the kitchen can be used by the community and for training purposes.

Kent Adult Social Services therapy and sensory rooms – Available to all the community for health and wellbeing.

Sensory room – Available to all the community for health and wellbeing.

Youth Club – By far the largest room in the centre, this will double up during the day to be used by Evolve and open for the young people in the evening to ensure maximum use of the space.

Foyer – A large open space for through-movement of users and a location for various activities. The area will make a statement via a ceiling which will arch up to the top of the building to create a well-lit, open and welcoming space. Within the area there will be a reception desk where staff will meet and greet users, a large library facility with a children's area and a bank of computers for internet facilities. The library will be a flexible space where bookshelves can be pushed back to accommodate various uses such as an art gallery.

Offices – There will be a number of offices around the facility the biggest of which will be the Citizens Advice Bureau area. Utilising a building for so many activities will ensure that any stigma of going into such a dedicated facility will no longer be the case. Flexible office space has also been incorporated to allow for various surgeries to take place as and when.

Kitchen – There is another kitchen space large enough to cater for functions and to serve the dedicated staff and users of the community facility. This is immediately adjacent to the medium community hall A to allow for a servery for use during functions.

Storage – Numerous large, medium and small storage areas have been incorporated into the facility to ensure adequate storage facilities especially for large events.

Outdoor space – a large outdoor space has been provided for play, rest and reading purposes.

Toilets and changing facilities – There are five toilets in the new proposals, this is up from four in the previous design following guidance on the Health Safety and Welfare regulations. There is also a dedicated baby changing facility and a multi purpose changing room.

Other comments

The building achieves the joint objectives of accommodating current user groups and at the same time, providing enough built-in flexibility for future changes of use. The foldable partition walls allow for easy reconfiguration of spaces into extra large, large, medium or even small spaces. The building has a wide variety of possible functions and will be built in such a way that adaptations can be made at a later date if necessary. The building is fully DDA compliant and the final plans will go above and beyond the requirements of the Disability Discrimination Act.

Given the local concerns around flat roofs, the new centre will have a pitched roof with tiles. This will ensure long term maintenance costs will be reduced for tenants and allows the South facing side of the building to incorporate photovoltaic panels, rain water recycling and other environmentally friendly devices.

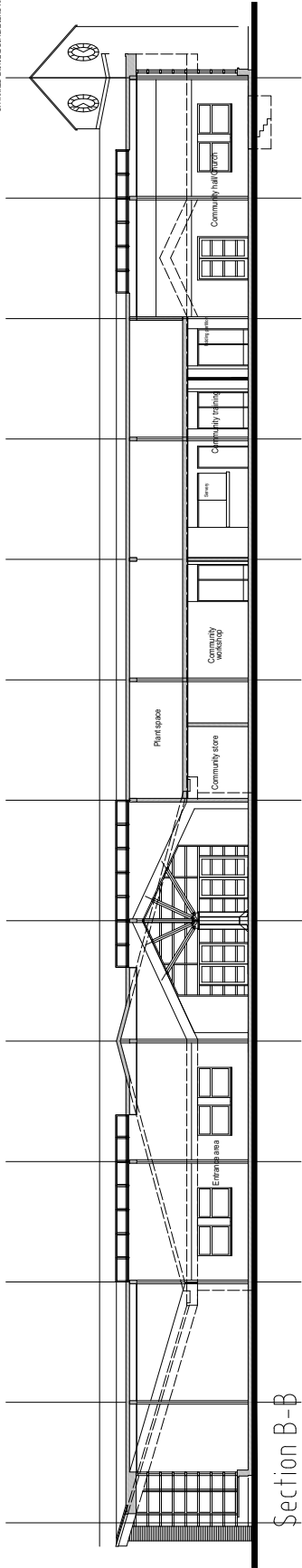
Jonathan White

Capital Projects Officer

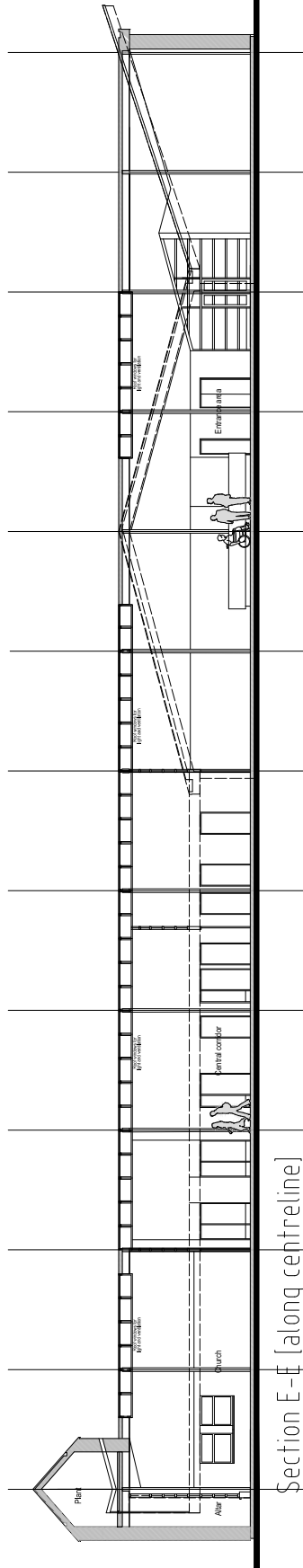
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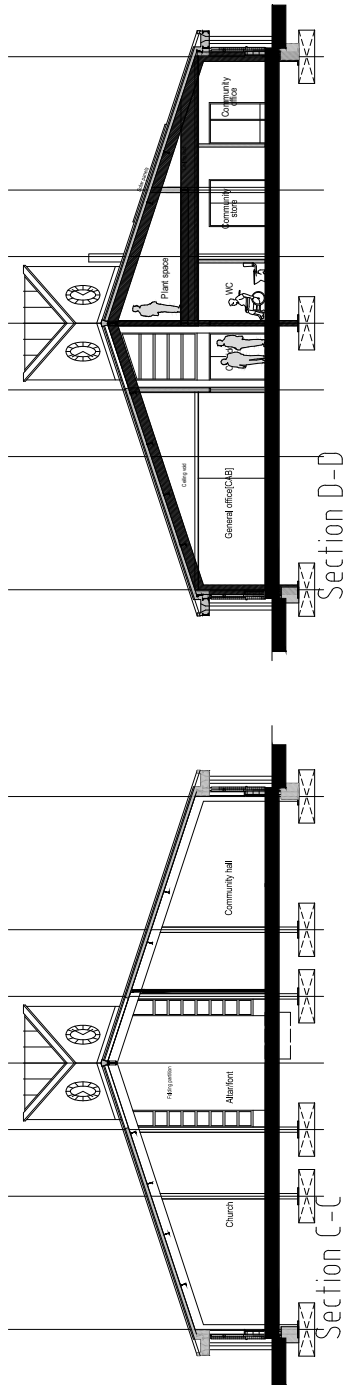
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 1. ENSURE THAT THE COPY HAS BEEN PRINTED ON THE STATED SHEET SIZE WITH THE SCALING SCALE SET TO A CORRECT VALUE.
 2. ENSURE THAT AN ADEQUATE ALLOWANCE (DEPENDENT ON THE STATE SCALE).
 3. MARKED CRITICAL DIMENSIONS ARE TO BE REGARDED AS HAVING PRECEDENCE OVER THE SCALED VALUES.



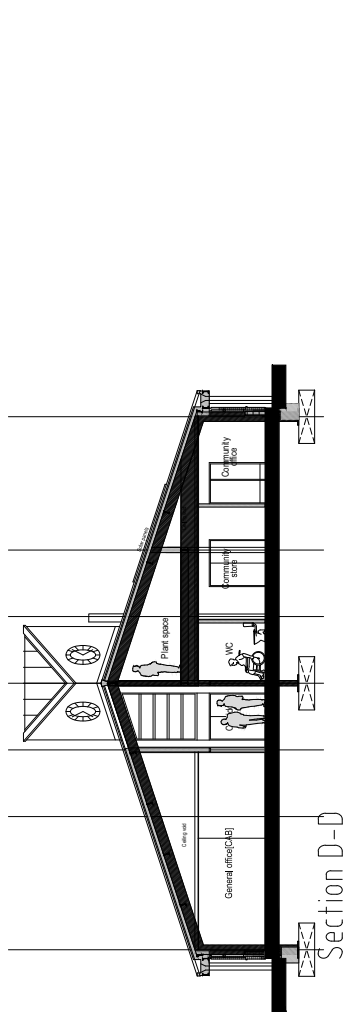
Section B-B



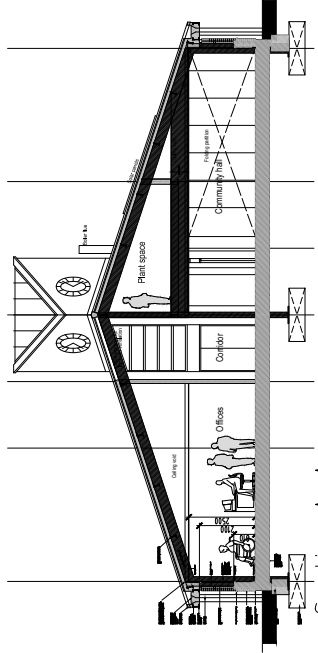
Section E-E (along centreline)



Section C-C



Section D-D



Section A-A

Check: Ben Pinks, Architect
 Date: 24.06.20
 Scale: 1/100
 Project: R09-0534



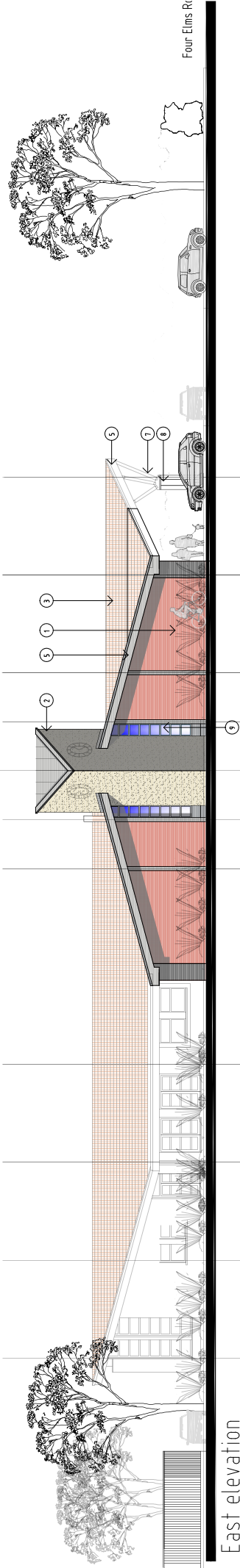
calfordseaden
 construction property consultants

Project: R09-0534
 Drawing No: 205
 Revision: C
 Project Name: Edenbridge
 Project Location: Community Centre - General sections
 Date: 02-06-10
 Drawn by: [initials]
 Checked by: [initials]
 Scale: 1/100@A1
 Project Manager: [initials]
 Architect: [initials]
 www.calfordseaden.co.uk

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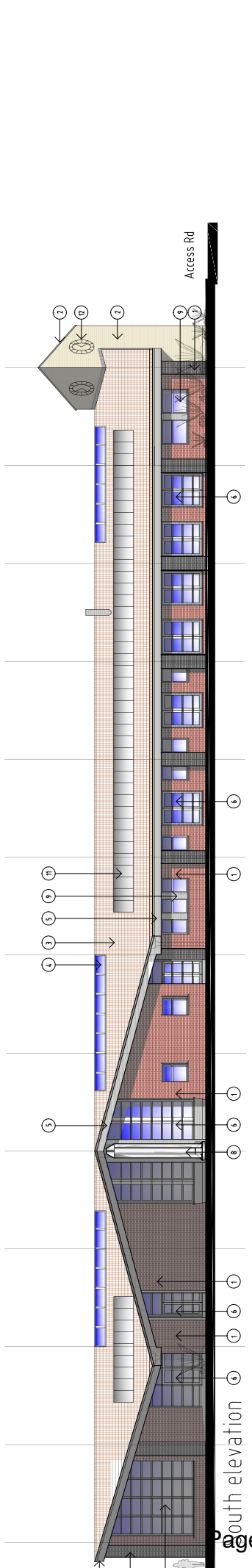
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 3. MARKED CRITICAL DIMENSIONS ARE TO BE RECORDED AS HAVING PRECEDENCE OVER THE SCALED VALUES.



East elevation

Four Elms Rr

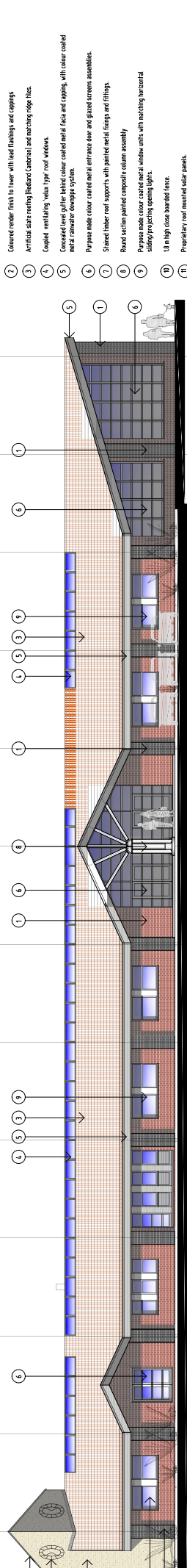


South elevation

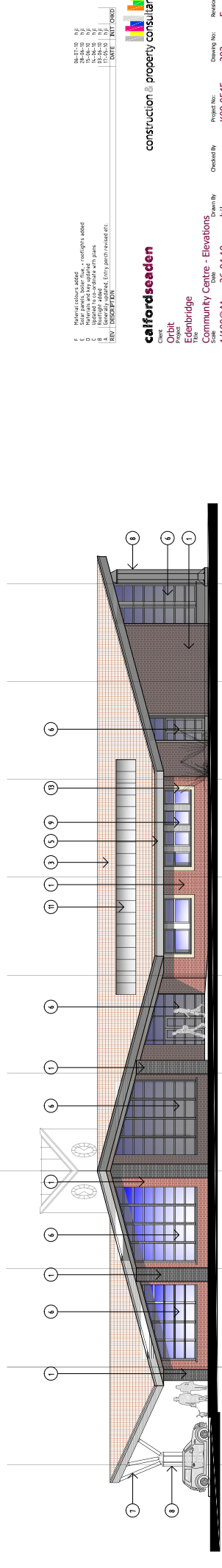
Access Rd

KEY TO PROPOSED MATERIALS

1. Vertical brickwork facades with stain brick piers and contrasting unit panels in bays with recessed brick corners, or plain coloured render.
2. Coloured render finish to tower with leaf fixings and copings.
3. Artificial stone rendering (Redland Cambrian) and matching ridge tiles.
4. Copied ventilating 'veer type' roof windows.
5. Coloured louver grille behind colour coated metal fascia and copings, with colour coated metal rainwater downpipe system.
6. Purpose made colour coated metal entrance door and glazed screen assemblies.
7. Stained timber roof supports with painted metal fixings and fillings.
8. Round section painted composite column assembly.
9. Purpose made colour coated metal window units with matching horizontal sliding projecting opening lights.
10. 1.8 m high zinc boarded fence.
11. Proprietary roof mounted solar panels.
12. Stainless steel finish clark and arns.
13. Projecting coloured render margin around grouped window units.



North elevation



West elevation

REV	DESCRIPTION	DATE	INIT	ORIG
E	Material colours added	26-04-10		
D	Material colours added	26-04-10		
C	Material colours added	26-04-10		
B	Material colours added	26-04-10		
A	Material colours added	26-04-10		

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 construction & property consultants

Orbit
 Project
 The
 Community Centre - Elevations

Scale
 1/100@A1

Date
 26-04-10

Drawn By
 [Signature]

Checked By
 [Signature]

Project No.
 K09-0545

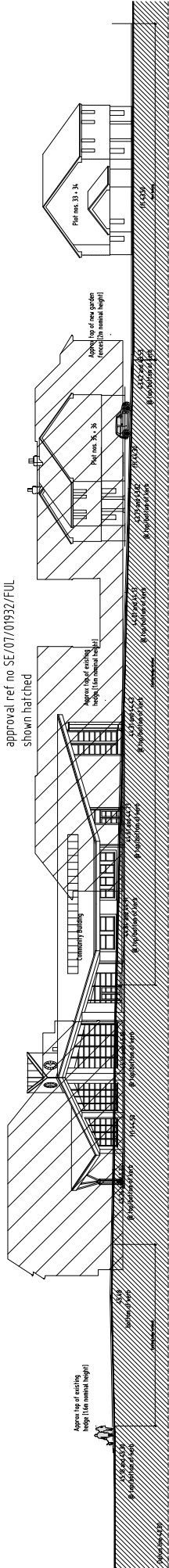
Revision
 203

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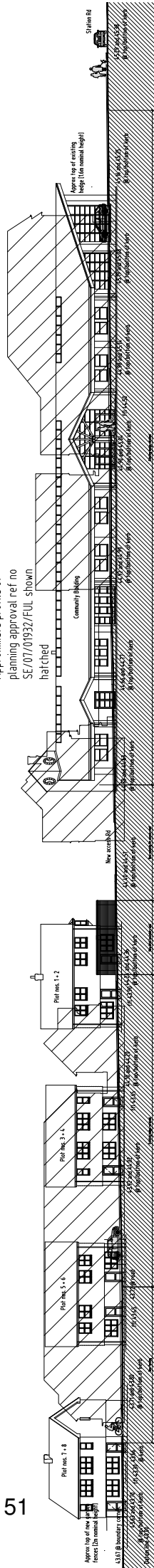
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 3. MARKED CRITICAL DIMENSIONS ARE TO BE REGARDERD AS HAVING PRECEDENCE OVER THE SCALED VALUES.

Approximate profile of planning approval ref no SE/07/01932/FUL shown hatched



Section C-C (along Station Rd)

Approximate profile of planning approval ref no SE/07/01932/FUL shown hatched



Section D-D (along Four Elms Rd)

C	Ref. prices related to 16 Apr 2014	01.04.14	14
B	House price index change 1.15 % p.a.	31.03.14	14
A	House price index	31.03.14	14
		DATE	NO. OF
			REVISED

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 construction property consultants

Orbit
 Project
 The
 Culverbridge

Site Sections with former planning approval profile shown
 Project No: K09-0534
 Drawn By: [Signature]
 Checked By: [Signature]
 Date: 19-07-10
 Scale: 1/200 @ A1

Revision No: 121
 Revision: C

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Our Generation

Generating renewable energy together

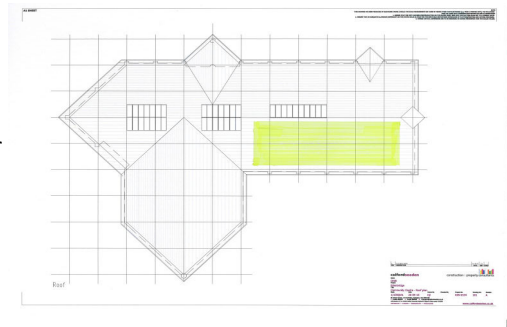
Jonathon White
Kent County Council
Edenbridge Community Centre
Station Road
Edenbridge, Kent
TN8 6AD

11 October 2010

Ref: 1001550

Thank you for the opportunity to provide a quote for your project.

The following is our quotation for a 24.12 kWp Solar Electric array to be installed at 'Edenbridge Community Centre' delivering power at 4.46 pence per kilo watt hour plus VAT and taxes. The tariff will be subject to an annual increase of 3% per year or RPI (Whichever is the greater). If the array produces more power than the buildings consumption, we will credit your account the excess units. The Power Purchase Agreement (PPA) runs for an initial period of 25 years and will roll over at the existing tariff rate if desired.



As asset owner, Our Generation will also be claiming the associated Feed In Tariff.

The foregoing is on a fixed price basis for 45 days from the date on this letter, after which it may be subject to requotation. The system quote and design is indicative only and is subject to revision following full structural survey and electrical design. The anticipated costs of the structural survey is approximately £1,500 + vat and the costs of the electrical design is approximately £3,500 + vat. These costs will be ordinarily be bourne by Our Generation. However, if you chose to cancel an otherwise viable installation post-survey you will become liable for all the costs of the survey and design.

It is assumed that the works will be completed in a single continuous period. Scaffolding and other site management facilities will be provided by the Mark Group for the purposes of its works only.

Sharp Solar Panels are covered by a 2 year manufacturers guarantee, 10 year performance guarantee for a 90% power output and a 25 year guarantee for a 80% power output. All other parts come with a standard 2 year manufacturers guarantee minimum

Approximate Annual Outputs: SAP 2005

System:	19,296	kWh/yr
CO ₂ Emmisions Avoided:	10,960	kg(CO _{2,eq})/yr

"The performance of solar PV systems is impossible to predict with certainty due to the variation in the amount of solar radiation (sunlight) from location to location and from year to year. This estimate is based upon the governments standard assessment procedure for energy rating buildings (SAP) and is given for guidance only. It should not be considered a guarantee of performance." - MIS 3002

Detailed simulation:

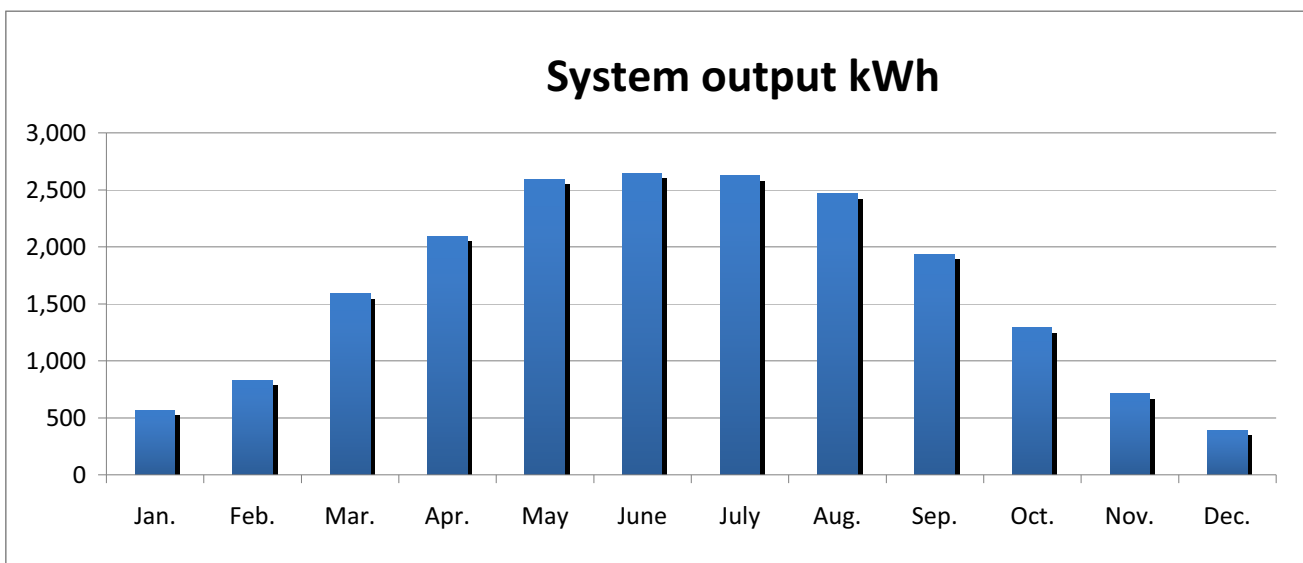
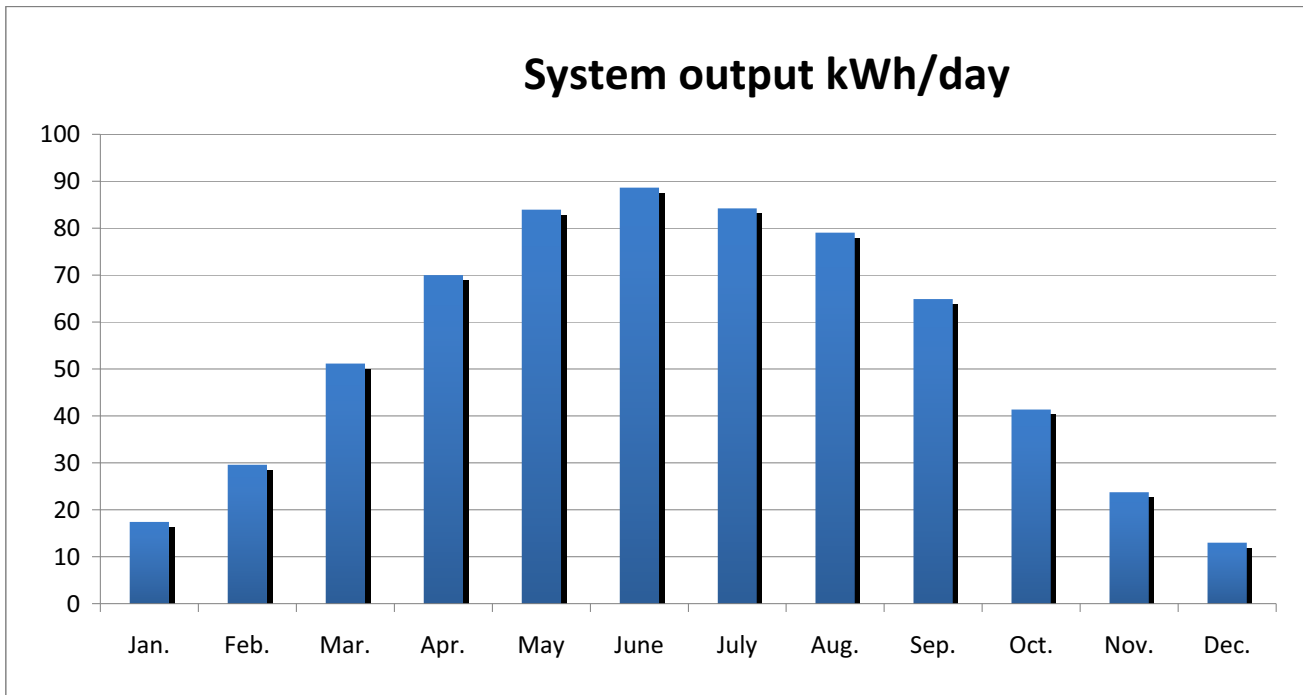
System:	19,705	kWh/yr
CO ₂ Emmisions Avoided:	11,193	kg(CO _{2,eq})/yr

This estimate of performance is based on a basic simulation of the proposed system, and may not include for local shading or detailed ohmic losses. The results are determined by a mathematic model calculation.



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We work with a variety of roof types, ranging from modern seamed roof to flat roofs. Each roof type will have its own purpose built mounting system.





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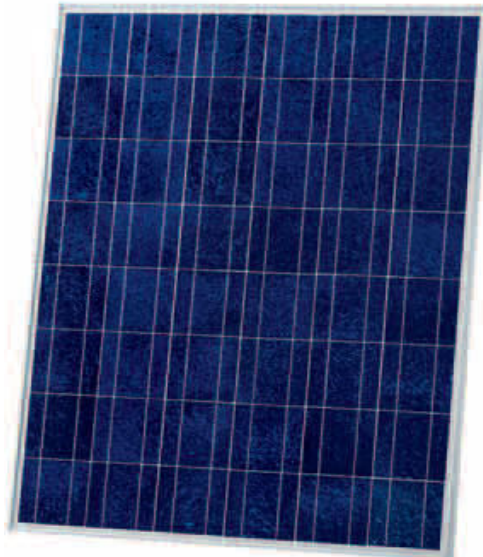
Monocrystalline modules work with solar cells which consist of a single silicon crystal with a regular structure. The base material for production is drawn silicon blocks. These are cut into thin wafers measuring approx. 0.3 mm and chemically processed. Contacts are then mounted.

Monocrystalline cells achieve a high level of efficiency of up to 15% and are particularly suitable when space is limited for small to medium-sized systems.



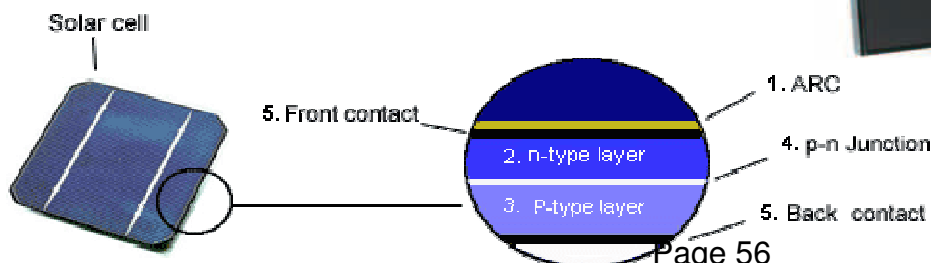
Poly- or multicrystalline modules have solar cells which are made up of many small silicon crystals. The cells are cut from cast silicon blocks and have a frost pattern on the surface.

Polycrystalline modules are slightly less efficient (up to 13%) than monocrystalline modules, but cost less as their production is less complex. They are the most widespread and are suitable for photovoltaic systems on single-family homes as well as for medium systems.

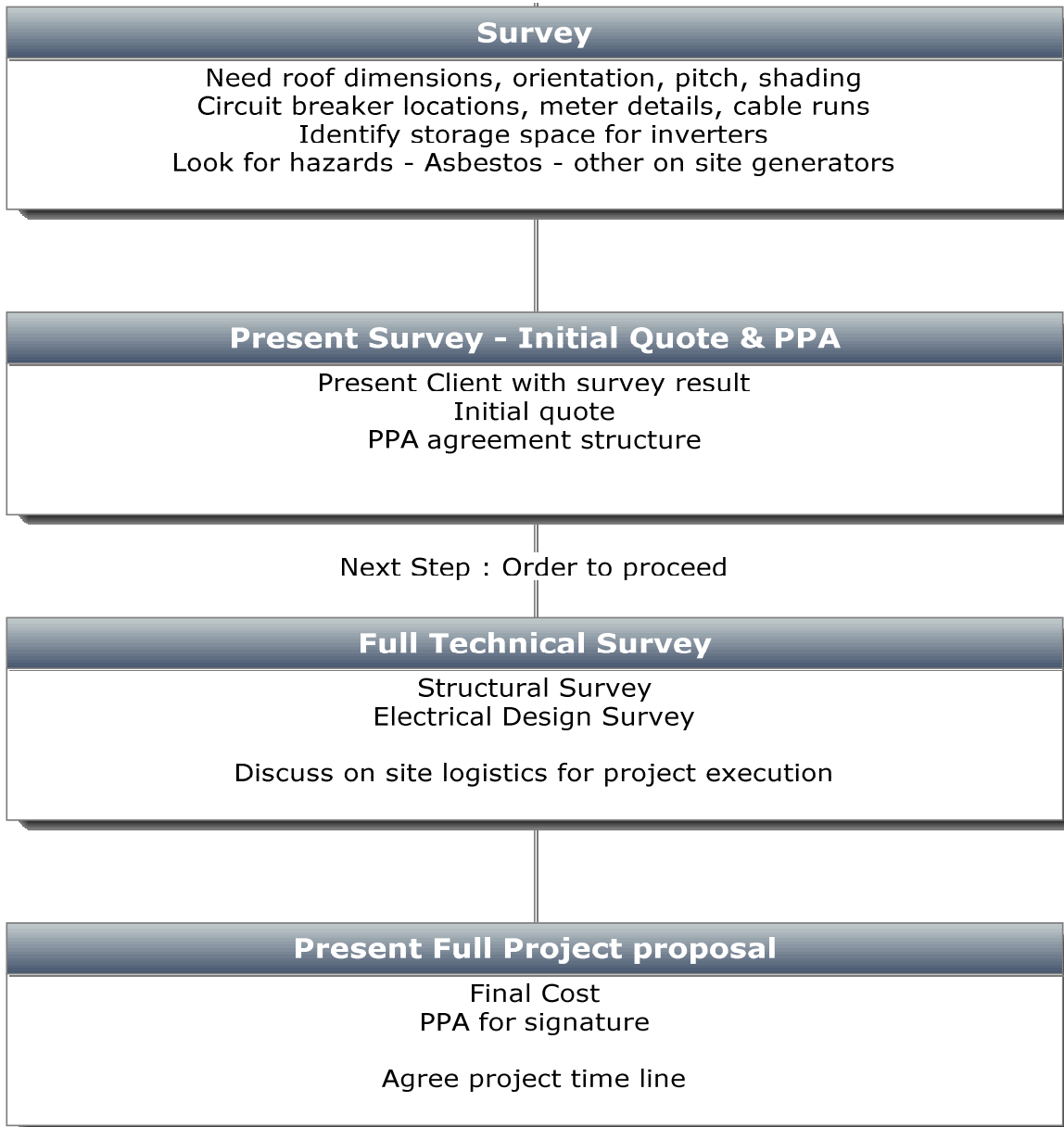


Thin-film or microamorphous silicon modules are generally structured differently. Using this technology, which saves on raw materials, the silicon of the cells is applied to a glass plate by means of vapour disposition – the silicon layer is only 2 microns thick. A strand of hair is 40 times this thick. With 8.5% efficiency, they are less efficient than crystalline modules, but they cost less and, in terms of energy production, they have advantages in warm surroundings and under diffuse light conditions.

Microamorphous silicon modules are dark grey to black.



The Journey



If you have any questions, please contact Paul Beardsley on 07958 708 515. Otherwise to proceed, therefore, we ask that you return to us the following:

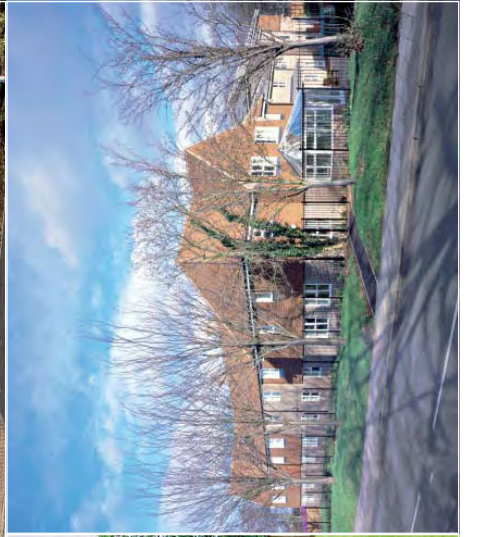
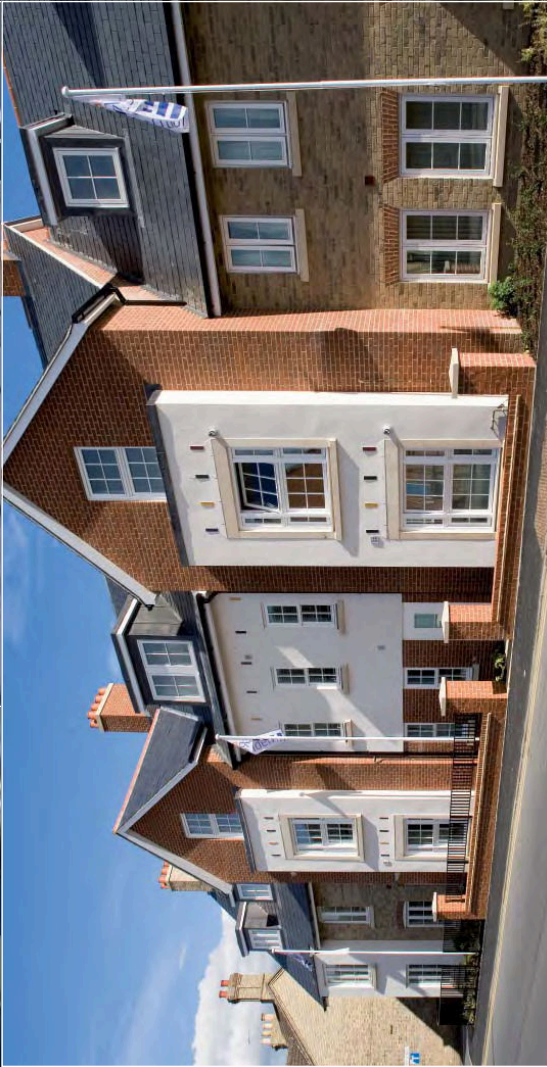
1. A copy of this covering letter countersigned to indicate your acceptance to the terms of survey outlined on page 1;
2. A signed Power Purchase Agreement for each of the proposed installation sites.

Ian Goodwin - Director

Counter signature
Page 57

Position

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The Hill Group has built a reputation in the market for high quality, bespoke developments which respond to the needs of their local communities.

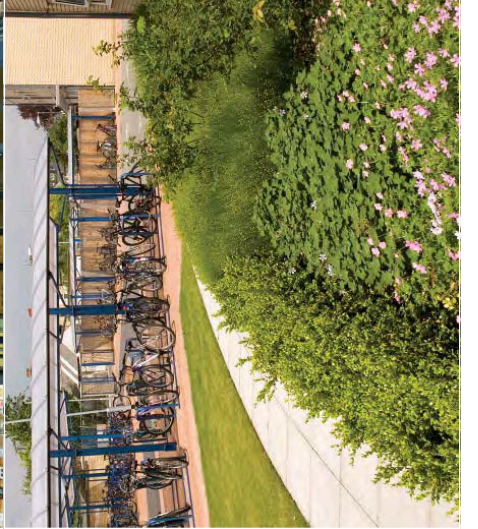


Table of Contents

1. Introduction	5
2. Development Team	6
3. Development Management	9
4. Involvement of the Local Community	11
5. Design	12
6. Programme	23
7. Construction	27
8. Training and Employment Opportunities	31
9. Legals	32
10 Financials	34
11. Case Studies	35

Introduction

This proposal represents an opportunity to deliver a much needed community centre encompassing a vast range of different user groups. The delivery of this building will be financed largely through the sale of the remainder of the former Eden Valley School site for residential redevelopment, comprising 40 houses in a mix of private and affordable tenures.

The Orbit Group and the Hill Group are partnering together on this very exciting opportunity to provide a first class development on the site including tenure blind affordable housing which will be built to all Homes and Communities Agency standards and our own high quality design brief.

The Group has worked successfully with Kent County Council on other sites such as Ellington School, Ramsgate and Victoria House, Margate. The Orbit Group has over 40 years experience of social housing and is now one of the largest Housing Groups in the Country. Orbit operates through 3 Regional Offices in the South, Midlands and East of England and has about 35,000 quality affordable homes of varying tenure in Management. Our mission statement is '**Building Brighter Futures for People and Communities**' by continually investing in new and existing homes and community development programmes.

Orbit Group Limited has an excellent track record of completing projects on time and on budget. This is evidenced by the fact that in the last trading year we achieved HCA top quartile status in all development categories. The categories are

- Allocation Takeup
- Start on Site
- Practical Completion

The group also boasts some of the most motivated and dedicated professionals in the industry and has the necessary resources to deliver its services.

The Orbit Business Development team continually strive to provide a quality service to our customers in Orbit's Operating Associations as well as other external Agencies underwritten by our values of '**Honesty, Innovation, Partnership, Excellence and Respect.**'

Hill is one of the UK's leading contractors in the provision of affordable homes. Most of their business is procured through partnering arrangements and Joint Ventures with Housing Associations. Their ability to manage effectively both the on-site process together with the integration of the supply chain has been a key factor in their success, delivering win-win situations for clients and constructors/suppliers together. They currently enjoy healthy trading relationships with a growing nucleus of subcontractors and suppliers. They have a strong track record of on-site delivery both in planning stages and through the construction process. They have consistently completed projects within the given time frames, to the required quality and within the agreed maximum price. The key to success is selecting the right team, working to a clear client brief developed with mutual objectives and delivered through excellent communication in an open and trusting environment.

Hill is both willing and able to construct the proposed community centre. They have gained considerable experience in building community centres, and as an example they successfully completed a £5m mixed use town centre regeneration in Huntingdon, which became a Housing Corporation Gold Award winner in 2008. The project included the provision of the Saxongate Community Learning Centre, a fully accessible centre for the whole community; an inspiring space for meetings, learning and advice, including housing support, employment, and lifelong learning.

Orbit and Hill view this development as an exciting opportunity and look forward to working with Kent County Council to achieve its successful conclusion.

Introduction



Orbit Group

With over 40 years experience, Orbit Group is one of the largest housing groups in the country operating in the Midlands, the South East and the East of England providing over 35,000 high quality affordable homes to those in greatest need.

Orbit Homes doesn't just build and sell houses, it creates homes and communities. Working under the Orbit Group slogan of 'building brighter futures for people and communities', Orbit Homes aims to deliver this by thinking outside of the normal RSL box.

As a newly created arm of the Orbit Group and a non-charitable organisation, Orbit Homes is able to go beyond what other affordable housing providers can do. For instance, Orbit Homes is able to develop homes for outright sale and use the surpluses to put back into developing more affordable homes, ensuring a healthy pipeline and the provision of affordable housing to those who need it most, while other RSLs are having to cut back.

This pipeline is currently aiming at developing 1000 homes of all tenures per year by 2012, but Orbit Homes is also committed to helping people into home ownership in other ways. As the largest HomeBuy Agent in the country, Orbit HomeBuy Agents completed 19 per cent of all HomeBuy Direct applications last financial year. And Orbit Homes is dedicated to helping people stay in their homes, having completed the highest number of Mortgages Rescues last financial year, with 117.

Orbit Homes operates in the Midlands, East and South East of England, developing and selling in these three regions. Our staff are based in offices in Coventry, Maidstone and Norwich, with some of the HomeBuy team working remotely.

Hill Group

Hill works as a major developer and contractor throughout London and the south east. Our head office is in London, from where we would manage this development. We have large scale projects on site in south London and the south east.

Hill is a respected and established partnering contractor working within the housing association and construction community, completing in excess of 1,300 dwellings per annum from our four strategically placed offices. To date, these projects have ranged in size and type from luxury projects through new town, greenfield development to urban estate regeneration.

Working in joint venture, and adopting a partnering ethos, we have extensive experience of delivering many bespoke, residential-led projects with complementary facilities, including commercial spaces, sports facilities, health facilities, educational resources and community accommodation, each resulting in a development designed to create a sense of place within its community.

Hill has implemented several commercially successful schemes, either in partnership with housing associations or as award winning private developments. Currently the Hill Group has around 700 units in development

Delivering the right product, in the right place, to the right quality standards underpins the success of any scheme. With the expert support of our design director, we can maximise the value potential of all our schemes, whether mixed use/mixed tenure or 100% affordable. Having this resource in-house creates a healthy tension between design integrity and the inevitable financial constraints.

Our experience in delivering quality, award winning developments will add value at Edenbridge. Our zero defects approach is an important component in the high quality delivery required to ensure the high performance specification for the enhanced code levels. Good quality workmanship enables us to achieve excellent standards in the code assessment.

With a plethora of new, emerging and exciting technologies it can be challenging to maintain a focus on the critical criteria - cost effective and practical solutions. Our robust processes, driven through by our sustainability manager, ensure that, with early involvement, we deliver workable, sustainable solutions which we believe will be robust now and in the long term.

Hunters

Hunters is a leading consultancy practice operating throughout the UK. The practice provides a broad range of services through its disciplines, which include Architecture, Employer's Agents, Cost Consultancy, Building and Stock Condition Surveying, Project Management and CDM Co-ordinator Services.

Formed in 1950, Hunters provides clients with skills and knowledge specialising in Residential inc. private and affordable, Regeneration and masterplanning, Keyworker and Student Accommodation, Education inc. SEN, primary, secondary, tertiary, Office and

commercial space, Health inc. acute, primary and mental.

Their experience covers many sectors including social services, health, education and housing. They aim in all our work to create excellent buildings that blend commercial ambition with environmental context, buildings that are fit for purpose, sustainable, efficient, flexible and responsive to their context. They likewise look to achieve designs that are inspiring and a clear expression of the requirements of their brief and vision.

Their task is to create or contribute to buildings and environments that are fit for purpose, sustainable, efficient, flexible and responsive to their context. Their task is to create or contribute to buildings and environments that are fit for purpose, sustainable, efficient, flexible and responsive to their context.

Their firm employs over 80 people working in teams of highly experienced professional and technical staff under the control of a director. Their IT solutions offer our client the best service possible and they work with latest CAD facilities to produce innovative solutions to complex problems of modern building.

The practice focuses on client satisfaction, not only on the cost planning and delivery requirements of a project, but also assisting in assessment of Housing Quality and Key Performance Indicators and identifying key areas for life cycle analysis with the possibility of supply chain management where applicable.

calfordseaden

calfordseaden is a leading, forward thinking construction and property consultancy. We have over 200 staff and practice from four offices. Our Head Office is in Orpington with branch offices located in London, Winchester and Birmingham. The comprehensive range of services covers Architecture, Town Planning, Building Surveying, Quantity Surveying, Project Management, Employers Agent, Client Representative, Civil, Structural and M&E Engineering, Sustainability Advice and Environmental Assessment, Clerk of Works, CDMC and Health & Safety. Through these complimentary and mutually supportive competencies, we provide our clients with a truly multi-disciplined service.

They design projects from single buildings to multimillion-pound mixed-use urban regeneration developments. Our project portfolio encompasses all forms of housing, commercial, industrial, health, education, community, retail and leisure schemes.

Our experience extends to include Public Private Partnerships (PPPs), Private Finance Initiatives (PFIs) and NHS Local Improvement Finance Trust projects.

Their experience and constantly evolving expertise means we anticipate the needs of our clients and provide them with the best and latest solutions and perspectives. We believe in providing value for money and pursue a flexible and innovative approach to the challenges we encounter.

We have the capacity, expertise and commitment to take this project forward. We are developing across the south east, delivering projects similar to Edenbridge. Where we do not have in-house resources, we appoint suitable consultants from organisations with whom we frequently partner.

To deliver this opportunity we have put together a team which draws on the delivery expertise locally from Orbit, technical input from across the Hill Group, complemented by design and commercial experience from our development team and Hill Residential. The supply chain will be integrated into the team.

Details of the key players from the partnering organisations who will be involved in the project are given here, together with the structure chart overleaf.

For project delivery we believe in the creation of Site Specific Business Teams (SSBT) for the delivery of our partnering contracts. Effectively a small management team, our SSBT's oversee a project from beginning to end, eliminating waste and driving efficiency by:

- reducing administration and management costs (by pooling resources)
- achieving quicker decisions (engendered by trust in the individual team members)
- providing flexibility to generate innovative solutions (key decision makers are part of the team)
- continuous improvement as a 'close knit' team spirit develops
- quicker and more succinct communication methods reducing unnecessary, long and over-attended meetings

An unexpected benefit of these small SSBT's is that they have begun to produce multi-skilled personnel able to make informed and quicker decisions outside their usual sphere of expertise.

Details of the delivery team are to be found in the team section

Orbit



Maggie McCann
Development Director (East and South)

Maggie leads the delivery of all affordable housing in the East and South regions. She works with colleagues to acquire sites for market sale, including identifying sites, assessing financial feasibility,

obtaining grant funding and negotiating with developers and contractors in order to build new homes. Maggie manages the two development and construction teams based in Maidstone and Norwich.



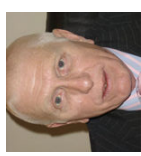
Jeff Knowles
Residential Development Director

Jeff manages the 'private for sale' side of the Orbit Homes business plan. He has worked in the speculative house building industry for over 30 years. He has held Senior Director and Managing Director roles with Berkeley Homes, Barratt Homes and Morris Homes. Prior to joining Orbit Homes, he held a Regional Director role with Wolsley Securities and was involved with funding developers, using senior debt funding from major banks together with top up mezzanine funding.



Sally Richards
Regional Development Manager

With over eighteen years experience working in social housing and eight years in development, Sally leads the new business development team in delivering a programme of 300-350 affordable homes per annum. Sally and her team identify new opportunities, carrying out financial appraisals and bidding for grant funding from the HCA. She also works to build relationships with Local Authority and developer partners, seeking innovative partnerships and new ways of working.



Chris Craig
Sales Director

Chris leads the Orbit Homes sales function, Homebuy Agency and Mortgage Rescue. Chris has worked within private development for over 39 years holding the position of Sales Director with four national PLC companies and was Regional Manager for Anglian

Hill
Andy Hill



Andy Hill is a Chartered Builder with over 30 years' experience in the house building sector. Having gained his experience with one of the country's leading social housing providers, Andy made the decision, at the age of 40, to set up Hill Partnerships, having identified a unique opportunity

for a truly partnering focused, non-adversarial construction company.



Steve Kane
Deputy Managing Director
Steve Kane's quantity surveying experience has led to an in-depth knowledge of social housing issues as well as the private sector. Steve has extensive residential and non residential experience, including reinforced concrete frame buildings, and he has had significant involvement in cost planning and partnering the supply chain.



Paul Jordan
Managing Director
Paul Jordan has extensive residential and non-residential experience, including construction of concrete frame structures, foundation solution techniques and numerous MMC alternatives. He is lead director for the company on health and safety performance, technical issues and takes responsibility for maintenance.



Peter Lacey
Technical Director
Peter Lacey has worked on a wide variety of construction projects over the last 15 years and currently lives in the Kent area. His background is in project planning and his key focus is on the pre-construction phase of projects. Most recently he has been responsible for leading project teams on multiple affordable housing schemes ranging from £500k to £.18m in value.



Steve Jones
Business Development Manager
Steve Jones has worked in the property industry for over 20 years in a variety of roles, from property management and commercial property acquisition/ development to residential land acquisition, planning and development. As business development manager, Steve is responsible for generating new business opportunities within the Southern Region (South London, Kent, Sussex, Surrey) either by way of joint ventures/partnerships or land-led package deals with Housing Associations.

Hunters



Neil McCabe
Neil joined Hunters in 1990 and is a main board director with overall responsibility for the cost consultancy team, he leads the team to cover all sectors within both the public and private domains. These have included a range of schemes from large regeneration schemes with mixed-use tenure new build and refurbishment as part of major housing, health and including residential project and specific keyworker and hospital developments, and complex education projects.



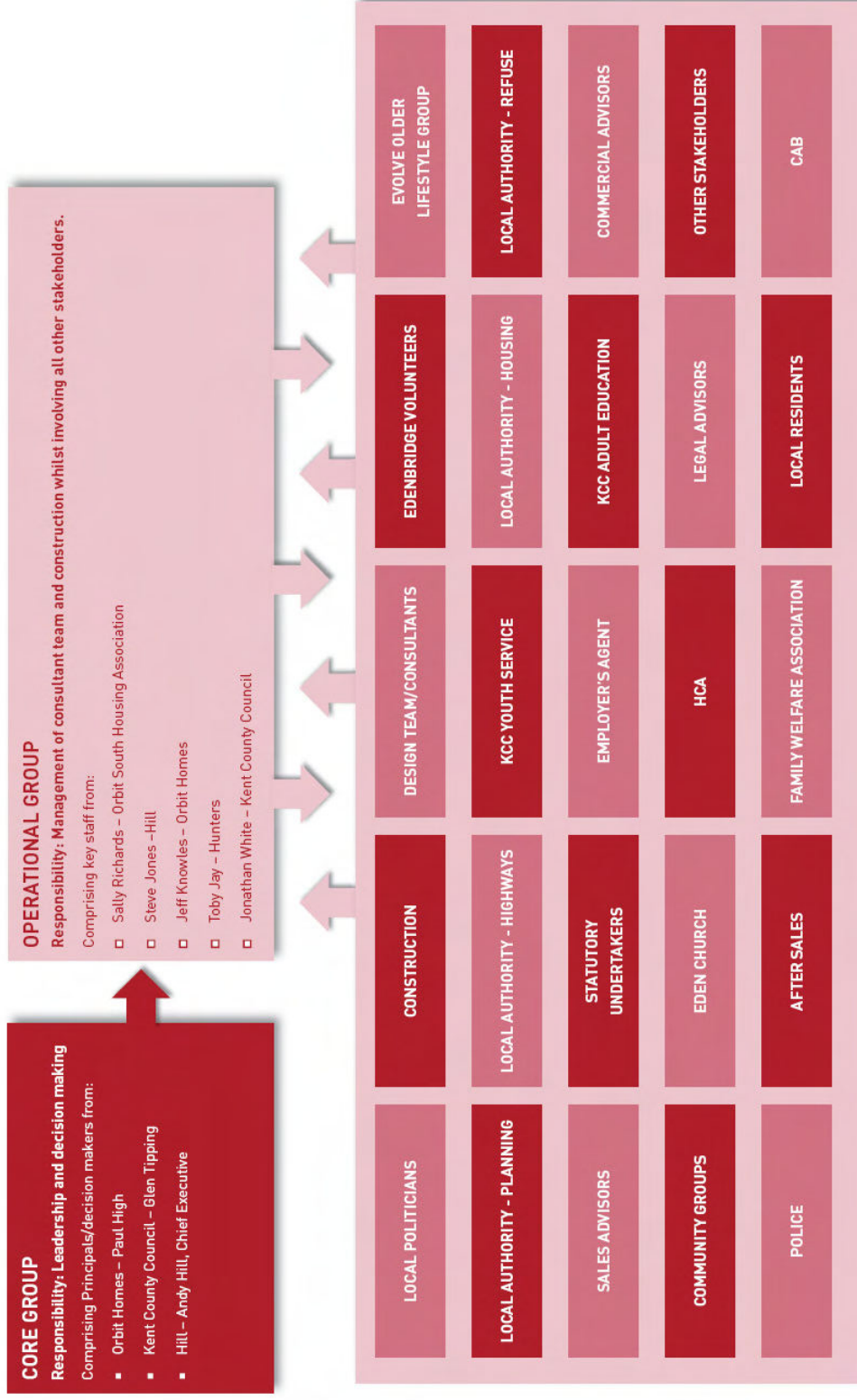
Toby Jay
Toby joined Hunters in 2006 and specialises in the residential housing sector, he has worked on a wide range of projects within both the public and private sector including mixed-use, general needs, keyworker, student, sheltered, wheelchair, special needs and historic restoration. These projects have ranged in value from £2.5m to £150m, with a variety of differing contract procurement routes and construction methods.

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John Spence
Senior Architect with over 40yrs experience. John has a wide experience of all forms of design. He started his career in commercial architecture, passing all of his technical studies before qualifying as an Architect. John established the architectural group within calfordseaden in 1990 and has since led the organization into the Top 100 Architectural Practices in the UK'. A firm advocate of a multi-disciplinary approach, John's background has given him a unique understanding of many building types and a considerable knowledge of off-site manufacture and sustainable design.

Project Management Structure



Developer Scope

Following a marketing campaign carried out on behalf of KCC by Cluttons in November/ December 2009, Orbit Homes in collaboration with the Hill Group were selected as the preferred bidder to both purchase the site of the former Eden Valley School for a residential redevelopment for 40 houses and to deliver a new 1400 sq.m community centre to KCC.

Eden Valley School was closed in the summer of 2002. Since this time, various local community groups have used some of the buildings on the site. Discussions between Kent County Council (KCC) and Sevenoaks District Council (SDC) regarding the redevelopment of the site for a community centre and residential dwellings began in 2003.

Following the selection of Orbit/Hill as the development team, detailed discussions were had with the eventual users of the community centre. The needs of the various user groups were addressed as much as possible to help create an attractive and functional building which would meet with the planning requirements.

A planning application was submitted earlier this year, and has now received detailed planning approval for the scheme described in this document.

It should be noted that, in accordance with the terms of the planning consent and the S.106 Agreement, there are restrictions imposed on the developer/contractor to ensure that the Community Centre is completed before the second phase of the residential scheme commences above foundation level.

Planning Consent

Detailed planning permission has now been granted on 15th November for the demolition of the former school building and redevelopment to provide a community centre and 40 residential dwellings.

Group	Activity
Evolve	Support for adults with learning difficulties
Family Action	Support to local families with children
Citizens Advice Bureau	General information and financial advice
Eden Church	Religious organisation and community activities
Youth Club	Centre based activities for young people
Library	Book lending and other services
YMCA	Training for young people

In addition to these there will also be a number of other part time users and it is anticipated that these will be the following:

Group	Activity
Community Learning and Skills	Learning and training
West Kent Housing Association	Help with housing
Mencap	Social events for adults with learning difficulties
Stangrove Area Community Action Group	Voluntary opportunities
Respiratory group	Help with quitting smoking
Connexions	Personal advice and job club
Astor Senior Citizens Group	Social club
The Healthy Lifestyle Group	Social club
Edenara	Social club
Edenbridge Quilters	Social club

Along with these there will also be a number of smaller community groups facilitated within the centre and annual events will continue to take place as and when. The Air Training Corps who are also currently on site will remain in place. Where possible we will work with them to complement and grow their current activities.

Facilities

In order to maximise the facility's capabilities, operational discussions took place with all permanent users and agreement was reached that subject to the activity, every dedicated space should be used flexibly when not in use by the permanent user. This would ensure maximum use of the building at all times by the community.

Deputy Chief Executive and Director of Community and Planning Services
Sevenoaks
 DISTRICT COUNCIL

SE/001735/FUL
 Valid on 16th August 2010
 Orbit Group Ltd. & Kent County Council
 C/O Callenderstead LLP
 St. John's House
 100 High Street
 Orpington
 Kent
 BR6 9JX

TOWN AND COUNTRY PLANNING, ENGLAND
 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT) MANAGEMENT
 PROCEDURE (ENGLAND) ORDER 2010
 GRANT OF PLANNING PERMISSION

Site :
 Former Eden Valley School Four Elms Road Edenbridge Kent
 TN8 6AD

Development : Redevelopment of the site involving the erection of a community centre and associated ancillary buildings to that previously granted permission under SE/001832/FUL.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, has granted the above planning permission subject to the application and plans submitted therewith.

SUBJECT TO THE CONDITIONS set out below :-

1) The development hereby permitted shall be begun before the expiration of these three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) Despite the details shown in the application, no development shall be carried out on the land until details of the materials to be used in the buildings hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN7 of the Sevenoaks District Local

Chief Executive, Seveoaks
 Community & Planning Services, 100, High Street, Sevenoaks, Kent TN8 6JX
 Telephone: 01795 27000 Fax: 01795 43333 DX 30089 Sevenoaks
 Email: enquiries@sevenoaks.gov.uk
 Website: www.sevenoaks.gov.uk
 Planning: 01795 46555 Fax: 01795 46556
 10/01735/FUL Page 16 of 17

Fit for Purpose statement

The current centre has gradually deteriorated over the years, leading to the loss of many of its tenants. In setting out plans for the new centre, it was felt that the best way of ensuring the long term success of the facility, was to encourage local ownership of the project by seeking out third party investors.

Discussions to date have been positive and it is likely that several organisations will be taking out long term leaseholds in the building. With strong community anchor tenants in place, there will then be a permanent presence on the site. In addition to these tenants a mix of KCC users will also be accommodated along with all the current tenants. Additional flexible spaces will then ensure that rental space will be available for other users to hire out and ensure that the centre is a busy and vibrant location at the heart of the community.

Within the revised proposals for the centre there will be a number of community groups operating full time. It is hoped these will be the following:

Development Management



pushed back to accommodate various uses such as an art gallery.

Offices – There will be a number of offices around the facility the biggest of which will be the Citizens Advice Bureau area. Utilising a building for so many activities will ensure that any stigma of going into such a dedicated facility will no longer be the case. Flexible office space has also been incorporated to allow for various surgeries to take place as and when.

Kitchen – There is another kitchen space large enough to cater for functions and to serve the dedicated staff and users of the community facility. This is immediately adjacent to the medium community hall A to allow for a servery for use during functions.

Storage – Numerous large, medium and small storage areas have been incorporated into the facility to ensure adequate storage facilities especially for large events.

Outdoor space – a large outdoor space has been provided for play, rest and reading purposes.

Toilets and changing facilities – There are five toilets in the new proposals, this is up from four in the previous design following guidance on the Health Safety and Welfare regulations. There is also a dedicated baby changing facility and a multi purpose changing room.

Other comments

The proposed community centre achieves the joint objectives of accommodating current user groups and at the same time, providing enough built-in flexibility for future changes of use. The foldable partition walls allow for easy reconfiguration of spaces into extra large, large, medium or even small spaces. The building has a wide variety of possible functions and will be built in such a way that adaptations can be made at a later date if necessary. The building is fully DDA compliant and the final plans will go above and beyond the requirements of the Disability Discrimination Act.

Given the local concerns around flat roofs, the new centre will have a pitched roof with tiles. This will ensure long term maintenance costs will be reduced for tenants and allows the South facing side of the building to incorporate photovoltaic panels, rain water recycling and other environmentally friendly devices.



We firmly believe the only way that the regeneration of this part of Edenbridge can be achieved is with the full participation of the local residents, other community groups as well as the elected members and officers of the council in the design, delivery and management of the project. The local involvement through the focus groups and steering body is established and it will be important to continue this high level of involvement to ensure a successful scheme.

We are proud of our record on working closely with the local community and local authorities, adopting a proactive approach and maintaining good relationships.

Establishing the team & relationships

With resident and community engagement integrated from the start we will work to establish relationships with the user group and build on the work that has already been done. We will build on the structures and dynamism that have brought the project this far.

We'll work from day one at building this group and establishing trust, respect and understanding on all sides. In any project there are decisions and choices to be made, and difficult issues to resolve at some points and we will make sure that these decisions are taken in conjunction with residents and the of the stakeholders.

Establishing a local presence

Our regeneration team which will dedicate resources from the resident and community liaison team which will have a local presence from Day One, situated alongside the delivery team although located discreetly. This will send a clear message that change is underway and start to build confidence among residents in the project and the team. Where issues do arise (as they always do) having the team onsite, and available out of hours on the 0800 number, means that key people will be there to listen and sort out the problems there and then.

In the start-up phase the team will concentrate on communicating the practicalities, establishing clear lines of communication and helping to develop community development programmes including

- work with local schools particularly on health and safety messages
- work placement opportunities
- apprentices
- other training opportunities, for example, through the construction training initiatives

- development of resident activity programme in partnership, from what we have developed elsewhere this could include:
 - graffiti hoarding art projects
 - litter picking days
 - coffee mornings
 - BBQs
 - community events
 - careers and recruitment days
 - photograph competitions to record the changes during the development period

Keeping everyone in touch

We understand that residents have busy lives and other priorities and cannot always attend formal meetings, or deal with things in office hours, so we will work hard at providing more informal and "armchair and doorstep" feedback mechanisms so that we hear the views of residents.

We know how important good communication is in keeping everyone up to date with progress and building consensus and momentum. We'll start off with a Meet the Team session which will include our delivery team so residents and local members get to know who they'll be working with.

We'll follow this up with a range of other communication methods which could include:

- creation of a website with publication of regular newsletters
- one-to-one meetings with residents and other local stakeholders
- regular briefings and updates for neighbours and other stakeholders
- liaison with ward members
- features in other's newsletters/magazine
- open days and evening or weekend meetings for convenience effective and regular media relations with the local newspapers

A host of other consultation and engagement tools and processes will be considered and implemented as required.

Listening and learning

One of the best sources of feedback will be from residents. Their ideas and comments, however small, will be one of the main ways we ensure we are getting our processes and products right. We will therefore make sure that we set up appropriate mechanisms for receiving this feedback – formal and informal – and learning from it.

In summary our approach is:

- Get started early to get the best effect
- Be clear about the aims and objectives including recognition of what has already taken place in the area and what already exists
- Involve the right people by profiling communities we are working within
- Involve other agencies who can work alongside our activities to help broaden the outcomes
- Set effective ground rules with the community and other agencies
- Have a robust delivery plan with realistic timescales and adequate funding but also effective risk management
- Consider different models of community engagement depending on the capacity of the local groups.
- Have a clear communications strategy for the project and publicise through identified channels of communication
- Be flexible about when to exit and hand over to the community
- Set milestones and measure success through feedback



Schedule of Accommodation

The proposals comprise the redevelopment of the site for a community centre and residential development comprising 40 dwellings and associated landscaping and highway works.

Eden Valley School was closed in the summer of 2002. Since this time, various local community groups have used some of the buildings on the site. Discussions between Kent County Council (KCC) and Sevenoaks District Council (SDC) regarding the redevelopment of the site for a community centre and residential dwellings began in 2003.

As stated above, following the closure of the school in 2002, some of the school buildings have been used by various local community groups and support services. These include:

- **All Sorts** – After school and school holidays club for children aged 5-15;
- **Evolve** – Facility for adults with learning difficulties;
- **Older Lifestyle Group** – facility for the elderly to meet once a week;
- **KCC Youth Service** – Facility operates four times a week after school plus some weekends and school holidays. The Youth Worker and his colleagues take responsibility for the management of the existing community facility on behalf of KCC;
- **KCC Adult Education** – Approximately 10 classes a week including IT, dance, yoga and crafts;
- **Eden Church** – Currently uses an office at the school;
- **Family Welfare Association** – Currently have two large rooms and meet 5 days a week, providing support to local families;
- **Edenbridge Volunteers** – Use and office at the school;

The area surrounding the site is predominantly residential use. To the opposite sides of both Station Road and Four Elms Road are well-established areas of residential development of mixed tenure.

Residential properties that are located to the west of the site are of varying styles including 1930's semi-detached villas and 1960s/70's detached houses.

The total size of the application site is 1.8 hectares. The permitted scheme also covered 1.8 hectares of the school site.

A total of 40 dwellings are proposed. The proposed mix of type and tenure of the houses is as follows:

Private Sale Dwellings

- 2 no 4 bed 8 person houses with single garage
- 9 no 4 bed 7 person houses with single garage
- 6 no 3 bed 5 person houses with single garage
- 1 no 2 bed 4 person house with single garage
- 2 no 2 bed 4 person houses
- 20 no. total

Affordable Units – Shared Ownership

- 4 no 3 bed 5 person houses
- 4 no 2 bed 4 person houses
- 8 no. total

Affordable units – Social Rent

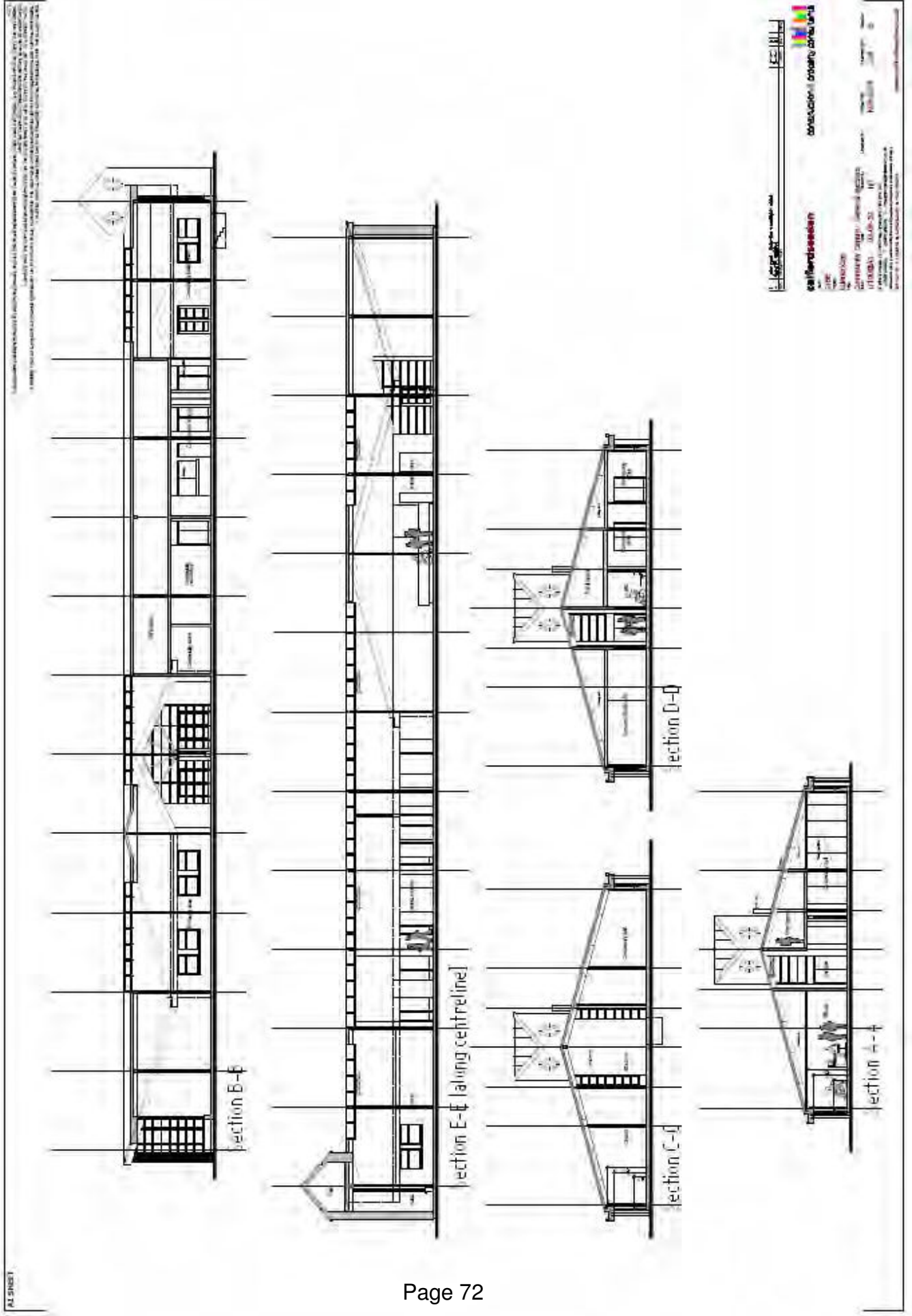
- 2 no 4 bed 6 person houses
- 4 no 3 bed 5 person houses
- 6 no 2 bed 4 person houses
- 12 no total

Proposed Footprint

Community Centre	1400 m ²
Refuse Area	12 m ²
Garden Store	REMOVED
Total Area	3993.3 m²

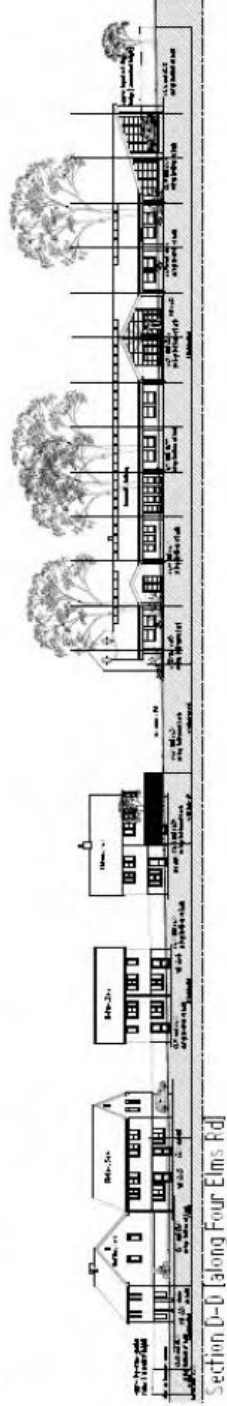
It is considered this mix best meets the housing needs of those people in Edenbridge and the surrounding area. The council's housing department have requested two wheelchair accessible affordable units on the site. These are the 2 no 4 bed 6 person houses (Plots 33 & 34).



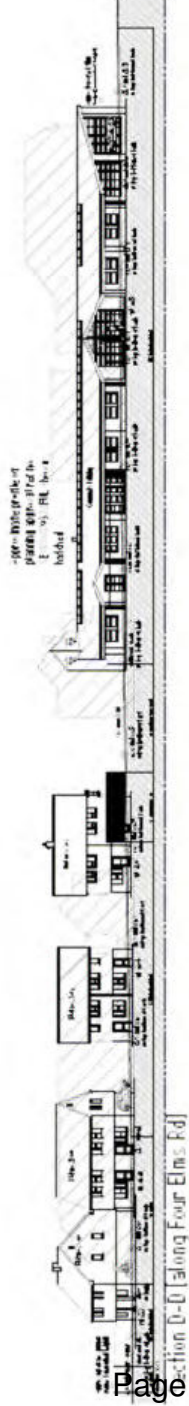


Sections

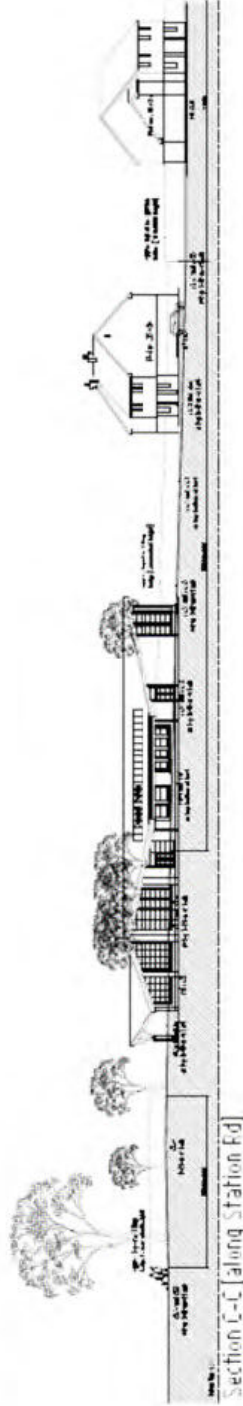
Section Along Four Elms Road



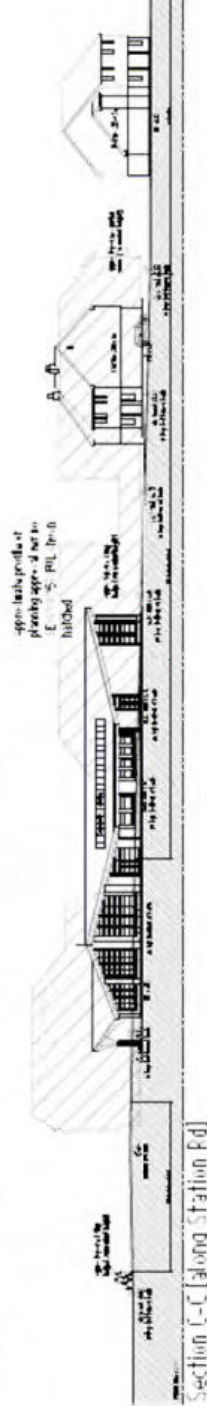
Section Along Four Elms Road With Approved Scheme Outline Indicated



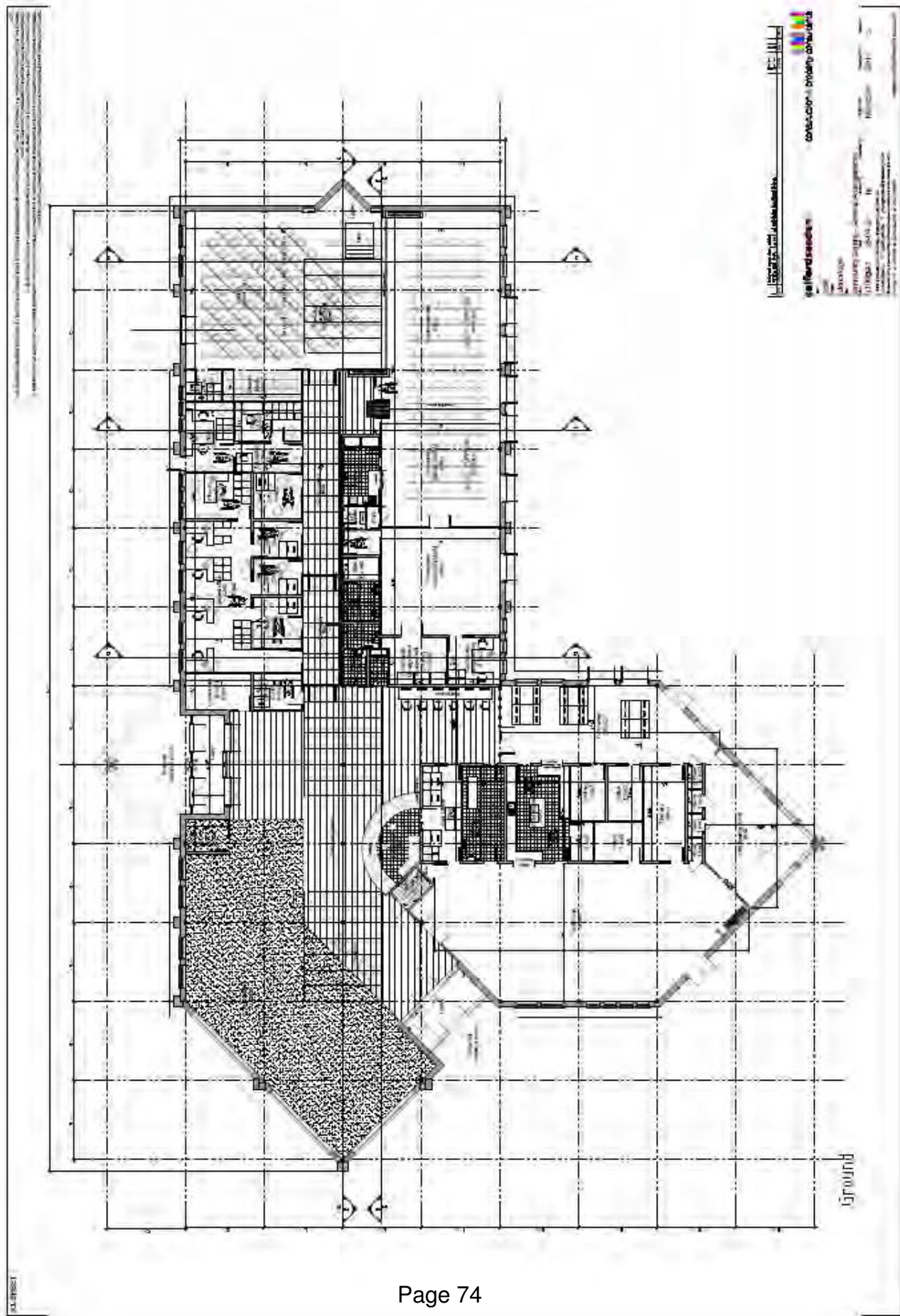
Section Along Station Road



Section Along Station Road With Approved Scheme Outline Indicated



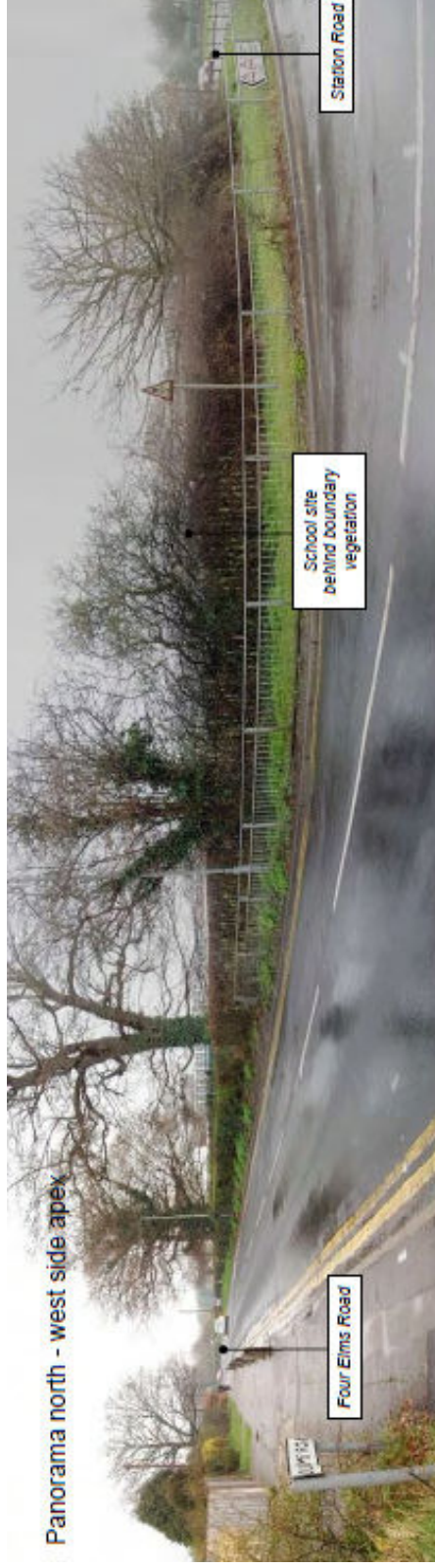
Floor plan of Community Centre



Aerial Photograph of Site and Surroundings



Photos



Design Concept

Block Footprints

The total footprint of the proposed development including the community centre, residential dwellings, and refuse area will be 3993.3 m². The development proposals will result in a reduction in the area of buildings on the site, ensuring that there is no negative impact on the openness of the Green Belt.

The Community Centre - Layout of Development

The proposed location of the community centre in the north-west corner of the site, has been chosen so that it is both visible and accessible from the focal junction of Station Road and Four Elms Road, locally known as Spitals Cross. This area has been identified as the activity hub of the site, with a focal emphasis on the junction of the two approaches to Edenbridge. With the railway bridge a little further down Station Road, this is a concentrated major access route to the town centre. Advantage is therefore, to be gained by erecting some form of public art on this major route, which will locate and provide an identifiable location for this community facility.

To the north-west corner of the site, slightly set back behind parking facilities this location will ensure maximum exposure of the new community centre to passing traffic. The main front entrance will face due north to allow for an easy understanding of the site layout and access points. The community centre will be planned around a central open space and internal streets with clear signage will link the building together. The community centre will be a single storey building of modern design with a pitched roof, which maximises use of natural sunlight into the facility. Green technologies such as air source heat pumps, rain water recycling and photovoltaic cells and/or solar panels will be placed on the south facing side of the centre to make sure the building is sustainable, has a reduced carbon footprint and lowers the long term running costs to the community users.

Internally, the community centre will provide space for a number of uses. The largest of which will be an open plan area that may accommodate a cultural space, café area and a community help/consultation area. There will be a variety of small, medium sized and large flexible rooms available to community groups on an hourly rate basis. In addition to this, there will be a faith room for use by the Baptist Church that can also be expanded via flexible walls to cope with larger services.

Youths will have a large presence via a conjoined Youth Club and Adult Social Services area for adults with learning disabilities.

In addition to these facilities, there will be an ancillary office, storage space, kitchen and toilet facilities. More details about the use and management of the proposed community centre will be provided at a later date.

At the back of the community centre will be a garden which will contain seating areas. Trees and shrubs will ensure adequate shading to these areas. This will allow users to have a small recreational area for breaks.

At the front of the centre the visual impact of the parking area will be minimised from the main road and Four Elms Road via landscaping works.

The linear approach to the layout of buildings has been adopted as it allows for building mass to be broken up by creating opportunities for landscaping along the road fronts in order to respect its location on the edge of the Green Belt.

Furthermore, the proposal for a public square space outside the entrance to the community centre has been removed given the propensity for it to attract vandalism and anti social behaviour to the area. Instead this has been replaced with a secure garden area to the back of the facility.

The possible retention of the sports pitches and access to open space to the east (although not part of this application) will provide opportunities for outdoor sport and outdoor recreation for the local community while ensuring the continued viability of the neighbouring leisure facility. The movement of development west towards Station Road provides the opportunity for the landscape of the more sensitive eastern end of the site to be enhanced and opened up due to the removal of the vacant school buildings.

It is considered the layout proposal will have no greater impact than the existing development on the openness of the Green Belt, but contributes to achievement of the objectives for the use of land in Green Belts.

The school buildings, by their nature are more continuous and compact than housing, which involves smaller units separated by gardens and ancillary hard surfaces. The gaps between the proposed new buildings help reduce impact and also provide opportunity for soft landscaping.

Scale of Development

The existing school buildings, which occupy the site, are at a maximum two storeys in height. The development proposes to maintain this established height of two storeys across the site.

These proposals intend to take advantage of this corner by the introduction of a public work of art with the aim of providing an important focal point of legibility on the junction of Four Elms and Station Road. It is anticipated that this public work of art will take up the theme of Spitals Cross, a place of refuge, identifying the community building and access to the open countryside/Green Belt.

By limiting the proposals to no greater than two stories, thereby, respecting the height of the existing school buildings, it is considered these proposals are more respectful to the Green belt and it's visual amenities while securing visual improvements to the character and appearance of the area.

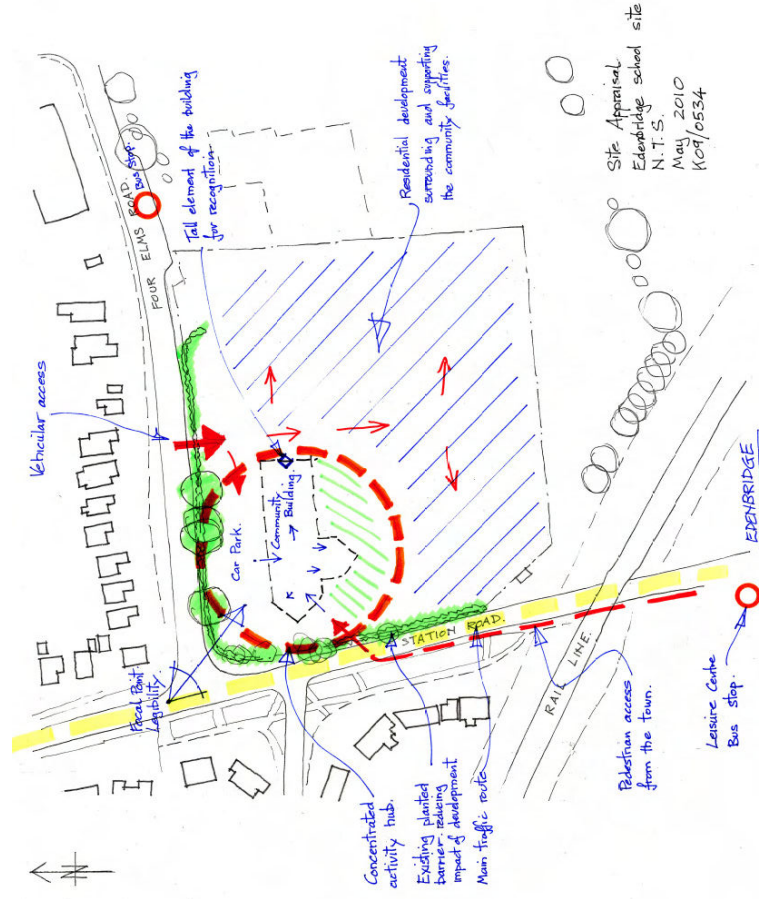
Appearance

The character of the site is currently of a mid 20th century secondary school and its grounds with a building complex in its centre with associated playing grounds around the outside.

The proposals consist of smaller size dwelling units being predominantly semi-detached and detached properties, evenly dispersed around the site. The community centre is inherently a larger building by the nature of containing a number of differing facilities. However, the community building is single storey in height with a Foot Print of 1400 m² is a little larger than one third the size of the existing school building.

Highway works and parking

The proposed development will be served by a new vehicular and pedestrian access road from Four Elms Road. The existing main entrance to the school will be closed up. It is proposed that the highway areas on the site will be a 20mph speed restrained zone. Footways and pedestrian paths will be segregated



from the highway with a number of designated crossover points across the site. New pedestrian accesses from Station Road will be provided at the southern end of the site. A new footpath is proposed along the boundaries of the site on Station Road and Four Elms Road linking up with a new informal crossing on Station Road. A footpath is proposed from the main entrance to the site leading eastwards to meet an existing footpath to provide pedestrian access from the overflow car parking on the ATC site to the community centre.

Parking for the community centre will be to the front of the property in order to minimise the impact of traffic movements on the neighbouring houses. The area will have soft landscaping incorporated and a turning area. In total 48 spaces will be provided in the formal parking areas with four dedicated DDA spaces near the main entrance plus one space for a minibus. As stated above, overflow parking will be permitted on the ATC site. Cycle parking facilities for 10

bicycles are to be provided close to the entrance of the community centre. A dedicated refuse store will also be provided.

The majority of the parking for the residential development will be within the residential area either as an integral garage allocated space. Visitor parking for the residential units will also be available within the residential curtilage. In total, it is proposed to provide 1 allocated or integral space and 1 visitor space per unit.

Access

The overall intention of the new development is to design and create a community centre that will meet the diverse needs of the area to ensure that the scheme is a success. In doing so, the design process has looked to maximise the inclusiveness of the built environment to ensure it is usable and appealing to everyone regardless of age, ability or circumstance.

Through a series of consultation processes with internal and external stakeholders including town and borough council, barriers to access were removed in order to promote social inclusion through the use of good design principles. As the community centre will include a Gateway facility, the design aspect has been based on the Gateway's Design Brief which goes above and beyond the requirements of the Disability and Discrimination Act (DDA) (1995) and DDA amendments 2005.

The site topography lends itself well to the proposed scheme and as such there are a few limitations or constraints in making the facility fully DDA compliant.

The design will ensure that each entrance will have a level access to the point of entry and no steps or ramps are required throughout the facility due to the level nature of the site.

In addition, the development will comply fully with Part M of the Building Regulations and there will be provision of induction loops in all community rooms, main foyer and dedicated areas for the hard of hearing.

The B2026 and B2027 both straddle the site and are important transport corridors providing bus routes and other public transport routes serving the development. Bus stops exist to both Station Road and Four Elms Road. The site has good access to both roads and pedestrian routes which then link to all access and entry points within the development. As part of the development there will be a new pedestrian footpath to Station Road, this will help link the Community Centre with the southern part of the town.

Vehicular access to the site remains in the same location as the grant of planning permission 29 July 2009, Ref SE/07/01932/FUL, being from Four Elms Road.

Car Parking

As stated above, four parking bays for disabled drivers are provided for within the main car park and there is ample parking for the remainder of the users including spaces for loading and unloading.

Signage

Signage throughout the community building and externally will meet DDA compliance regulations and wherever possible, written information will be supplemented with pictograms or symbols. Braille signage will be available internally as required.

Pedestrian and Cycle

The pedestrian approaches to the entrances are level and Cycle parking is provided within the site. Due to the location of the development in relation to other uses within close proximity of the local centre and surrounding residential areas, excellent opportunities are afforded for pedestrian and cycle trips.

Approach/Entrance to the Community Centre

Entrances will be level, have flooring of slip resistant materials and be kept free from tripping hazards. The entrance doors are wide enough to accommodate a wheelchair.

Door furniture will be contrast in colour and luminance with the door.

Adequate colour and tonal contrast between Wall, Floor, Ceilings and Doors will be implemented throughout the building.

Circulation

The design and selection of materials for finishes will follow Gateway's Design brief which goes above and beyond the latest best practice guidance in terms of widths of corridors and doors, manoeuvring spaces, surface finishes to walls, floors and ceilings, colour and luminance contrast and lighting.

Furniture

The centre furniture will be fully DDA compliant and this will include among others a reception counter with lower counter top, kitchen areas with height adjustable counters and low-level light switches and sockets and a fully fitted changes places facility with adult sized wall mounted changing bench and ceiling track hoist.

Evacuation and Means of Escape

In an emergency, all users will evacuate through the various fire exit doors. These doors will also have a level exit to facilitate easy escape.

An alarm system will be installed in each unit to comply with Part B of the Building Regulations.

Fire engines will be able to reach any corner of the community centre site from within the car park.

Landscaping

A landscaping strategy has been developed by Lloyd Bore and is explained in more detail in the Landscape Appraisal and Ecology Scoping Survey. In summary, the proposals will retain the existing mature oak trees and hedgerows except where gaps are required for new access points. Hedge planting will also be



reinstated and renewed where necessary, and planting will be used to create new street frontages. Car parking areas will utilise sequences of surface textures and colours and soft landscaping. Planting will use native species of plants and trees and foster diverse habitats for wildlife.

Summary

It is considered that the mix of housing type and tenure better meets the local housing need. This planning application is made following detailed discussions with the eventual users of the community centre and thereby reflects more closely the needs of the future user groups of the site.

The proposed development will result in a reduction in the area of buildings on the site, ensuring that there is no harm on the openness of the Green Belt.

Context

The site lies on the junction of Station Road and Four Elms Road in the Spitals Cross area of Edenbridge, roughly 5-10 minutes walking distance from the centre of the town. Spitals Cross is an historic aspect of Edenbridge, which is to be identified within these proposals in the form of public art. Edenbridge has two mainline stations which are located within close walking distance of the site. Edenbridge Station, to the south of the site provides services to London. Edenbridge Town railway station provides services to Oxted, Uckfield, Redhill and Tonbridge.

The site is bound by Station Road to the west and Four Elms Road to the north. Station Road (B2026) comprises a major travel and access route to and

through the town of Edenbridge. The south-west corner of the school site is bound by the railway embankment. The site abuts areas of open land to the south and to the east.

The existing school buildings are located to the centre of the site. The buildings were built in the 1960's and display little architectural merit. They are of one and two storeys in height. It is proposed that the new houses and community centre are located to the north-west section of the school site close to existing development in Edenbridge. When the school buildings are demolished and returned to open space, this will meet the existing areas of open land to the south and east.

Substantial screen planting in the form of trees and hedging exist along the boundary of the site to the highways. Many of the trees to this location are mature. In light of this, a Tree Survey and Tree Protection Plan accompany this planning application.

There are currently two existing vehicular accesses into the site that are both taken from Four Elms Road. The main entrance leads southwards to an area of hardstanding used for the parking of cars. The other entrance into the site lies opposite Fircroft Way providing access to the sports fields and Air Training Corps (ATC) huts. The site is generally flat.

As stated above, following the closure of the school in 2002, some of the school buildings have been used by various local community groups and support services. These include:

- **All Sorts** – After school and school holidays club for children aged 5-15;
- **Evolve** – Facility for adults with learning difficulties;
- **Older Lifestyle Group** – facility for the elderly meets once a week;
- **KCC Youth Service** – Facility operates four times a week after school plus some weekends and school holidays. The Youth Worker and his bursar take responsibility for the management of the existing community facility on behalf of KCC;
- **KCC Adult Education** – Approximately 10 classes a week including IT, dance, yoga and crafts;
- **Eden Church** – Currently uses an office at the school;
- **Family Welfare Association** – Currently have two large rooms and meet 5 days a week, providing support to local families;
- **Edenbridge Volunteers** – Use and office at the school;

The area surrounding the site is predominantly in residential use. To the opposite sides of both Station Road and Four Elms Road are well-established areas of residential development of mixed tenure.

Residential properties that are located to the west of the site are of varying styles including 1930's semi-detached villas and 1960s/70's detached houses.



The Process

1. Stakeholder Team

Working in partnership will be essential to meet the operational needs as well as the development aspirations. Therefore, joining via stakeholder group, comprising residents and representatives from the wider community, will be essential and we would insist on regular meetings and communication throughout the project. Delivery on time whilst minimising disruption will be a key aspect of this project.

3. Consultation and Involvement

Involving the wider community will be essential to establish confidence and support for the proposals. We would recommend a joint approach to communication, to support the development you might like to consider the viability of delivering additional community benefits through links with local schools and colleges, with particular emphasis on health and safety and sustainability, practical projects such as graffiti art projects for the hoards or other community projects, involvement with sports activities and training placements, which can be assessed at an early stage.



5. Mixed-Use

Bringing together residential and community uses will support a vibrant community. Our mixed use developments are residential-led although deliver community, educational, health and commercial spaces.

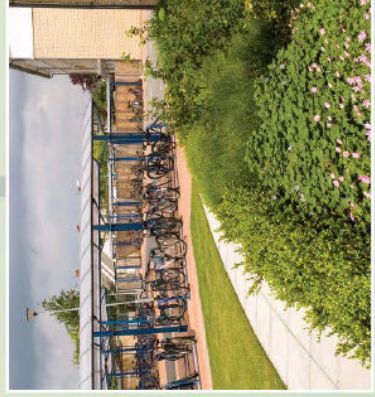
2. Minimising Risk and Expediting Process

We are well known for working in an open way with our clients and their advisors, during the early stages of a project to provide the most cost effective build solution, and programme. This ethos continues throughout the development period and our aim is total client satisfaction. We employ talented and experienced people who are highly motivated and enthusiastic in finding solutions to complex construction issues.



4. Sustainability Issues

We note the desire to consider the sustainability agenda and, over the life of the project, to deliver sustainable homes. Again, to gain maximum benefit, this issue must be on the agenda at the beginning of the process and be built into the project. Sustainability issues have been addressed on the following pages.



6. Training and Apprenticeships

Hill is committed to delivering on local labour, training, apprenticeship schemes and other community initiatives. Experience has shown that providing the constructor and the client liaise at an early enough stage of a given project, local labour, training, apprenticeship and employment initiatives make sound business sense. Our own management trainee programme is supplemented by apprenticeship schemes and local labour.

8. Considering Regulatory Frameworks

We have extensive experience of delivering to a wide variety of external regulatory frameworks, often structured with key milestones to trigger funding payments. This scheme will be designed and constructed to satisfy all necessary external accreditations.



10. Health and Safety

Focusing on health and safety underpins the management of any of our projects. In-house and external experts support the project team to deliver safe sites. With an excellent record and a programme of in-house safety awards, this is a key priority for the partnership.



11. Delivery

With a zero defects approach, achieving quality build standards is the goal for the whole project team. Commitment post completion focuses the team on the long term customer satisfaction. We believe in delivering on our promises.

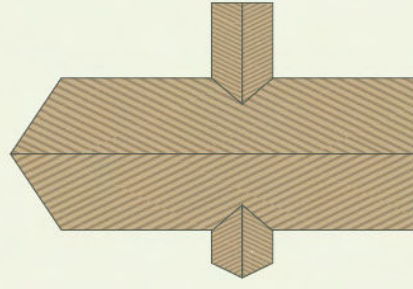
7. Project Management

Project management is a key strength of the partnership and we assemble cross functional teams, not just for client projects although to develop wide ranging initiatives. For this project we would appoint a project director who will draw on a robust, integrated, tried and tested project management approach from our experienced team. With such a complex project, with so many stakeholders, excellent communication will be critical to the optimum outcomes. In addition, working in an open and transparent way will be vital for the success of the project.

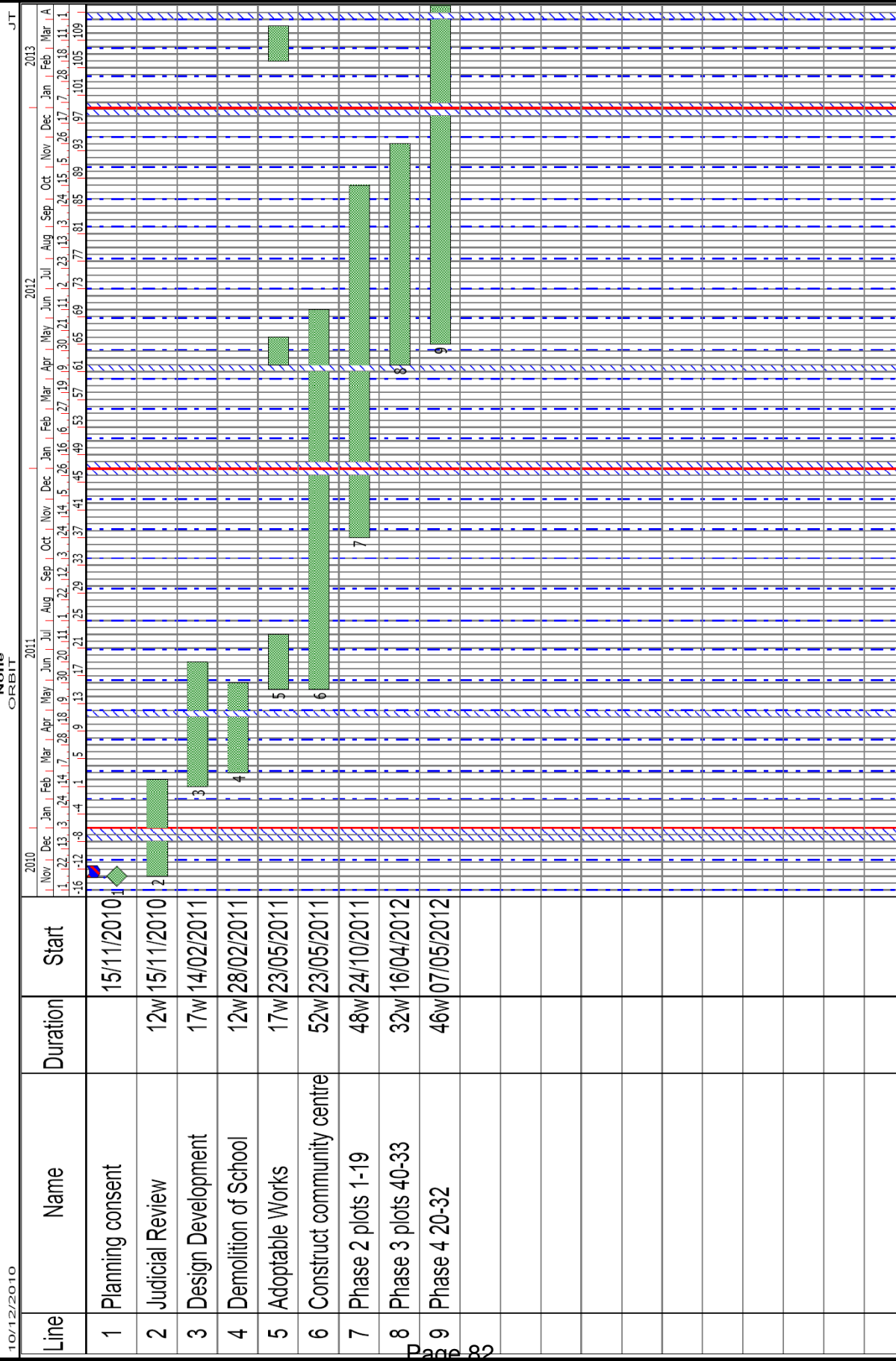


9. Safe Neighbourhoods

Creating new communities where the emphasis is on the people means delivering safe and secure neighbourhoods. Our proposals will be influenced by needs to design shared surface treatments that manage conflicts between vehicles and pedestrians and meet the needs of the many children making frequent journeys on foot and on bicycles.



EDENBRIDGE WHOLE SCHEME PHASE



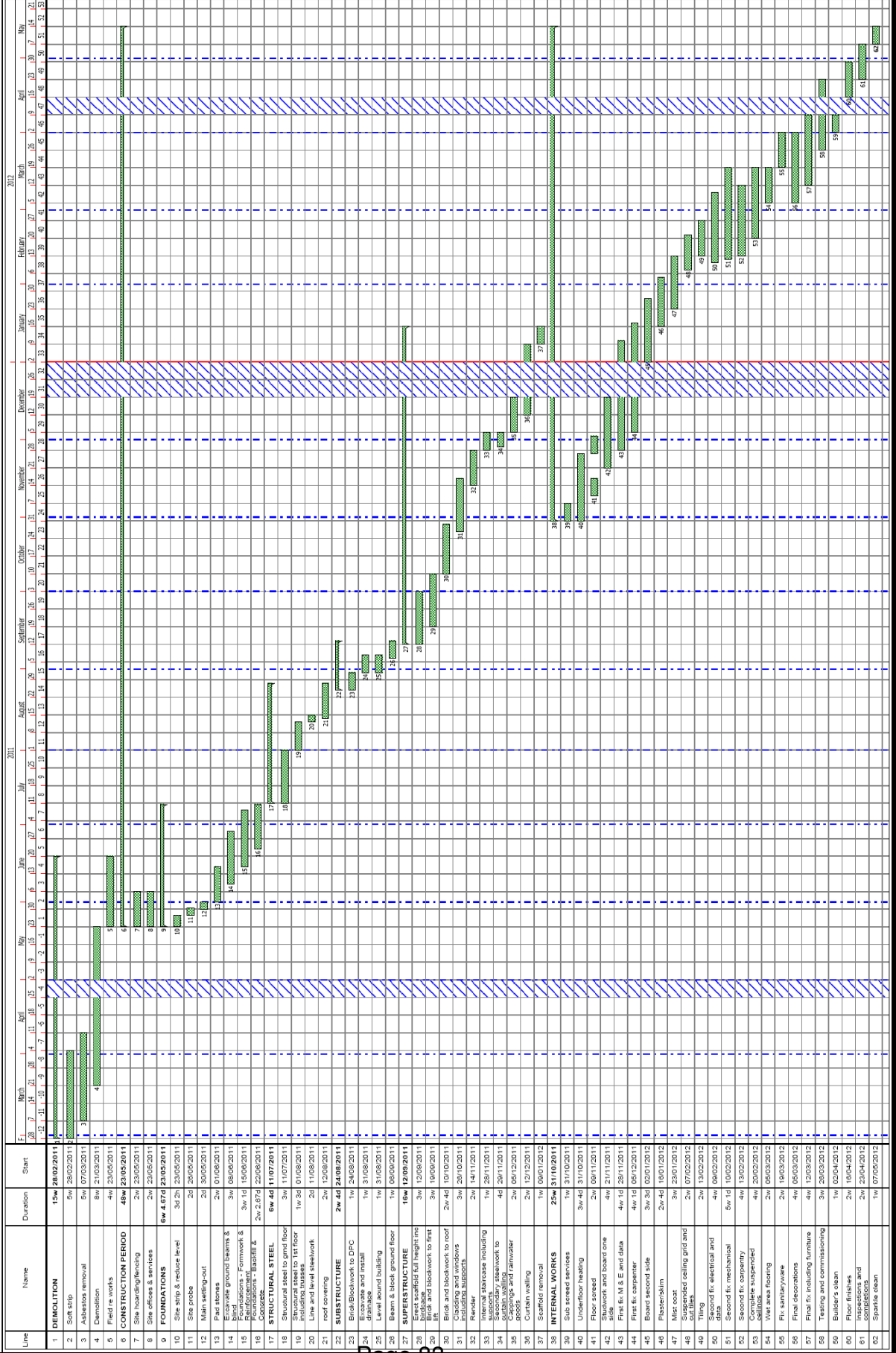
Drawn by: Planner - Chart Properties
 Project Ref: C:\Program Files\Asta Powerproject\Projects\edenbridge short.rpp
 Dwg No: 00001
 Revision No: A
 Notes: Comment - Chart Properties
 Planned by Asta Powerproject

EDENBRIDGE COMMUNITY CENTRE

Root chart
KCC

10/12/2010

Contractor



Delivery Team

Details are given below of the Hill resource to be allocated to the project. They will be closely integrated with the other team members and supply chain.

Jon Thistlethwaite



Production Manager

Jon has worked in the commercial social housing and private sector on new build, refurbishment and listed building schemes for 24 years and has experience of many modern methods of construction. He has extensive site management and Jon will manage the delivery team which including design and technical staff, surveyors and site managers.

Chris Dunster



Contracts Manager

Chris has been in a management role within the construction industry for many years, one of his most recent contracts has included concrete frames up to 7 storeys with large basements. Chris who lives in the Kent area has also had experience of timber frame, light weight steel frame as well as traditional methods of construction. He has experience of both resident and commercial developments and is an asset to any team.

Steven Smith



Site Manager

Steven Smith is an experienced site manager who has been in the construction industry since leaving school in 1973, with knowledge of all aspects of forms of construction. He is responsible for running sites in a safe and professional manner and he has a good knowledge of building and encourages a strong team spirit with his colleagues and has a pro-active approach to his work. He has knowledge of the Kent area having spent much of his career working in the area as well as living locally.

Warren Sparkes

Sustainability Manager

Warren Sparkes has gained wide experience of the technical issues surrounding the development process. His training as a technical coordinator has put in place not only a thorough knowledge of the processes in term of design sequence, regulatory bodies, statutory requirements and working with third parties. Warren is responsible for keeping up to date with developments in the sustainability market and compliance with regulations. This involves assessing new products and methods and their suitability and cost effectiveness to meet Code for Sustainable Homes, Planning Legislation and any client requirements. Warren has been involved at developing schemes at Code Levels 3, 4 and 5 together with developing proposals for PassivHaus scheme.



Allan O'Brien



Commercial Manager

Allan O'Brien over 12 years experience working in the construction industry for a main contractor. During this time Allan has worked on many new-build schemes in the commercial, social housing and private sector with varying contract values.

Stuart Cassidy

Senior Surveyor

Stuart Cassidy, who lives in the Kent area, has been in the industry since 1997, he has gained both pre & post contract experience, also he has experience of subcontract procurement, interim valuations, cost/value reconciliations and the financial management of on-site projects. He has experience of residential developments both new build and refurbishment.



Mike Gent

Mechanical & Electrical Manager

After training as a plumbing and heating engineer, Mike Gent moved into design and estimating. His



practical experience has helped to ensure that all the projects he works on are designed and price to suit both the design requirements as well as construction issues.

Paul Dyster

Health & Safety Manager

Paul Dyster has worked for companies with up to £150m turnover on projects ranging from £50k up to £50m. He has more than 10 years experience and considerable knowledge of the plant and the groundwork industry, Paul has health and safety responsibility for all our projects.



Lynne Bell

Resident Liaison Manager

Lynne Bell has led both community and resident liaison projects on a wide range of new build and regeneration schemes. And an RLM for 10 years, Lynne has worked on various London projects, including a partnering pilot with 1,500 residents. Previously she worked in facilities management and personnel. Lynne is heavily involved in all aspects of resident/community activities.

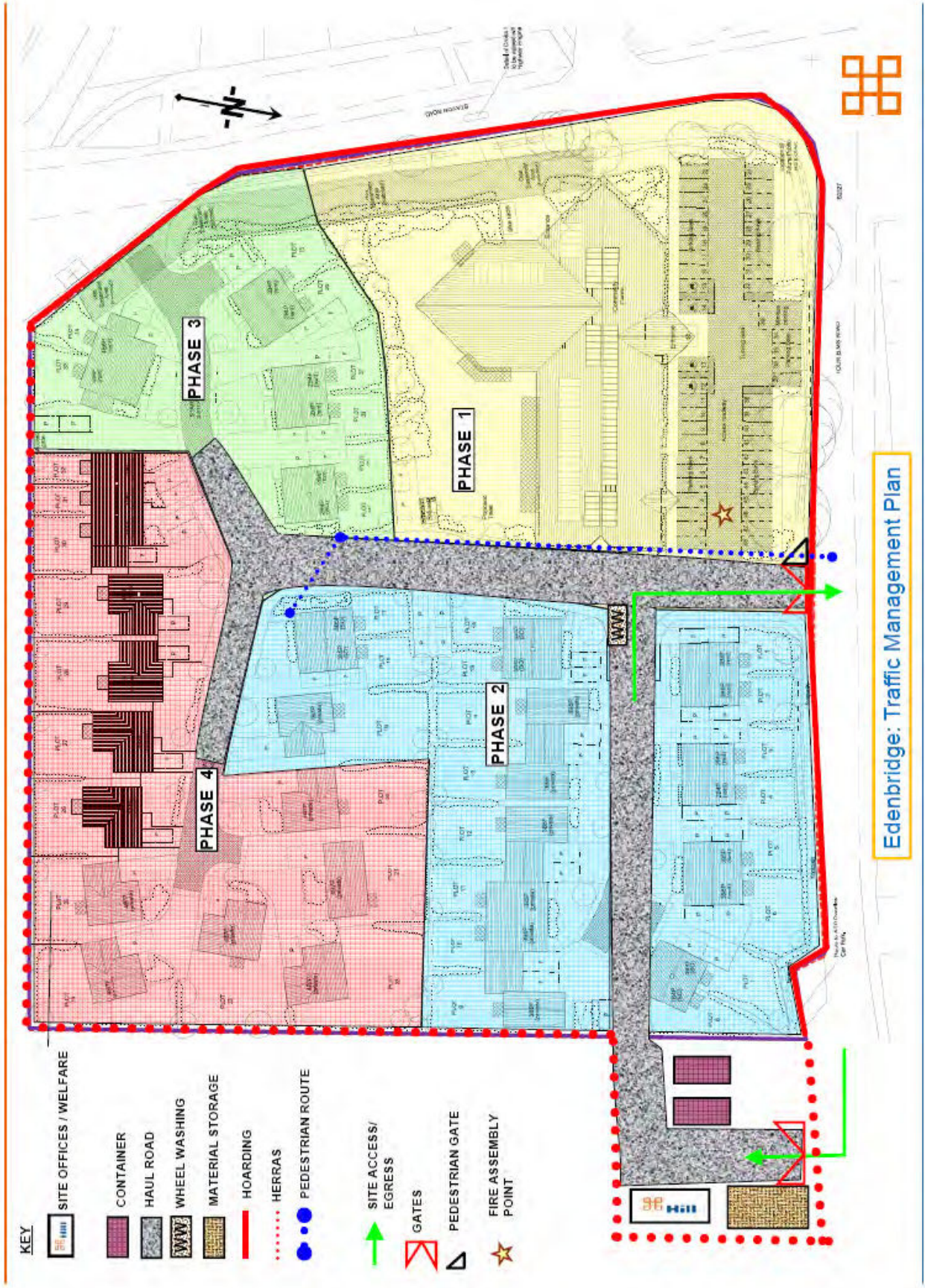


Steve Nastri

Customer Care Manager

Steve Nastri has worked in the industry 35 years, 11 of them running his own construction business and dealing directly with customers. His background is as a time-served apprentice carpenter-joiner. Steve's experience in both new build and regeneration projects covering both residential and other facilities contributes to our fast responsive maintenance service.





ISO 9001 / Health & Safety



CERTIFICATE OF APPROVAL

This is to certify that the Quality Management System of:

**Hill Partnerships Ltd
Waltham Abbey, Essex
United Kingdom**

has been approved by Lloyd's Register Quality Assurance to the following Quality Management System Standards:

ISO 9001:2008

The Quality Management System is applicable to:

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

This certificate is valid only in association with the certificate schedule bearing the same number on which the locations applicable to this approval are listed.

Approval Certificate No: LRQ 4005148

Original Approval: 1 November 2010

Current Certificate: 1 November 2010

Certificate Expiry: 31 October 2013

A Gibbon

Issued by: Lloyd's Register Quality Assurance Limited



This document is subject to the provision on the reverse
71 Fenchurch Street, London EC3M 4BS United Kingdom. Registration number 1879370
This approval is carried out in accordance with the LRQA assessment and certification procedures and monitored by LRQA.
The use of the UKAS Accreditation Mark indicates Accreditation in those activities covered by the Accreditation Certificate Number 021



CERTIFICATE SCHEDULE

**Hill Partnerships Ltd
Waltham Abbey, Essex
United Kingdom**

Head Office

Waltham Abbey, Essex
United Kingdom

Activities

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

Locations

Bicester, Oxfordshire
United Kingdom

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

Dereham, Norfolk
United Kingdom

Provision of new build, estate regeneration projects and refurbishment/decent homes and affordable housing schemes.

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Page 1 of 1



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CHAS - The Contractors Health & Safety Assessment Scheme
www.chas.gov.uk

SSIP SAFETY IN PROCUREMENT
FOUNDER MEMBER

Certificate of Accreditation
This is to certify that
Hill Partnerships Ltd
is accredited within the Contractors Health and Safety Assessment Scheme (CHAS) having demonstrated compliance with and sound management of current basic health and safety legislation.

Valid until:
01st June 2011
020 8545 3638 - Verification
www.chas.gov.uk


John Murphy
CHAS Scheme Manager


ENVIRONMENTAL POLICY

INTRODUCTION

Hill Group Services Ltd is aware that it has a duty to respond to environmental issues and that it has a fundamental part to play in the building industry's efforts to achieve an acceptable quality of life for future generations. Our policy statement is publicised as follows:

ENVIRONMENTAL POLICY STATEMENT

- Hill Group Services Ltd supports the principle of "sustainable development" which meets the demands of the present without compromising the abilities of future generations to meet their own needs. The Company is not normally involved in the purchase or development of land but will endeavour to influence customers/clients to observe this ideal.
- Hill Group Services Ltd will aim to maximise the use of all materials, supplies and energy. Wherever possible we will use renewable, recyclable materials and components. We will aim to minimise waste in all points of our business and aim for "waste free" processes.
- Hill Group Services Ltd will take all reasonable action to ensure that the Environment is affected during the course of construction on sites. Adequate steps will be taken to reduce pollutants of all kinds and noise emissions. Our staff will be mindful of the people within the surrounding community and will ensure that inconvenience is minimised at all times.
- Hill Group Services Ltd is a Company dedicated to the policy of continuing education and training of its staff. The Company's staff, operatives and subcontractors will be constantly advised of their responsibilities towards the environment.

Signed:  Dated: 01.10.09
Group Chief Executive

Planning shapes the places where people live and work and the country we live in. It plays a key role in supporting the Government's wider agenda for social, environmental and economic objectives and for sustainable communities.

The legacy from any project is therefore critically important; not just the new houses, schools, offices and green spaces but also the skills transfer, community integration and minimal impact on the environment.

Across the total project at Edenbridge there is the opportunity to address these issues and, as the contractor partner on the project, we would make a significant contribution through:

- training – skills transfer
- schools programme creating integration opportunities to the new community
- job creation
- minimising environment impact

Skills transfer

Orbit and Hill are already delivering job and training opportunities on current projects. We have recently explored a range of opportunities to jointly meet the requirements of local authorities where we are working together.

Both organisations have the infrastructure in place to deliver everything from:

- programmes developing skills to get people into work, including interview and CV writing training
- short-term work experience programmes
- craft based NVQ courses
- trade apprenticeships
- management training programmes

Whilst the relatively small size of this development only creates limited opportunities to put a coherent programme in place, we would expect to integrate the opportunities with the rest of our development programme locally. This would create a robust programme and ensure that those with specialist skills can move from project to project as the programme moves on.

Hill has appointed a specialist training provider, Consign Construction Skills Solutions, as our partnered facilitator across the group to deliver Hill's Craft Apprentice Training Scheme (CATS).

CATS will provide craft apprentice training to applicants via a robust selection procedure to enable the individual to achieve NVQ Level 2, although the level of qualification is flexible in terms of the respective applicant's current achieved level of training and skill set.

This forms part of our group commitment to training and development across all aspects of the industry. Our scheme is diverse, and we do not only take first year apprentices, the age group can vary from 16 to 23 year olds and may consist of new apprentices coming into the industry for the first time, or indeed displaced apprentices who have unfortunately been made redundant or lost their previous opportunity of employment for varying reasons.

In the first instance Consign is liaising with regional colleges and employment centres to obtain suitable candidates, these individuals are interviewed by Consign and shortlisted in terms of suitability prior to being presented to Hill to undertake their induction including CSCS accreditation and ultimately a competency passport which will transfer with them through their apprenticeship.

The end goal of CATS is to complete the NVQ training level dependent on the apprentice, and as this is predominately a construction management business, our intention is to integrate the apprentice from full time employment with Hill into employment within our supply chain. The details will need to be fully discussed.

Education Programme

The programme would need to be bespoke but elsewhere we have delivered the following for younger children:

- Health and Safety awareness programmes on the dangers of building sites, including schools visits by the delivery team, and health and safety poster competition for site hoarding boards.
- Early site visits before development starts to map the original site. We have done this linked to site features and plant species elsewhere
- My new home – a programme of activities and visits built around planning new homes. Our programme at Cambourne included site visits, talk and activities including our architect partners around designing a new town (for older children) and drawing an ideal home (for younger children) with prizes.
- Sustainability programme to look at energy and water use, particularly including participatory activities, site visits and a play presentation.

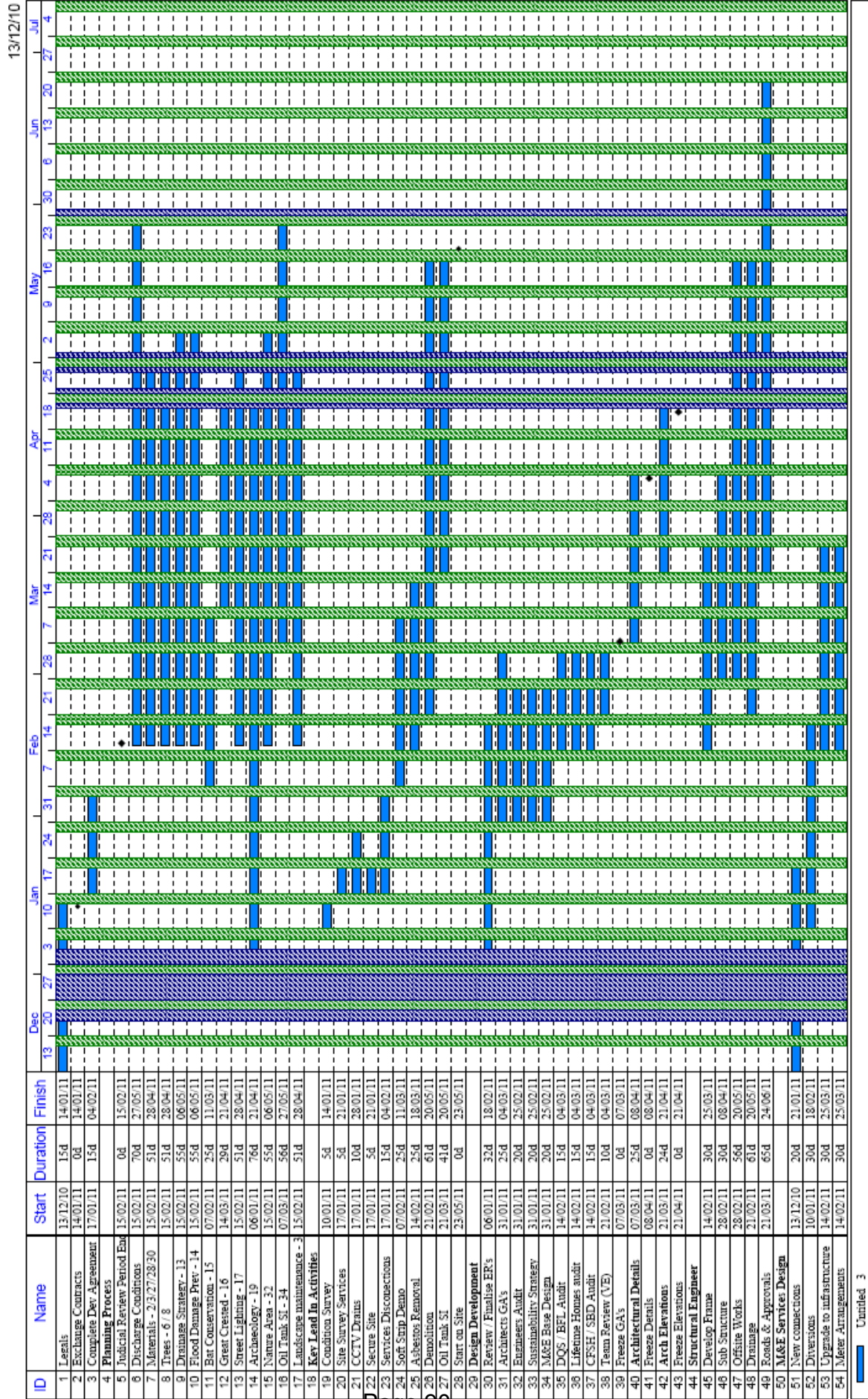
For older pupils we will build on our experience of devising the curriculum for the first Construction Diplomas with the schools who were delivering the pilot programmes. This would include:

- Health and safety awareness programmes on the dangers of building sites.
- Programmed visits to see site progress.
- Activity days on site, sponsored by the supply chain to sample craft activities, including bricklaying, plumbing, electrics etc.
- A work experience programme attached to the site office
- A link into the apprenticeship scheme



Edenbridge - Eden Valley School Site

Pre Construction Programme
December 2010



Legals

Kent Property Market 2009

There have been no dramatic changes in residential market performance since the last review in 2009. The market is still largely controlled by restrictions on lending, affecting both house buyers and developers alike. Capital values have generally stabilised, with the number of mortgage approvals being fairly consistent. The quashing of HIPs has increased the number of vendors testing the market, although the market generally remains relatively fragile, caused in part by public sector spending cuts and uncertainty about unemployment levels.

First time buyers are still not prominent in the market due to the deposit sums required, although stamp duty relief on properties up to £250,000 has helped. New build dwellings are often acquired with the assistance of developer led schemes.

Some buy-to-let investors have returned to the residential market, particularly where capital values are relatively low and therefore smaller deposits are required. Gross yields generally fell between 4-6%. Rental values have held up across the country, but capital values are still wide ranging.

The High speed domestic rail services through Kent to London, St Pancras has aided the general desirability of the area, but with little effect on house values, as yet. The sales rates around Ebbsfleet for new build properties is generally slower than originally anticipated, at least for the time being.

Developers are still very much in the hands of their bankers but are generally more financially stable. The events of 2008 mean there is an emphasis towards buying low risk sites where a sufficient margin remains for profit between the cost of development and potential revenue. However, some developers are still taking a long term view on regeneration sites, demonstrated by the sale of Sittingbourne Mill to Essential Land. National developers are comfortable with schemes of 20 – 50 houses and smaller developers 5 – 15 dwellings, but apartment schemes in Kent are out of favour. Development funding is generally 50 – 60% of development costs which means that most developers require substantial cash equity. This has led to more joint venture schemes, with landowners taking deferred payments. A number of Section 106 Agreements and affordable housing quotas are being contested by developers, due to reduced viability.

The Homes and Communities Agency has helped bring forward a number of sites; however, in the latest

round of public sector cuts, a number of regeneration schemes failed to attract Kick-Start funding.

Even housing associations (RSLs) are suffering through lack of finance and are far choosier about taking on consented affordable housing schemes as part of larger developments, particularly where the affordable element is mainly apartments. Without an anchor RSL, developers are unlikely to commence schemes.

Developers and house buyers alike are cautious about the immediate future and house value inflation is unlikely to appear for many months, if not years.

Average Price Range by Location

Location	Average Price Range £/psf 2009
Sevenoaks	£300 - £450
Tunbridge Wells	£265 - £355
Tonbridge and Malling	£250 - £340
Canterbury	£220 - £290
Dartford	£215 - £285
Whitstable	£205 - £320
Maidstone	£200 - £265
Gravesham	£185 - £275
Medway	£155 - £300
Ashford	£150 - £230
Swale	£150 - £225
Ramsgate	£150 - £220
Sheerness	£150 - £200
Dover	£150 - £190

Source: Cluttons LLP

Funding capability

The Orbit Group has a long and successful track record of building affordable homes, and set up Orbit Homes (2020) Ltd in 2009 this increased efficiency and extended the opportunities available for the development of private sale homes within the group.

As a 100% subsidiary of Orbit Group Ltd, Orbit Homes (2020) Ltd has the support of the Orbit Group, which currently has loan facilities of £700m, of which £120m is available to draw down and use to find the development of new homes.

Orbit Group has agreed with its funders that a proportion of its loan facility can also be made available for Orbit Homes to fund the development of homes for outright sale.

Sources of Funding

Orbit Homes has been successful in securing £840,000 of grant funding from the Homes and Communities Agency to ensure the financial viability and successful delivery of the 12 houses for general needs renting and 8 houses for newbuild homebuy.

Land Sale Price

The purchase price of the land to develop 40 new homes as agreed with Kent County Council is **£2,200,000.**

Cost Plan/ Cost Summary

Demolition
Set out below is the cost for demolition. This comprises the following:-

- Complete soft strip and demolition of existing school building and foundations.
- Removal of asbestos as identified.
- New drainage connection to adjacent ATC hut.
- Disconnection of existing services.
- Reinstatement of top soil and sub soil and grass seeding.
- Treatment of Japanese Knotweed adjacent to existing school entrance over 24 month period.

Description	Cost	No Sq Mtrs	Cost/Sq Mtr
Demolition	353,369.15	3,995.00	88.45

Construction

As a result of recent conversations we are seeking final approval on a number of key issues with regard to the community centre, including the mechanical and electrical specification which we have drawn up for you. These proposals, and as a result the final cost, are subject to further development with Kent County Council's officers.

Our current budget figure is £2,480,000.

The above price is based upon the following documentation:

- Calfordseaden Architect Drawings:-
- K09_0534-100 Rev J, Proposed Site Plan
 - K09_0534-101 Rev B, OS Map
 - K09_0534-203 Rev F, Community Centre – Elevations
 - K09_0534-204 Rev S, Community Centre – General Arrangements



K09_0534-205 Rev B, Community Centre - General Sections

Kirksaunders Engineer Drawings:-

- 4574-SK-H01
- 4574-SK-H01 A
- 4574-SK-H03
- Foundation Schedule
- Stanchion Schedule
- Member Schedule

KCC Employer's Requirements Section 2 (as issued by PG 03/12/2010)

KCC Requirement Schedule (as issued by PG 03/12/2010)

Door Schedule Requirements (as issued by PG 09/12/2010)

HPL Mechanical & Electrical Outline Draft Performance Specification Rev B

HPL Contractor's Proposals (as issued 14/12/2010) Planning Consent Document SE/10/01735/FUL

NB - All other documentation previously issued has been superseded by the above and no longer forms part of this proposal.

Ellington

Orbit Group acquired the former Ellington Girl's School in 2008. The Group first expressed interest in the site in October 2007 when Kent County Council put it up for sale. The bid came second in the competitive tender but Orbit was invited as the second highest bidder in March when the winning bidder failed to complete the acquisition at the specified time. Orbit Homes completed the acquisition in record time, within 25 days!

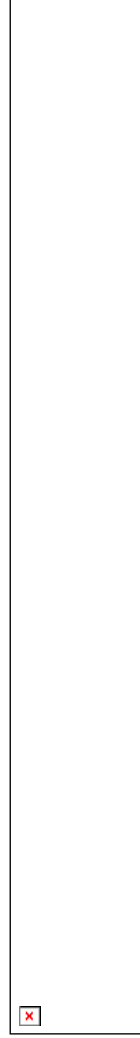
Orbit's interest in the site is inspired by its vision to build brighter futures for people and communities. There is a very high demand for affordable housing in Ramsgate with approximately 4600 applications registered on the waiting list, and so as the lead provider of affordable housing in Thanet, Orbit Homes saw great potential for a development based on local need. The aim was to produce a scheme that would be financially viable for Orbit and would be in a good location for residents. Ellington fulfils the latter, with good networks for location amenities such as the Ellington Park on the A255 and Ramsgate Train Station within walking distance, as well as the town centre nearby.

Orbit's vision is to build brighter futures for people and communities and this is what the Ellington scheme is designed to achieve by creating homes people want to live in, within a community they can be part of. The scheme will be made up of 28 new homes (16 flats (4x1-bed and 12x2-bed) and 12 houses (4x2-bed, 6x3-bed and 2x4-bed)) for affordable rent, with a GP's surgery on site and associated parking for both facilities.

The 1 and 2-bedroom properties offer the opportunity for a good mix of younger smaller families with the 3 and 4-bedroom houses offering the opportunity for larger, older families. The mix of accommodation also

ensures that turnover of properties is low with the opportunity in the future for families within the scheme to downsize or upgrade their accommodation needs. This creates a truly sustainable community.

The site development will have a transformational effect on the area but will neatly integrate with the existing facilities and infrastructure in the area, and the general environs – such as the few green open spaces a few minutes walk from the site.



Victoria Villa

In 2003, Kent County Council approached Orbit South Housing Association, (then TCHA) to develop an extra care scheme to form part of an integrated social and health care facility on the site of the old Victoria House. Orbit saw this as an exciting opportunity to significantly improve the housing and health services to older people in Thanet and was pro-active in driving the initiatives forward.

The first task was to identify and bring together the key partners crucial to the delivery and long term management of the project. This resulted in the formation of the stakeholders group which met quarterly. The group, chaired by Orbit Homes, provided strategic support and direction through high level partnership working between policy leads at Kent County Council, Kent Social Services, Thanet District Council, Homes and Communities Agency and Orbit South Housing Association.

The resulting 40-bed extra care facility was completed in 2009, with a budget of £4.5m and boasts of high sustainability ratings, state of the art facilities, assistive technology and innovative personalised care provision to the residents. The project was shortlisted for two awards.



Case Studies

Delivering Mixed Use Schemes, Commercial, Community and Education Spaces

The Hill group of companies has built an excellent reputation for high quality developments, predominantly residentially-led, but often complemented by commercial, educational, health or community spaces. The one exception to this is the recent completion of the new head quarters for the group at Waltham Abbey, where the principles of sustainable construction integrated with high quality design to bring an old Victorian industrial building back to life and enhance a lovely setting in Lea Valley.

We have extended the existing building and refurbished the original water tower and power house. As part of this we have been involved in extensive planning to accommodate the close proximity of an SSI and meet the specific requirements of our own site, including protection of a redundant badger sett, accommodation of a dragonfly corridor, and protection of the Old River Lee. In addition the scheme has delivered a range of other sustainable measures including solar thermal water heating, photovoltaics on the existing buildings, green roof on new build roof and a planned wind turbine.

Saxongate, a Housing Corporation Gold award winning project, is a mixed residential/educational/commercial development, for the Papworth Trust and Hill Residential, on a prominent town centre site in Huntingdon. This project had a number of unique qualities that required careful and sensitive management but, at its heart, it remained a project about creating an inclusive environment where people would want to live, learn and work.

The scheme comprises two main elements, the Saxongate Community Learning Centre and a mixed tenure development, Bradbury Place, with the private for sale units providing cross subsidy towards the access housing and community learning centre. A total of 30 new homes were created, together with the two storey community learning centre.

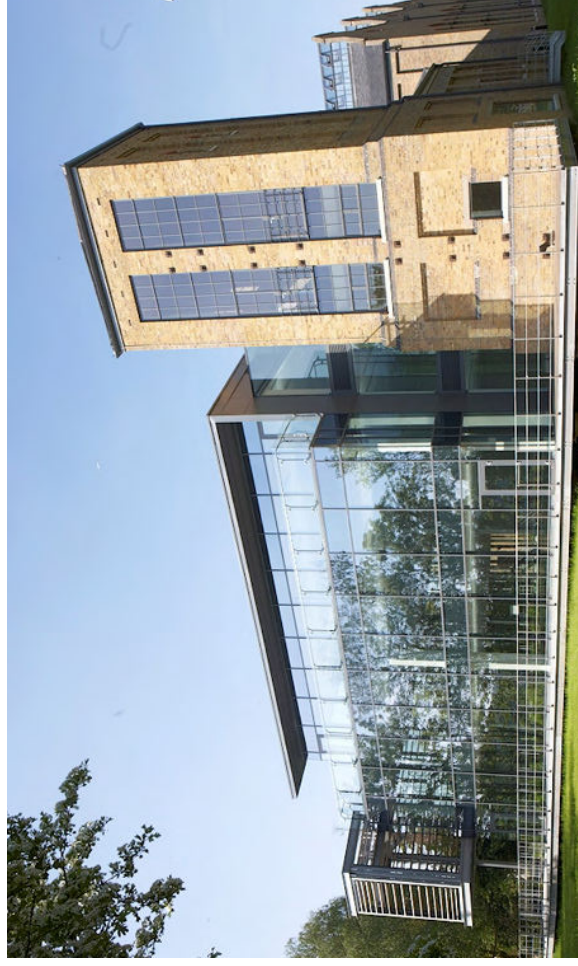
Other mixed use schemes that have been delivered include fantastic **new library resources for Cambridgeshire County Council at Great Shelford**, delivered in partnership with bpha. Cambridgeshire County Councillor Sir Peter Brown, Cabinet Member for Communities, said at the official opening: "Libraries are much more than just places to

get books from. They should be at the hub of the community and appeal to all ages. I am really pleased with the new facilities and the added benefit of the keyworker flats, it is a real asset to the local community. We have had many favourable comments from the community about their new library, it is a very fine community facility and blends well with the surrounding properties."

This small scheme is already being short listed for a wide range of community, building and housing awards and was an HCA Gold award finalist in two categories.

The existing **village hall in Cockernhoe, Luton** was not safe for use and activities had to be rescheduled at different locations or put on hold, a new village hall and the construction of 34 new houses including a new village hall as part of an estate regeneration programme for North Hertfordshire Home

The new hall was officially opened on 30th April 2010 and a programme of events and bookings was already in place.



Sedley Court, Cambridge - construction of 150 student accommodation units in 30 cluster flats using lightweight steel framing, above new teaching/ community and commercial nursery space together with ancillary works for CAMCAT Housing Association with Aldwicks Housing Association. Contract sum £5.6m, programme 75 weeks.

Hill Partnerships contracted to build this project under a JCT 98 amended to suit a partnering arrangement. The scheme involved the demolition of a school building and the design and construction a private day nursery, community centre meeting and training rooms, staff flat and 150 ensuite bedspaces for students in a three/ four storey high block.

The site was accessed via a narrow 100m long lane just over three metres wide, which served many garages to the rear of Victorian terraced houses together with several other buildings. Access and traffic management were therefore key issues. We approached this by contacting local residents initially via a letter drop and maintained very close contact with them throughout the project keeping them informed of the details of the development along with timescales, how we were going to build the scheme and how we were going to approach deliveries along a shared narrow private lane.

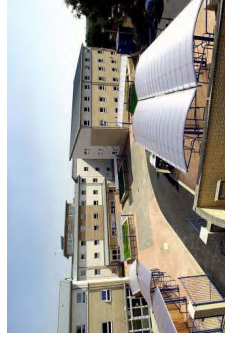
Additionally all material deliveries were on "rigid" lorries. These are smaller than articulated vehicles and hence are easier to manoeuvre, take up less room and thus were able to gain access to and from the site easier. This assisted with traffic flow and reduced the impact of the site works on residents.

We also took account of the access issue when considering the form of construction. We had a strict client driven timescale to adhere to in that the building had to be ready to receive students for the Autumn 2005 term and this date could not be missed. Speed as well as durability with the end user group was of the essence and as such weighing up all the issues, we adopted a light steel frame solution with part pre-fabricated bathrooms. This was implemented with the early involvement of the key supply chain partners in the design process in order to freeze designs and agree material choices and finishes in order to achieve the off-site manufacture dates required to maintain progress. We also took account of standardisation in the layouts and encouraged as much repetition as possible to speed up the construction process by reducing overall learning curves. This also should greatly assist the client with building maintenance as the same products have been used throughout the building wherever possible.

In terms of disruption to the local residents light steel frame when compared to a traditional form of construction namely brick and block, has fewer deliveries to site and hence had a further benefit.

The second gain was that the speed of construction was faster and far more predictable especially in wet and cold weather thus meaning that we were on site for a shorter period of time compared to a traditional form of building method. This shorter period enabled us to complete on time and it also reduced the disruption to the adjoining neighbours.

In overall terms we achieved practical completion in sixty five weeks during which we built nearly 4500 square metres of accommodation and



nursery facilities.

Castledine Road, London - design and construction of 22 new two bedroom flats, 1 three bedroom house, community centre and MUGA sports surface at Castledine Road in London for Affinity Sutton. The project has a value of £2.6 million, is due for completion in May 2011 and will meet the Code for Sustainable Homes Level 3.

The project commenced in April 2010 and the groundworks are progressing well. There will be two blocks of ten and twelve flats and one house constructed on the site. Four of the units will be wheelchair accessible, 3 with full disabled access and one with partially disabled access and adaptations. This is being undertaken to the London Borough of Bromley's specifications. Once we have resident allocations we will tailor the disabled adaptations to the individual residents' needs.

Green credentials for the homes include photo voltaic panels, high insulation and a SUD system to achieve code level 3.

This is a very tight site with some restricted vehicular access. The delivery schedule of vehicles is controlled to minimise any disruption in the residential area where the site is located.

In the early phase, we have demolished the existing community centre and are constructing a new building with facilities for use by up to 80 people for community events. We are sound proofing the new community centre through the design

We reprogrammed the works to enable the multi-use games area (MUGA) sports surface to be completed in time for the school holidays, July 2010, for all the community to enjoy. The new MUGA provides facilities for five aside football and basketball etc and has banked sides to encourage full spectatorship.

We held an opening ceremony event to celebrate the construction of the new MUGA with training sessions held by Crystal Palace football club, a healthy barbeque and basketball and football tournaments. The Hilda Lane Community Association opened the new MUGA.

The new multi-use games area for local people together with the re-modelling and landscaping of the park will act as a key driver for the regeneration of the area.





Second Floor
Horizon House
Eclipse Park
Sittingbourne Road
Maidstone
Kent ME14 3EN
Phone: 01622 633 220



The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex EN9 1BN
Phone: 020 8527 1400
Fax: 020 8501 8770
Web: www.hillpartnerships.co.uk

