



LANGLEY COURT OVERVIEW

Altessen's vision for Langley Court is to transform a former research and development facility into a high quality residential neighbourhood that complements the surrounding area and offers excellent new community facilities.

BACKGROUND

The former GlaxoSmithKline research and development site extends to 10.6 hectares and is a major brownfield regeneration opportunity in a highly desirable residential area of Beckenham.

The application before members is hybrid, with detailed design matters for the proposed 179 new homes left to later 'Reserved Matters' applications. However, parameter plans and a development specification have been submitted for approval so that there is a clear framework to ensure the delivery of a high quality scheme at this important site.

Altessen intends to remain involved in the site as it progresses to ensure that its vision is realised.

LOCALISM IN ACTION

A crucially important part of the approach in planning for the future of the site has been the in-depth local community involvement.

Over 100 local people attended a Community Planning Day in May 2011, including local residents, local councillors, representatives of local schools and clubs, residents' associations and the MP for Beckenham, Bob Stewart.

In addition to the Community Planning Day, the team working on the regeneration of Langley Court also held pre and post application exhibitions and met several times with a Stakeholder Group comprising local representatives of local residents and organisations. Social networking through Twitter and Facebook was also used to gather local views, along with a dedicated website.

This approach has paid dividends in helping to build a strong consensus behind the form of the proposals, and has been instrumental in limiting the number of local objections to just 8.

All matters have been satisfactorily resolved with statutory consultees in relation to highways, flooding, groundwater protection, sustainability, education, sewerage and water infrastructure, heritage, archaeology and ecology.



MASTERPLAN



THE PROPOSALS PROVIDE:

- Demolition of the existing buildings on site (except the pavilion);
- Up to 179 homes of different sizes and tenures (including up to 79 affordable units);
- A doctors' surgery/healthcare facility (supported by a local practice);
- The retention of the existing sports pavilion and grounds for community uses and future protection of this land;
- A village green, attenuation lake and playspace;
- A density which is lower than both the surrounding residential developments of Langley Waterside and Langley Park;
- The protection and enhancement of the Site of Importance for Nature Conservation (SINC) and retention of significant trees which give the site its unique aspect;
- Separate access of South Eden Park Road for the sports pitches and pavilion;
- Green spaces and sensitive landscaping throughout;
- Enhanced green corridor along the River Beck, complementing the sports pitches;
- Dedicated parking of 70 spaces for the sports pitches;
- Safe and attractive children's playspace;
- Principal entrance to the new residential neighbourhood from the north;
- New high quality housing clustered around central spine road;
- Pedestrian/cycle links across the site and connections north/south;
- No access off Creswell Drive except for new dedicated car parking (21 spaces) provided for the residents of Langley Waterside; and
- New apartment blocks ranged around a lake orientated to avoid overlooking/ impact on existing properties and which are no higher than the existing office buildings.

KEY:

Proposed Buildings

1. Retained Sports Pavilion
2. Doctors / Healthcare facility
3. Entrance Apartments
4. Low density housing clusters
5. Houses overlooking green
6. Apartments around lake
7. Site entrance Lodge
8. Replacement Gatehouse Lodge
9. Cricket Score Hut

Landscape Strategy

10. Metropolitan Open Land (MOL)
11. Water feature / flood attenuation lake
12. Cricket and sports pitch
13. Formal avenue tree planting
14. Swale park and walkway
15. Local green with play facilities
16. Enhanced buffer planting
17. New park with formal gardens and bandstand
18. Waterside boardwalk
19. Enhanced River Beck
20. Re-opened culvert
21. Communal gardens

Access & Circulation Principles

22. Residential site entrance & vehicle waiting area
23. Sports Pavilion entrance
24. Sports Pavilion parking
25. Entrance to Doctors / Healthcare facility
26. Apartments vehicle entrance
27. Parking court for apartments
28. Neighbourhood parking area
29. New pedestrian / cycle route along MOL
30. New pedestrian link to MOL
31. Northbound Bus Stop & Informal Road Crossing
32. Road Safety Improvements
33. Emergency vehicle access
34. Central spine road





OTHER ISSUES

LOSS OF EMPLOYMENT LAND

A detailed report has been submitted which demonstrates that the site is not suitable, viable or marketable for business, general industrial or distribution uses. This report has been independently reviewed by the Council's own consultants. It is accepted that a strong case has been made for a change of use.

HIGHWAYS AND TRANSPORTATION

The Transport Assessment provided as part of the planning application shows that there is a net reduction in traffic movements when the proposed residential-led uses are compared with the permitted employment use on the site. No technical objections have been raised on highways grounds and road safety improvements for pedestrians crossing South Eden Park Road will be implemented. The Council's parking standards have also been exceeded throughout the proposed development site.

METROPOLITAN OPEN LAND

The existing sports pavilion and pitches will be retained and will be a home for the 'Park Langley Junior Sports Academy'. This will provide children with quality sports coaching and facilities from community to elite levels.

A comprehensive and co-ordinated program will be offered which will allow children from 3-16 years old to be introduced to a selection of the UK's major sports and to provide a pathway for a lifelong enjoyment of sport from social to professional level.

The Academy will organise matches and tournaments but will not run formal teams in leagues, preferring to work with and support the existing clubs and schools in the area with coaching and facilities rather than compete with them.

The Academy will be run by Richard Baxter who has 20 years' experience of organising sports coaching and tournaments in South East London, Bromley and Kent. After initial set up costs the centre will be completely self-financed and underwritten by his limited company which currently provides early years childcare and sports coaching services. Local full and part time jobs will be created by the Academy.

