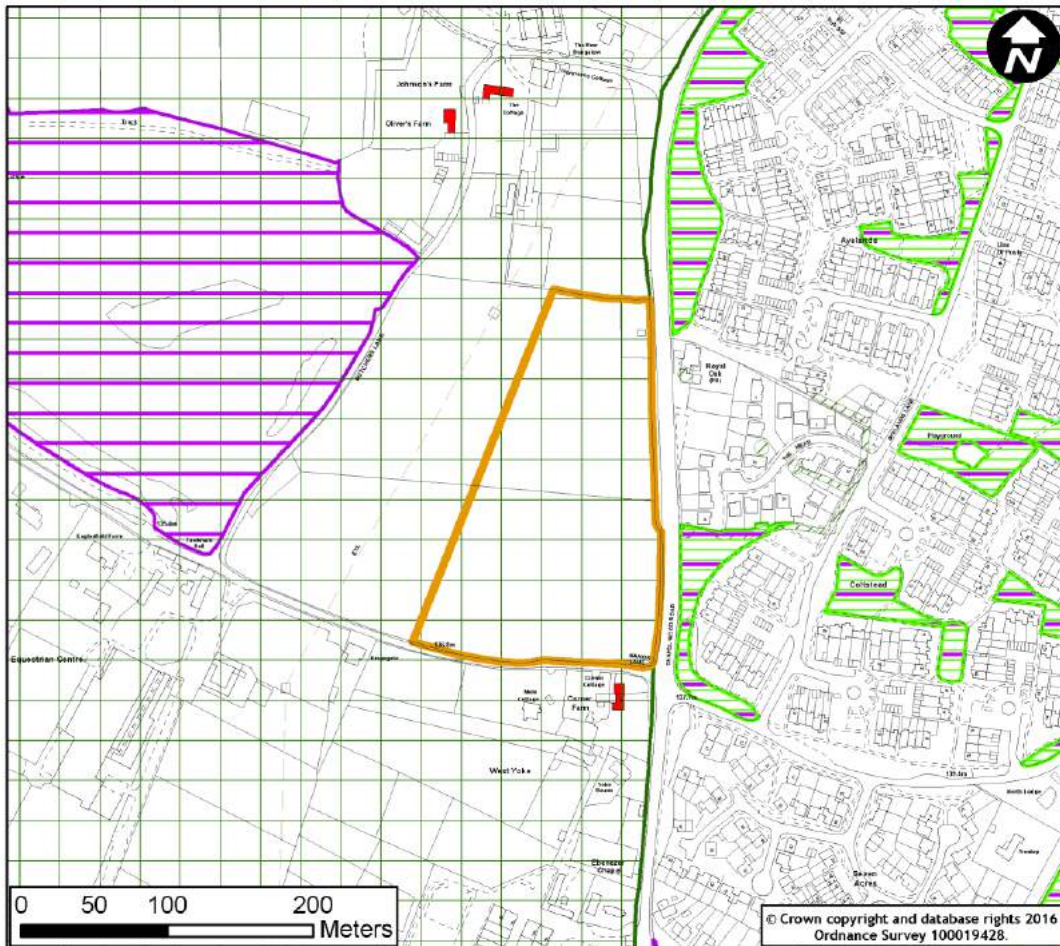
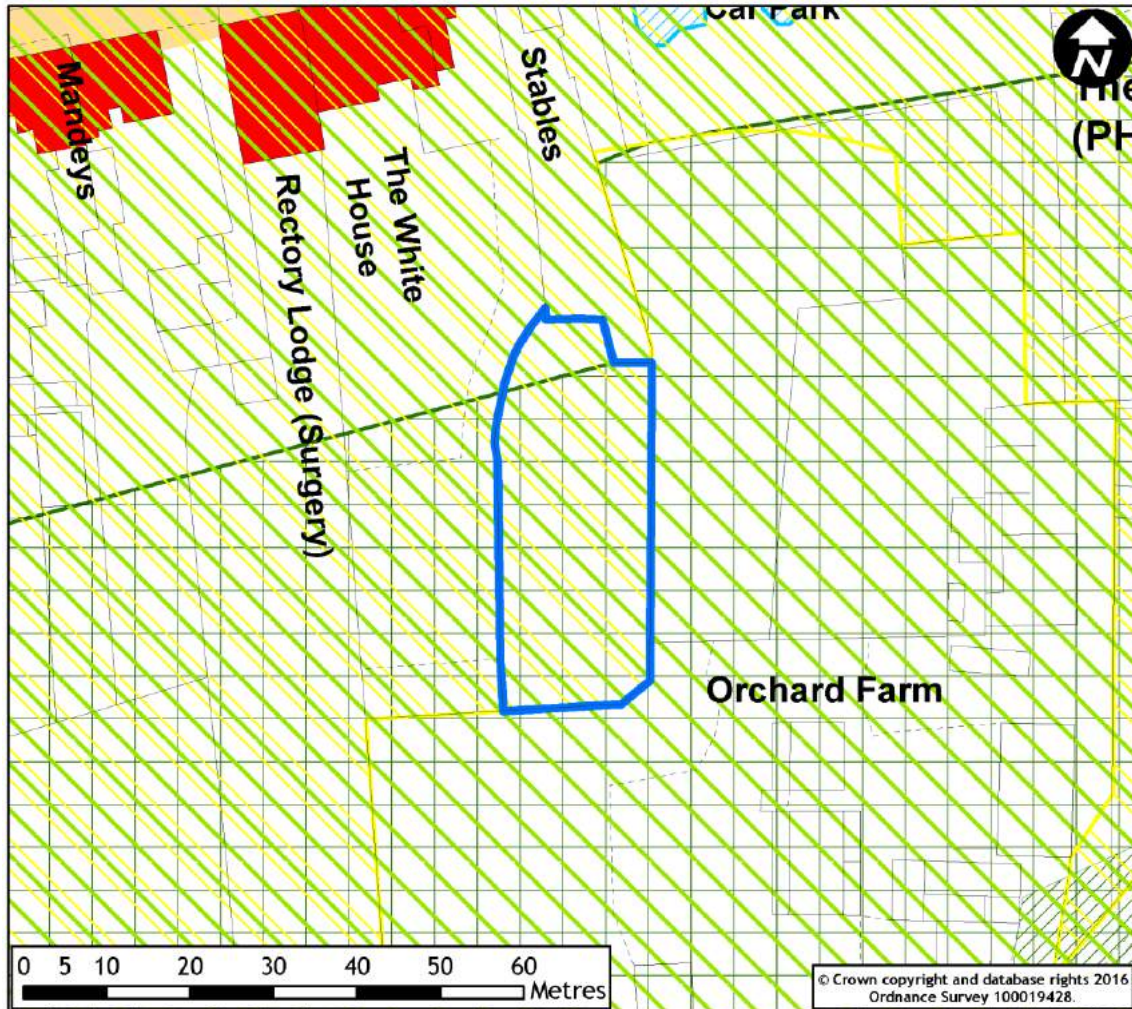


<b>Site ref:</b>	HO72	<b>Gross area (ha):</b>	3.00
<b>Site address:</b>	Land at the corner of Chapel Wood Road and West Yoke, Ash	<b>Developable area (ha):</b>	3.00
<b>Ward:</b>	Ash & New Ash Green	<b>Submitted for:</b>	75-85 residential units including older persons accommodation, parkland, walking routes, adult fitness equipment, indoor community/sports space, allotments
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



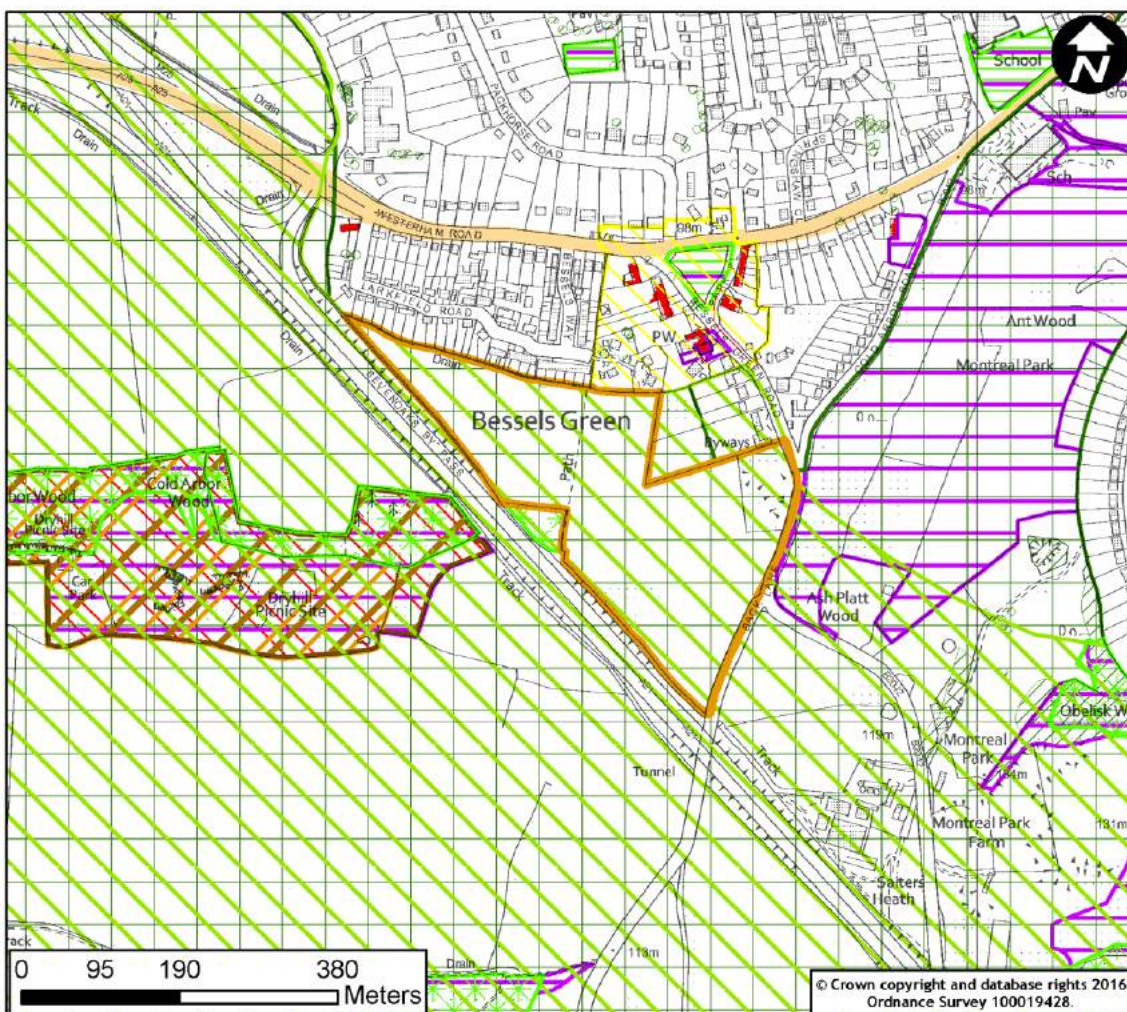
<b>Site description:</b>	The site comprises a parcel of land forming part of an open agricultural field used for grazing. Bounded by Chapel Wood Road to the east, Manor Lane to the south, and open countryside to the north and west. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to New Ash Green urban confines. A new access onto Chapel Wood Road would be required as well as an additional access to serve more than 50 units. The site is well contained within the landscape. Concerns are raised over any impact a redevelopment would have on the setting of the adjacent listed building. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Developable	<b>Approximate yield:</b>	90-120 residential units

<b>Site ref:</b>	HO8 / EM1	<b>Gross area (ha):</b>	0.08
<b>Site address:</b>	Land south of the High Street, Brasted	<b>Developable area (ha):</b>	0.08
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	2 residential units or 300sqm employment floorspace
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	N/A



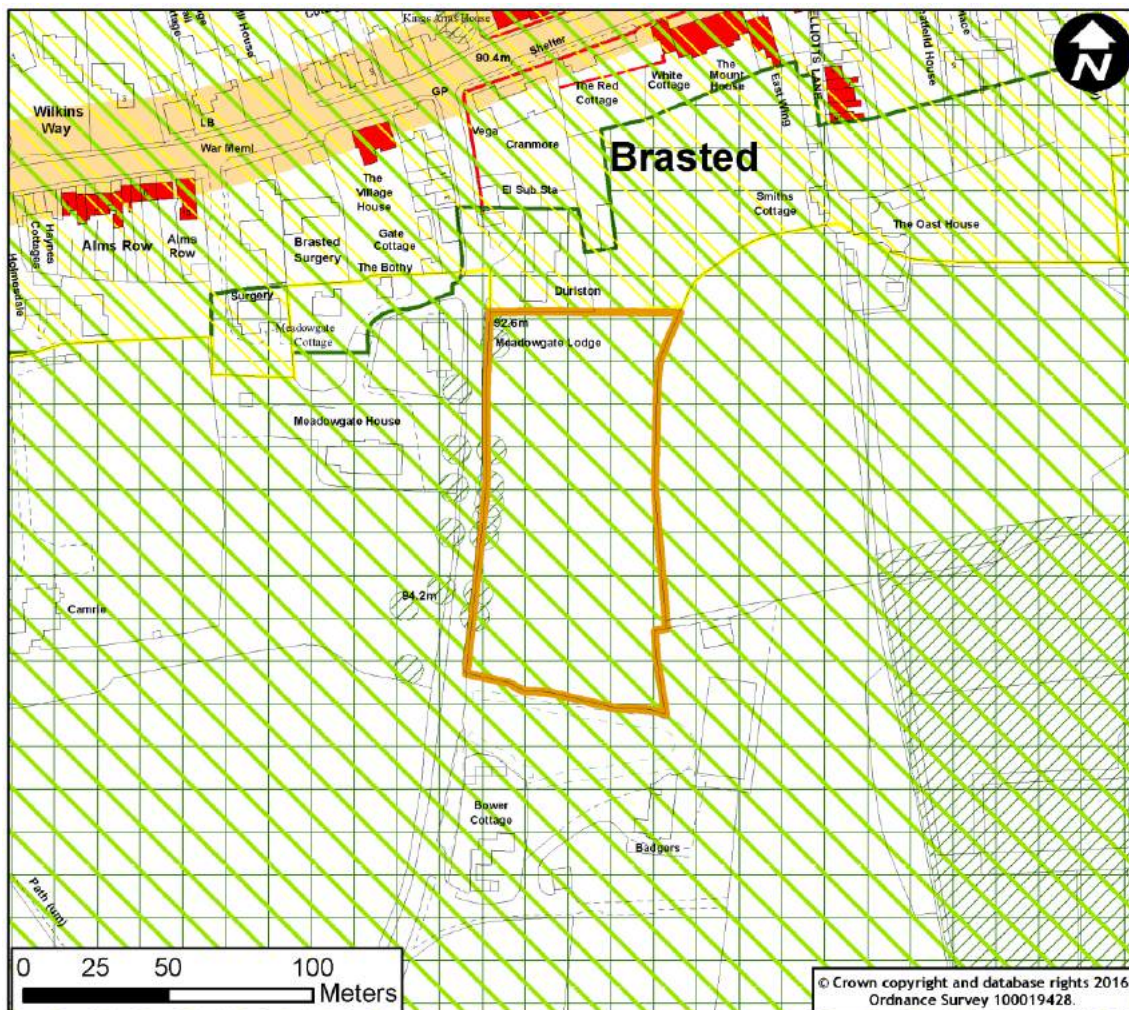
<b>Site description:</b>	The site comprises a fenced off parcel of grassland not in use. Bounded by the High Street to the north, car park to the west, and a farm to the south and east.		
<b>Suitability:</b>	Partially located within Brasted urban confines the site is considered sustainable. The existing access onto the High Street could be utilised. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the listed buildings and conservation area. Overall the site is considered able to accommodate a small-scale office development however it is partially located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	B1(a) office floorspace

<b>Site ref:</b>	HO119	<b>Gross area (ha):</b>	9.01
<b>Site address:</b>	Land between Back Lane and the A21, Bessels Green	<b>Developable area (ha):</b>	9.01
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	147 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



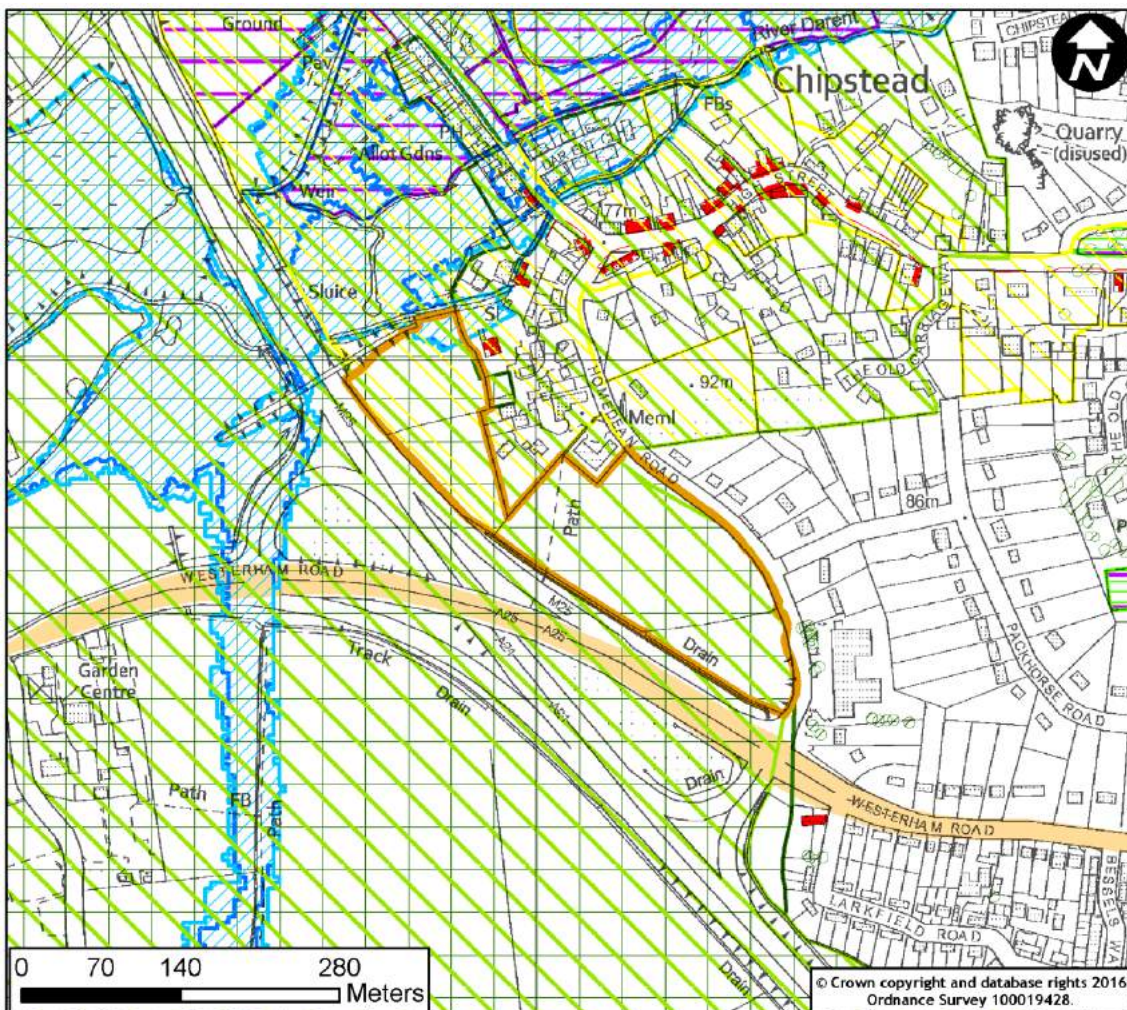
<b>Site description:</b>	The site comprises a parcel of land between Bessels Green and the A21 containing an area of woodland and agricultural land. Bounded by Back Lane to the east, residential development to the north, and the A21 to the west and south.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Back Lane would be required as well as an additional access to serve more than 50 units. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the adjacent listed buildings and conservation area. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	270-360 residential units

Site ref:	HO201	Gross area (ha):	0.82
Site address:	Land east of Chart Lane, Brasted	Developable area (ha):	N/A
Ward:	Brasted, Chevening & Sundridge	Submitted for:	16 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



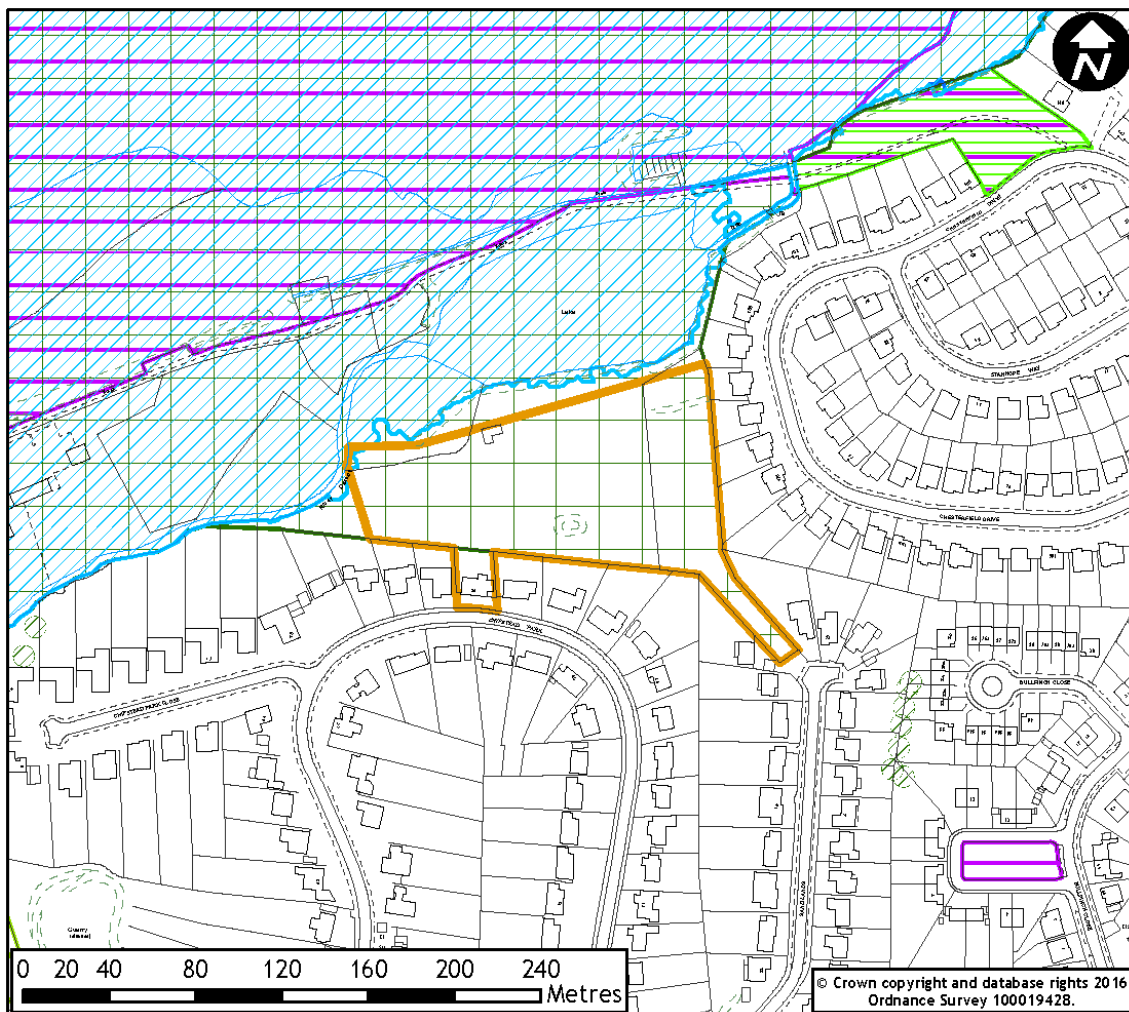
Site description:	The site comprises a parcel of land forming the garden of The Mount House. The southern half of the site forms a small woodland. Bounded by Chart Lane to the west, residential development to the north and south, and gardens to the east. The site sits on an elevated position above road level and contains a number of significant mature trees.		
Suitability:	The site is located adjacent to Brasted urban confines. A new access onto Chart Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the adjacent conservation area. Overall the site is considered unsuitable for this scale of development given its prominent and elevated position and significant woodland.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO214	<b>Gross area (ha):</b>	4.37
<b>Site address:</b>	Land between Homedean Road and the A21, Chipstead	<b>Developable area (ha):</b>	3.20
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	125 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



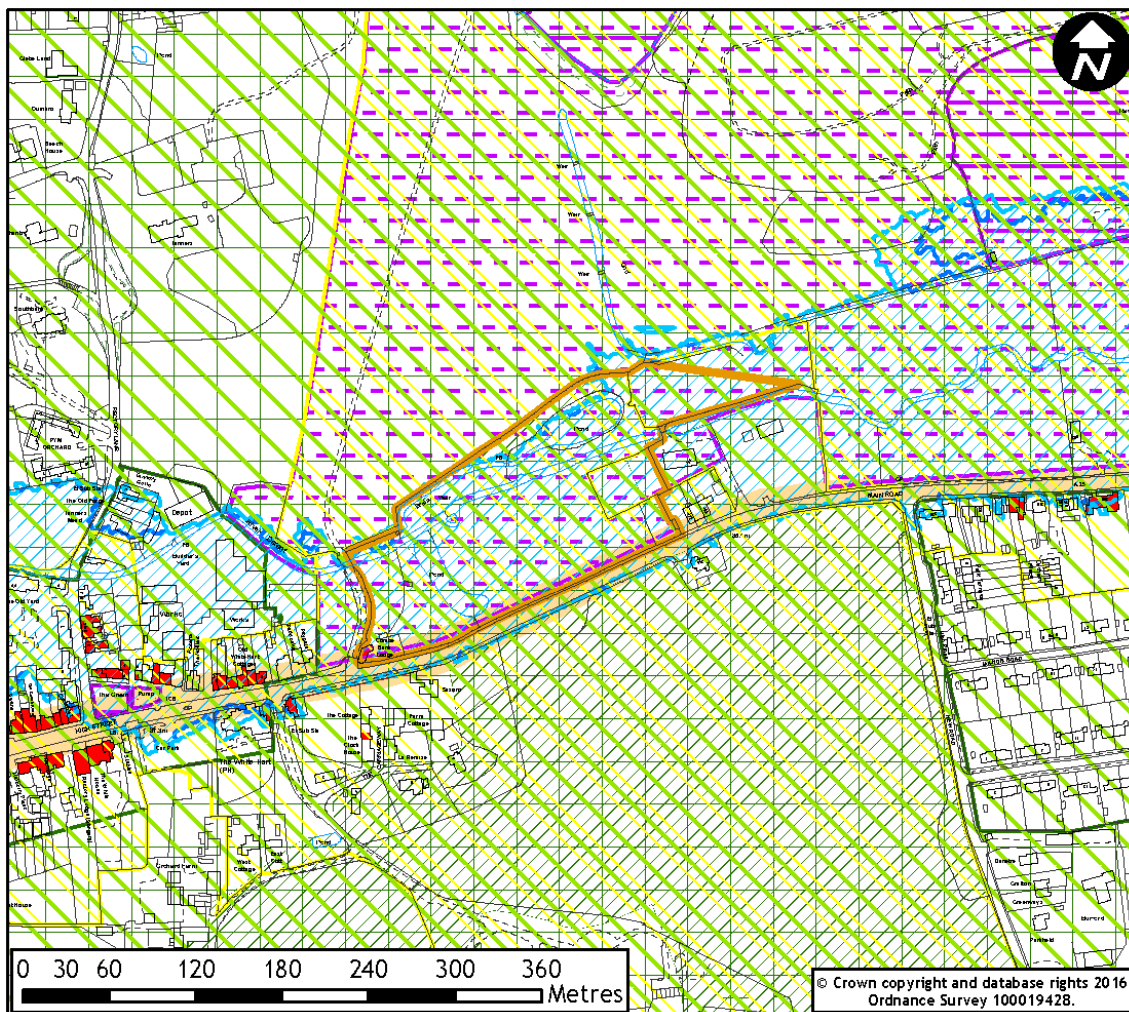
<b>Site description:</b>	The site comprises a parcel of land between Homedean Road and the M25/A25 containing an area of agricultural land used for grazing. Bounded by Homedean Road to the east, the M25/A25 to the south and west, and residential development to the north. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Homedean Lane would be required as well as an additional access to serve more than 50 units. The site lies within the AONB but is considered to be well contained within the landscape. The northern portion of the site lies within the conservation area and concerns are raised over any impact a development would have here. Overall the southern portion of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	96-128 residential units

<b>Site ref:</b>	HO291	<b>Gross area (ha):</b>	1.23
<b>Site address:</b>	34 Chipstead Park and land to the rear, Sevenoaks	<b>Developable area (ha):</b>	1.23
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	36 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



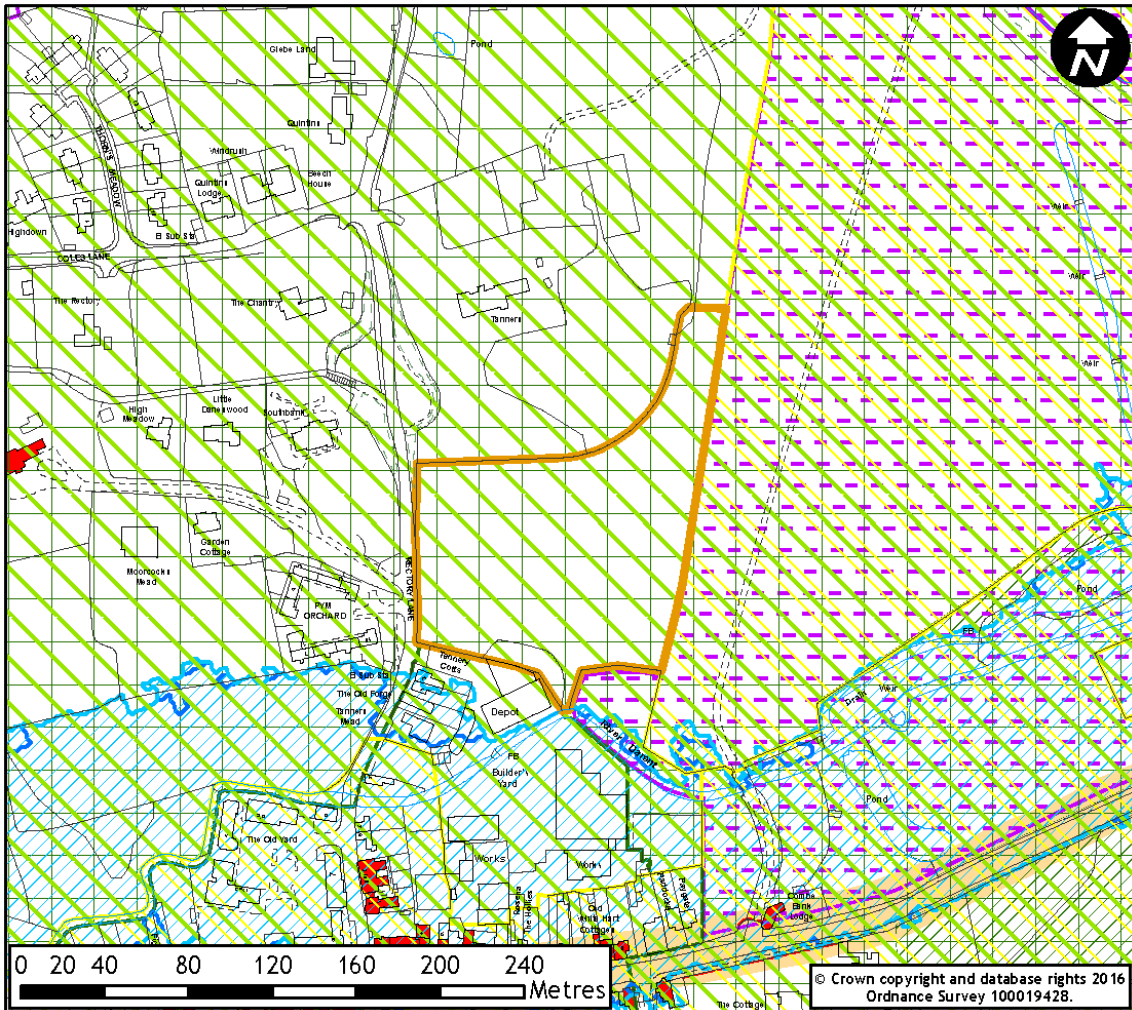
<b>Site description:</b>	The site comprises a parcel of land containing a residential property and two fields not in active use. Bounded by Chipstead Park and residential development to the south and east, and Chipstead Lake to the north and west. Mature trees line the northern and eastern boundaries.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. There are two potential access points of which one would be required to serve up to 50 units. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by a developer and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	36-49 residential units

<b>Site ref:</b>	HO300	<b>Gross area (ha):</b>	2.72
<b>Site address:</b>	Land west of 172 Main Road, Sundridge	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	120 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing woodland. Bounded by the A25 to the south, residential development to the east and a lodge to the west, and parkland to the north. Mature trees line the boundary with the A25.		
<b>Suitability:</b>	The site is located adjacent to Brasted urban confines when considered alongside site HO311. A new access onto the A25 would be required. The site lies within the AONB. The site lies wholly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. In addition the site lies within a conservation area and Coombe Bank registered park and garden. It is also important to retain the gap between Brasted and Sundridge and to avoid encroachment here. Overall the site is considered unsuitable for development given the significant constraints.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

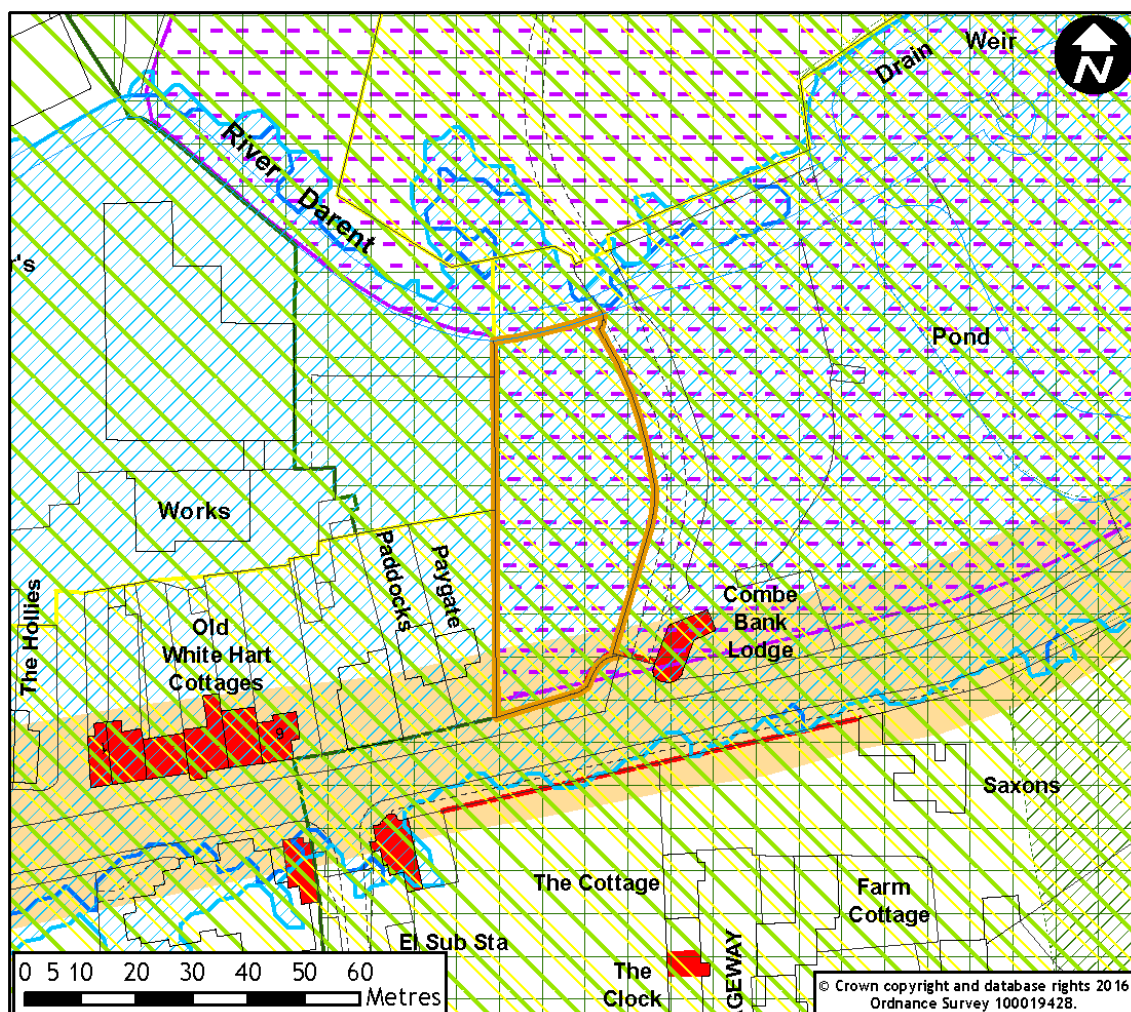
<b>Site ref:</b>	HO310	<b>Gross area (ha):</b>	1.47
<b>Site address:</b>	Land south of Tanners, Rectory Lane, Brasted	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	36 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing a grass field. Bounded by Rectory Lane to the west, an office building to the south, residential development to the north and open countryside to the east. Mature trees line the eastern and western boundaries as well as being scattered across the site.		
<b>Suitability:</b>	The site is located adjacent to Brasted urban confines. A new access would be required, either onto Rectory Lane or onto the road that serves the adjacent offices. The site lies in the AONB and sits within an attractive landscape character, forming the setting of the adjoining registered park and garden and conservation area. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given the impact on the AONB and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

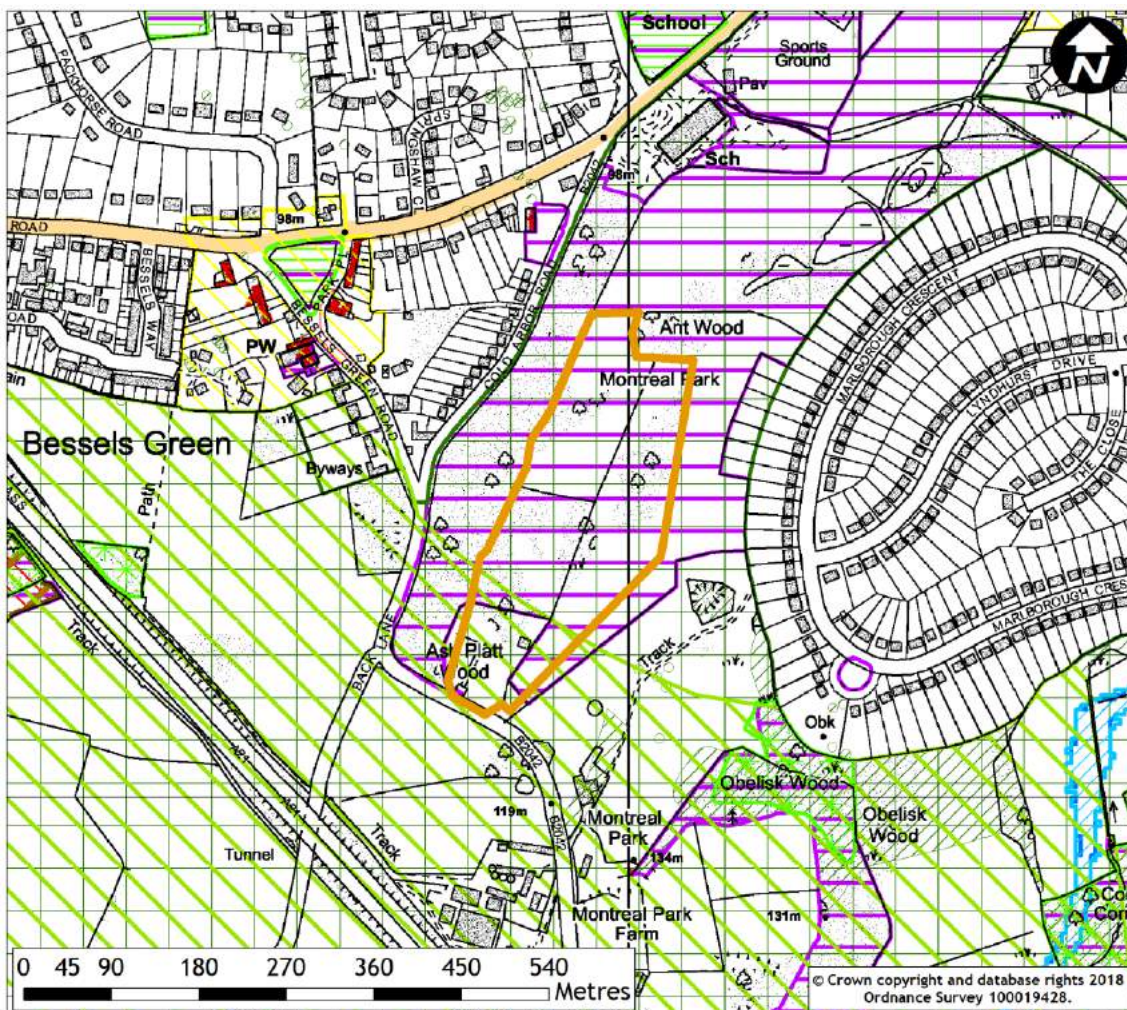


Site ref:	HO311	Gross area (ha):	0.16
Site address:	Land between Paygate and Combe Bank Lodge, High Street, Brasted	Developable area (ha):	N/A
Ward:	Brasted, Chevening & Sundridge	Submitted for:	5 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



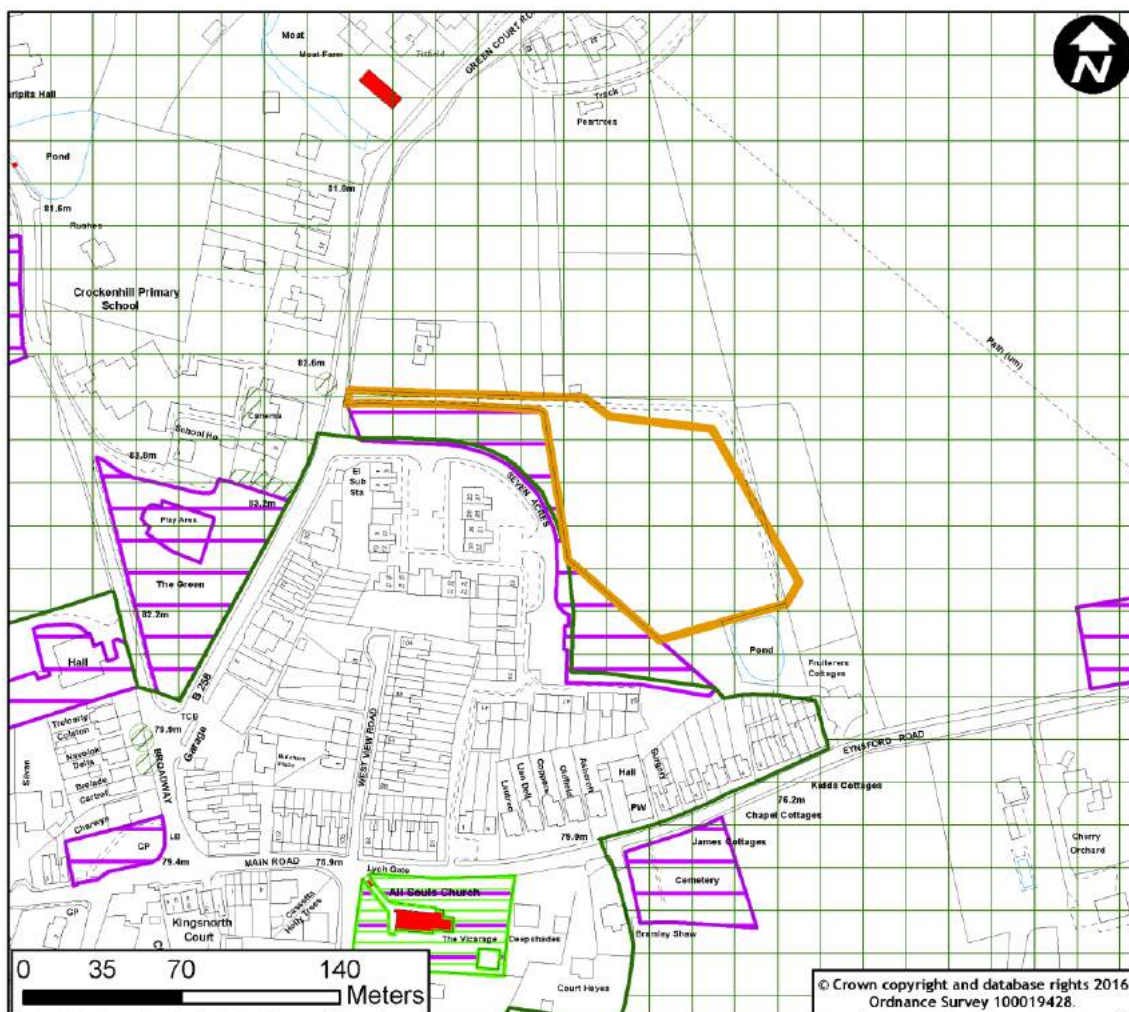
Site description:	The site comprises a parcel of land containing woodland. Bounded by the A25 to the south, residential development to the west, parkland to the north, and a lodge and open countryside to the east. Mature trees line the boundary with the A25.		
Suitability:	The site is located adjacent to Brasted urban confines. The existing access onto the A25 could be utilised. The site lies within the AONB but is considered to be well contained within the landscape. The site lies wholly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. In addition the site lies within a conservation area and Coombe Bank registered park and garden. It is also important to retain the gap between Brasted and Sundridge and to avoid encroachment here. Overall the site is considered unsuitable for development given the significant constraints.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

Site ref:	HO444	Gross area (ha):	5.34
Site address:	Land east of Cold Arbor Road, Sevenoaks	Developable area (ha):	5.34
Ward:	Brasted, Chevening & Sundridge / Dunton Green & Riverhead	Submitted for:	150 residential units
Site location:	Edge of settlement	Suitable density range:	N/A



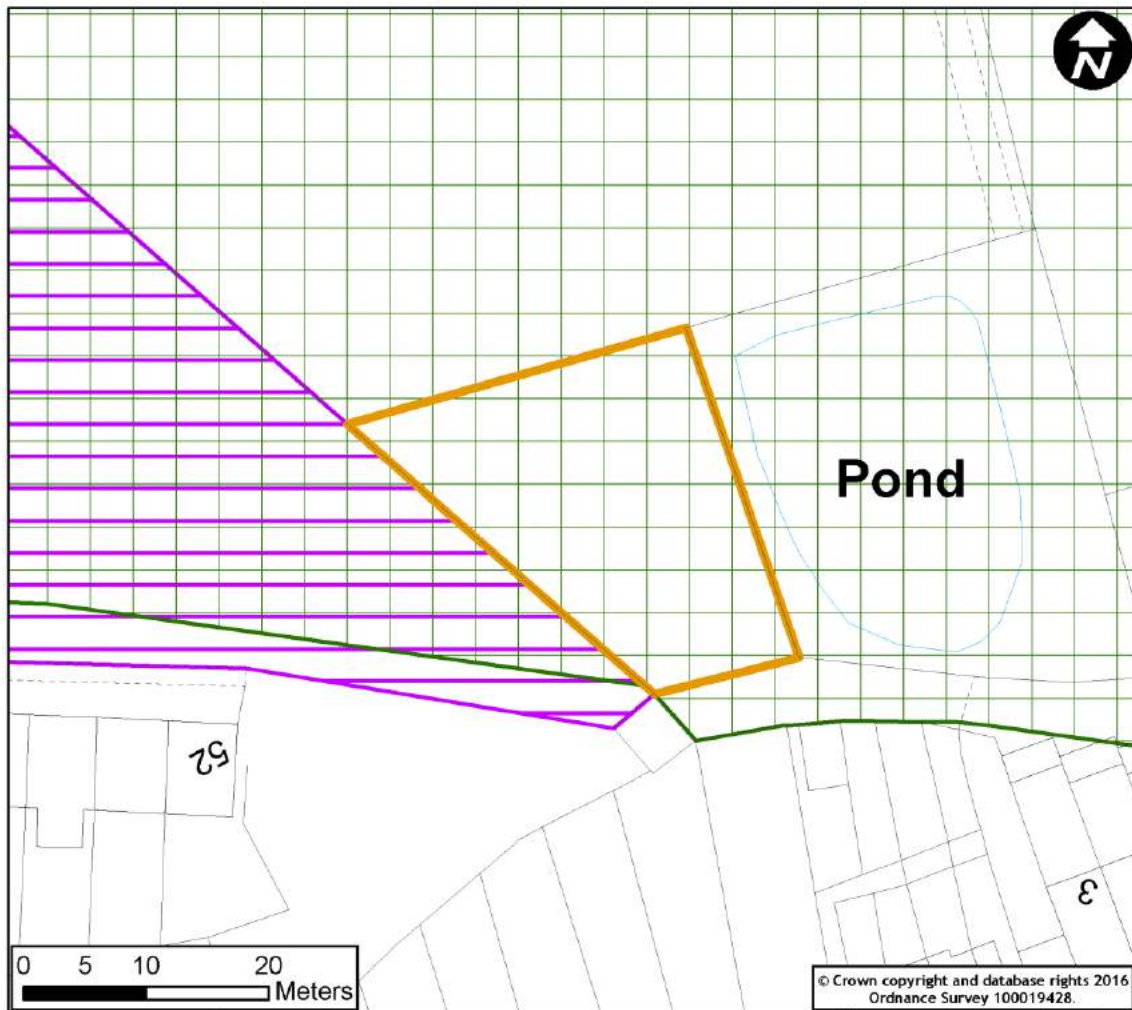
Site description:	The site comprises a parcel of land containing grazing land and woodland. The site is bounded by Cold Arbor Road to the south, woodland to the west and grassland and woodland to the north and east. The site contains a number of trees.		
Suitability:	The site is located close to the urban confines of Sevenoaks. A new access onto Cold Arbor Road would be required. The southern portion of the site is located within the AONB. The entire site falls within designated open space and its loss will need to be mitigated. There are concerns regarding the impact of development on ecology in the area. Overall, the site is considered unsuitable for development.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

Site ref:	HO65	Gross area (ha):	0.82
Site address:	Land east of Seven Acres, Crockenhill	Developable area (ha):	N/A
Ward:	Crockenhill & Well Hill	Submitted for:	22 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



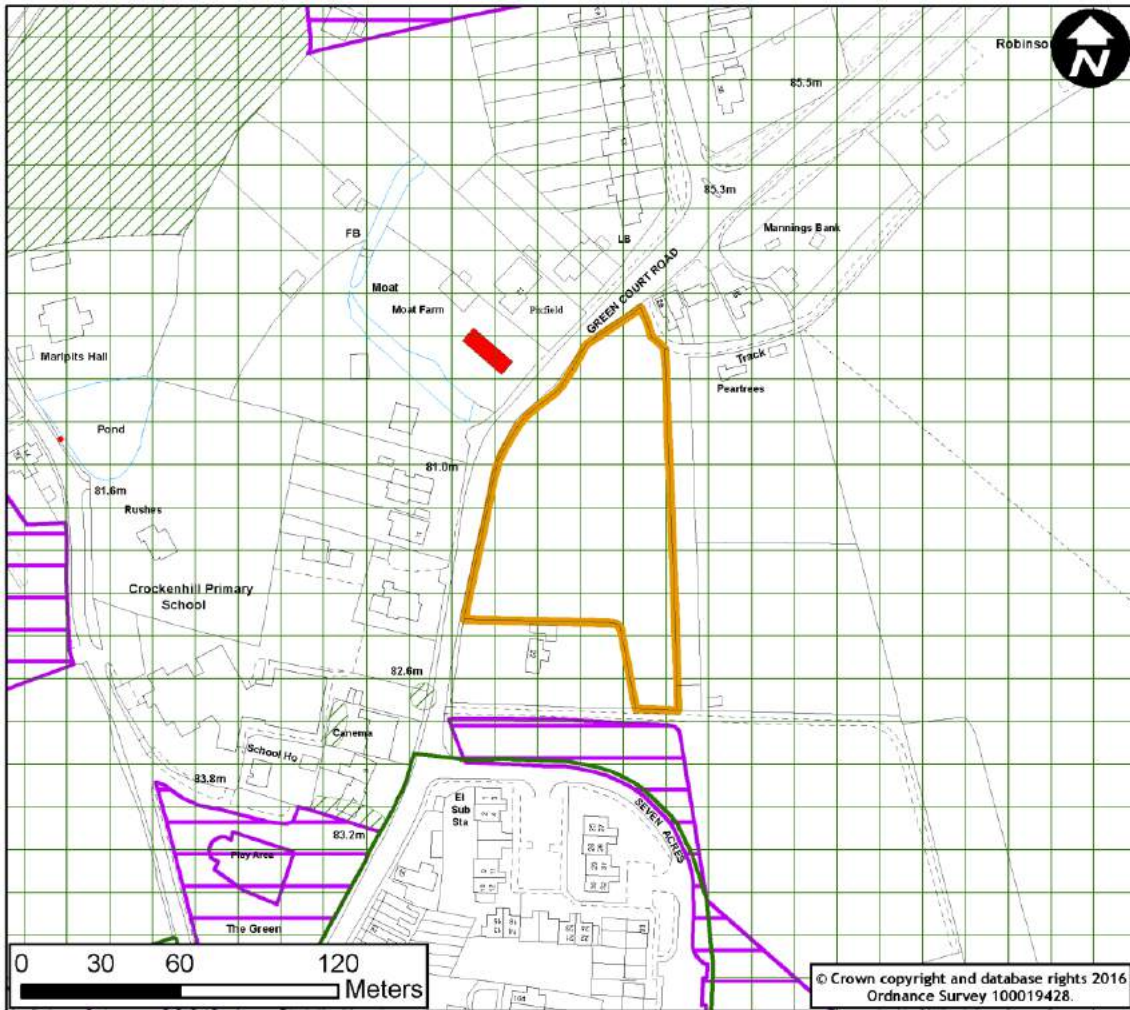
Site description:	The site comprises part of a woodland with access track. Bounded by Green Court Road to the west, residential development to the south, and woodland to the east and north.		
Suitability:	The site is located adjacent to Crockenhill urban confines. The existing access onto Green Court Road could be utilised if improved. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO91	<b>Gross area (ha):</b>	0.06
<b>Site address:</b>	Land rear of Kidds Cottages, Eynsford Road, Crockenhill	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Crockenhill & Well Hill	<b>Submitted for:</b>	5 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



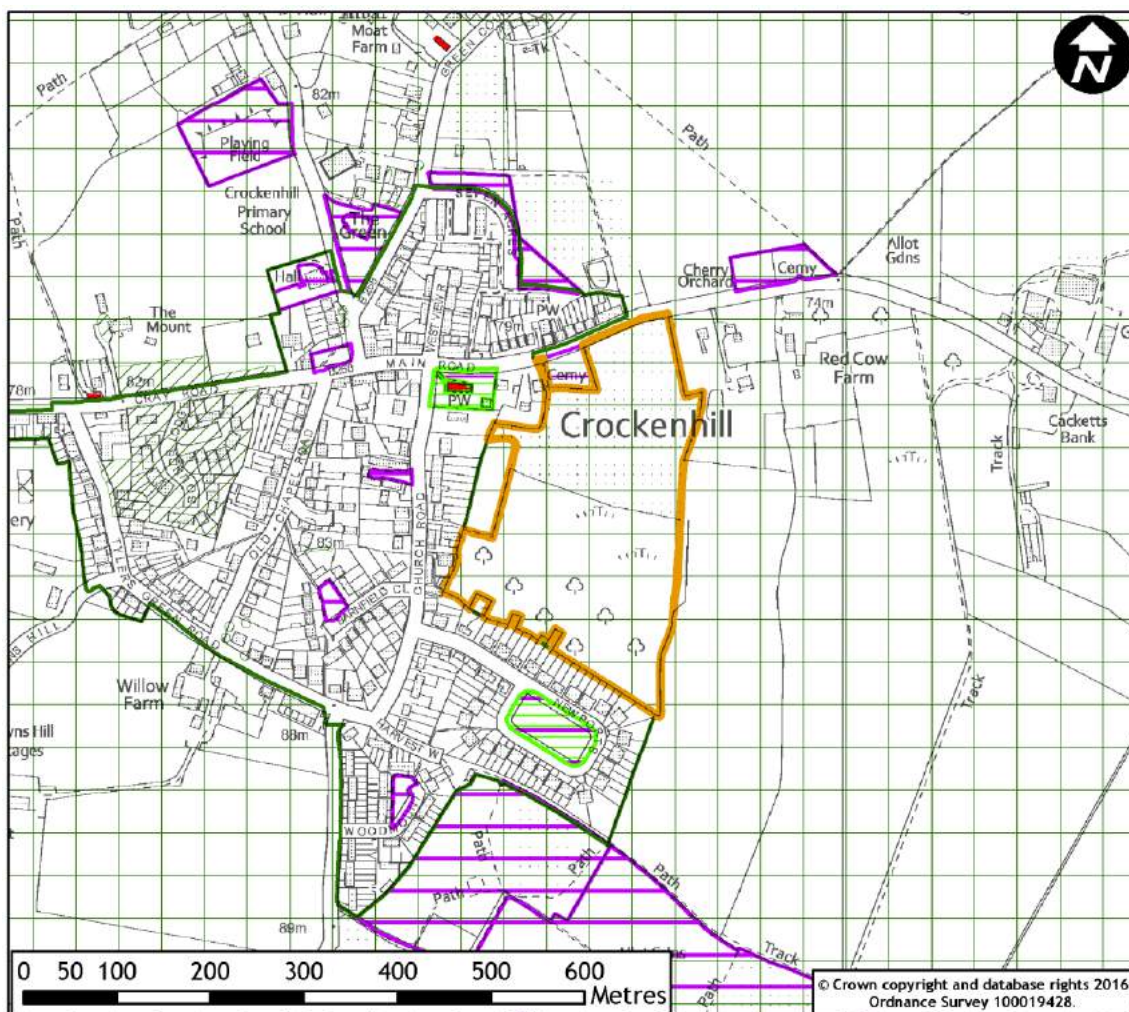
<b>Site description:</b>	The site comprises a small parcel of land not in use but containing trees and scrub. Bounded by residential development to the south and west, pond to the east and woodland to the north.		
<b>Suitability:</b>	The site is located adjacent to Crockenhill urban confines. There is no access to this site and it is difficult to see how safe access could be made without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the access issues and ecological value of the woodland.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO149 / HO413	Gross area (ha):	0.73
Site address:	Land north of Peartrees Cottage, Green Court Road, Crockenhill	Developable area (ha):	N/A
Ward:	Crockenhill & Well Hill	Submitted for:	20 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



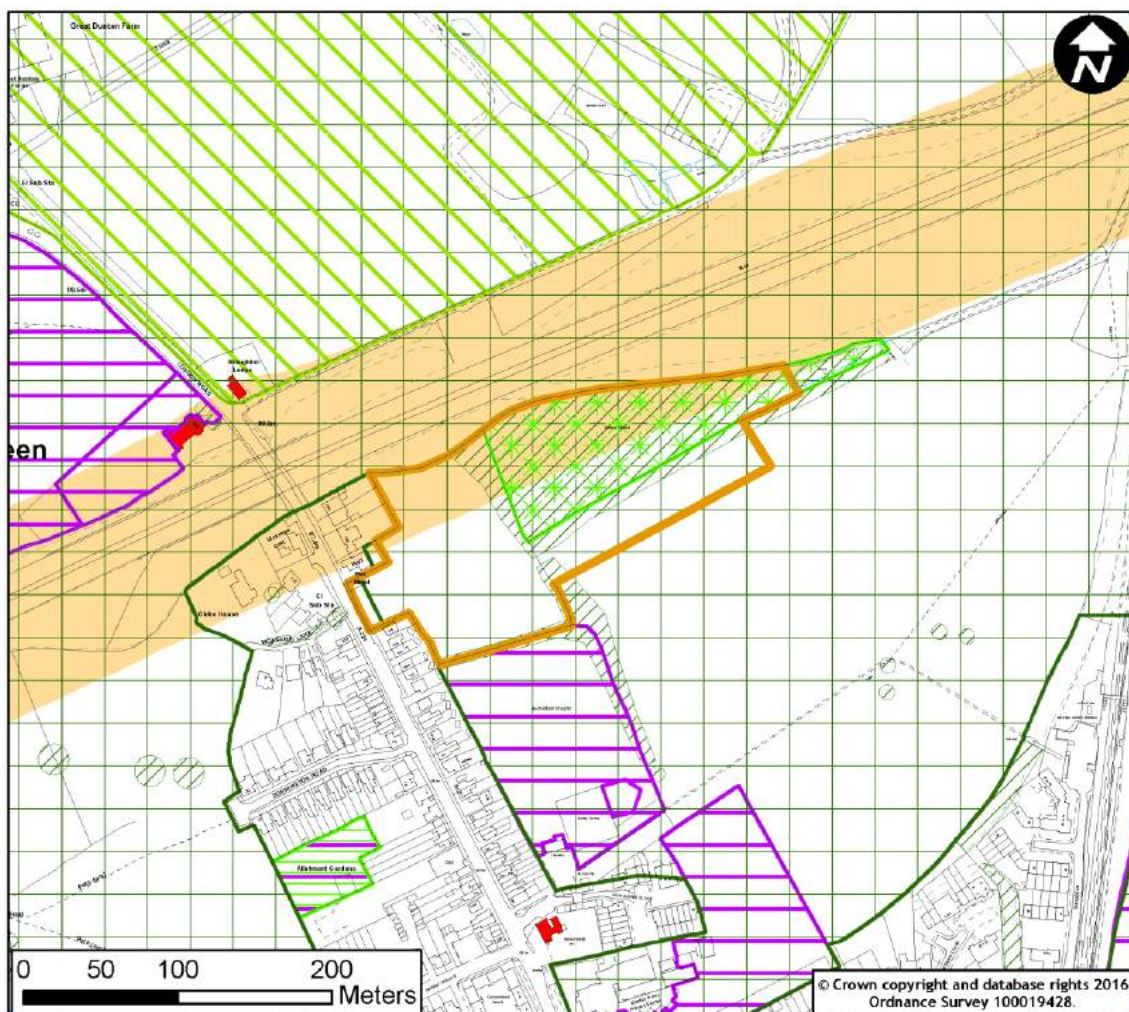
Site description:	The site comprises an area of woodland. Bounded by Green Court Road to the west, residential development to the north and south, and woodland to the east.		
Suitability:	The site is located adjacent to Crockenhill urban confines (when considered alongside site HO65). A new access onto Green Court Road would be required. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO248 / MX33	<b>Gross area (ha):</b>	6.49
<b>Site address:</b>	Land south of Eynsford Road and east of Church Road, Crockenhill	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Crockenhill & Well Hill	<b>Submitted for:</b>	50 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



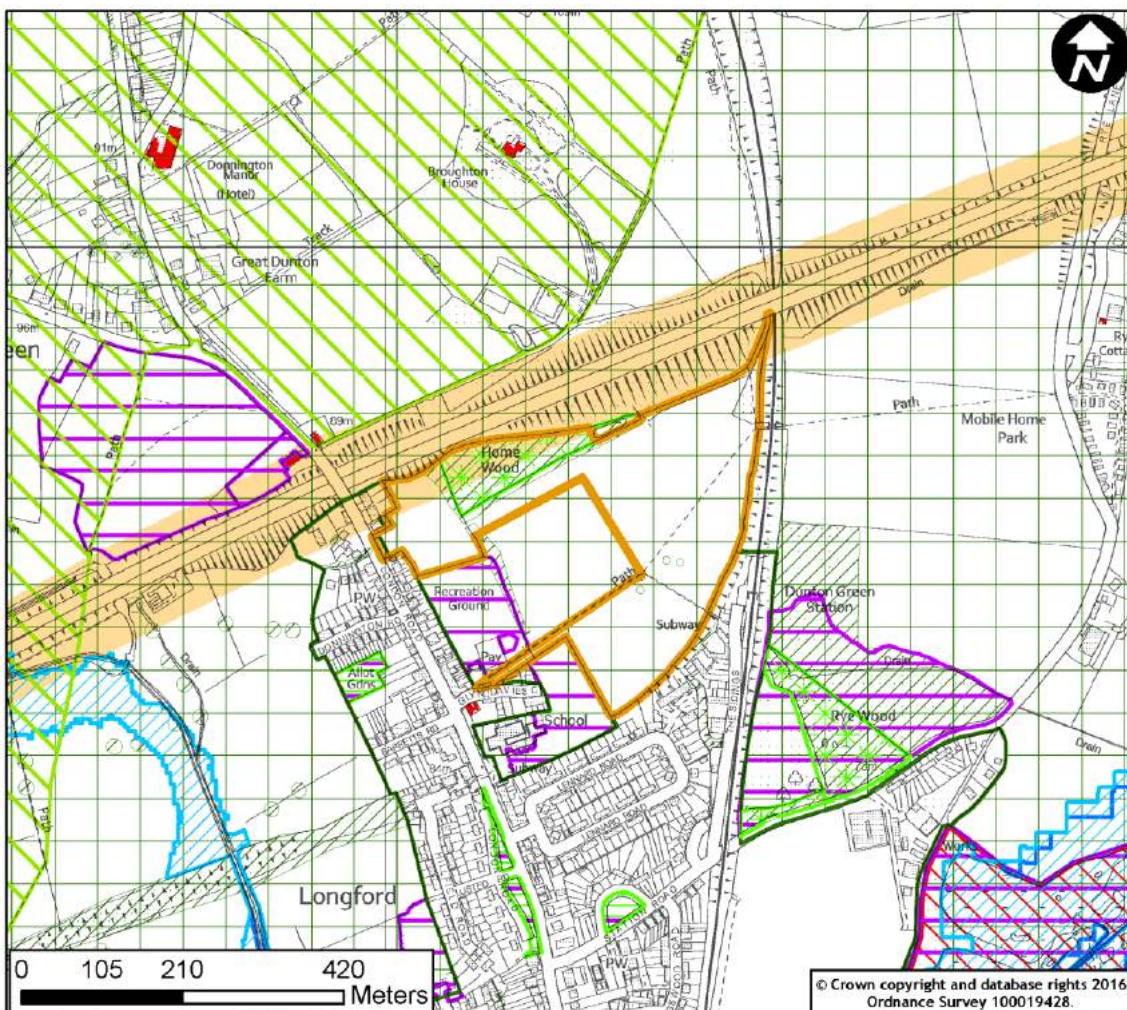
<b>Site description:</b>	The site comprises a parcel of land formerly used as an orchard but now overgrown and unmanaged. Bounded by residential development to the south, west and north, and open countryside to the east.		
<b>Suitability:</b>	The site is located adjacent to Crockenhill urban confines. A new access onto Eynsford Road would be required however an additional access would also be required to serve more than 50 units. It is difficult to see how this could be achieved without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the access issues and ecological value of the woodland.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO61	<b>Gross area (ha):</b>	2.83
<b>Site address:</b>	Land rear of the Village Hall, London Road, Dunton Green	<b>Developable area (ha):</b>	0.75
<b>Ward:</b>	Dunton Green & Riverhead	<b>Submitted for:</b>	40 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land east of London Road containing an open field and area of ancient woodland. Bounded by London Road to the west, the M26 motorway to the north, and open countryside to the east and south.		
<b>Suitability:</b>	The site is located adjacent to Dunton Green urban confines. A new access onto London Road would be required. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M25. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	22-30 residential units (already included in wider site HO70)

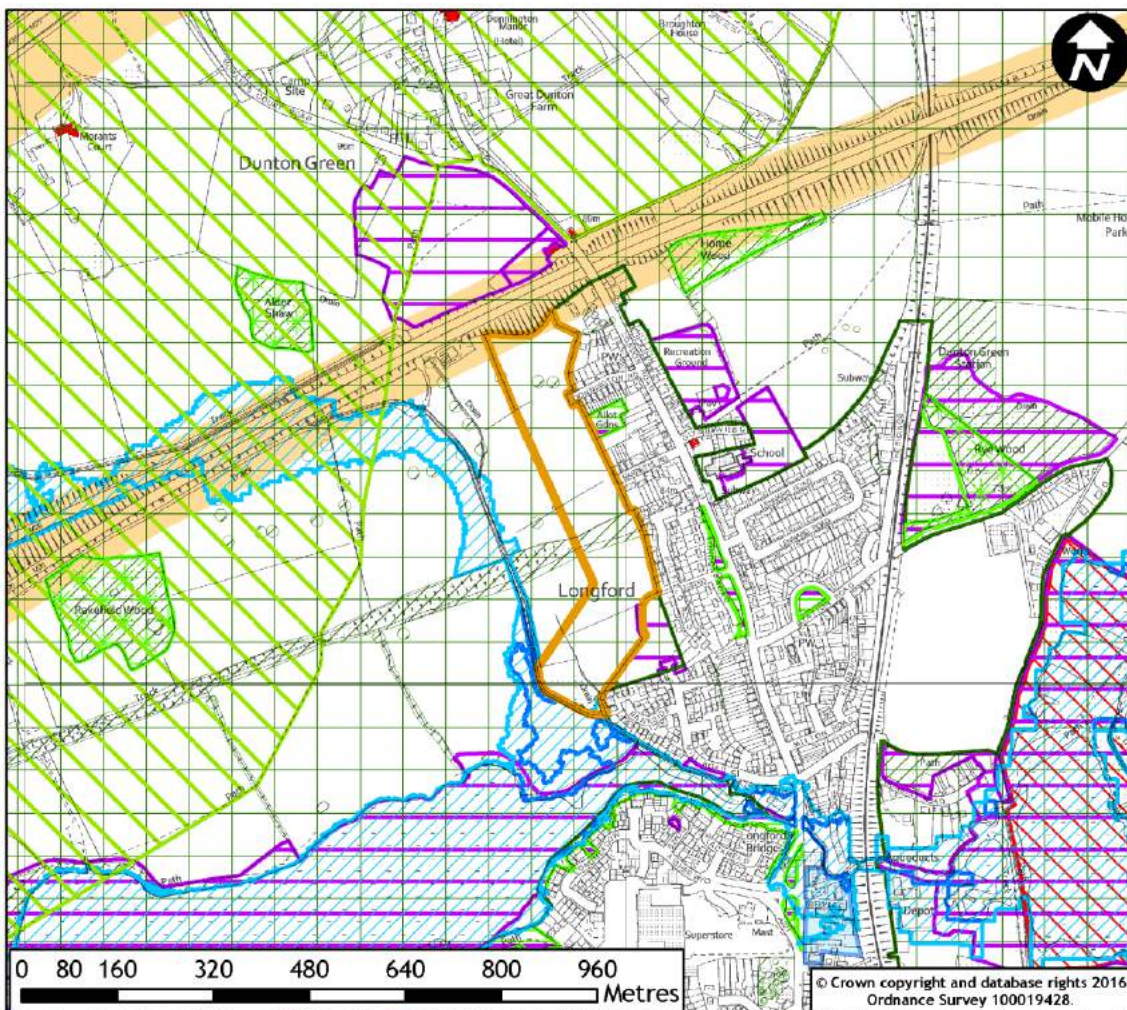
<b>Site ref:</b>	HO70/ MX50	<b>Gross area (ha):</b>	9.57
<b>Site address:</b>	Land rear of the Village Hall (wider), London Road, Dunton Green	<b>Developable area (ha):</b>	6.00
<b>Ward:</b>	Dunton Green & Riverhead	<b>Submitted for:</b>	200 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	40 DPH



<b>Site description:</b>	The site comprises a parcel of land between London Road and the railway line containing open fields and area of ancient woodland. Bounded by London Road to the west, the M26 motorway to the north, the railway line to the east and residential development to the south. Mature trees line the northern and eastern boundaries.		
<b>Suitability:</b>	The site is located adjacent to Dunton Green urban confines. A new access onto London Road would be required as well as an additional access to serve more than 50 units. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M25. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's developer and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	240 residential units

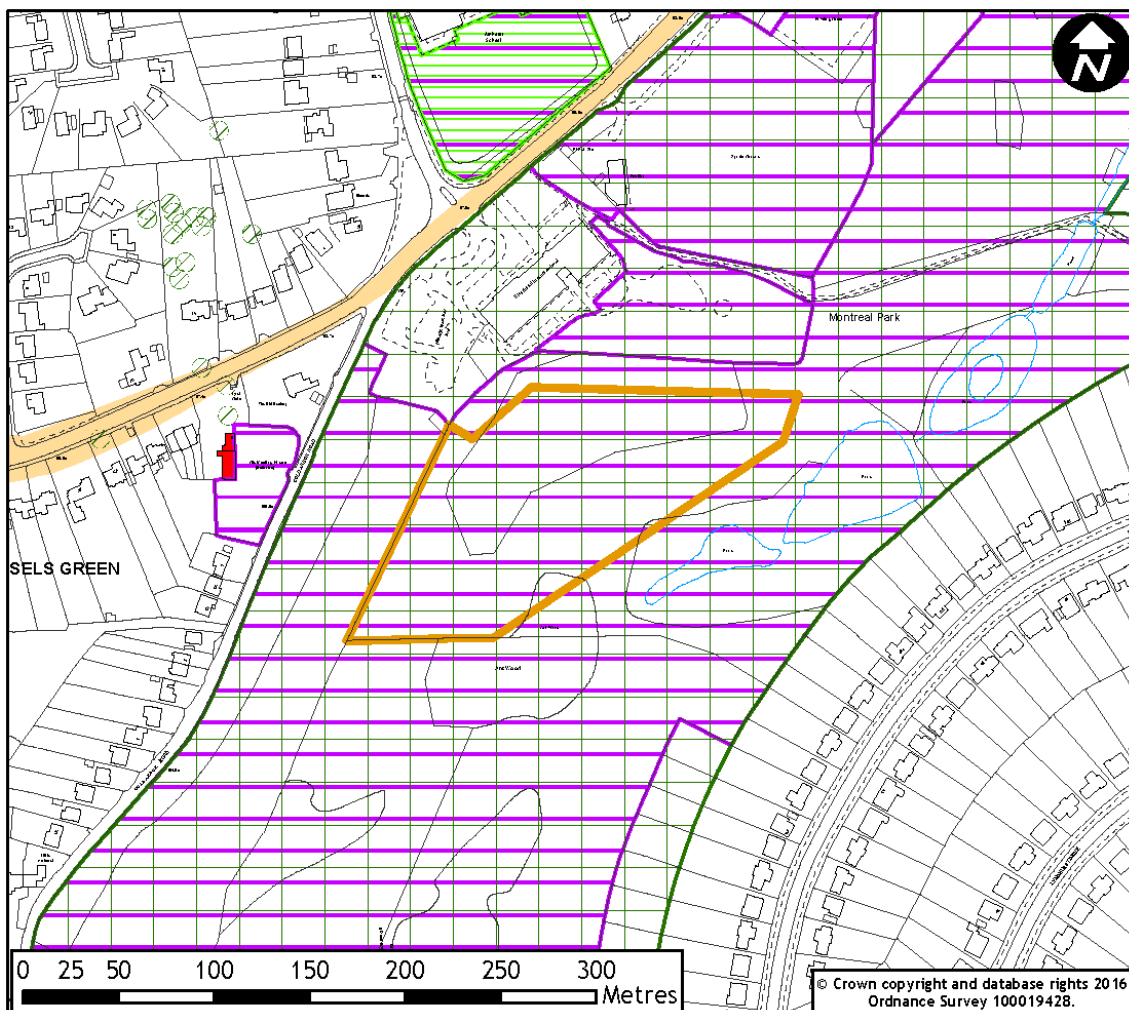


<b>Site ref:</b>	HO262	<b>Gross area (ha):</b>	7.42
<b>Site address:</b>	Land rear of Donnington Road and Barretts Road, Dunton Green	<b>Developable area (ha):</b>	5.00
<b>Ward:</b>	Dunton Green & Riverhead	<b>Submitted for:</b>	125 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



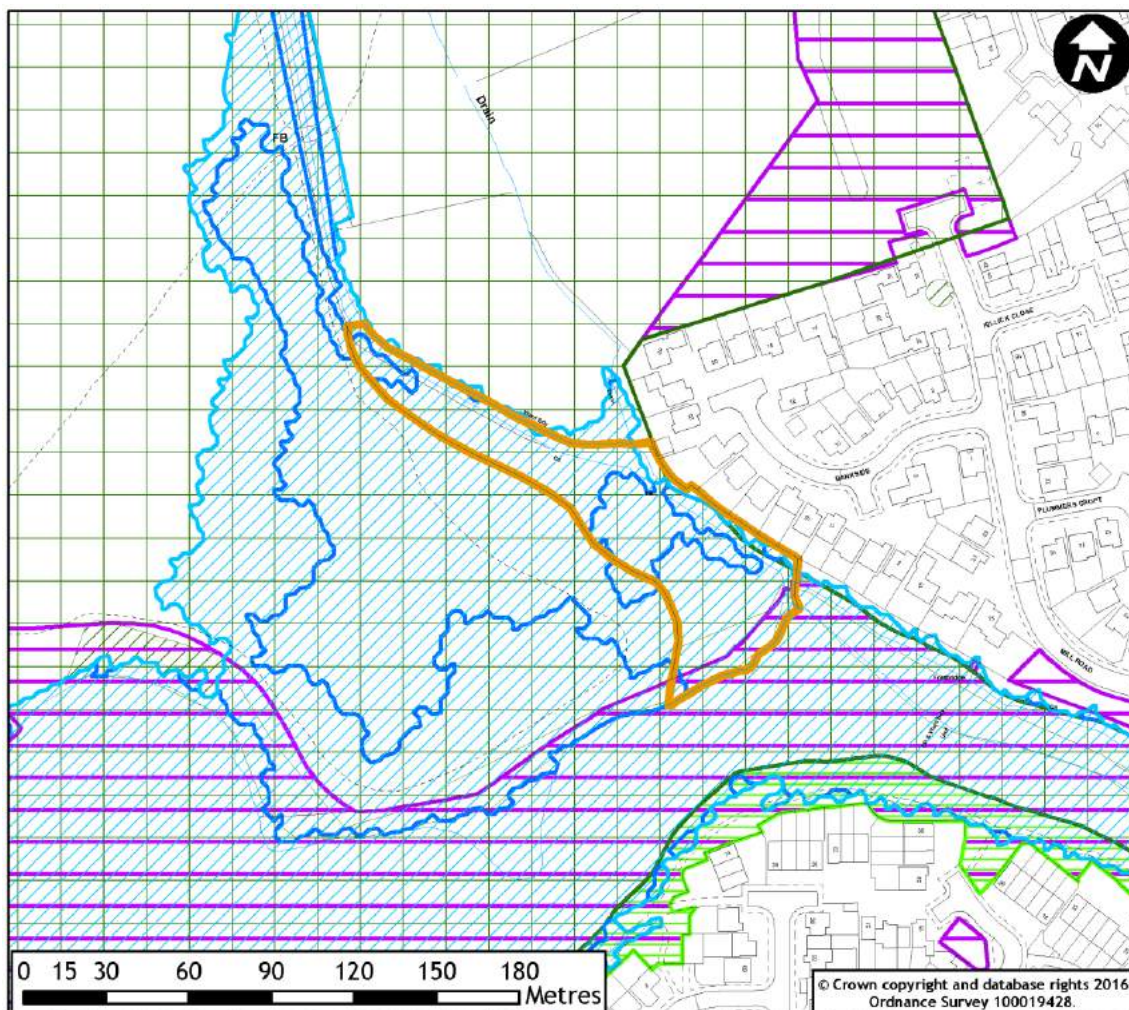
<b>Site description:</b>	The site comprises a parcel of land west of London Road containing part of an open field. Bounded by London Road to the east, the M26 motorway to the north, residential development to the south, and open countryside to the west.		
<b>Suitability:</b>	The site is located adjacent to Dunton Green urban confines. Access could be made onto Donnington Road, Barretts Road, or Hillfield Place. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	150-200 residential units

<b>Site ref:</b>	HO304	<b>Gross area (ha):</b>	1.73
<b>Site address:</b>	Land south of Riverhead Infants School, Worships Hill, Riverhead	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Dunton Green & Riverhead / Brasted, Chevening & Sundridge	<b>Submitted for:</b>	80 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



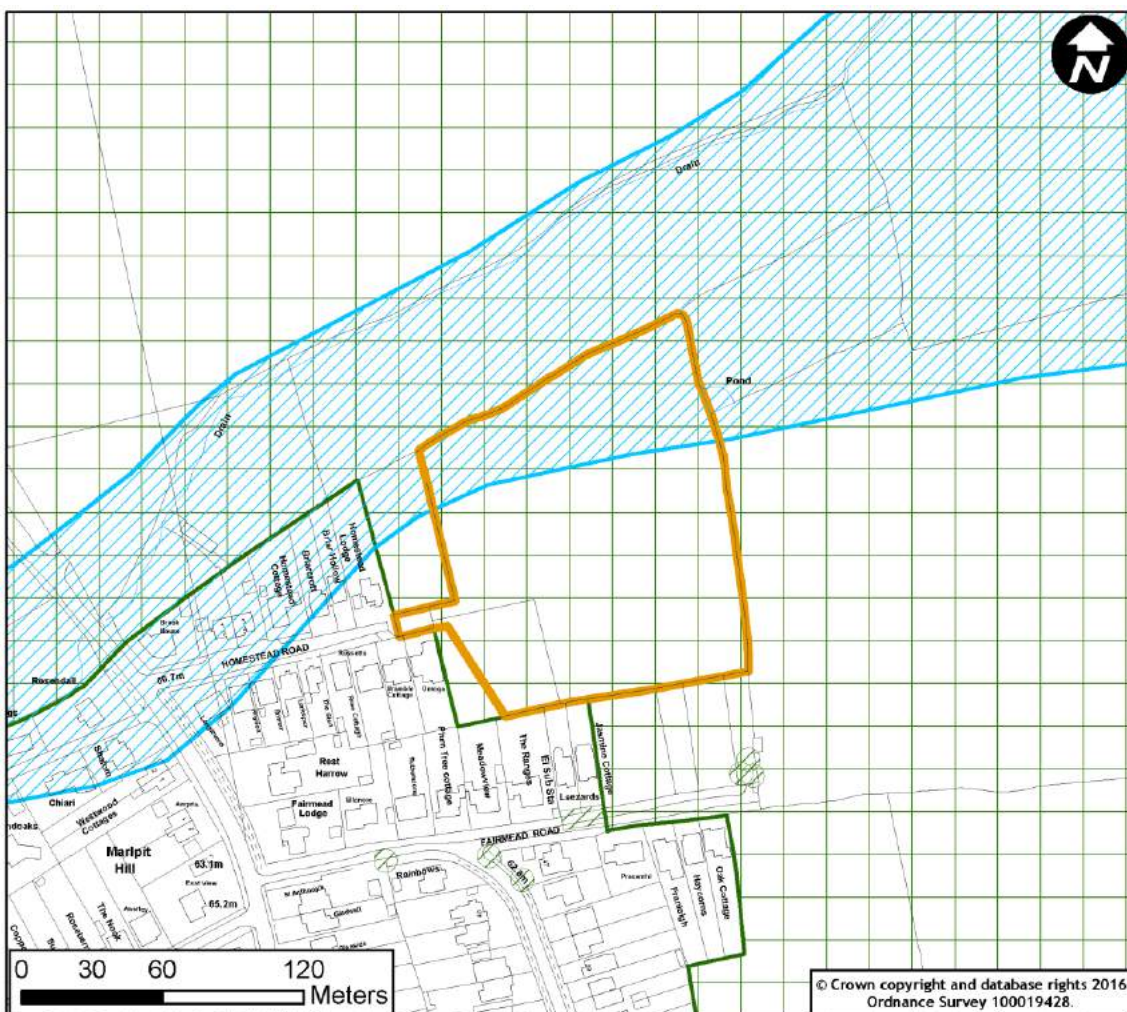
<b>Site description:</b>	The site comprises a parcel of land on the edge of Sevenoaks urban area containing an area of parkland. Bounded by Riverhead Infants School to the north, residential development to the east and west, and parkland to the south.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Cold Arbor Road would be required, unless access could be arranged through the school car park. The site is identified in the Open Spaces Study as natural and semi-natural open space which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the site is considered unsuitable for development given the unacceptable loss of natural and semi-natural open space.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO263	<b>Gross area (ha):</b>	0.56
<b>Site address:</b>	Land rear of Bankside, Dunton Green	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Dunton Green & Riverhead / Brasted, Chevening & Sundridge	<b>Submitted for:</b>	25 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



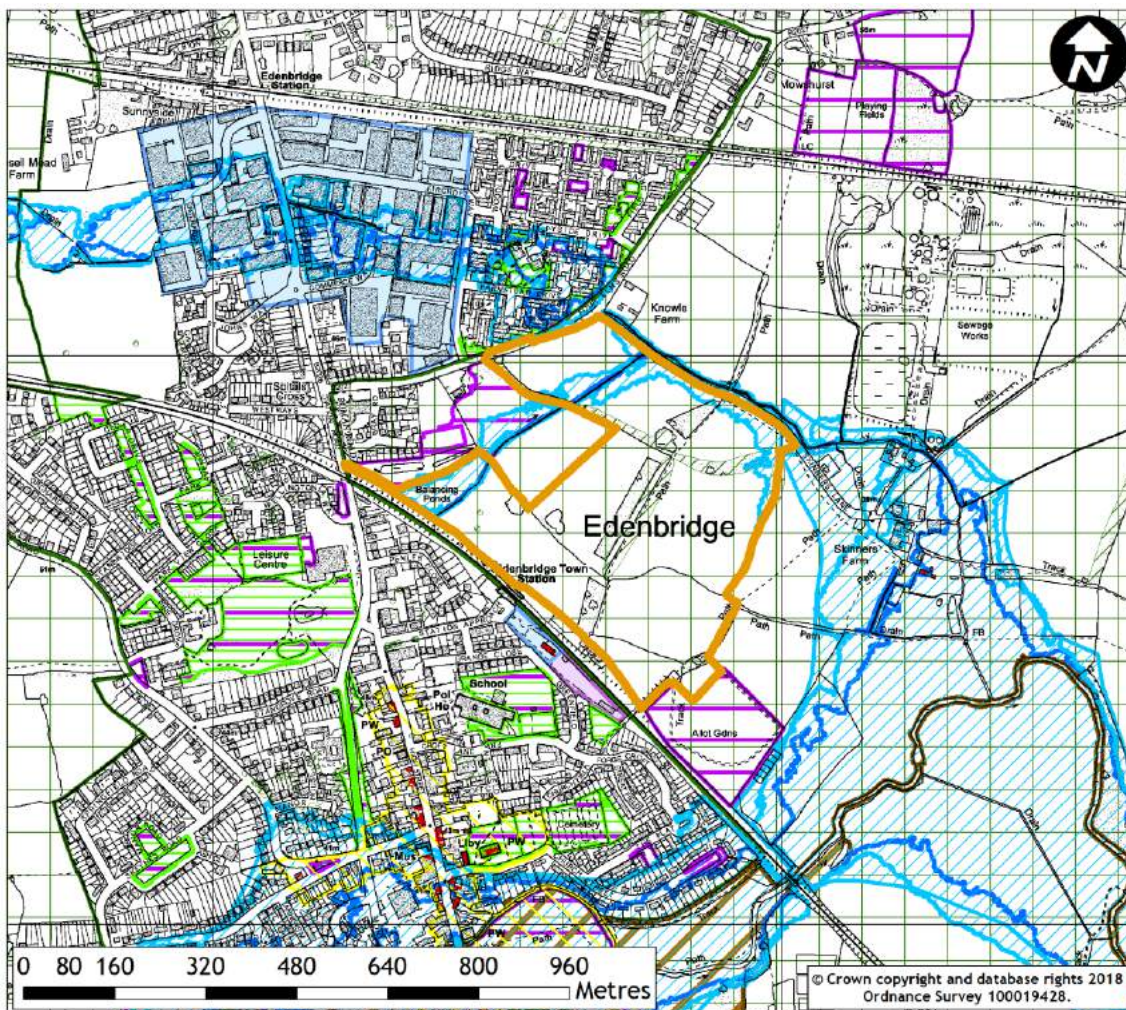
<b>Site description:</b>	The site comprises a narrow parcel of land west of Bankside containing an area of woodland. Bounded by Bankside to the east, lake to the south, and open countryside to the north and west.		
<b>Suitability:</b>	The site is located adjacent to Dunton Green urban confines. It is difficult to see how the site could be accessed without third party involvement, or through site HO262. The site lies wholly within flood zone 2 and partly within flood zone 3 so any development proposal would be subject to a flood risk assessment. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland, risk of flooding and access issues.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO154	<b>Gross area (ha):</b>	1.69
<b>Site address:</b>	Land east of Omega, Homestead Road, Edenbridge	<b>Developable area (ha):</b>	1.05
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	60 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



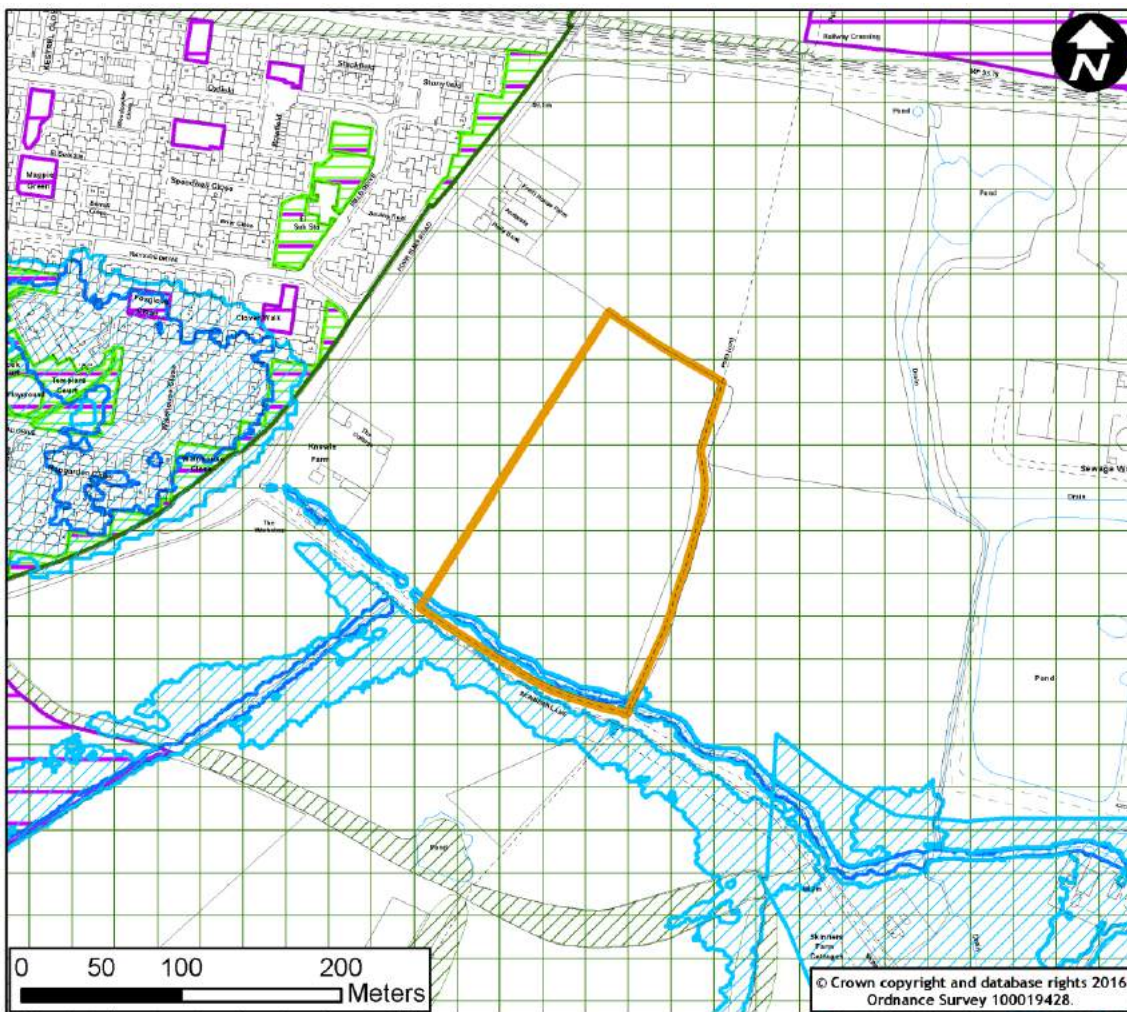
<b>Site description:</b>	The site comprises a parcel of land at the north eastern tip of Edenbridge used for grazing. Bounded by residential development to the west and south, and open countryside to the north and east.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. The existing access onto Homestead Road could be utilised if improved. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	31-42 residential units

<b>Site ref:</b>	HO189	<b>Gross area (ha):</b>	12.48
<b>Site address:</b>	Land south of Skinners Lane, Edenbridge	<b>Developable area (ha):</b>	11.00
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	375 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



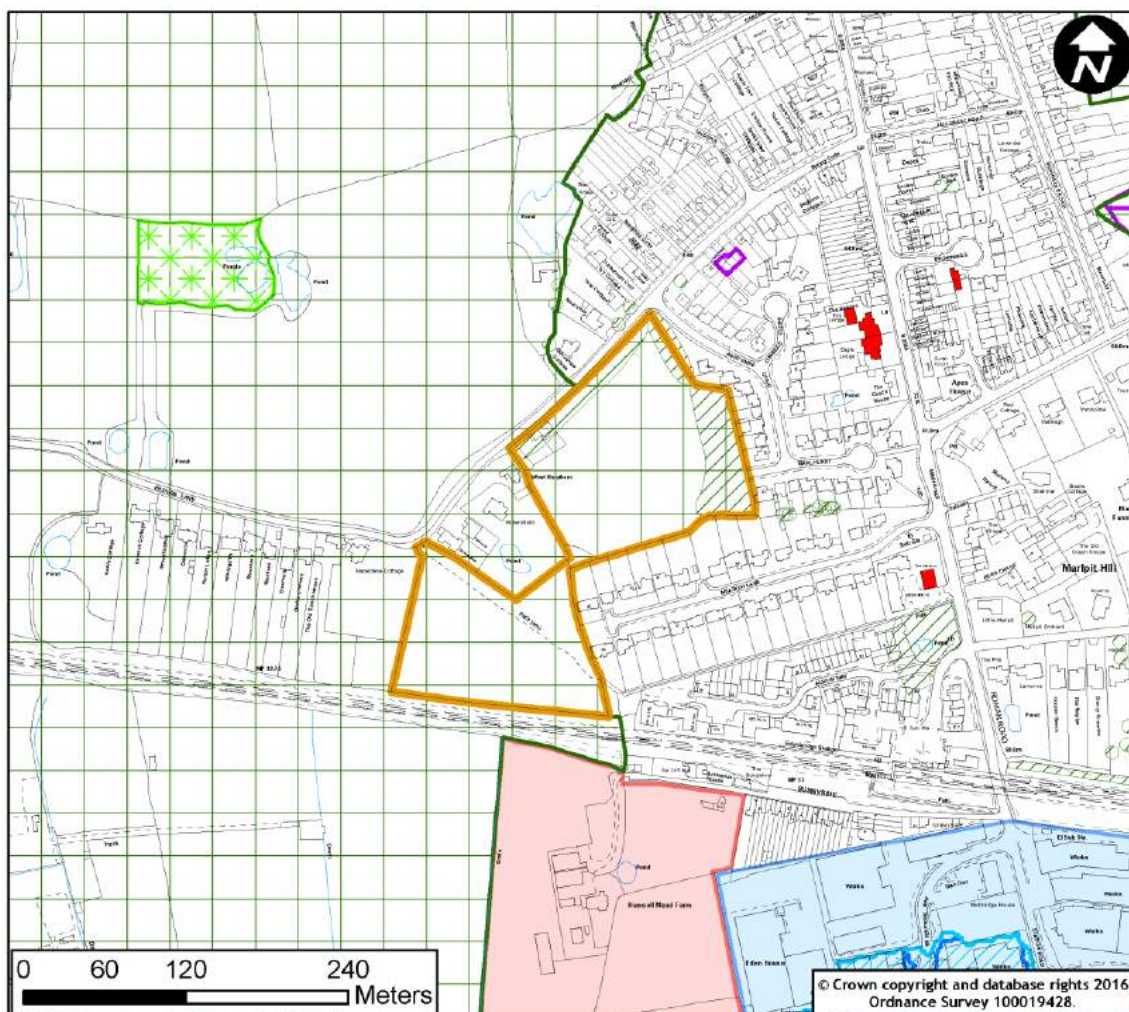
<b>Site description:</b>	The site comprises a large parcel of land east of Edenbridge containing fields in agricultural use separated by established hedgerows. Bounded by the railway line to the south, the Eden Centre to the west, Skinners Lane to the north and open countryside to the east. The topography of the site is flat. The site area has increased to the south west.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Four Elms Road would be required as well as an additional access to serve more than 50 units. A small part of the site lies within flood zones 2 and 3 therefore the developable area has been reduced to reflect this. Any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable and developable	<b>Approximate yield:</b>	330-440 residential units

<b>Site ref:</b>	HO190	<b>Gross area (ha):</b>	2.64
<b>Site address:</b>	Land north of Skinners Lane, Edenbridge	<b>Developable area (ha):</b>	2.64
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	96 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



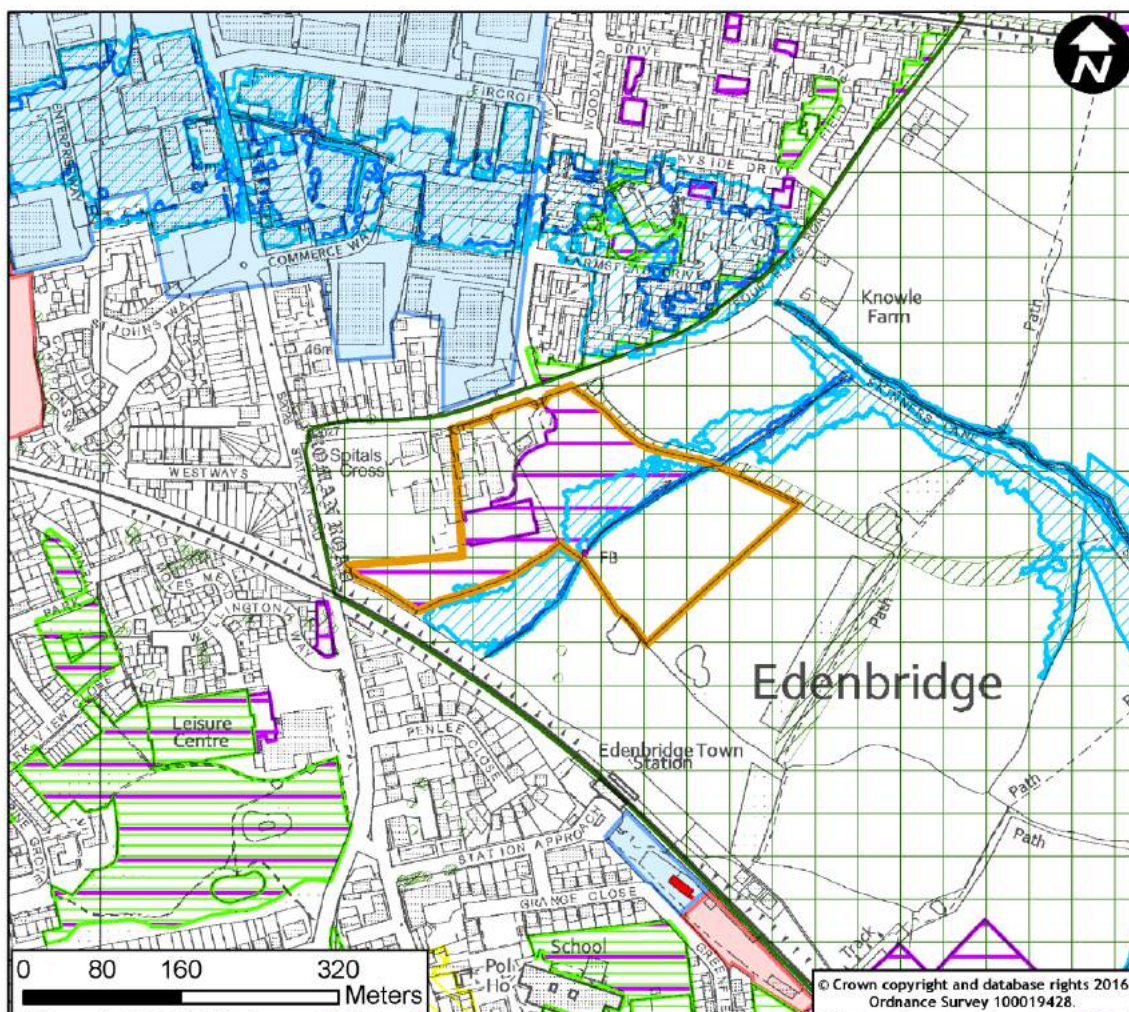
<b>Site description:</b>	The site comprises a parcel of land forming part of a field in agricultural use. Bounded by Skinners Lane to the south, residential development to the north and open countryside to the east and west. Mature trees and hedges line the eastern and southern boundaries of the site. The topography of the site is flat.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines when considered alongside site MX25. A new access onto Four Elms Road would be required through site MX25. A small part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. As an isolated site, it is considered unsuitable for this scale of development given its separation from the settlement. However, when considered alongside site MX25 and subject to gaining access through site MX25, the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	79-105 residential units

<b>Site ref:</b>	HO191	<b>Gross area (ha):</b>	3.27
<b>Site address:</b>	Land south of Hilders Lane, Edenbridge	<b>Developable area (ha):</b>	3.27
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	128 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises two linked parcels of land west of Edenbridge used for grazing. Bounded by Hilders Lane to the north, residential development to the east and west, and the railway line to the south.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Hilders Lane or Marlhurst would be required as well as an additional access to serve more than 50 units. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	98-130 residential units

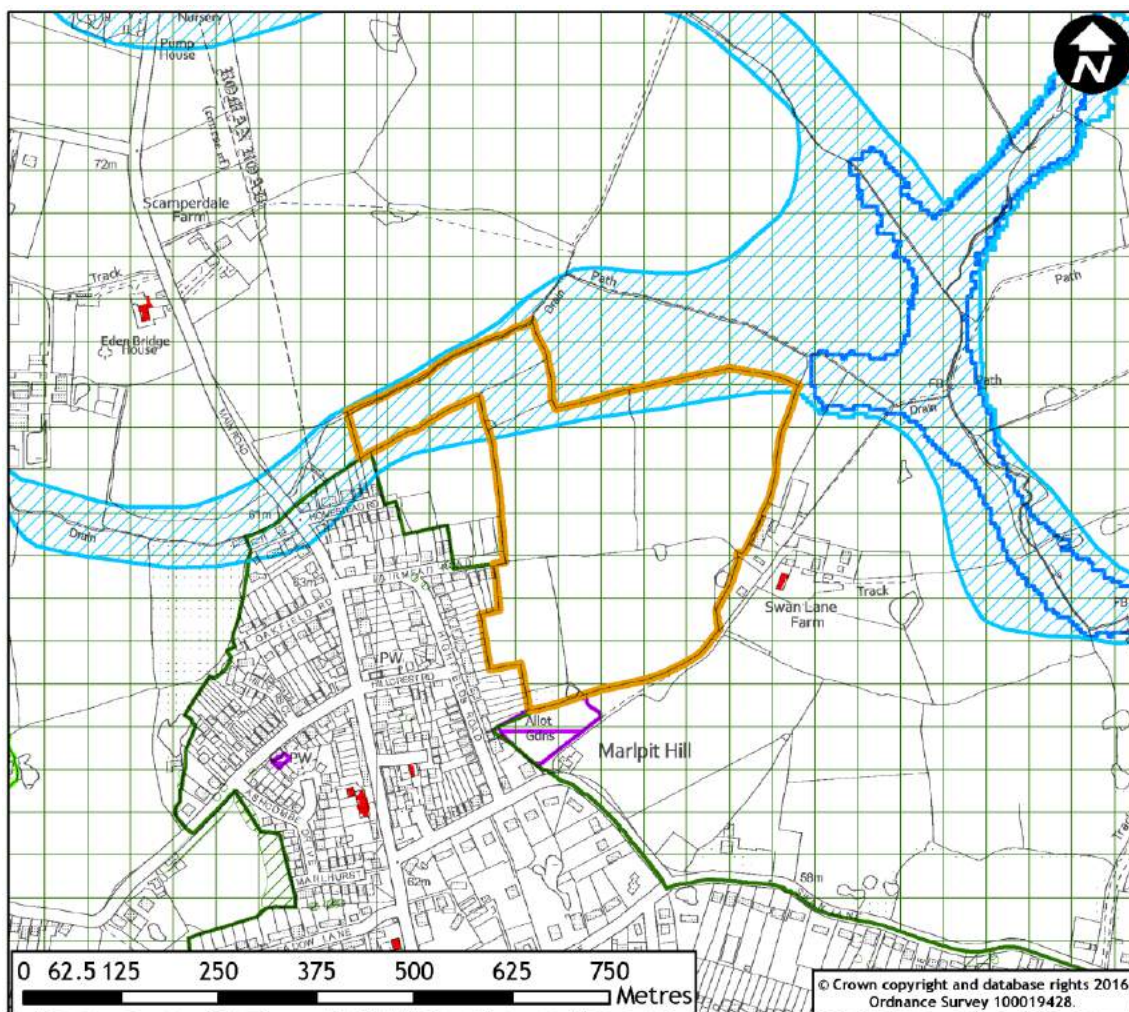
<b>Site ref:</b>	HO223	<b>Gross area (ha):</b>	5.29
<b>Site address:</b>	Land east of Bray Road, Edenbridge	<b>Developable area (ha):</b>	4.50
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	200 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing a former ATC hut and area of hardstanding, and fields in agricultural use separated by established hedgerows. Bounded by the railway line and Eden Centre to the west, Four Elms Road to the north, and open countryside to the east and south. The topography of the site is flat.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Four Elms Road would be required as well as an additional access to serve more than 50 units. A small part of the site lies within flood zones 2 and 3 therefore the developable area has been reduced to reflect this. Any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	135-180 residential units

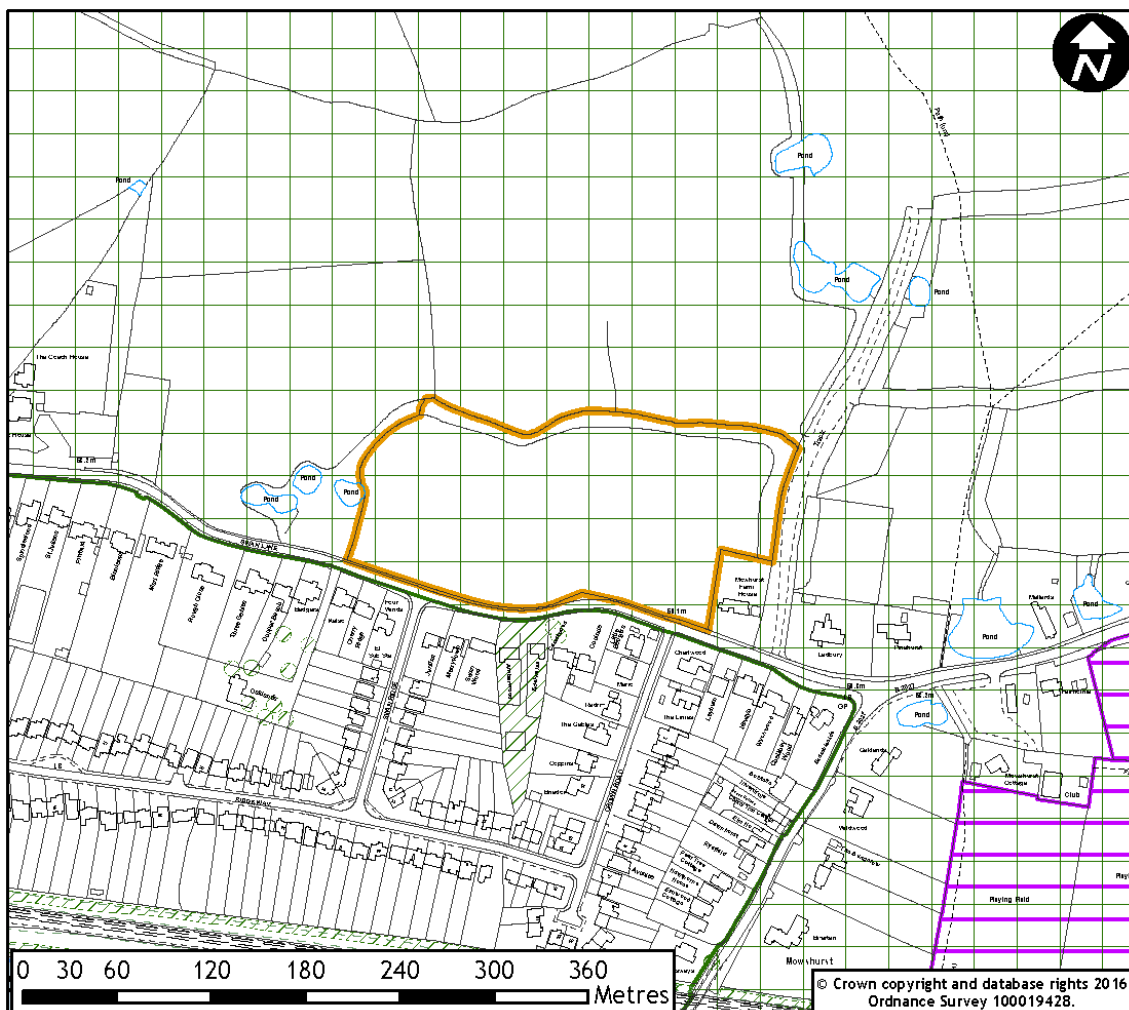


<b>Site ref:</b>	HO279	<b>Gross area (ha):</b>	14.12
<b>Site address:</b>	Land east of Fairmead Road, Edenbridge	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



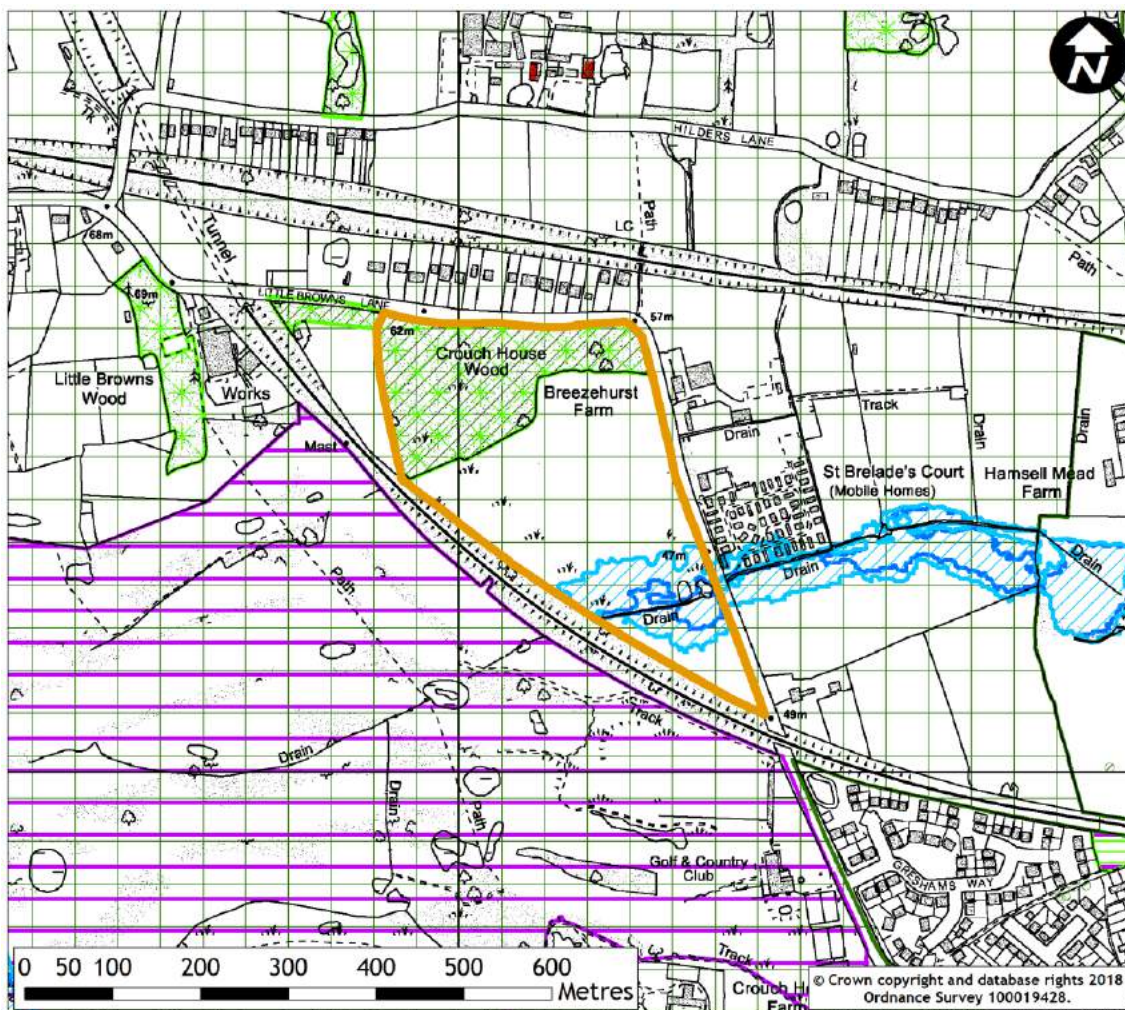
<b>Site description:</b>	The site comprises a large parcel of land at the north eastern tip of Edenbridge used for grazing. Bounded by residential development to the west, and open countryside to the north, east and south.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. There is existing access onto Fairmead Road however this is a small unadopted road and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for this scale of development given the poor access and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO345	<b>Gross area (ha):</b>	2.94
<b>Site address:</b>	Land west of Mowshurst Farmhouse, Swan Lane, Edenbridge	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	100 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



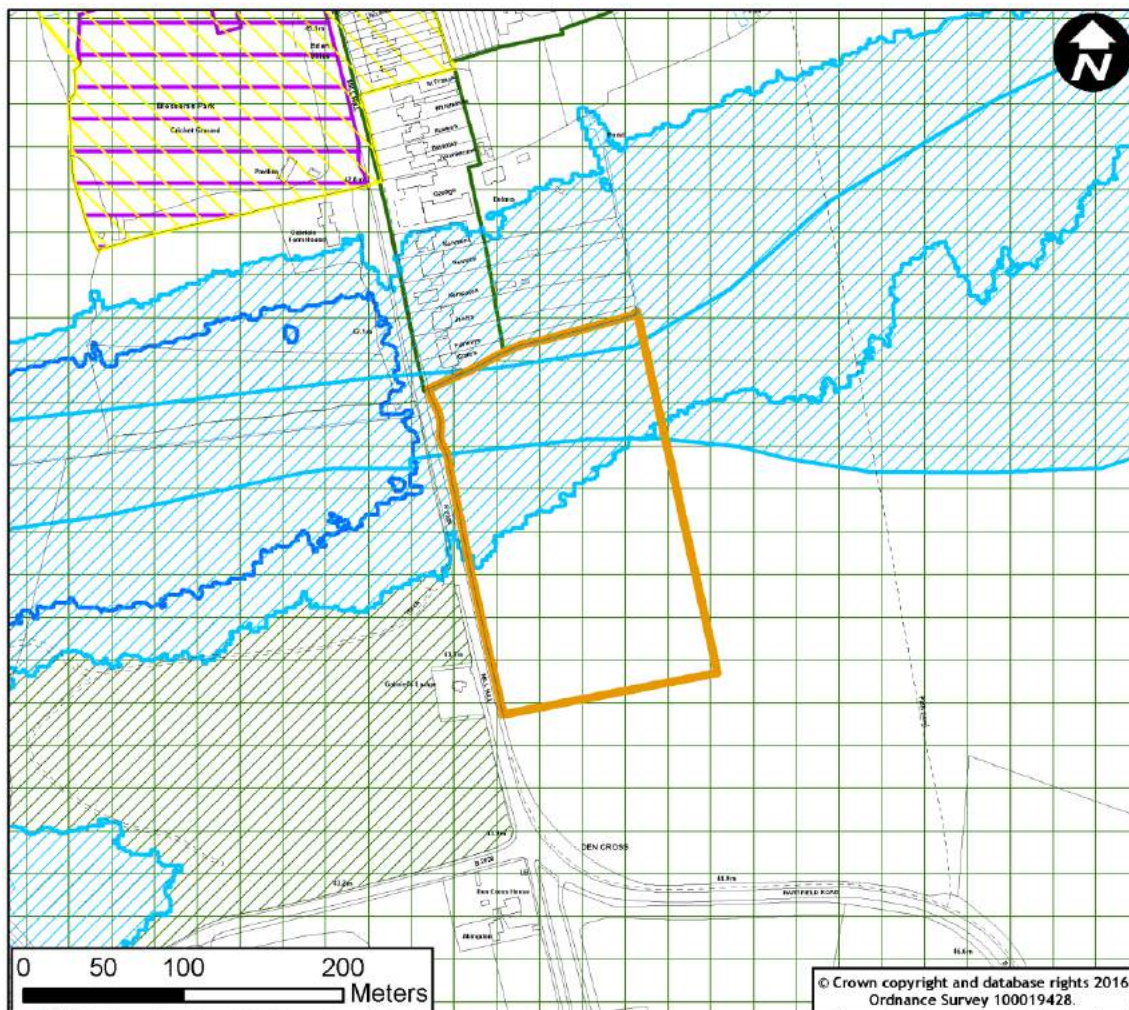
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field. Bounded by Swan Lane to the south, residential development to the east, and open countryside to the north and west. Mature trees line the northern and western boundaries.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Swan Lane would be required. The site sits within an attractive landscape character and there are long views to the north. In addition development of this site would create an unnatural extension to the settlement. Overall the site is considered unsuitable for development given the sensitive landscape and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO426	Gross area (ha):	10.11
Site address:	Land west of Crouch House Road and north of the railway line, Edenbridge, TN8 5LF	Developable area (ha):	10.11
Ward:	Edenbridge North & East	Submitted for:	Not specified
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



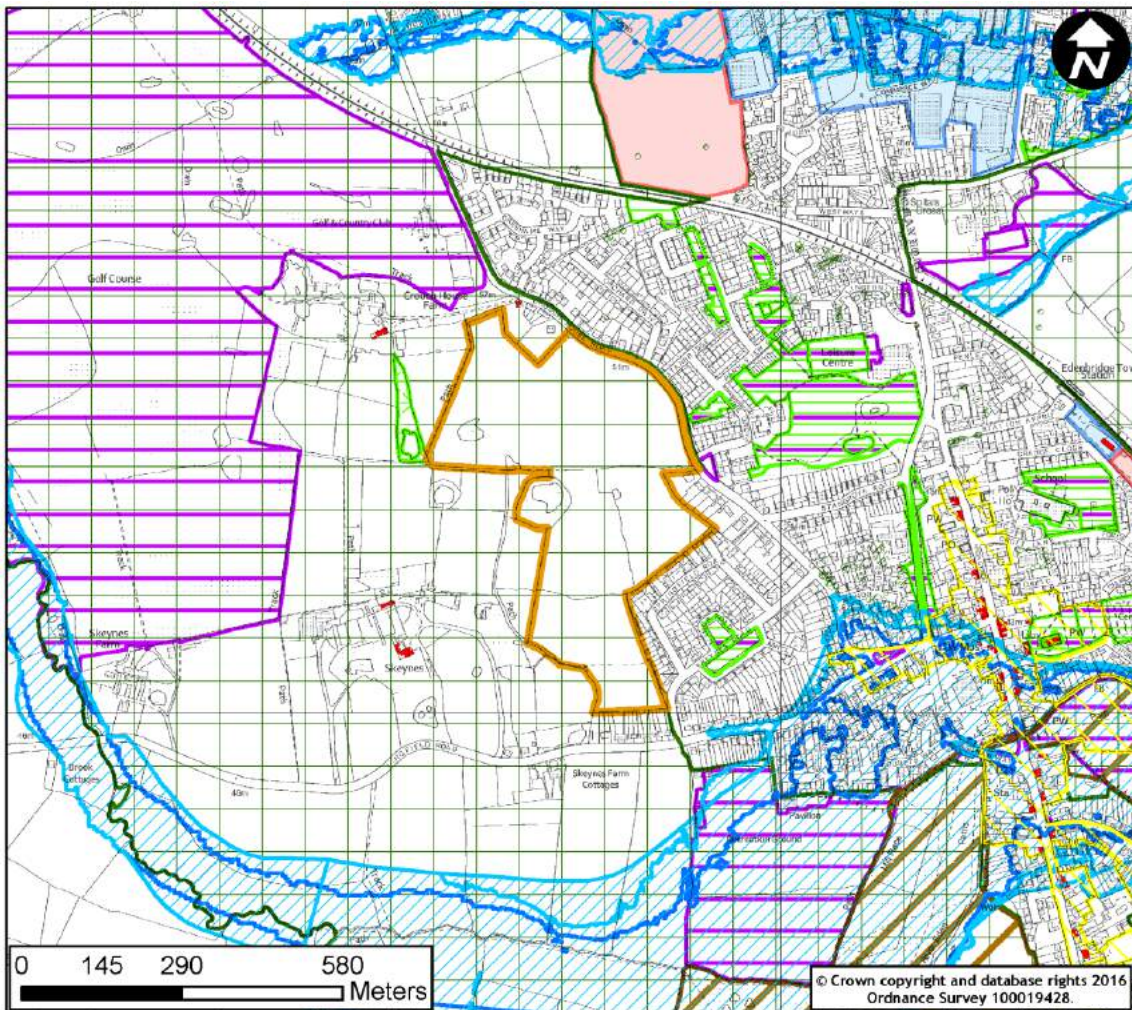
Site description:	The site comprises a large parcel of land west of Edenbridge. The site contains agricultural fields used for grazing with an area of woodland to the north. The site is bounded by trees and hedges with the railway line running along the south western side and a row of dwellings to the north.		
Suitability:	The site is located close to the Edenbridge urban confines. The northern part of the site is predominantly ancient woodland and there are identified flood zones 1 & 2 in the southern part of the site, therefore, any development proposal would be subject to a flood risk assessment. A new access could be created onto Crouch House Road. The site is identified in the Open Spaces Study under cemeteries and churchyards and forms an important part of the green infrastructure network. Overall the site is considered unsuitable for this type of development given the unacceptable loss of open space.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO60	<b>Gross area (ha):</b>	3.03
<b>Site address:</b>	Land east of Mill Hill, Edenbridge	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Edenbridge South & West	<b>Submitted for:</b>	25 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



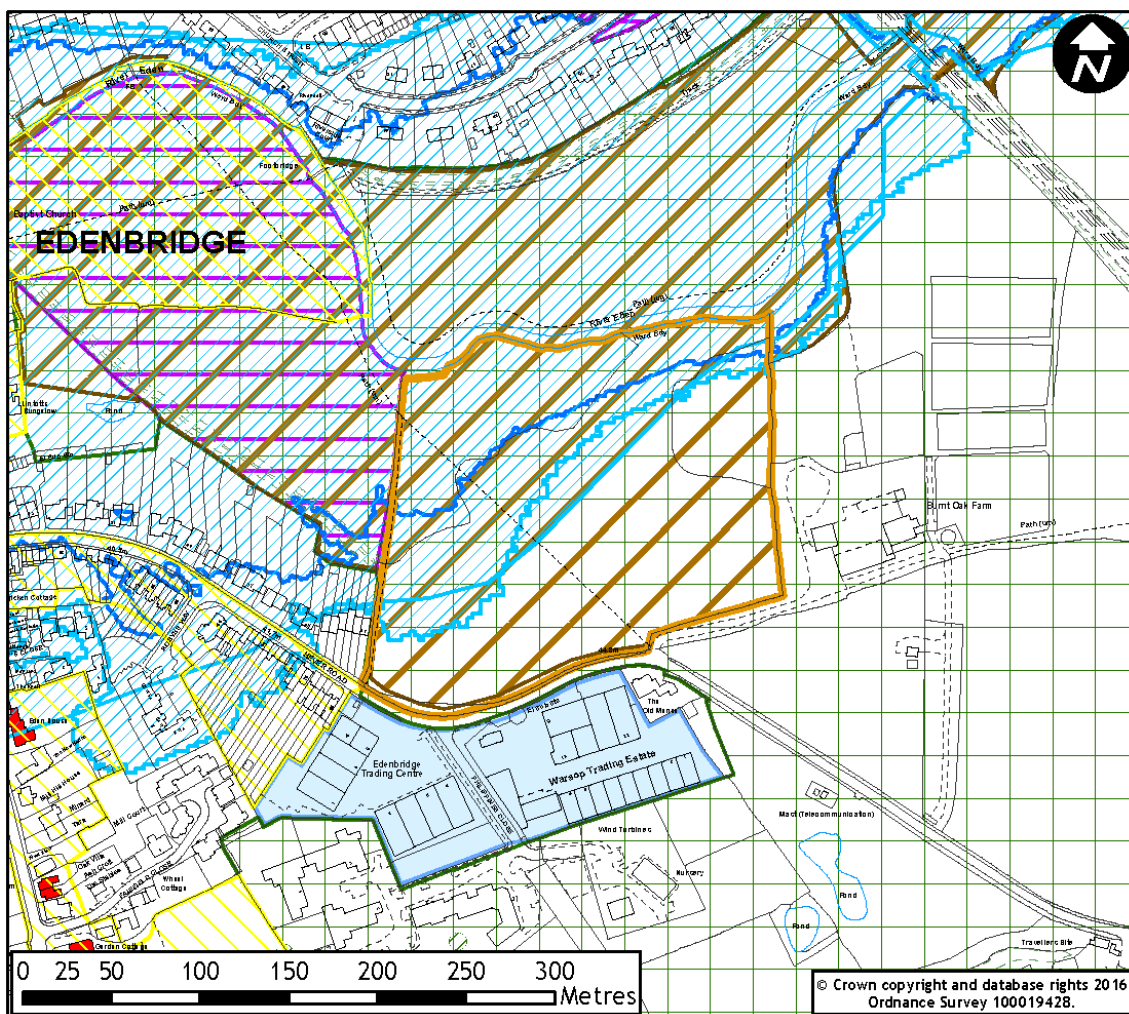
<b>Site description:</b>	The site comprises a parcel of land at the southern tip of Edenbridge forming part of an agricultural field. Bounded by Mill Hill to the west, residential development to the north, and open countryside to the east and south. The topography of the land is very flat.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Mill Hill would be required. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the flooding issues and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO158 / MX51	<b>Gross area (ha):</b>	18.39
<b>Site address:</b>	Land south west of Crouch House Road, Edenbridge	<b>Developable area (ha):</b>	8.80
<b>Ward:</b>	Edenbridge South & West	<b>Submitted for:</b>	300 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	40 DPH



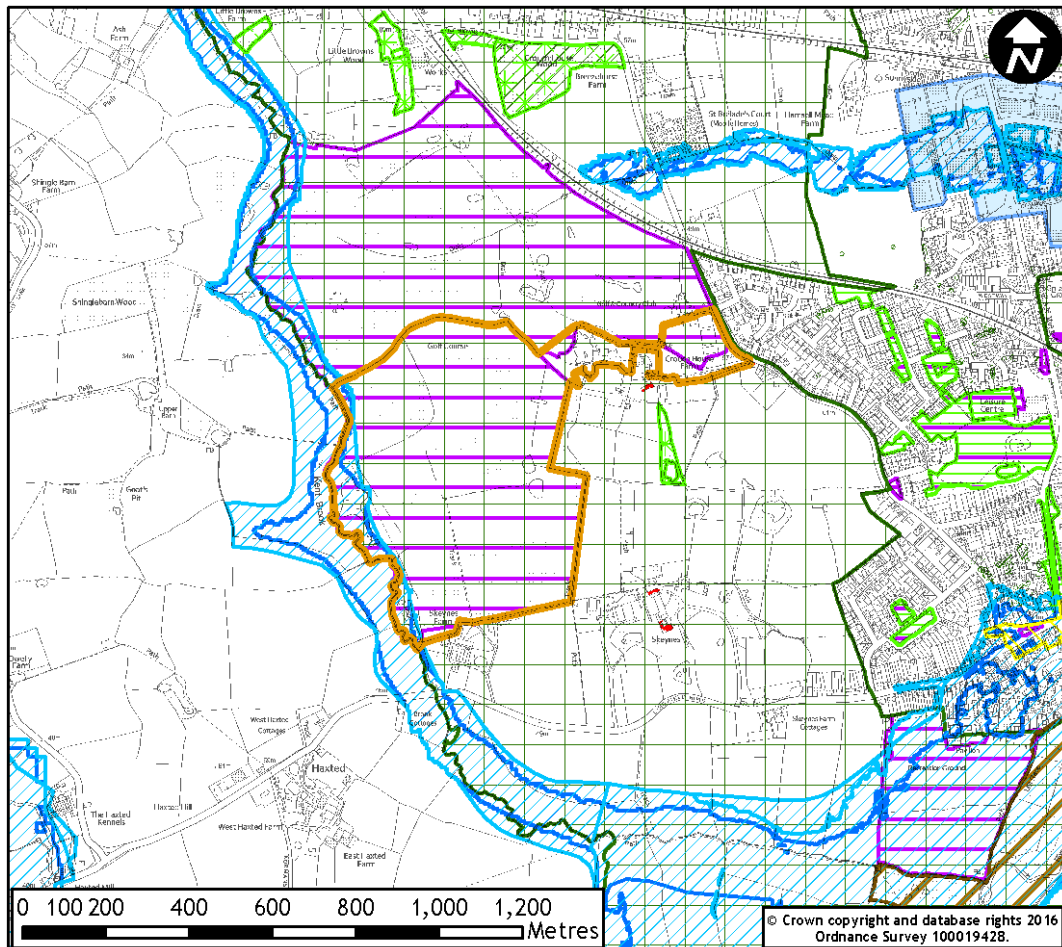
<b>Site description:</b>	The site comprises a large parcel of land west of Edenbridge containing four agricultural fields separated by established hedgerows. Part of the land is used for grazing with the remaining unused. Bounded by Crouch House Road and residential development to the north and east, residential development to the south, and open countryside to the west.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Crouch House Road would be required as well as an additional access to serve more than 50 units. Additional access could be taken off Springfield Road. The northern part of the site is very open whereas the southern part of the site is much more enclosed. Overall the southern portion of the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable and developable	<b>Approximate yield:</b>	250 residential units

Site ref:	HO308	Gross area (ha):	3.99
Site address:	Land adjacent to 57 Hever Road, Edenbridge	Developable area (ha):	N/A
Ward:	Edenbridge South & West	Submitted for:	90 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



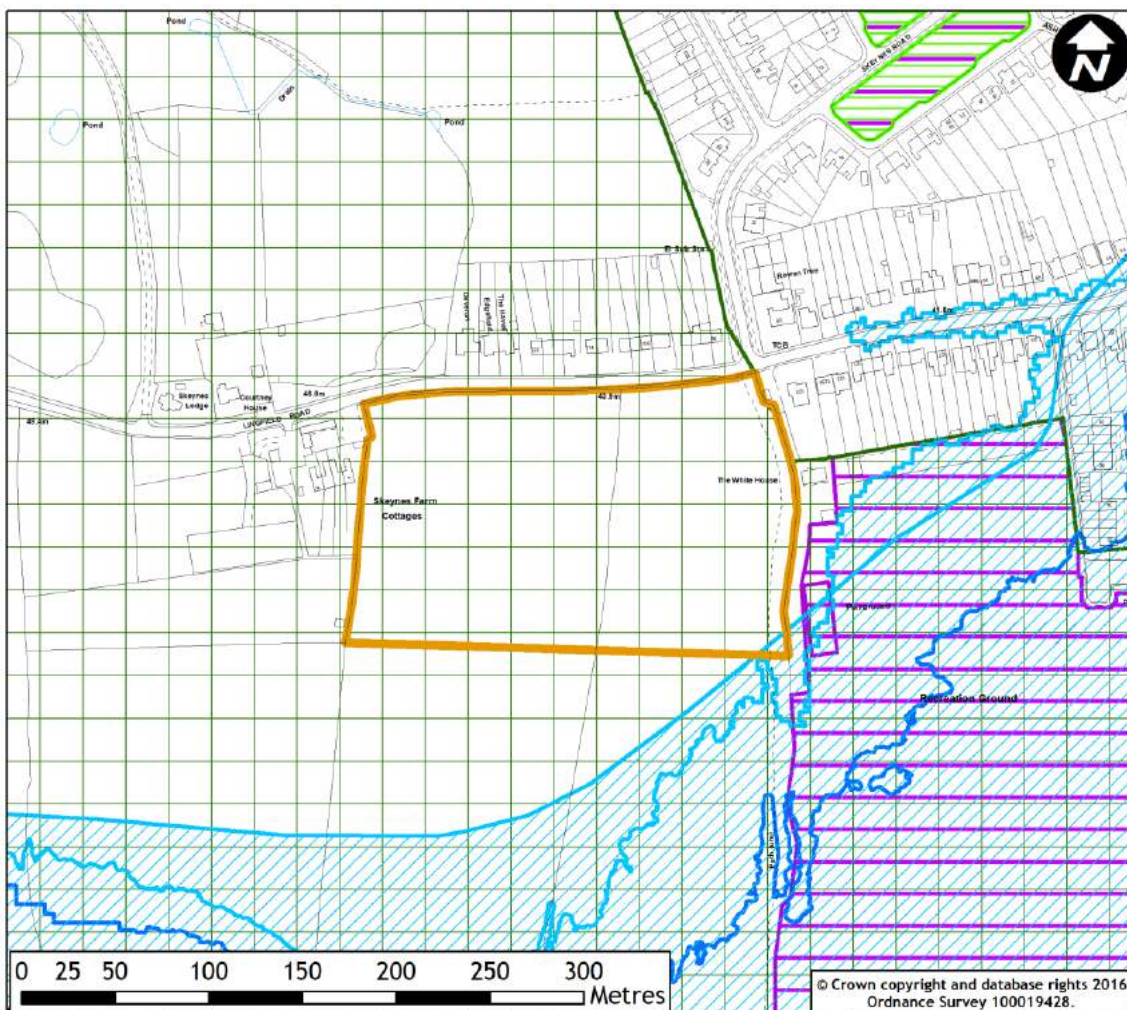
Site description:	The site comprises a parcel of land containing a grass field. Bounded by Hever Road to the south, residential development to the west, River Eden to the north, and a farm and open countryside to the east. The site is very flat and sits below road level. Mature trees are scattered across the site.		
Suitability:	The site is located adjacent to Edenbridge urban confines. A new access onto Hever Road would be required. The site forms part of a designated Local Wildlife Site which provides an important habitat for wildlife. Development of this site is not supported and any development proposal would be subject to an ecological survey. The site lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. There are also some attractive views across the site of Edenbridge town. Overall the site is considered unsuitable for development given the Local Wildlife Site designation.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO330	<b>Gross area (ha):</b>	39.5
<b>Site address:</b>	Land south of the Kent and Surrey Golf Course, Edenbridge	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Edenbridge South & West	<b>Submitted for:</b>	510 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a large parcel of land west of Edenbridge. The majority of the site comprises a redundant golf course with the remaining land in the east forming part of the curtilage to Crouch House Farm and tennis courts. Bounded by Crouch House Road to the east, golf course to the north, and open countryside to the west and south. The western boundary of the site is also the district boundary.		
<b>Suitability:</b>	Although a small part of the site is located adjacent to Edenbridge urban confines, the majority of the site is isolated and not well connected to the settlement. Access could be taken from Crouch House Road however this would require significant new infrastructure. Additional access would also be required. A small part of the site lies within the flood zone therefore any development proposal would be subject to a flood risk assessment. The site is identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the site is considered unsuitable for this type of development given the unacceptable loss of open space, and the isolation of the site from the existing built up area.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 15-20.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

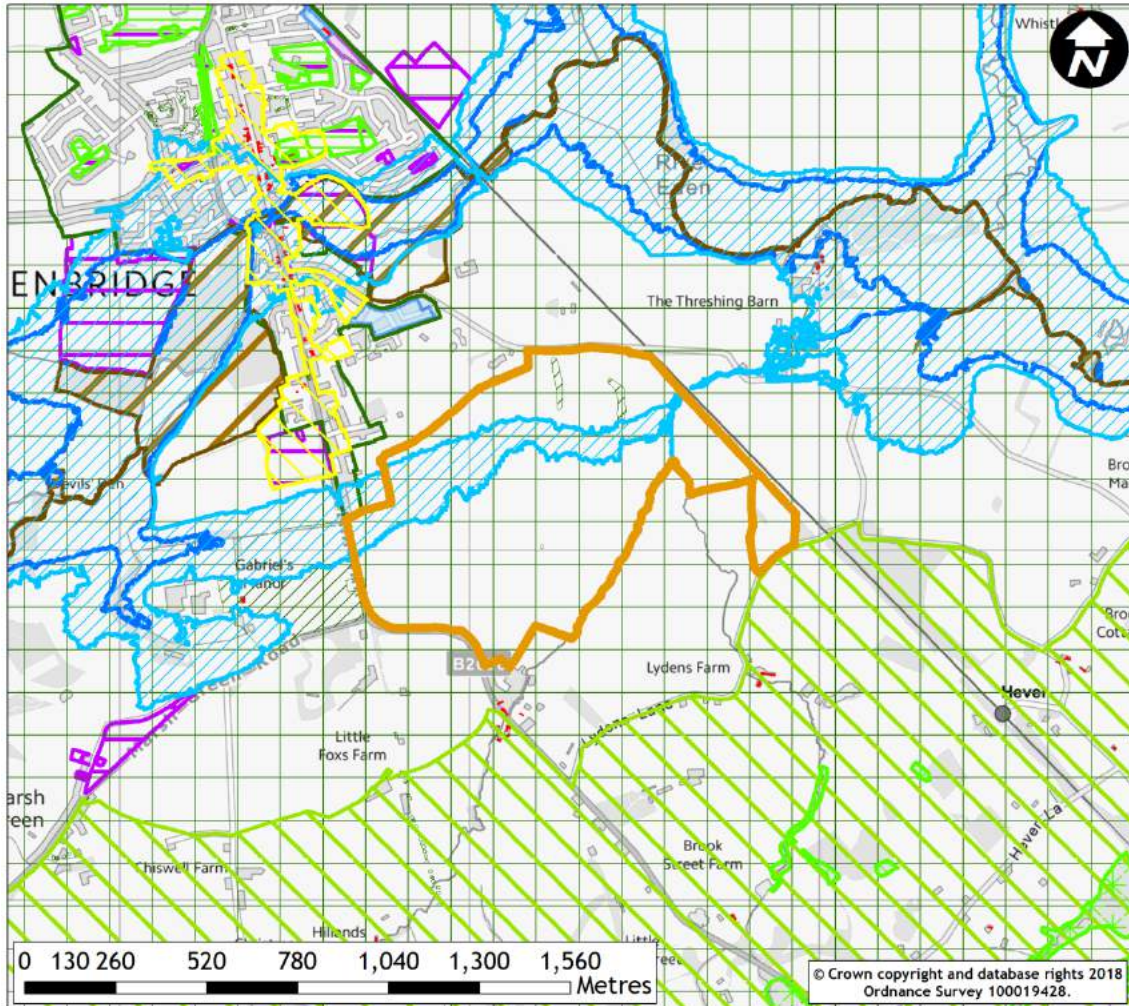
<b>Site ref:</b>	HO369	<b>Gross area (ha):</b>	3.16
<b>Site address:</b>	Land east of Skeynes Farm Cottages, Lingfield Road, Edenbridge	<b>Developable area (ha):</b>	1.00
<b>Ward:</b>	Edenbridge South & West	<b>Submitted for:</b>	107 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land at the western edge of Edenbridge forming part of an agricultural field. Bounded by Lingfield Road to the north, residential development to the east and west, and open countryside to the south. The topography of the land is very flat. A mature hedgerow lines the northern boundary of the site.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Lingfield Road would be required. Overall the portion of the site fronting Lingfield Road is considered able to accommodate development given the adjacent uses. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	30-40 residential units

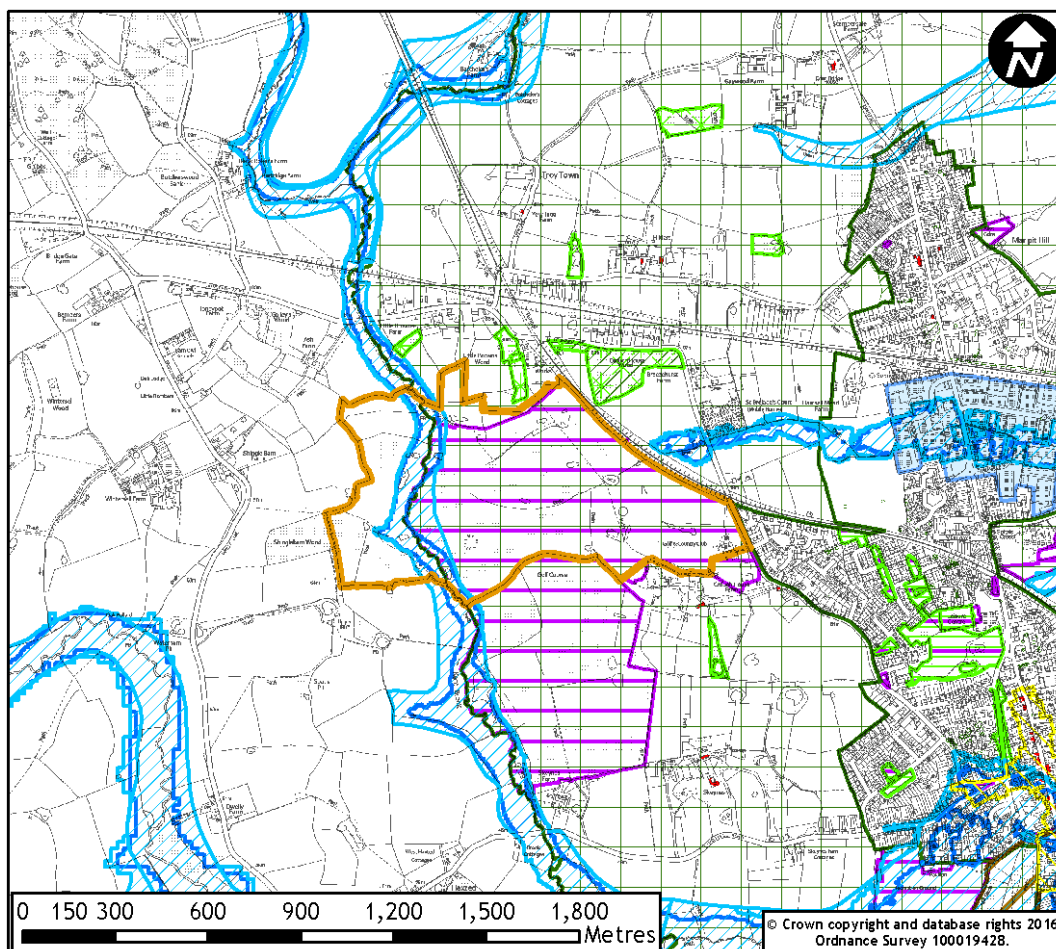


<b>Site ref:</b>	HO412	<b>Gross area (ha):</b>	62.02
<b>Site address:</b>	Land between Hartfield Road and Hever Road, Edenbridge, TN8 5NF	<b>Developable area (ha):</b>	62.02
<b>Ward:</b>	Edenbridge South & West	<b>Submitted for:</b>	200 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



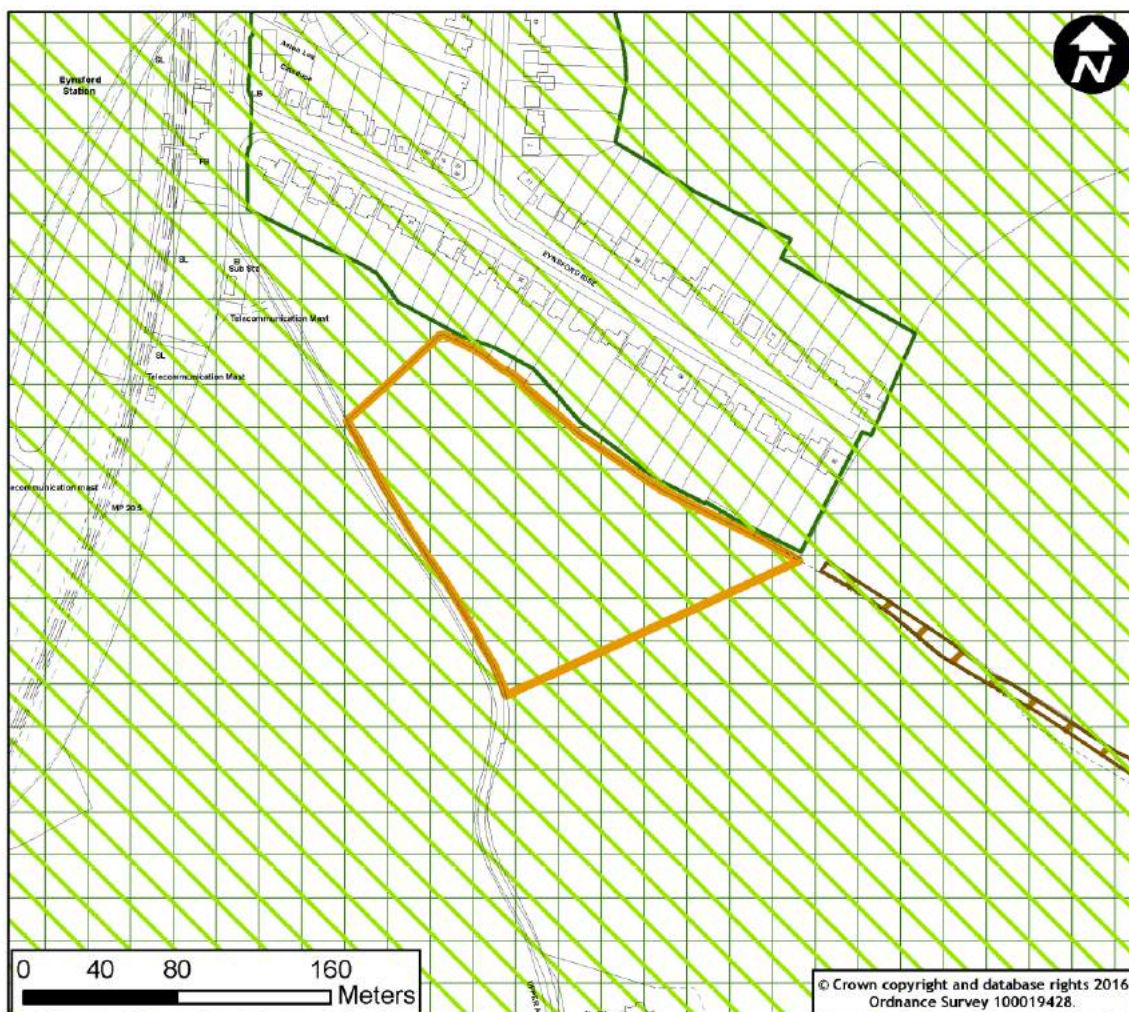
<b>Site description:</b>	The site comprises a large parcel of agricultural land. Edenbridge is set north of the site and otherwise the site is surrounded by countryside. The site is bounded to the north east by the railway line and Hever Road and, Mill Hill and Hartfield Road to the west.		
<b>Suitability:</b>	The site is set adjacent to the urban confines of Edenbridge. New access would be required onto Hever Road and Hartfield Road. A flood zone through a significant portion of the site, therefore a flood risk assessment would be required. Overall the site is considered unsuitable for development given the flooding issues and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO331	<b>Gross area (ha):</b>	61.7
<b>Site address:</b>	Land at the Kent and Surrey Golf Course, Edenbridge	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Edenbridge South & West	<b>Submitted for:</b>	400 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



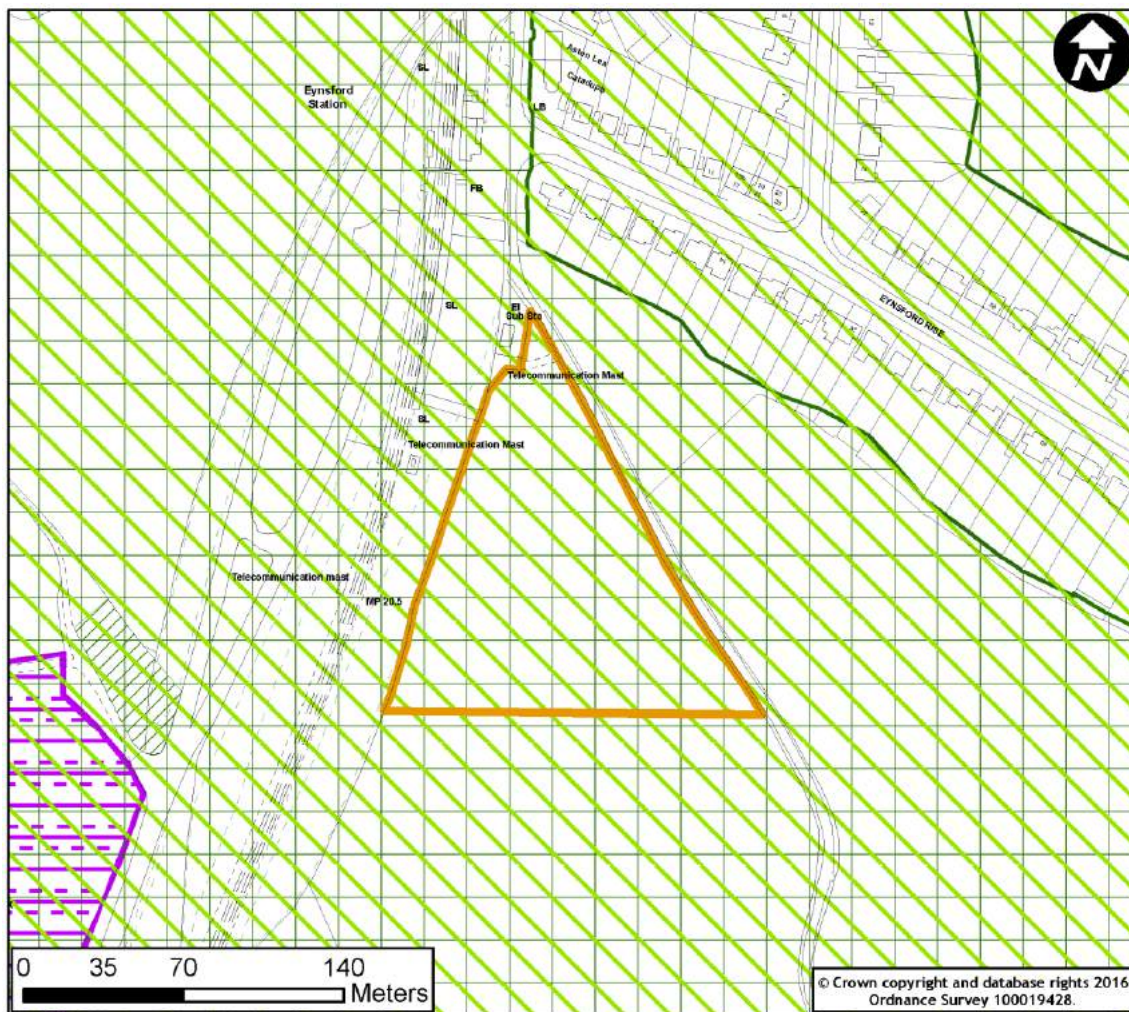
<b>Site description:</b>	The site comprises a large parcel of land west of Edenbridge comprising a golf course and driving range. Bounded by Crouch House Road and railway line to the east, former golf course to the south, and open countryside to the west and north. The western boundary of the site extends across the district and into Tandridge District.		
<b>Suitability:</b>	Although a small part of the site is located adjacent to Edenbridge urban confines, the majority of the site is isolated and not well connected to the settlement. Access could be taken from Crouch House Road however this would require significant new infrastructure. Additional access would also be required. A small part of the site lies within the flood zone therefore any development proposal would be subject to a flood risk assessment. The site is identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the site is considered unsuitable for this type of development given the unacceptable loss of open space, and the isolation of the site from the existing built up area.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 15-20.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO156	<b>Gross area (ha):</b>	2.01
<b>Site address:</b>	Land east of Upper Austin Lodge Road, Eynsford	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Eynsford	<b>Submitted for:</b>	30 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



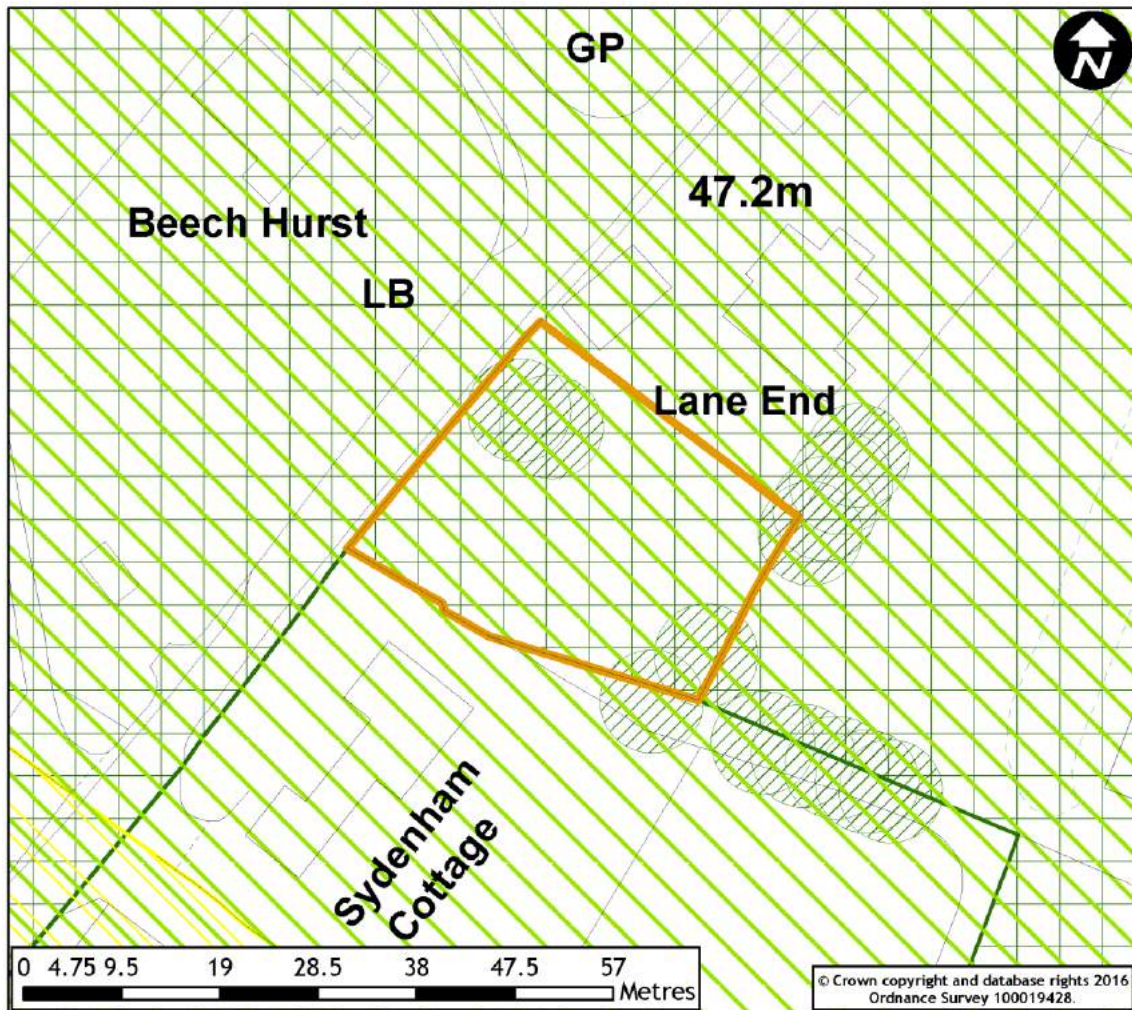
<b>Site description:</b>	The site comprises a parcel of land south of Eynsford forming part of an agricultural field used for arable crop production. Bounded by Upper Austin Lodge Road to the west, woodland and residential development to the north, and open countryside to the east and south. The site is elevated above road level and slopes gently upwards from west to east.		
<b>Suitability:</b>	The site is located adjacent to Eynsford urban confines. A new access onto Upper Austin Lodge Road would be required. The site lies in the AONB and sits within an attractive landscape character. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO157	<b>Gross area (ha):</b>	1.46
<b>Site address:</b>	Land west of Upper Austin Lodge Road, Eynsford	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Eynsford	<b>Submitted for:</b>	18 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



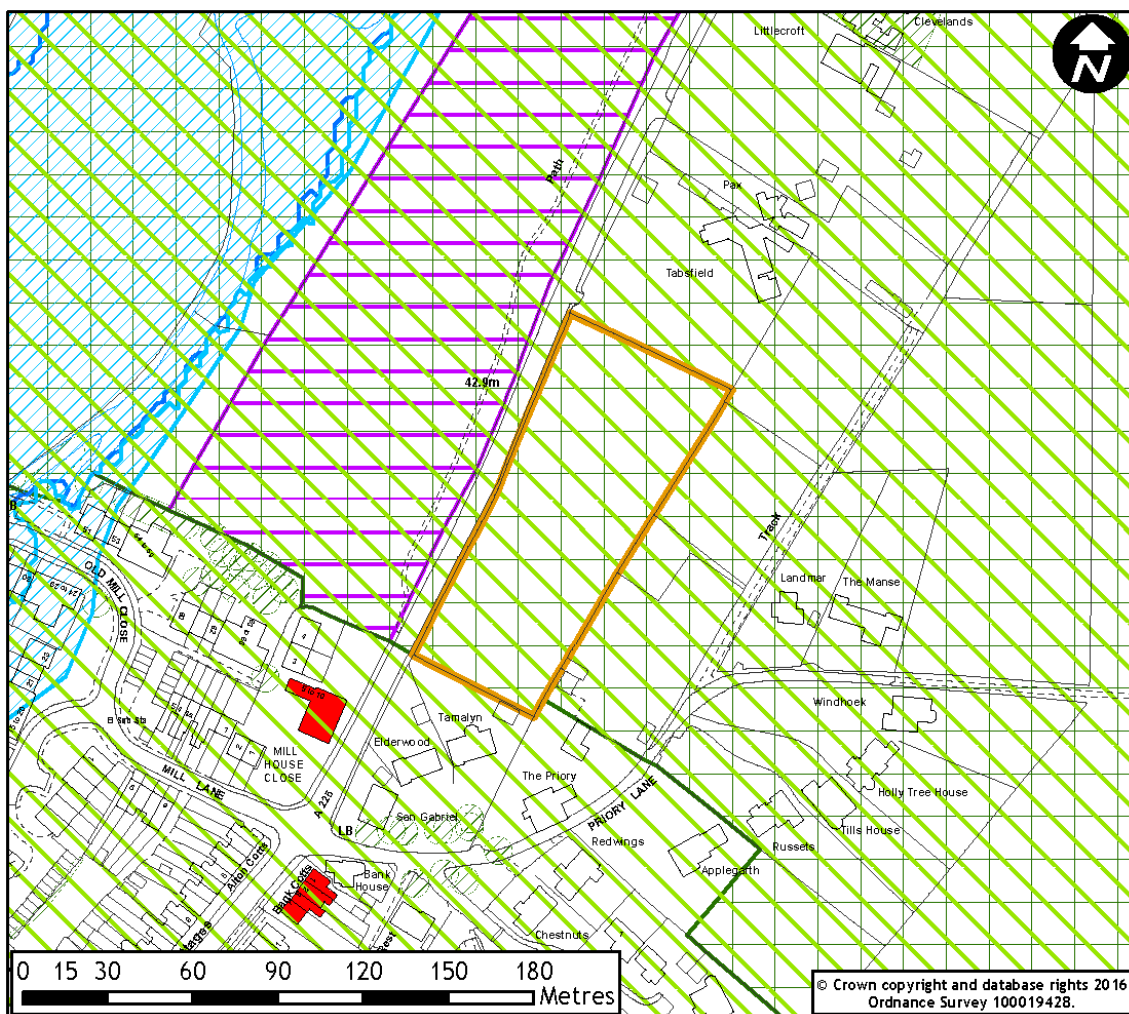
<b>Site description:</b>	The site comprises a parcel of land south of Eynsford forming part of an agricultural field used for arable crop production. Bounded by Upper Austin Lodge Road to the east, the railway line to the west, residential development to the north and open countryside to the south.		
<b>Suitability:</b>	The site is located adjacent to Eynsford urban confines. A new access onto Upper Austin Lodge Road would be required. The site lies in the AONB and sits within an attractive landscape character. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO256	Gross area (ha):	0.09
Site address:	Land south of Lane End, Sparepenny Lane, Eynsford	Developable area (ha):	N/A
Ward:	Eynsford	Submitted for:	1 residential unit
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



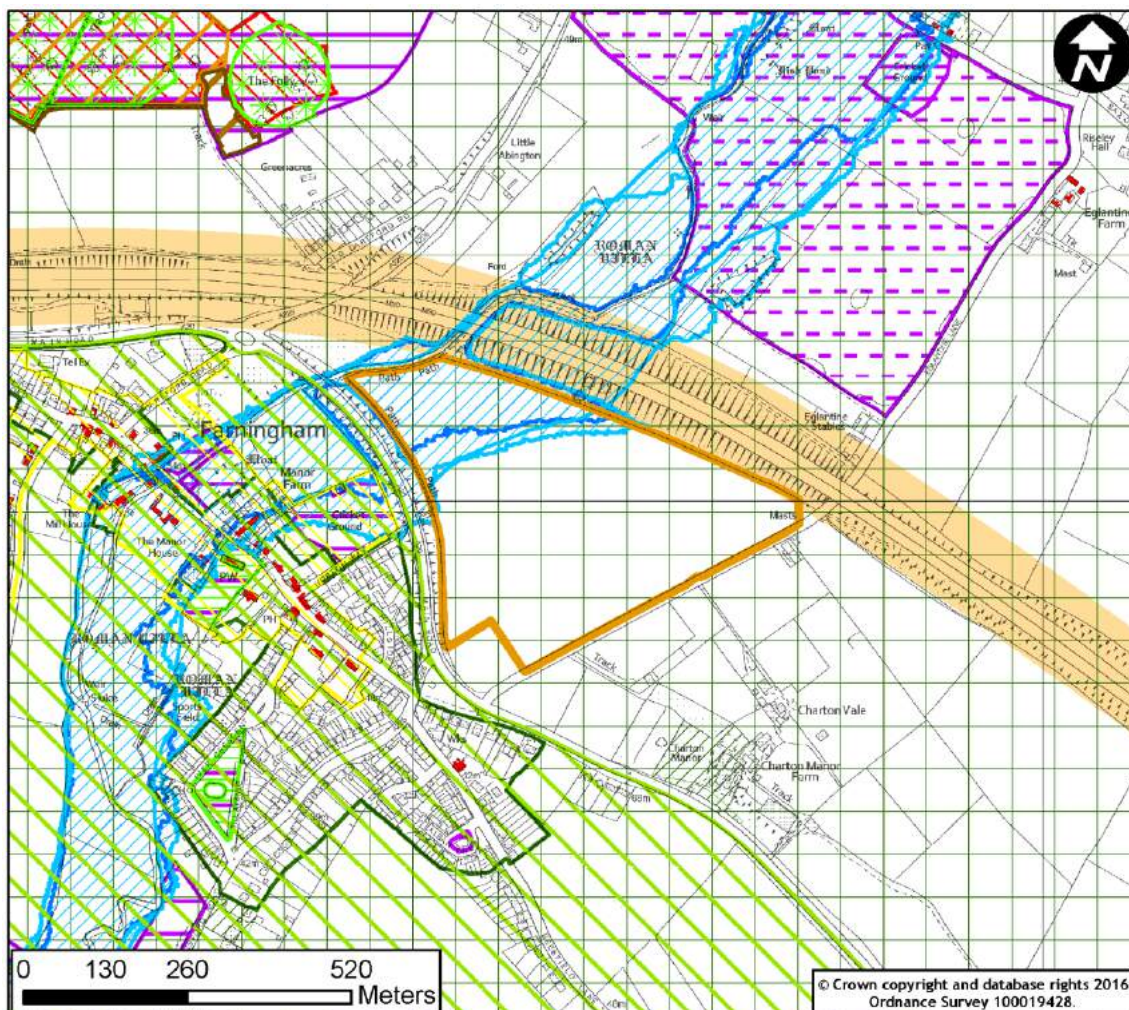
Site description:	The site comprises a small parcel of unused land west of Eynsford. Bounded by Sparepenny Lane to the west, residential development to the north and south, and nursery to the east. Mature trees line the eastern boundary of the site, which is elevated above road level.		
Suitability:	The site is located adjacent to Eynsford urban confines. A new access onto Sparepenny Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by a potential purchaser and it is therefore not known whether the site is available.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Not available	Approximate yield:	0

Site ref:	HO339	Gross area (ha):	0.71
Site address:	Land north of Tamalyn, Priory Lane, Eynsford	Developable area (ha):	N/A
Ward:	Eynsford	Submitted for:	30 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



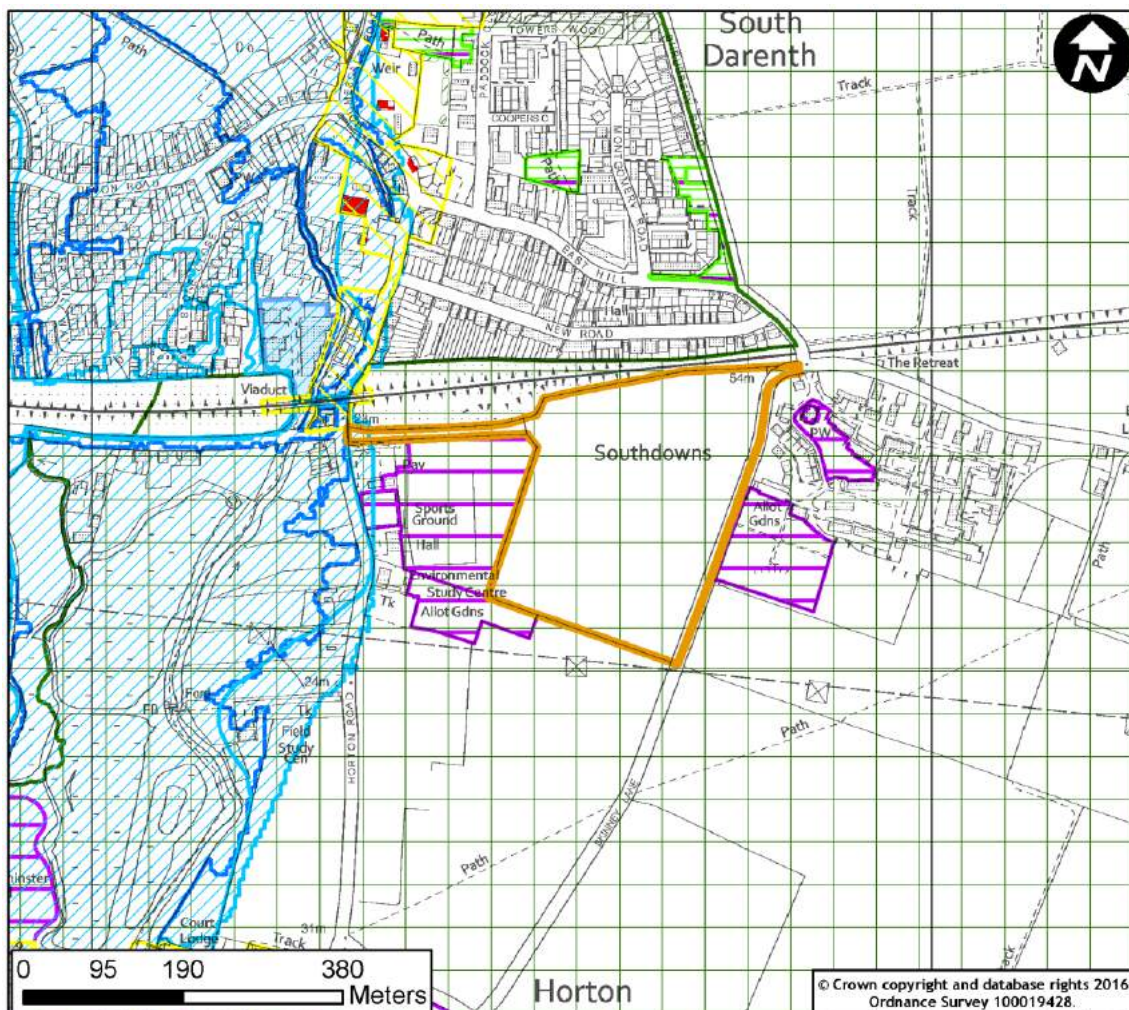
Site description:	The site comprises a parcel of land containing woodland. Bounded by residential development to the north and south, garden land to the east and High Street to the west. The site is elevated above road level.		
Suitability:	The site is located adjacent to Eynsford urban confines. The existing access onto Priory Lane could be utilised if improved. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. The site also lies within the AONB. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO82	<b>Gross area (ha):</b>	18.29
<b>Site address:</b>	Land north west of Eglantine Lane, Farningham	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Farningham, Horton Kirby & South Darenth	<b>Submitted for:</b>	300 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land north east of Farningham containing an agricultural field used for arable crop production. Bounded by the A20 to the west and south, Eglantine Lane to the east and the M20 motorway to the north. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to Farningham urban confines. A new access onto Eglantine Lane would be required as well as an additional access to serve more than 50 units. Part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Although the site is not in the AONB, it is very open and it is considered that development of this site would have an unacceptable impact on the setting of the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

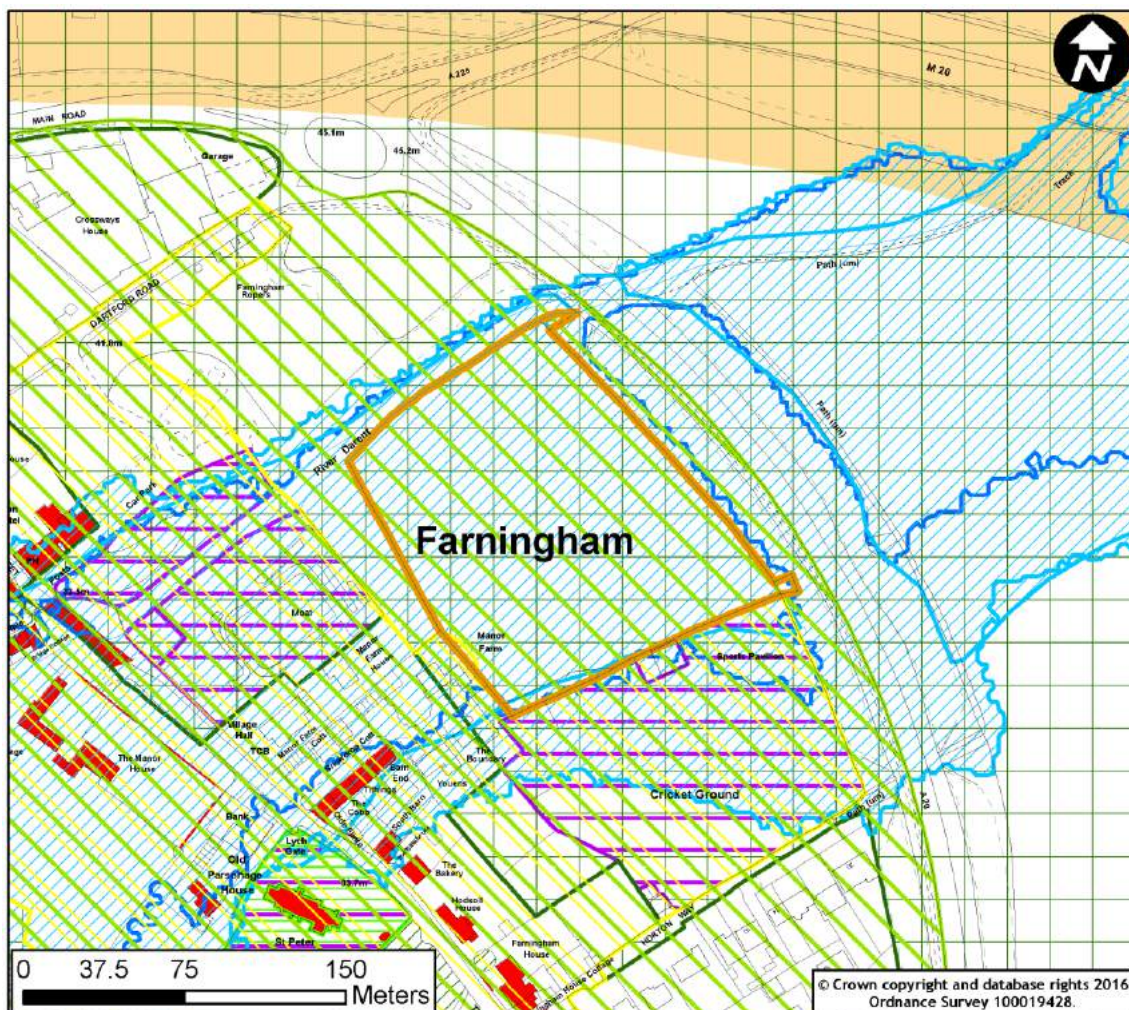
<b>Site ref:</b>	HO128	<b>Gross area (ha):</b>	8.21
<b>Site address:</b>	Land between Horton Road and Skinney Lane, South Darent	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Farningham, Horton Kirby & South Darent	<b>Submitted for:</b>	200 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land south of South Darent containing an agricultural field used for arable crop production. Bounded by Horton Road to the west, Skinney Lane to the east, the railway line to the north and open countryside to the south. The topography of the site slopes upwards from west to east. Mature trees line the northern boundary of the site.		
<b>Suitability:</b>	The site is located adjacent to South Darent urban confines. A new access onto Horton Road or Skinney Lane would be required as well as an additional access to serve more than 50 units. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. The site is very open and forms part of the valley side where there are long views across the valley. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

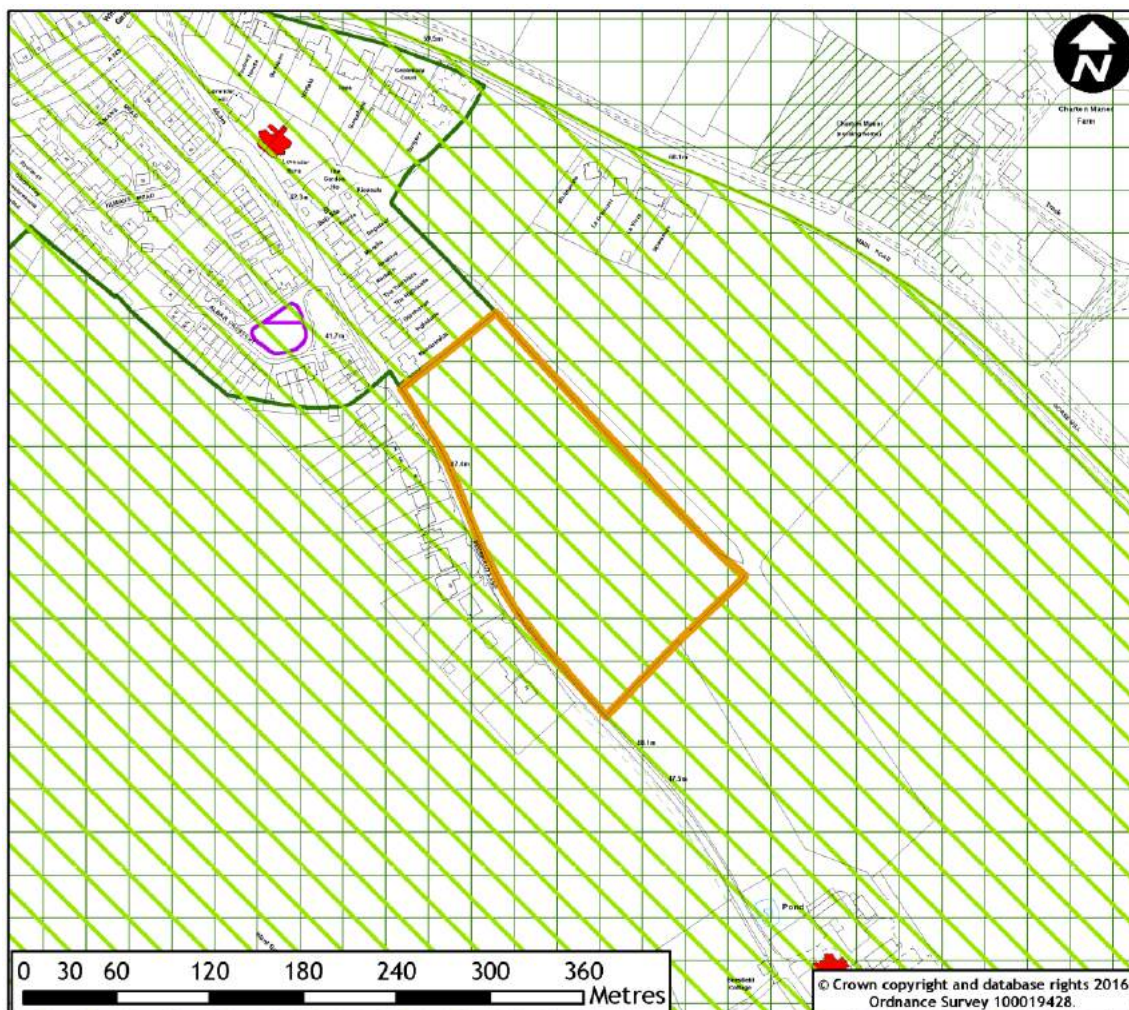


<b>Site ref:</b>	HO134 / MX15 / EM7	<b>Gross area (ha):</b>	2.02
<b>Site address:</b>	Land at Manor Farm, High Street, Farningham	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Farningham, Horton Kirby & South Darent	<b>Submitted for:</b>	30 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



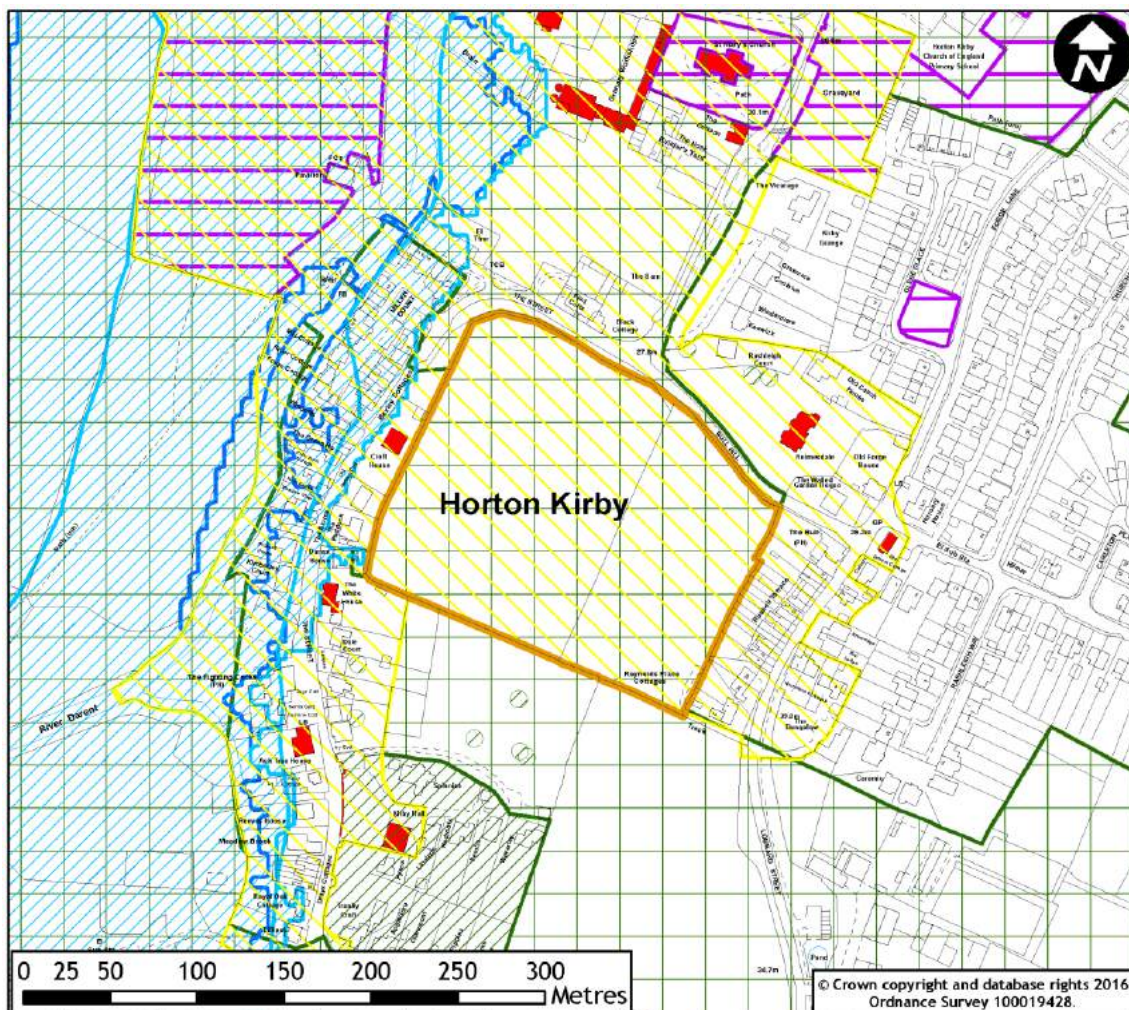
<b>Site description:</b>	The site comprises a parcel of land north of Farningham containing an agricultural field. Bounded by the A20 to the east, the River Darent to the north, cricket ground to the south and residential development to the west.		
<b>Suitability:</b>	The site is located adjacent to Farningham urban confines. A new access would be required but it is difficult to see where this could be achieved without third party involvement. The site lies wholly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a redevelopment would have on the setting of the adjacent listed buildings/conservation area. Overall the site is considered unsuitable for development given its physical constraints.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO282	<b>Gross area (ha):</b>	2.53
<b>Site address:</b>	Land north east of Beesfield Lane, Farningham	<b>Developable area (ha):</b>	1.50
<b>Ward:</b>	Farningham, Horton Kirby & South Darenth	<b>Submitted for:</b>	15 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



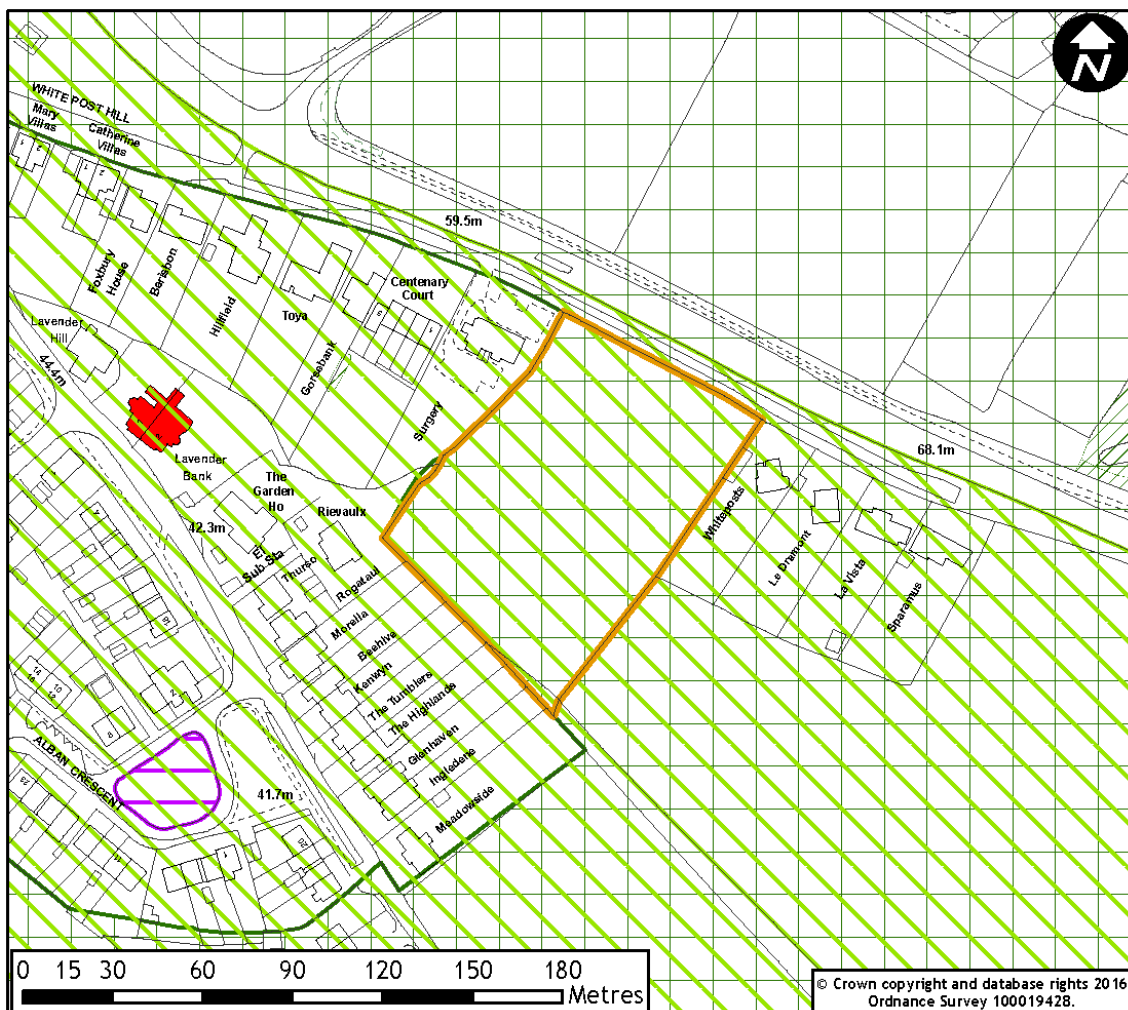
<b>Site description:</b>	The site comprises a parcel of land south of Farningham containing an agricultural field. Bounded by Beesfield Lane to the south and west, residential development to the north, and open countryside to the east. Mature trees and hedges line the eastern boundary.		
<b>Suitability:</b>	The site is located adjacent to Farningham urban confines. A new access onto Beesfield Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the western portion of the site fronting Beesfield Lane is considered able to accommodate development reflecting the existing development pattern, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	45-60 residential units

<b>Site ref:</b>	HO285	<b>Gross area (ha):</b>	3.29
<b>Site address:</b>	Land south of The Street, Horton Kirby	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Farningham, Horton Kirby & South Darenth	<b>Submitted for:</b>	60 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



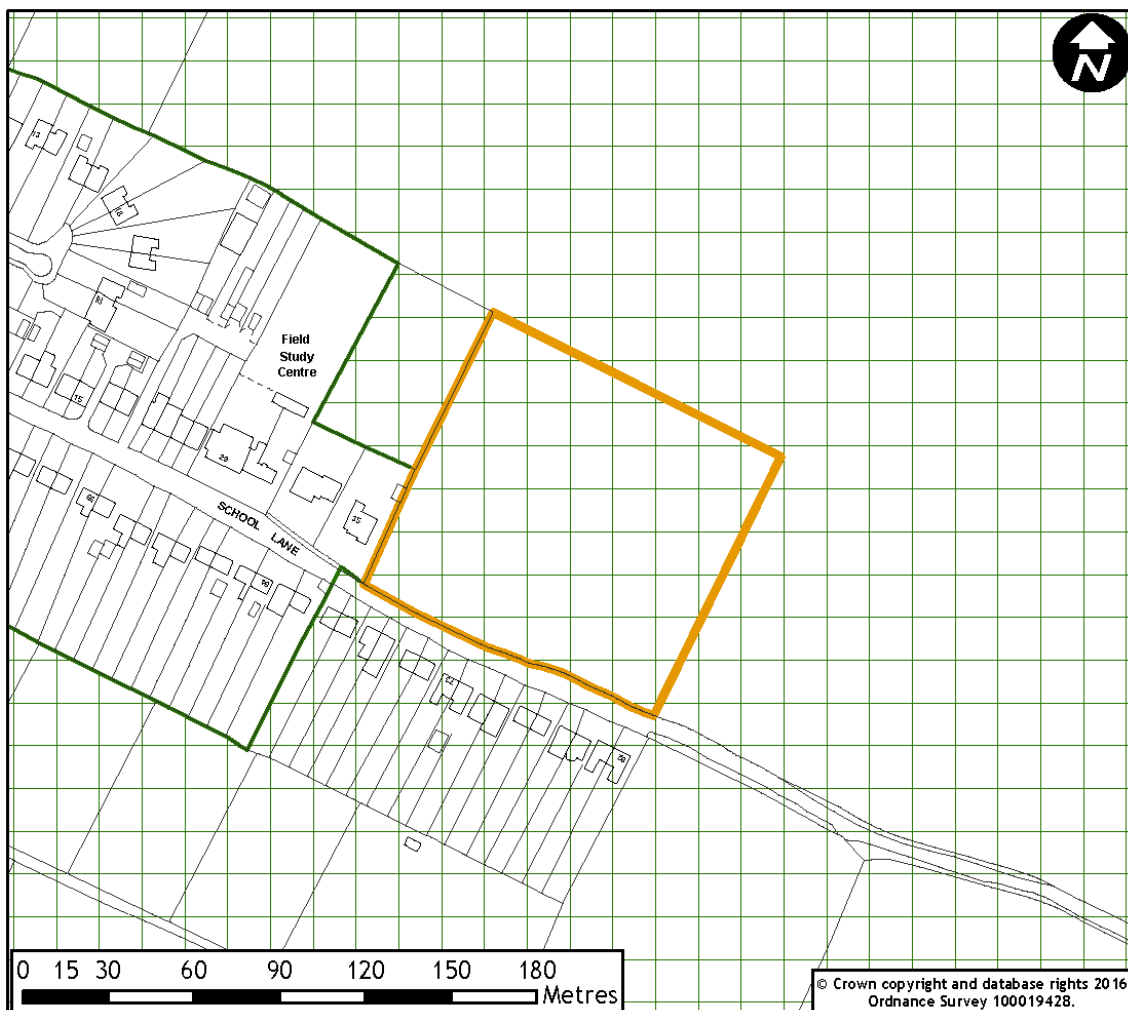
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by The Street to the north and west, residential development to the east, and open countryside to the south. The site slopes gently downwards from east to west.		
<b>Suitability:</b>	The site is located adjacent to Horton Kirby urban confines. A new access onto The Street would be required. The site lies within the conservation area and concerns are raised over any impact a development would have. Overall the site is considered unsuitable for this scale of development given the impact on the conservation area.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	H0321	Gross area (ha):	0.84
Site address:	Land east of Braeside Surgery, Gorse Hill, Farningham	Developable area (ha):	N/A
Ward:	Farningham, Horton Kirby & South Darenth	Submitted for:	5 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



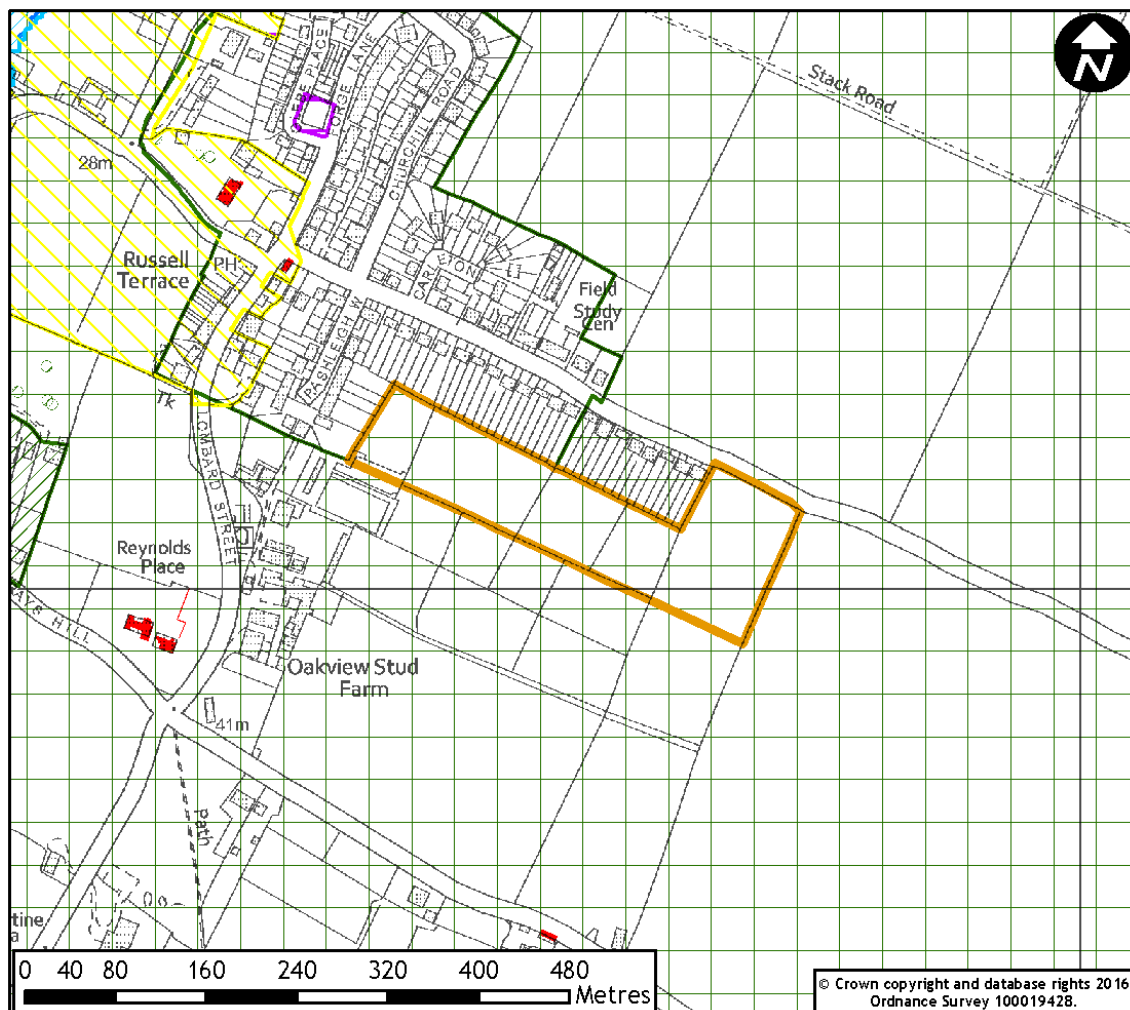
Site description:	The site comprises a parcel of land east of Farningham containing an agricultural field. Bounded by White Post Hill to the north, GP surgery to the west, and residential development to the south and east. Trees line the eastern and western boundaries. The site slopes steeply downwards from north to south.		
Suitability:	The site is located adjacent to Farningham urban confines. A new access onto White Post Hill would be required. The site lies in the AONB and sits within an attractive landscape character. There are long views across the valley looking south. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and impact on the AONB.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	H0325	<b>Gross area (ha):</b>	1.17
<b>Site address:</b>	Land east of 35 School Lane, Horton Kirby	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Farningham, Horton Kirby & South Darent	<b>Submitted for:</b>	20 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



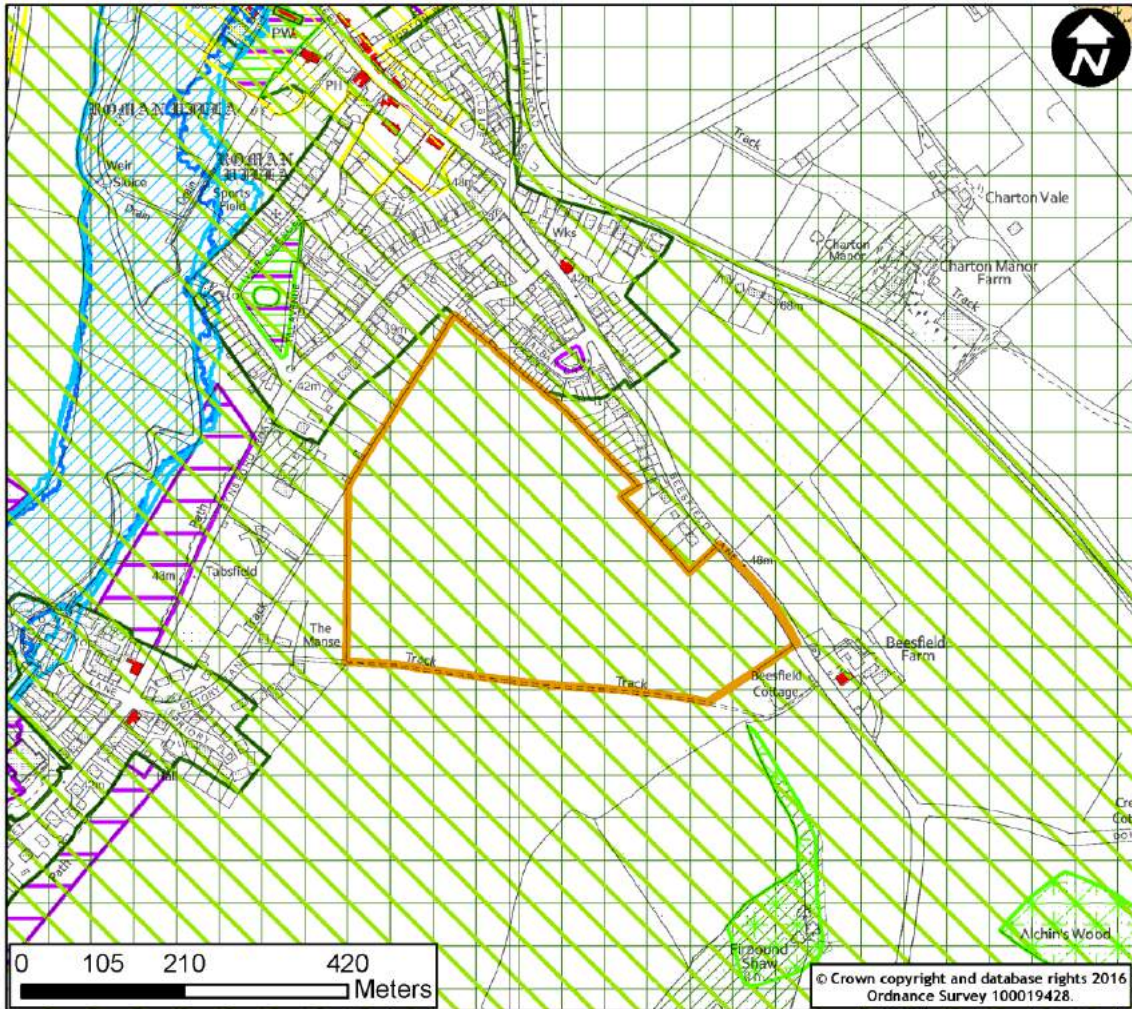
<b>Site description:</b>	The site comprises a parcel of land containing part of an agricultural field. Bounded by School Lane to the south, residential development to the west, and open countryside to the north and east. The land sits above road level and gently rises from south to north.		
<b>Suitability:</b>	The site is located adjacent to Horton Kirby confines. A new access onto School Lane would be required. The site features long uninterrupted views to the north across the Darent Valley. Overall the site is not considered able to accommodate development given the openness of the site and the impact on the landscape.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO347	<b>Gross area (ha):</b>	3.24
<b>Site address:</b>	Land at School Lane, Horton Kirby	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Farningham, Horton Kirby & South Darenth	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



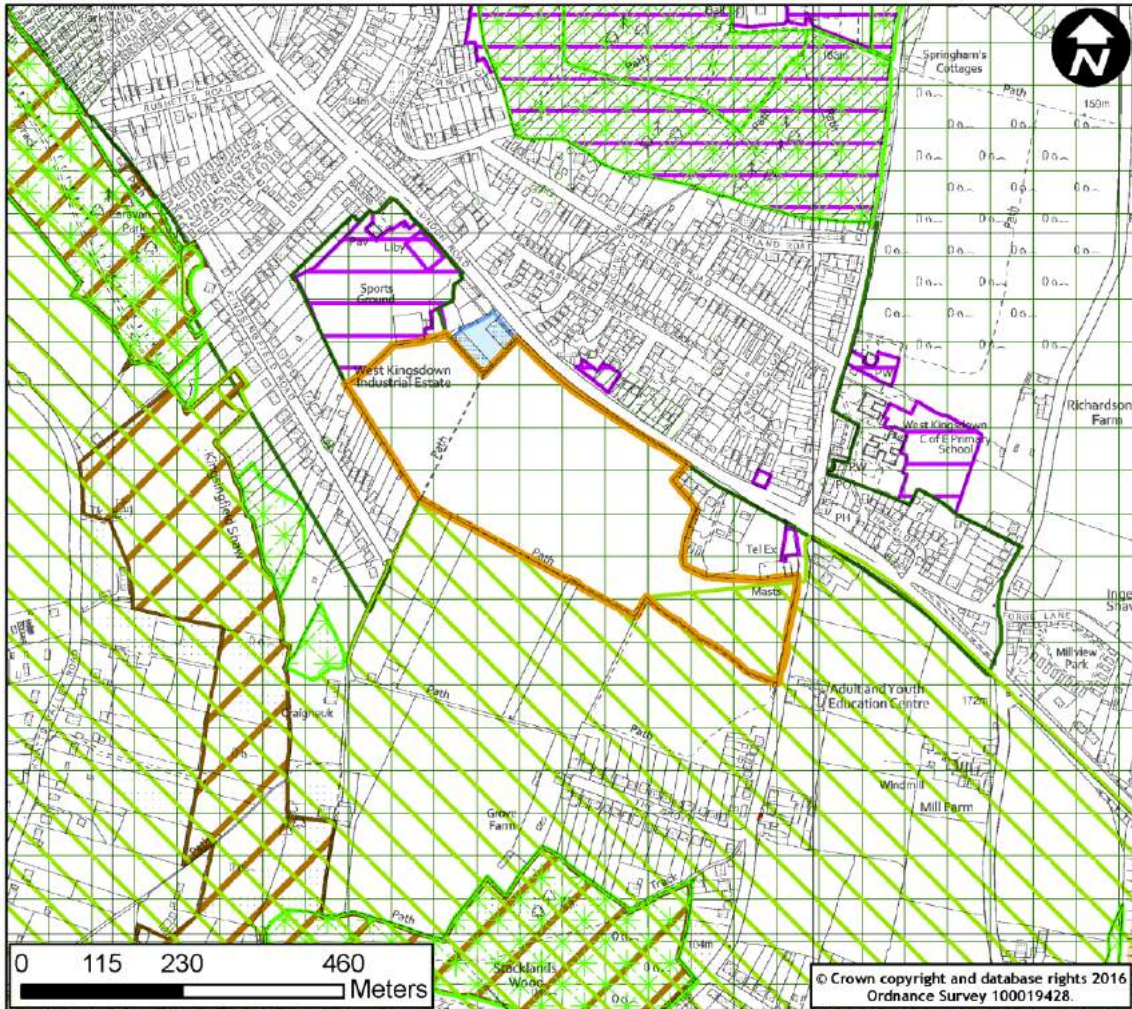
<b>Site description:</b>	The site comprises a parcel of land containing part of an agricultural field. Bounded by School Lane and residential development to the north, residential development to the west, and open countryside to the south and east.		
<b>Suitability:</b>	The site is located adjacent to Horton Kirby confines. A new access onto School Lane would be required. The site is very open and there are long uninterrupted views across the site looking south. Concerns are raised over any impact a development would have on the setting of the landscape. It considered that development of the site would create an unnatural extension to the settlement. Overall the site is considered unsuitable for this scale of development.		
<b>Availability:</b>	The site has been submitted by a developer and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO81	<b>Gross area (ha):</b>	16.44
<b>Site address:</b>	Land south west of Beesfield Lane, Farningham	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Farningham, Horton Kirby & South Darenth / Eynsford	<b>Submitted for:</b>	250 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land south of Farningham containing an agricultural field used for arable crop production. Bounded by Beesfield Lane to the east, residential development to the north and west, and open countryside to the south. The site is elevated above road level and slopes gently upwards from north to south.		
<b>Suitability:</b>	The site is located adjacent to Farningham urban confines. A new access onto Beesfield Lane would be required. The site lies in the AONB and sits within an attractive landscape character. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

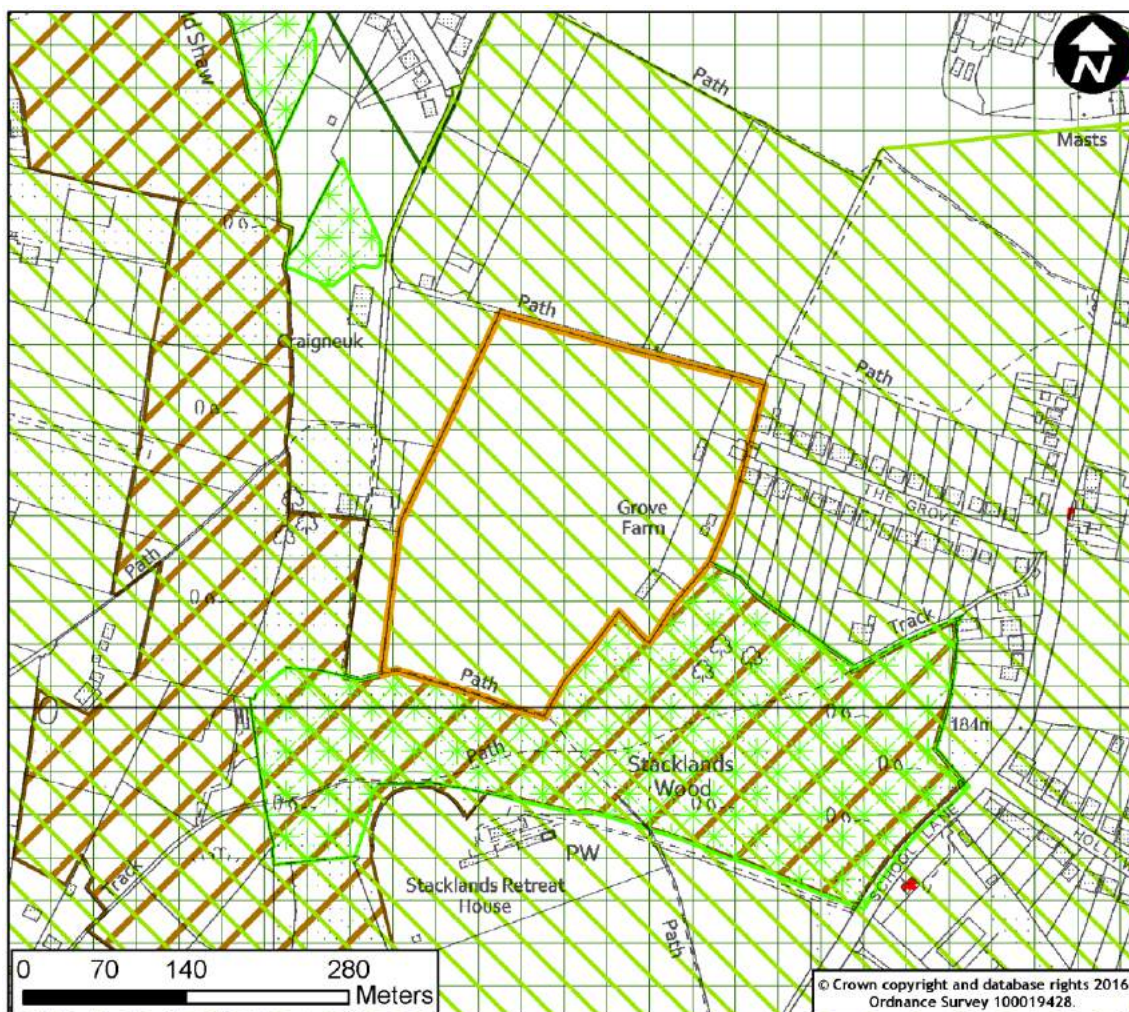
<b>Site ref:</b>	HO9	<b>Gross area (ha):</b>	12.84
<b>Site address:</b>	Land south of London Road and west of School Lane, West Kingsdown	<b>Developable area (ha):</b>	11.00
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	510 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a large parcel of land south of West Kingsdown containing an agricultural field used for arable crop production. Bounded by London Road to the north, School Lane to the east, residential development to the west and open countryside to the south. The site slopes gently upwards from north to south. Mature trees line the northern boundary of the site.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines. A new access onto London Road would be required as well as an additional access to serve more than 50 units. The site is open and lies partly within the AONB, but with some strong planting is considered to be well contained within the landscape. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable and developable	<b>Approximate yield:</b>	330-440 residential units

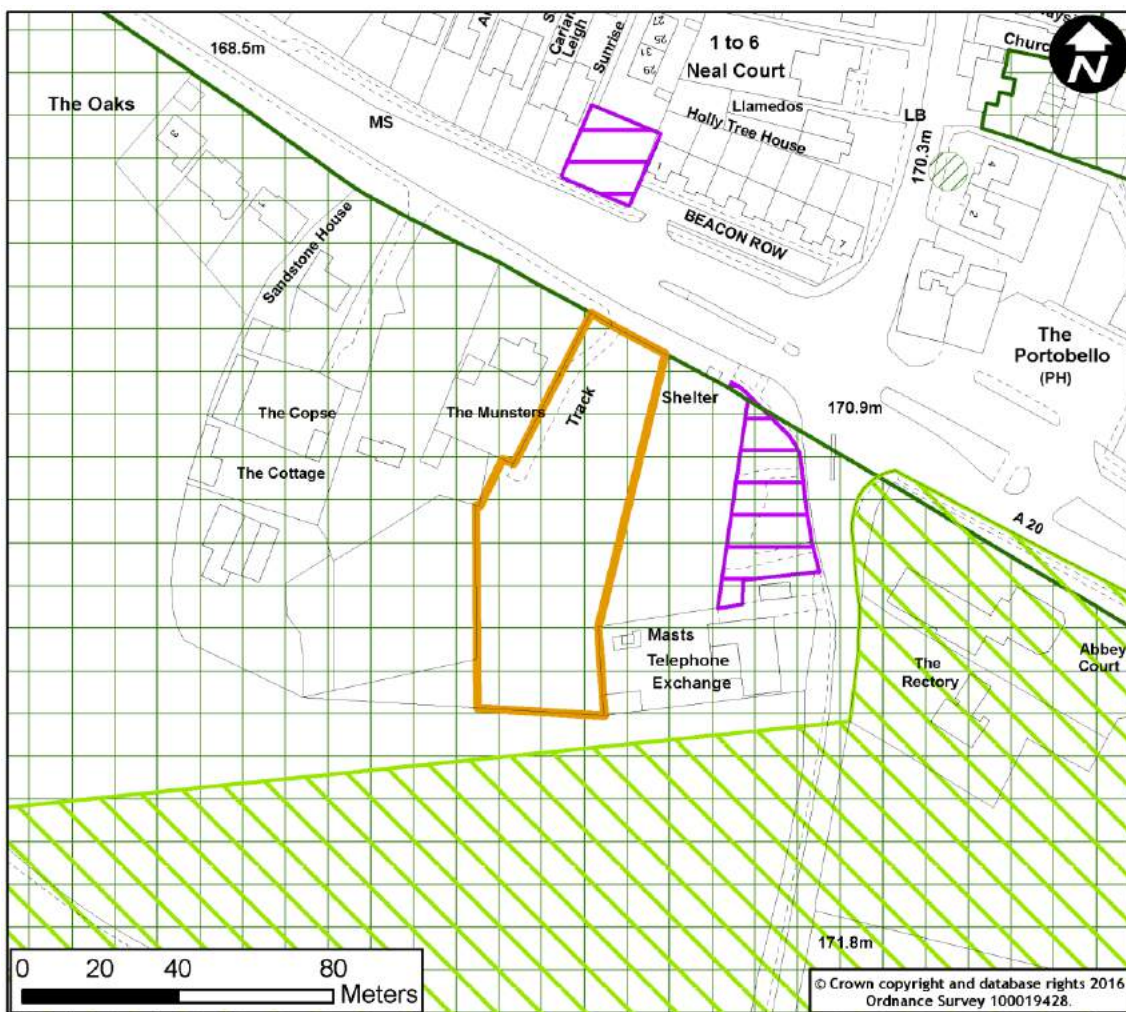


<b>Site ref:</b>	HO30	<b>Gross area (ha):</b>	7.28
<b>Site address:</b>	Land at Grove Farm, The Grove, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Rural area	<b>Suitable density range:</b>	30-40 DPH



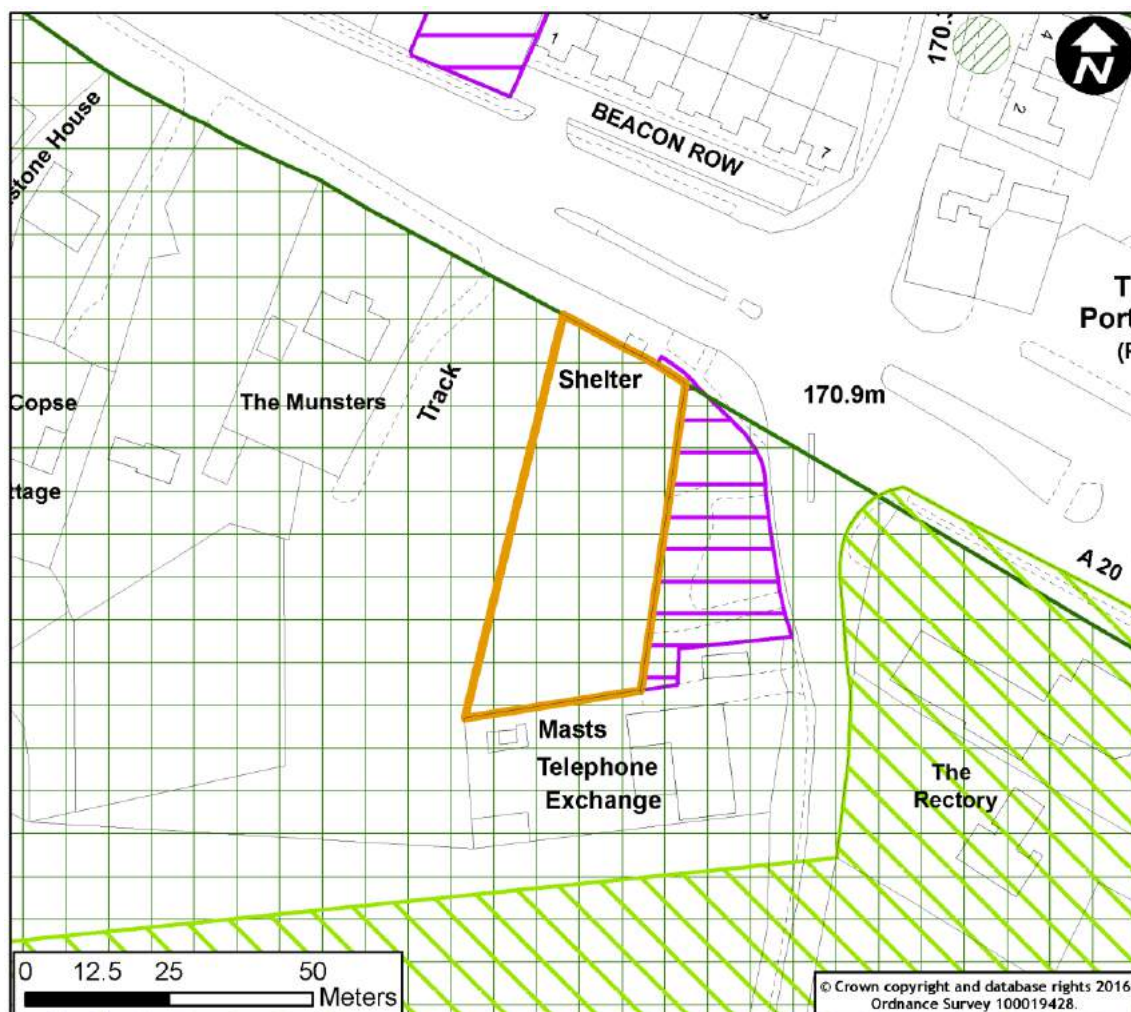
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by residential development to the east, woodland to the south, and open countryside to the west and north. The topography of the site is very flat.		
<b>Suitability:</b>	The site is not connected to a settlement but is within walking distance of the facilities and services in West Kingsdown. There is existing access onto The Grove however this is a narrow unadopted access road for the existing properties along The Grove and not considered suitable for this scale of development. The site forms part of an open landscape and lies within the AONB. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its rural location and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO42	Gross area (ha):	0.31
Site address:	Land east of The Munsters, London Road, West Kingsdown	Developable area (ha):	0.31
Ward:	Fawkham & West Kingsdown	Submitted for:	Not specified
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



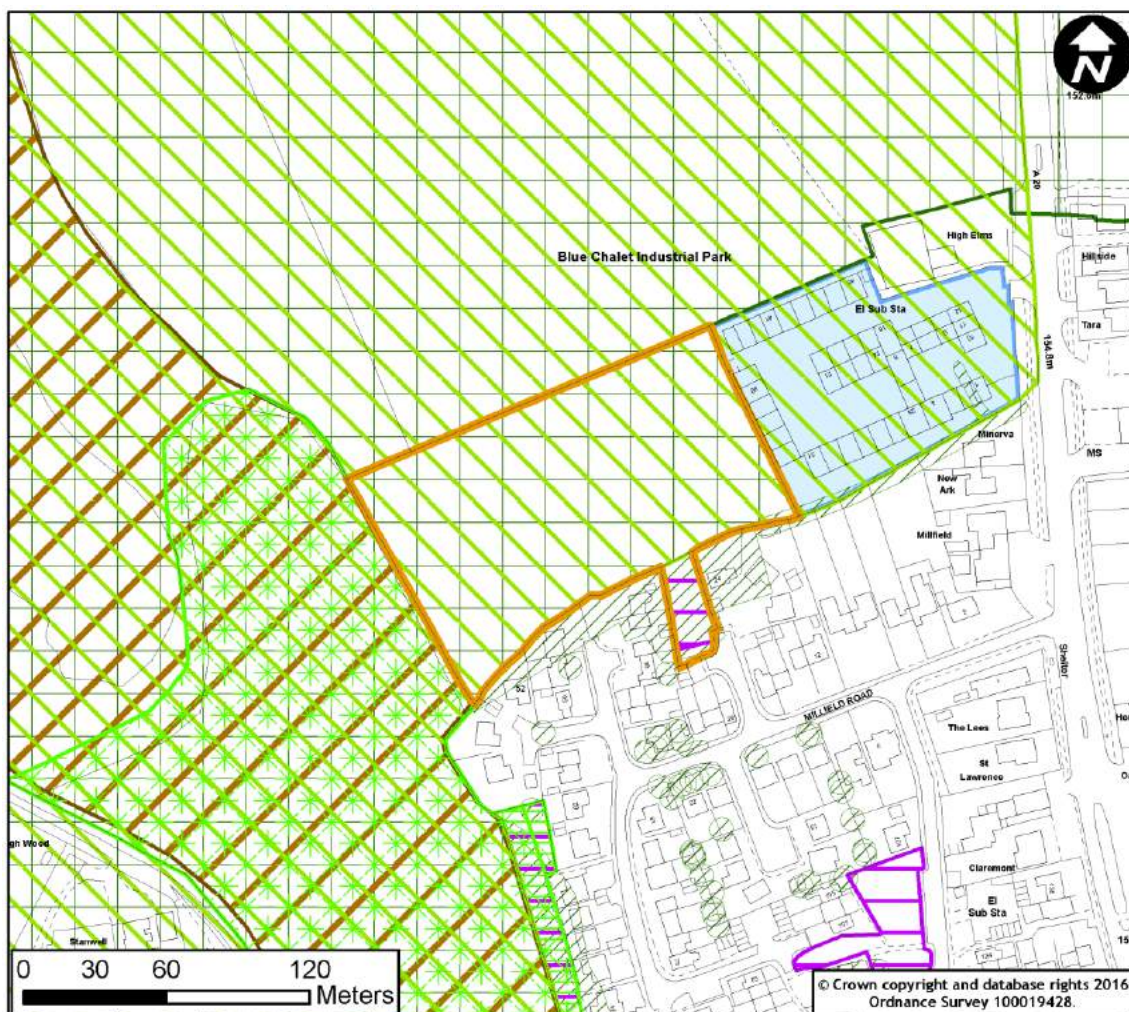
Site description:	The site comprises a parcel of land containing grassland and used for storage. Bounded by London Road to the north, residential development to the west, telephone exchange to the east and open countryside to the south. Mature trees line the southern and western boundaries of the site.		
Suitability:	The site is located adjacent to West Kingsdown urban confines. The existing access onto London Road could be utilised. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	9-12 residential units

Site ref:	HO64	Gross area (ha):	0.17
Site address:	Land north of the Telephone Exchange, London Road, West Kingsdown	Developable area (ha):	0.17
Ward:	Fawkham & West Kingsdown	Submitted for:	9 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



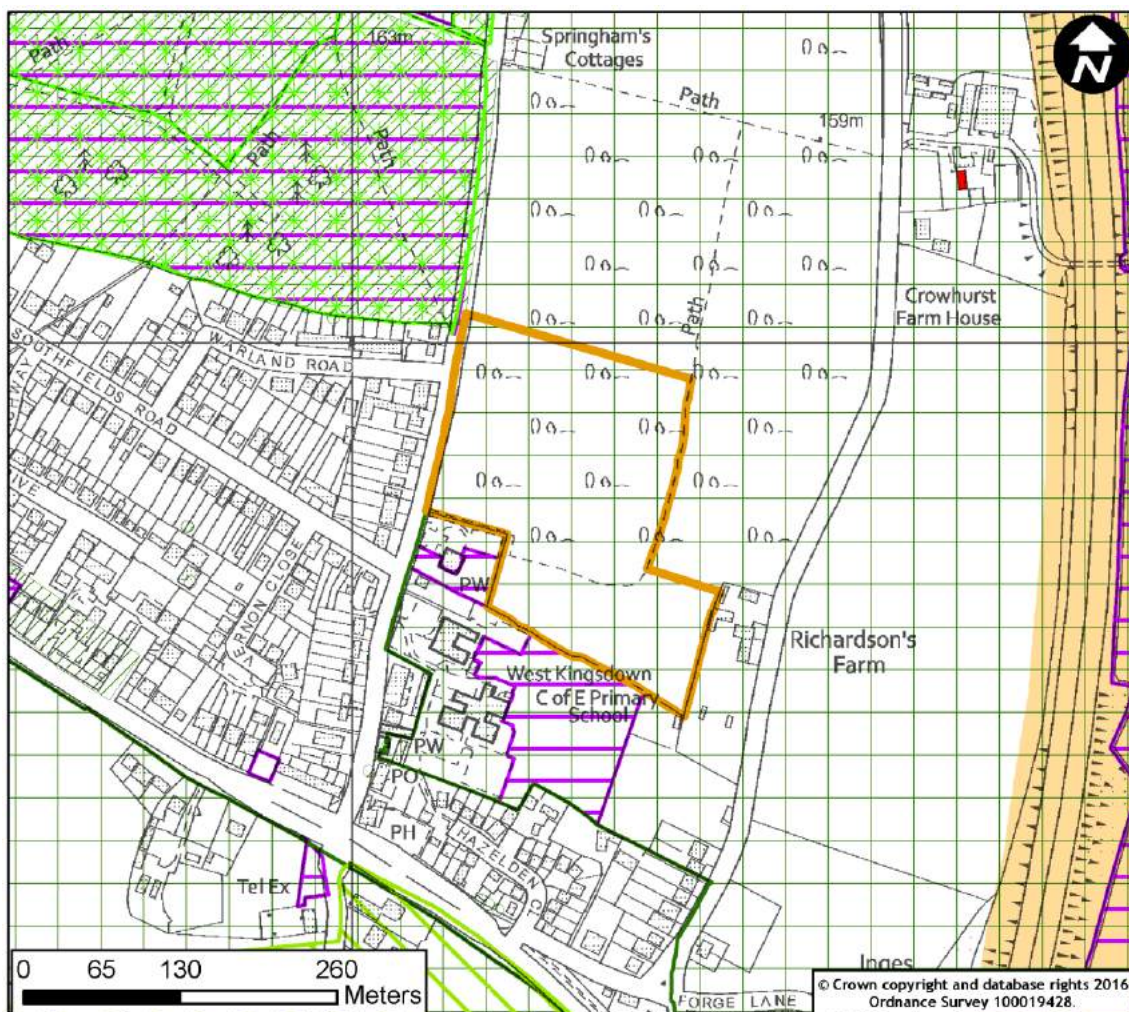
Site description:	The site comprises a parcel of land containing an area of fenced grassland. Bounded by London Road to the north, telephone exchange to the east, residential development to the west and open countryside to the south. Mature trees line the southern boundary of the site.		
Suitability:	The site is located adjacent to West Kingsdown urban confines. The existing access onto London Road could be utilised. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	5-6 residential units

<b>Site ref:</b>	HO68	<b>Gross area (ha):</b>	1.50
<b>Site address:</b>	Land north of Millfield Road, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	34 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



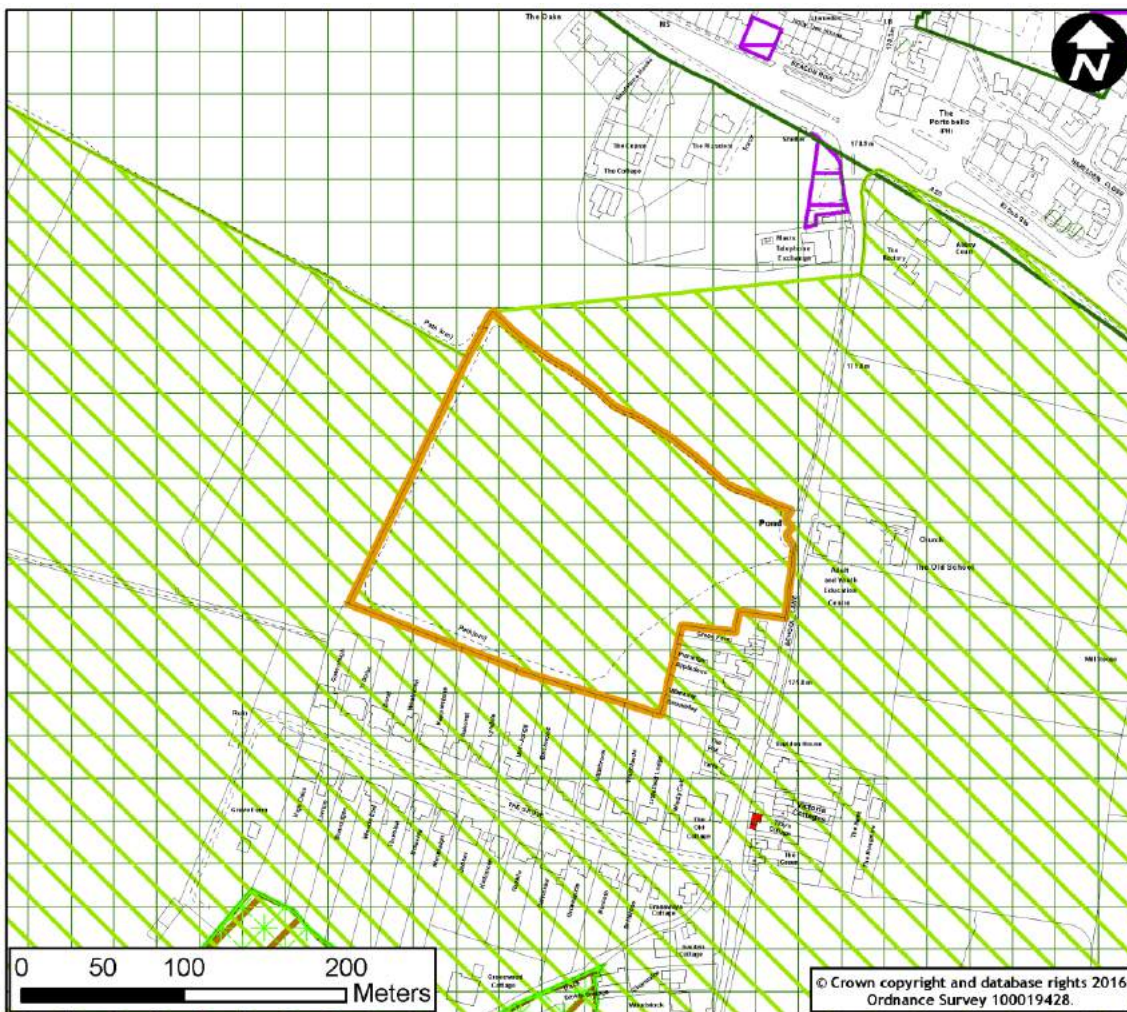
<b>Site description:</b>	The site comprises an area of woodland. Bounded by residential development to the south, industrial park to the east, woodland to the west and open countryside to the north.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines. A new access onto Millfield Road would be required. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO90	Gross area (ha):	4.75
Site address:	Land east of Fawkham Road, West Kingsdown	Developable area (ha):	N/A
Ward:	Fawkham & West Kingsdown	Submitted for:	80 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



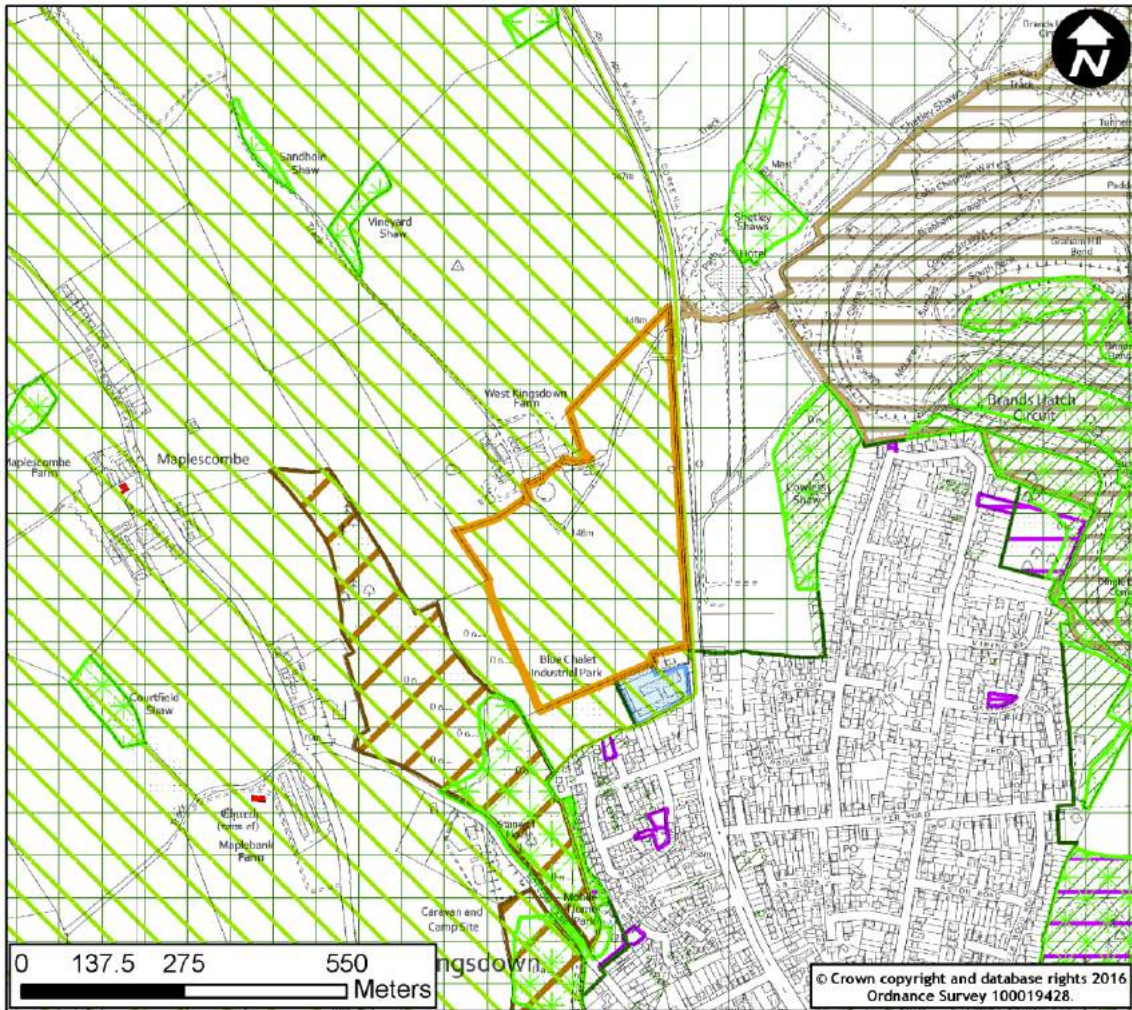
Site description:	The site comprises an area of woodland. Bounded by Fawkham Road to the west, church and school to the south, and woodland to the east and north.		
Suitability:	The site is located adjacent to West Kingsdown urban confines. A new access onto Fawkham Road would be required. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO153	<b>Gross area (ha):</b>	3.70
<b>Site address:</b>	Land at Green Farm, School Lane, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	65 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



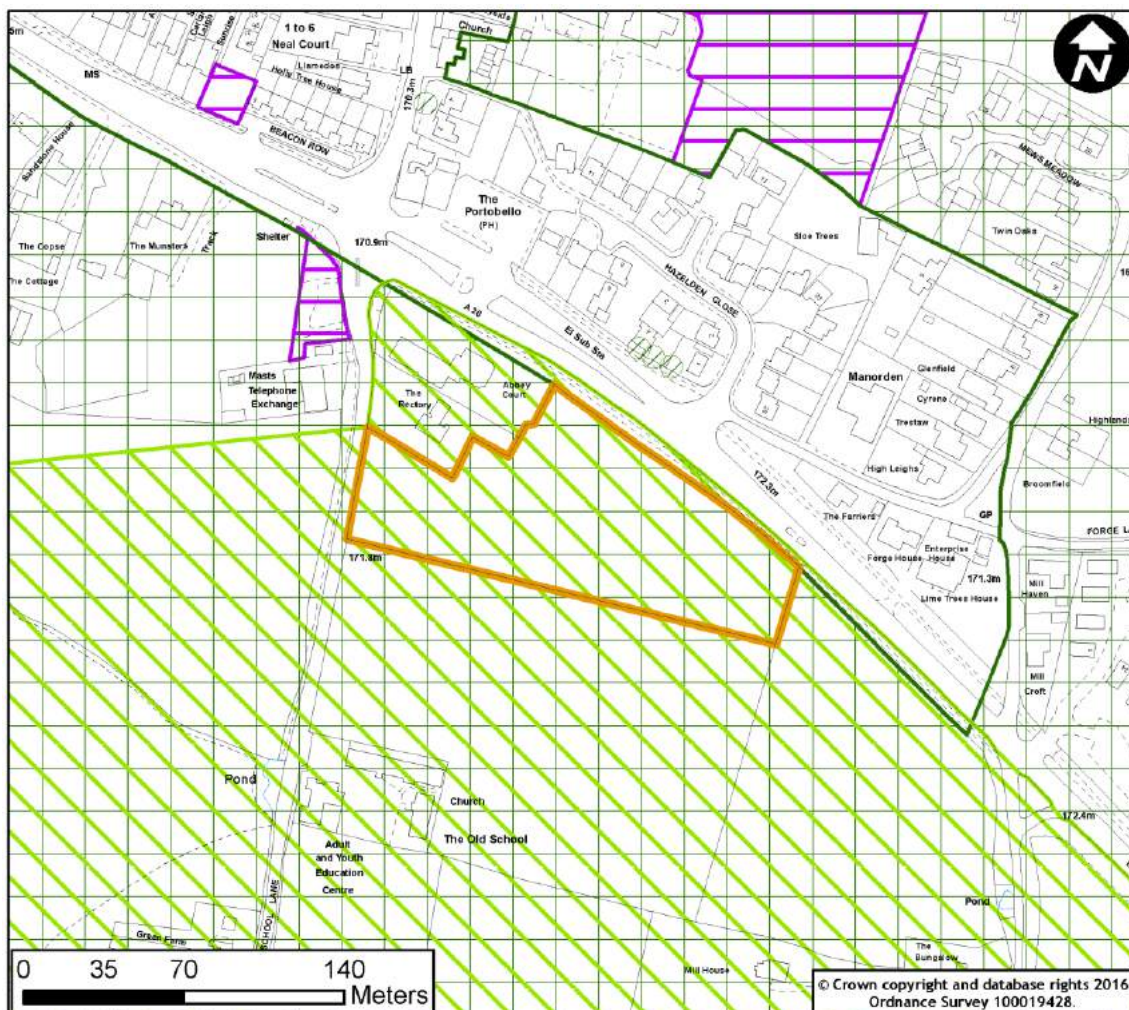
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by School Lane to the east, residential development to the south and open countryside to the west and north. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines when considered alongside site HO9. A new access onto School Lane would be required. The site lies within the AONB and it is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for development given the impact on the character of the area and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO164	<b>Gross area (ha):</b>	14.16
<b>Site address:</b>	Land at Chinhams Farm, London Road, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	350 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a large parcel of land containing an agricultural field used for arable crop production. Bounded by London Road to the east, industrial and residential development to the south and open countryside to the west and north. The land undulates and rises gently from north to south.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines. A new access onto London Road would be required as well as an additional access to serve more than 50 units. The site lies within an open landscape and it is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given the impact on the character of the AONB and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO218	<b>Gross area (ha):</b>	1.13
<b>Site address:</b>	Land at the corner of London Road and School Lane, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	24 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by London Road to the north, School Lane to the west, and open countryside to the east and south. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines. A new access onto London Road would be required. The site lies within an open landscape and it is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given the impact on the character of the AONB and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

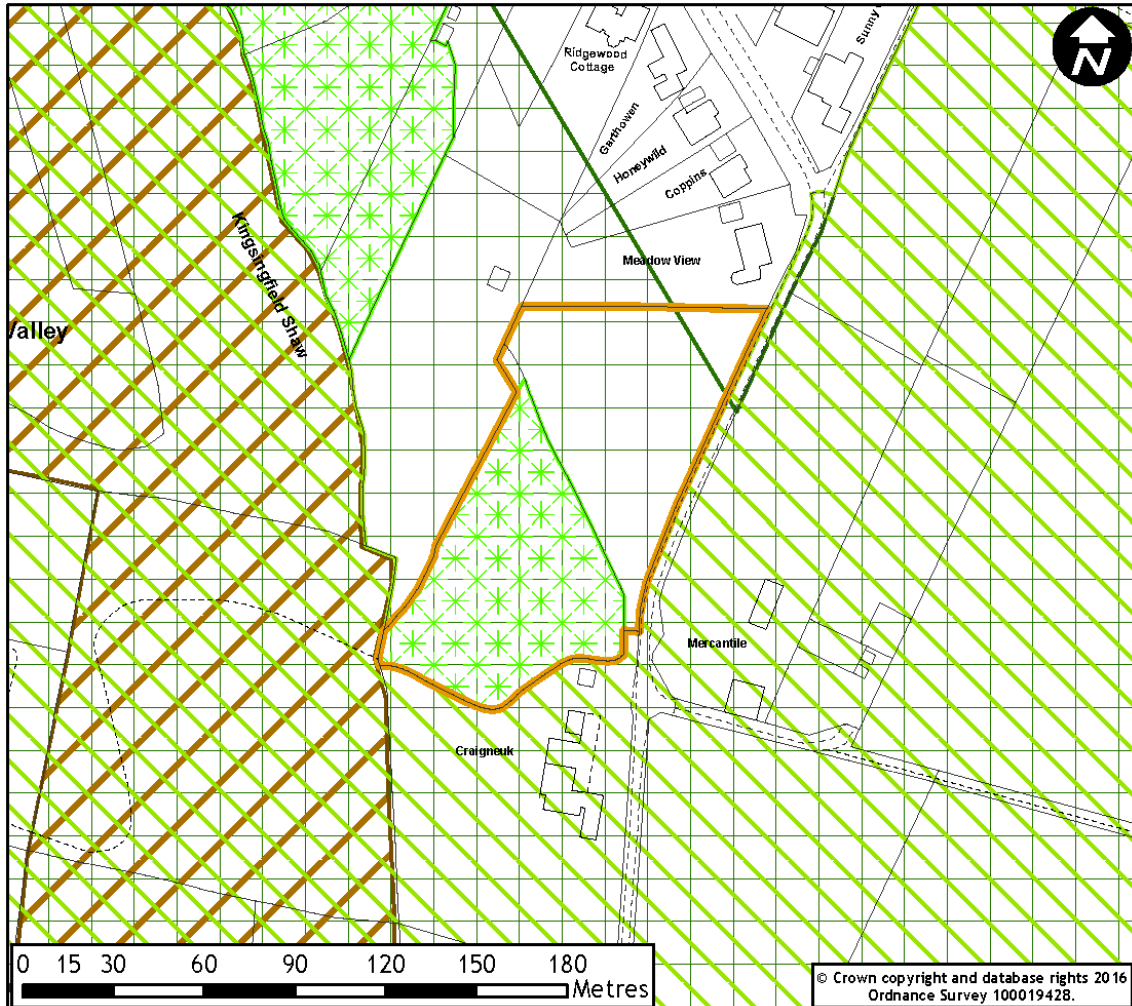


<b>Site ref:</b>	HO277	<b>Gross area (ha):</b>	4.05
<b>Site address:</b>	Land east of Kingsingfield Road, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	120 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



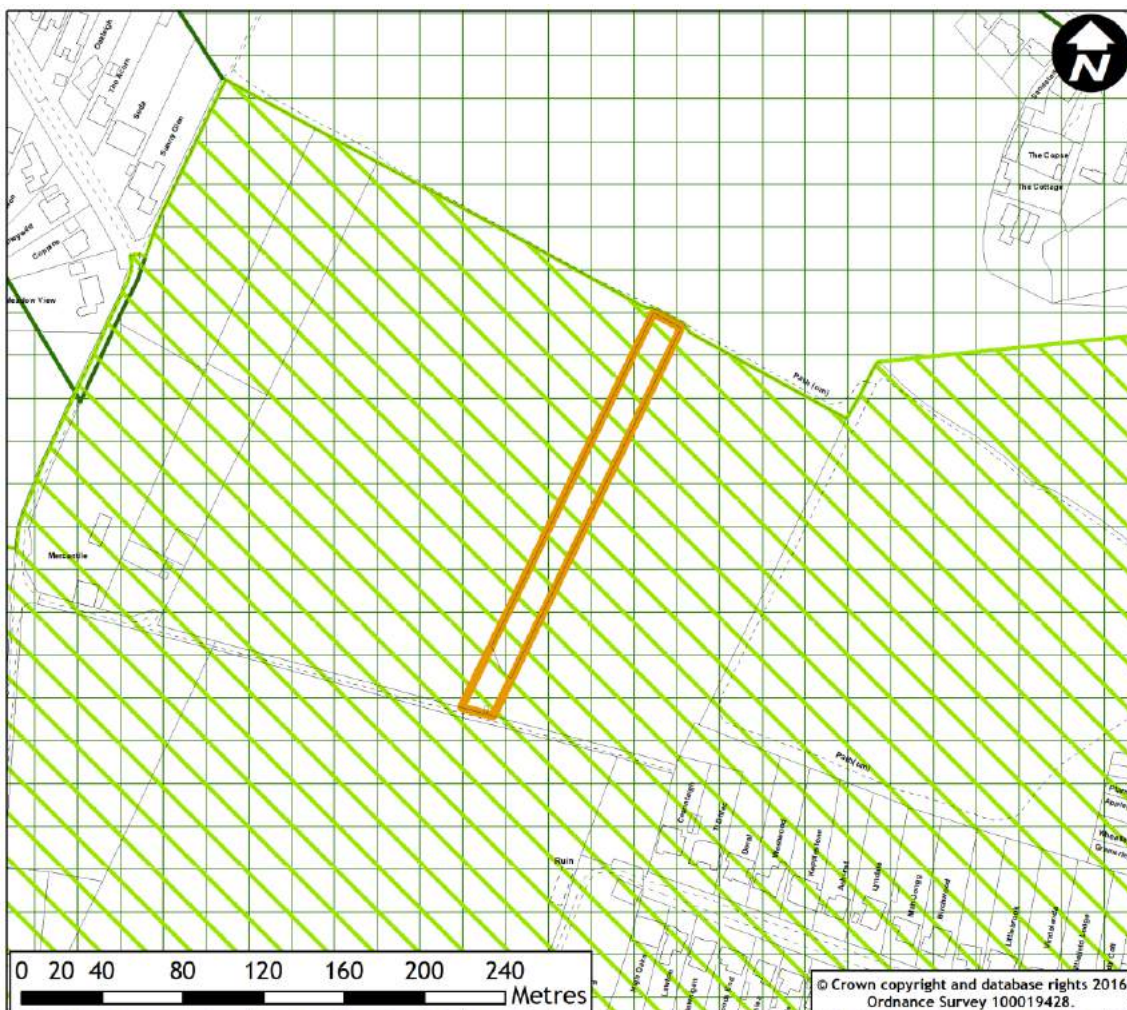
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by residential development to the south east, and open countryside to the north, east, south and west. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines when considered alongside site HO9. A new access would be required, perhaps through site HO9, but it is difficult to see how this could be achieved without third party involvement. The site lies within the AONB and forms part of an open landscape. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for development given the impact on the AONB and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO299	<b>Gross area (ha):</b>	0.93
<b>Site address:</b>	Land at Meadow View, Kingsingfield Road, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	5 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



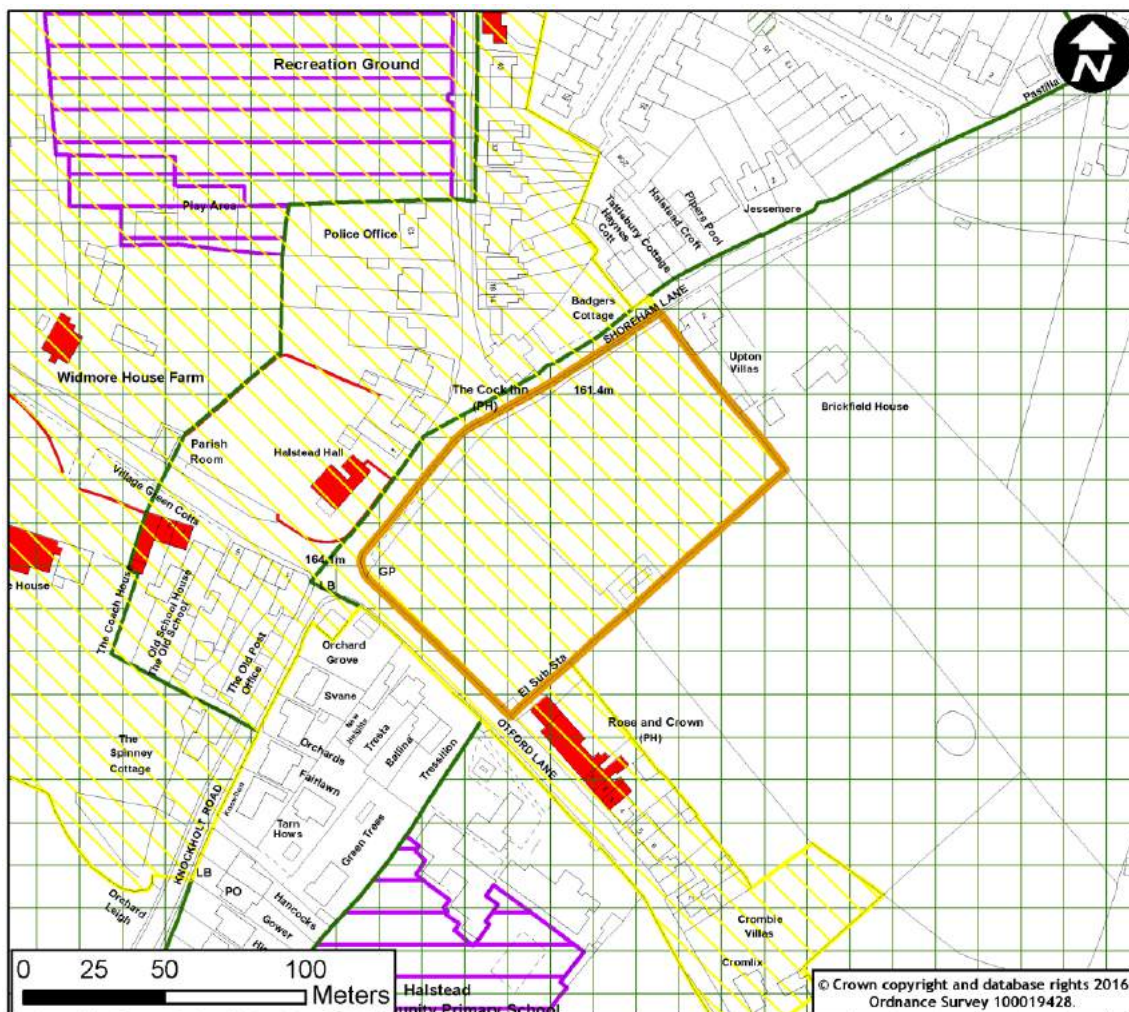
<b>Site description:</b>	The site comprises a parcel of land at the end of Kingsingfield Road containing a fenced grass field and area of woodland. Bounded by residential development to the north, open countryside to the east and south, and woodland to the west.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines. A new access onto Kingsingfield Road would be required. The presence of ancient woodland on the site would require protection and a suitable buffer between the woodland and any future development, which is likely to take up the majority of the site. Overall the site is not considered able to accommodate development.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO375	<b>Gross area (ha):</b>	0.34
<b>Site address:</b>	Strip of land between The Grove and Kingsingfield Road, West Kingsdown	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Fawkham & West Kingsdown	<b>Submitted for:</b>	15 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



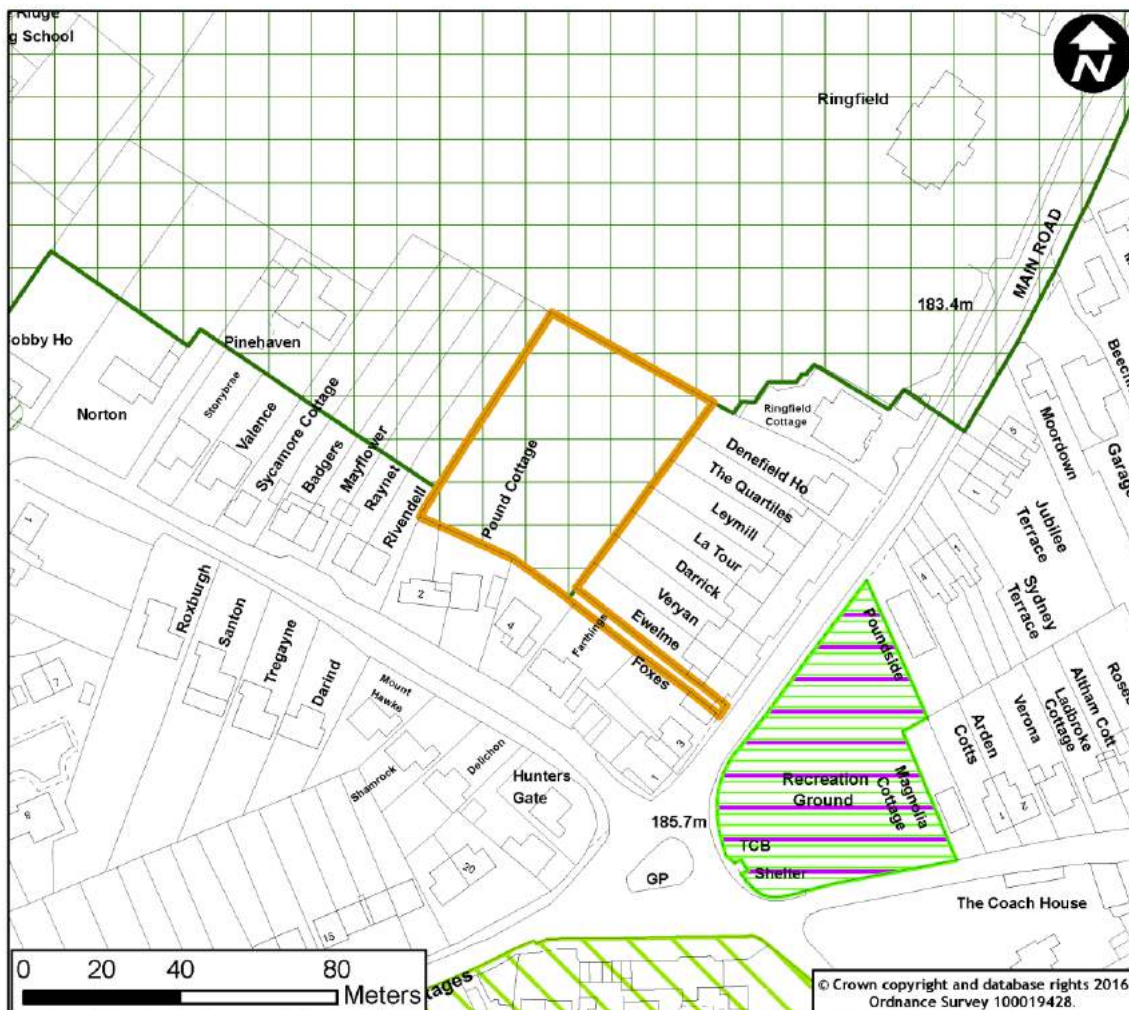
<b>Site description:</b>	The site comprises a narrow strip of land containing trees. Bounded by residential development to the south east, and open countryside to the north, east, south and west. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to West Kingsdown urban confines when considered alongside site HO9. A new access would be required, perhaps through site HO9, but it is difficult to see how this could be achieved without third party involvement. The site lies within the AONB and forms part of an open landscape. It is considered that development of this site would not conserve or enhance the AONB. The trees also provide an important habitat for wildlife. Overall the site is considered unsuitable for development given the impact on the AONB and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO13	Gross area (ha):	1.08
Site address:	Land at the corner of Shoreham Lane and Otford Lane, Halstead	Developable area (ha):	N/A
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	12 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



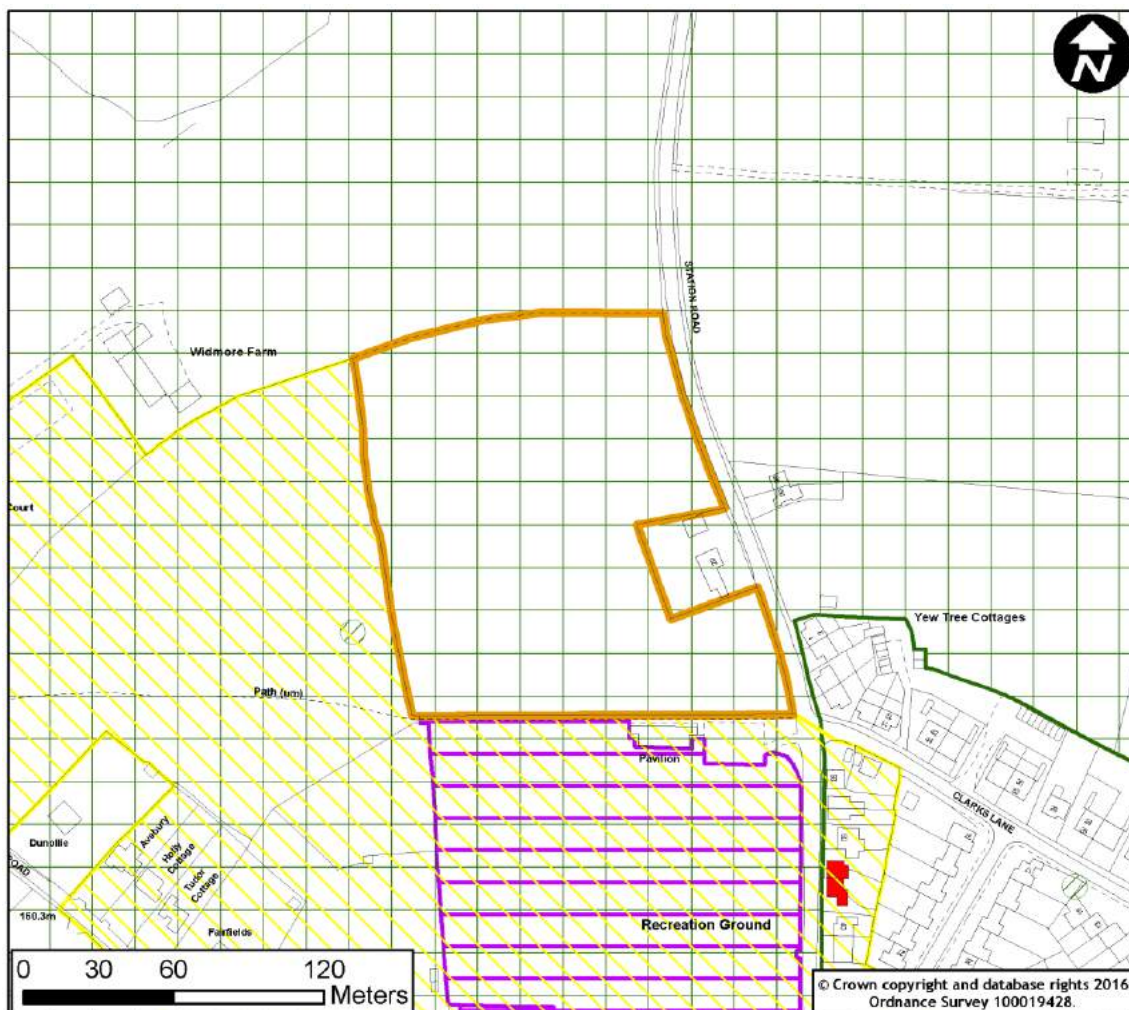
Site description:	The site comprises a parcel of land containing grassland, separated into paddocks, used for grazing. Bounded by Shoreham Lane to the north, Otford Lane to the west, and open countryside to the south and east. Mature trees and hedgerows line the boundaries of the site and the topography is very flat.		
Suitability:	The site is located adjacent to Halstead urban confines. A new access onto Shoreham Lane would be required. The site lies within the conservation and is adjacent to a number of listed buildings. Concerns are raised regarding the impact that development of this site would have on these heritage assets. Overall the site is considered unsuitable for development given the heritage constraints and impact on the character of the area.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

Site ref:	HO79	Gross area (ha):	0.29
Site address:	Land rear of Ewelme, Main Road, Knockholt	Developable area (ha):	0.29
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	12 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



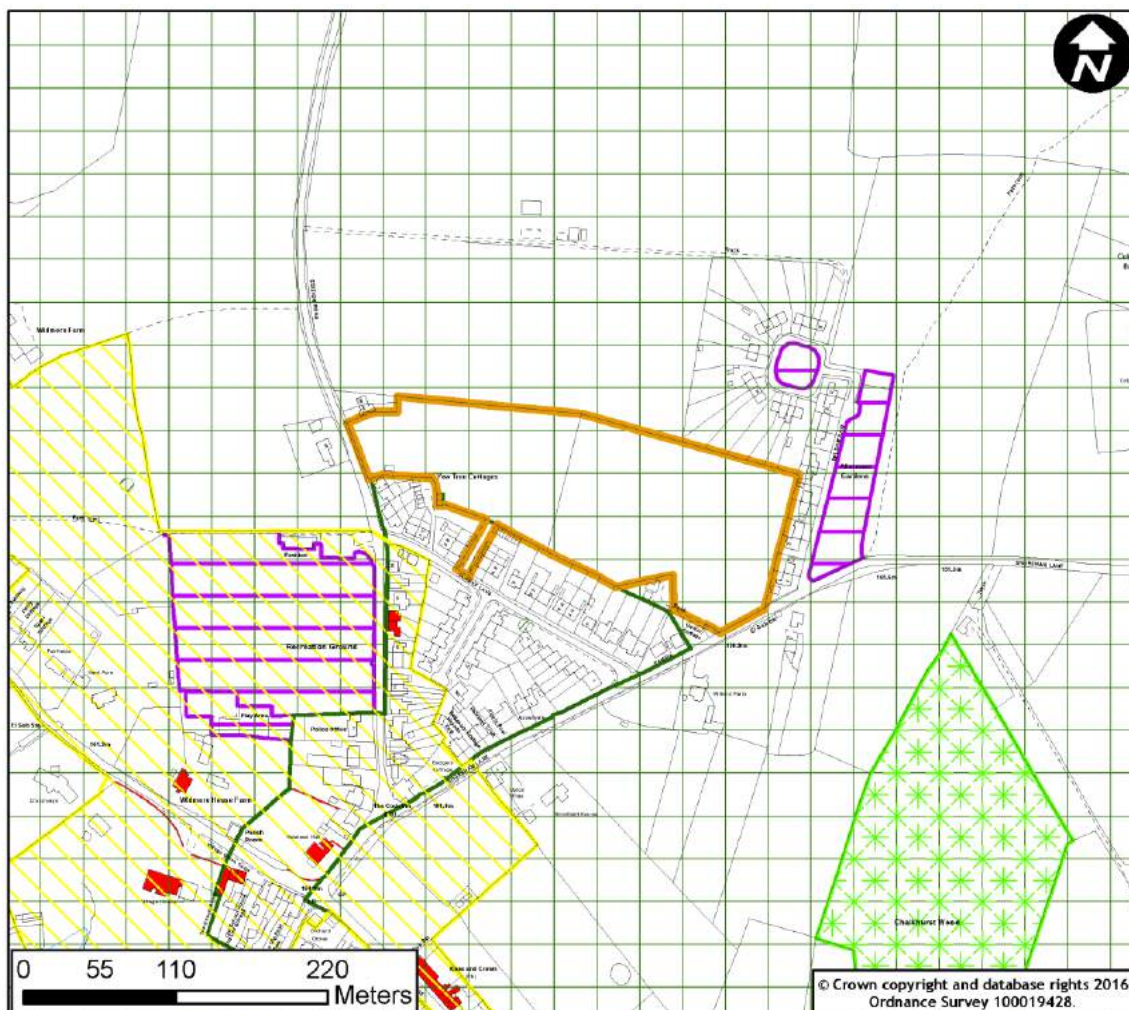
Site description:	The site comprises a parcel of land containing an area of scrubland and access track. Bounded by residential development to the east and south, woodland to the north and rear gardens to the west. s open countryside.		
Suitability:	The site is located adjacent to Knockholt urban confines. The existing access onto Main Road could be utilised for a limited number of dwellings if improved. Given the close proximity of the site to existing residential units there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	8-11

<b>Site ref:</b>	HO94	<b>Gross area (ha):</b>	2.06
<b>Site address:</b>	Land rear of Pitfield Lodge, Station Road, Halstead	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Halstead, Knockholt & Badgers Mount	<b>Submitted for:</b>	34 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



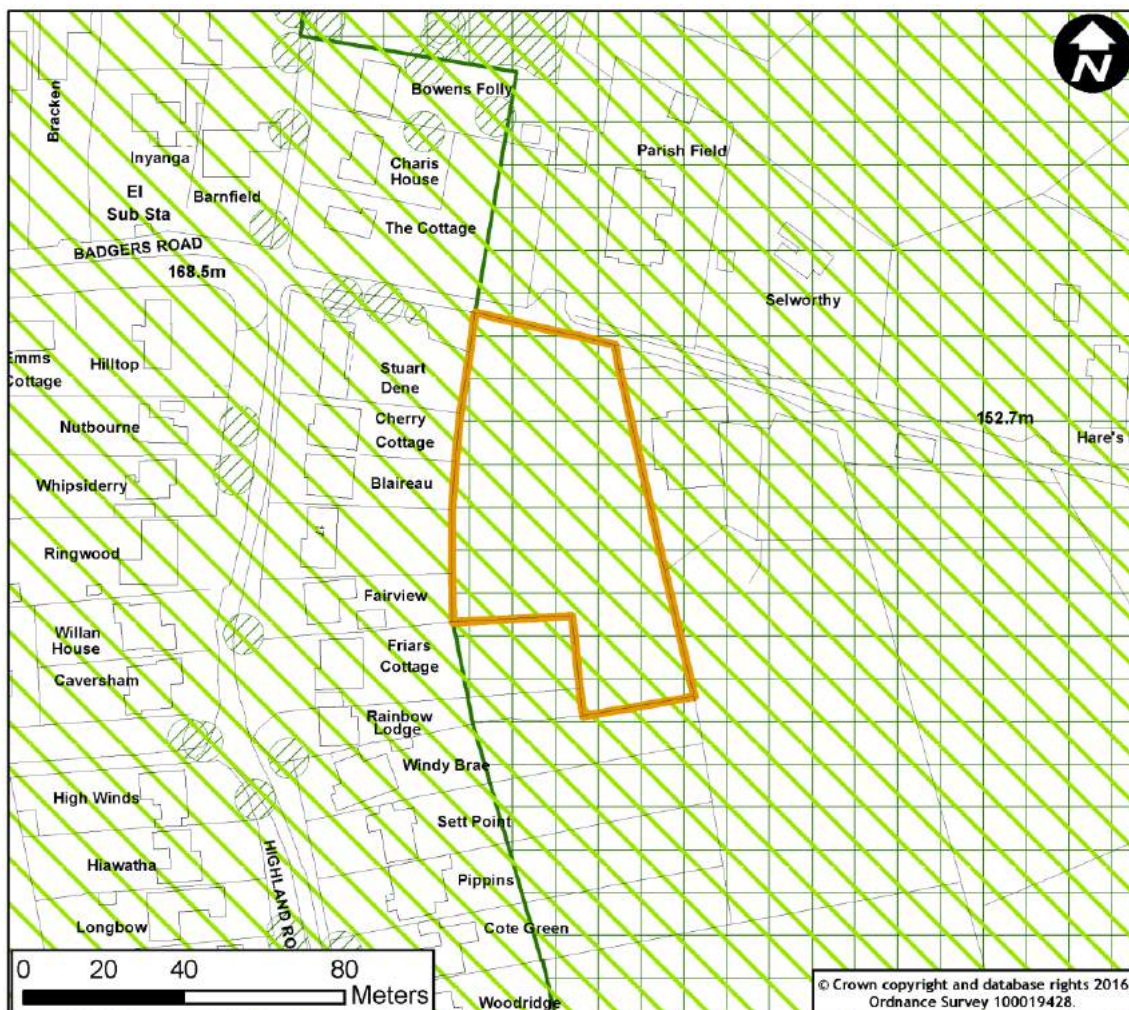
<b>Site description:</b>	The site comprises a parcel of land containing agricultural land not in use. Bounded by Station Road to the east, recreation ground to the south, and open countryside to the west and north. Hedgerows line the boundaries of the site.		
<b>Suitability:</b>	The site is located adjacent to Halstead urban confines. A new access onto Station Road would be required. The site forms part of an open landscape and would be an unnatural extension to the village. Concerns are raised over any impact a development would have on the setting of the adjacent conservation area. Overall the site is considered unsuitable for development given the unnatural extension to the settlement and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO171	<b>Gross area (ha):</b>	2.94
<b>Site address:</b>	Land rear of Clarks Lane (wider), Halstead	<b>Developable area (ha):</b>	2.94
<b>Ward:</b>	Halstead, Knockholt & Badgers Mount	<b>Submitted for:</b>	50 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing two agricultural fields not in active use. Bounded by Clarks Lane and residential development to the south, Station Road to the west, Shoreham Lane and residential development to the east and open countryside to the north. Established hedgerows line the boundaries of the fields.		
<b>Suitability:</b>	The site is located adjacent to Halstead urban confines. The existing access onto Clarks Lane could be utilised however an additional access would be required to serve more than 50 units. It is considered that the site is well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by a potential purchaser with the landowner's consent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	88-117 residential units

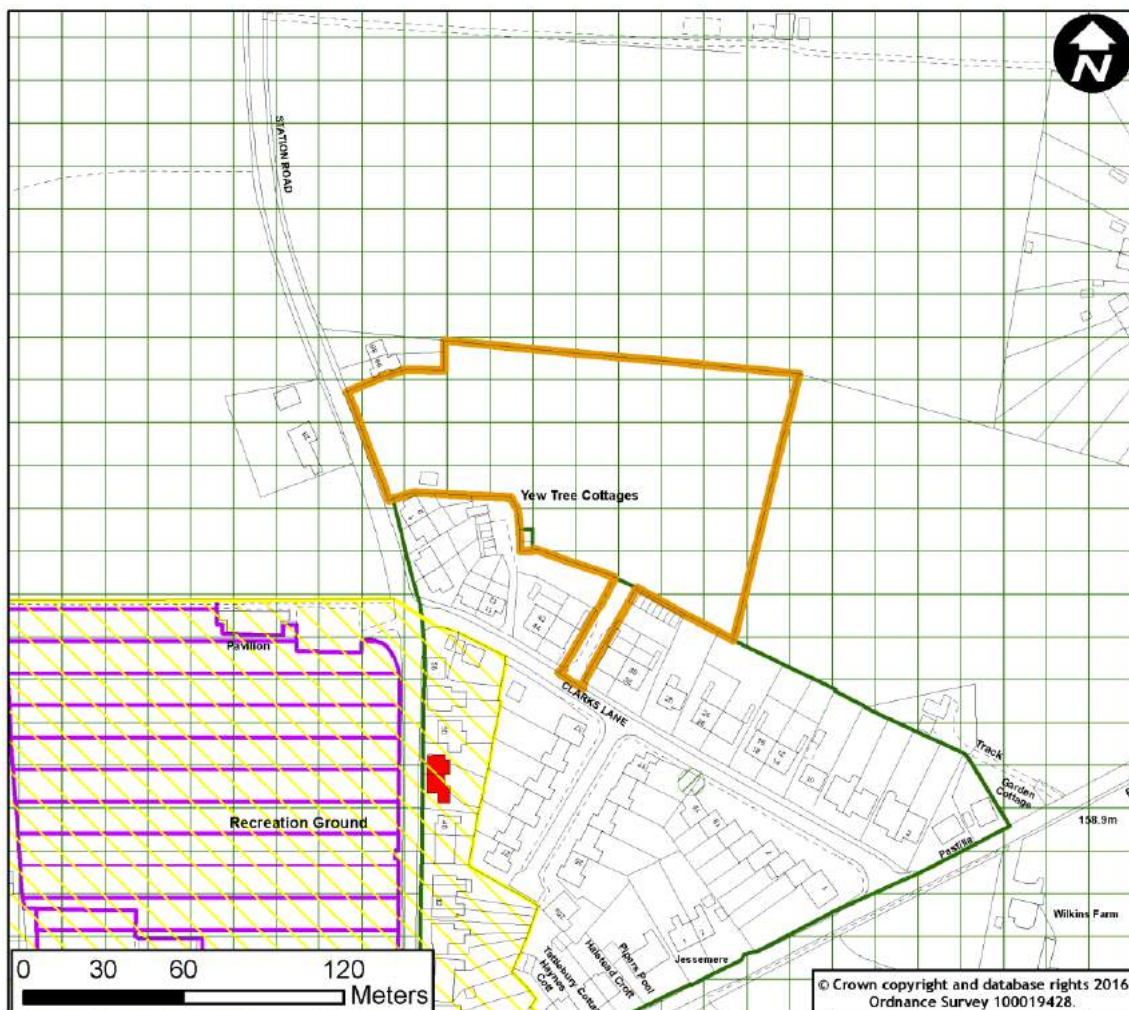
Site ref:	HO184	Gross area (ha):	0.39
Site address:	Land opposite Parish Field, Badgers Road, Badgers Mount	Developable area (ha):	N/A
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	10 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



Site description:	The site comprises an area of mixed scrub and woodland. Bounded by residential development to the north and west, rear gardens to the south and open countryside to the east. Mature trees line the eastern and western boundaries of the site.		
Suitability:	The site is located adjacent to Badgers Mount urban confines. There is existing access onto Badgers Road however this is a narrow rural track and not considered suitable for this scale of development. The site lies within the AONB but is considered to be well contained within the landscape. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for development given the inappropriate access and ecological value of the woodland.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0



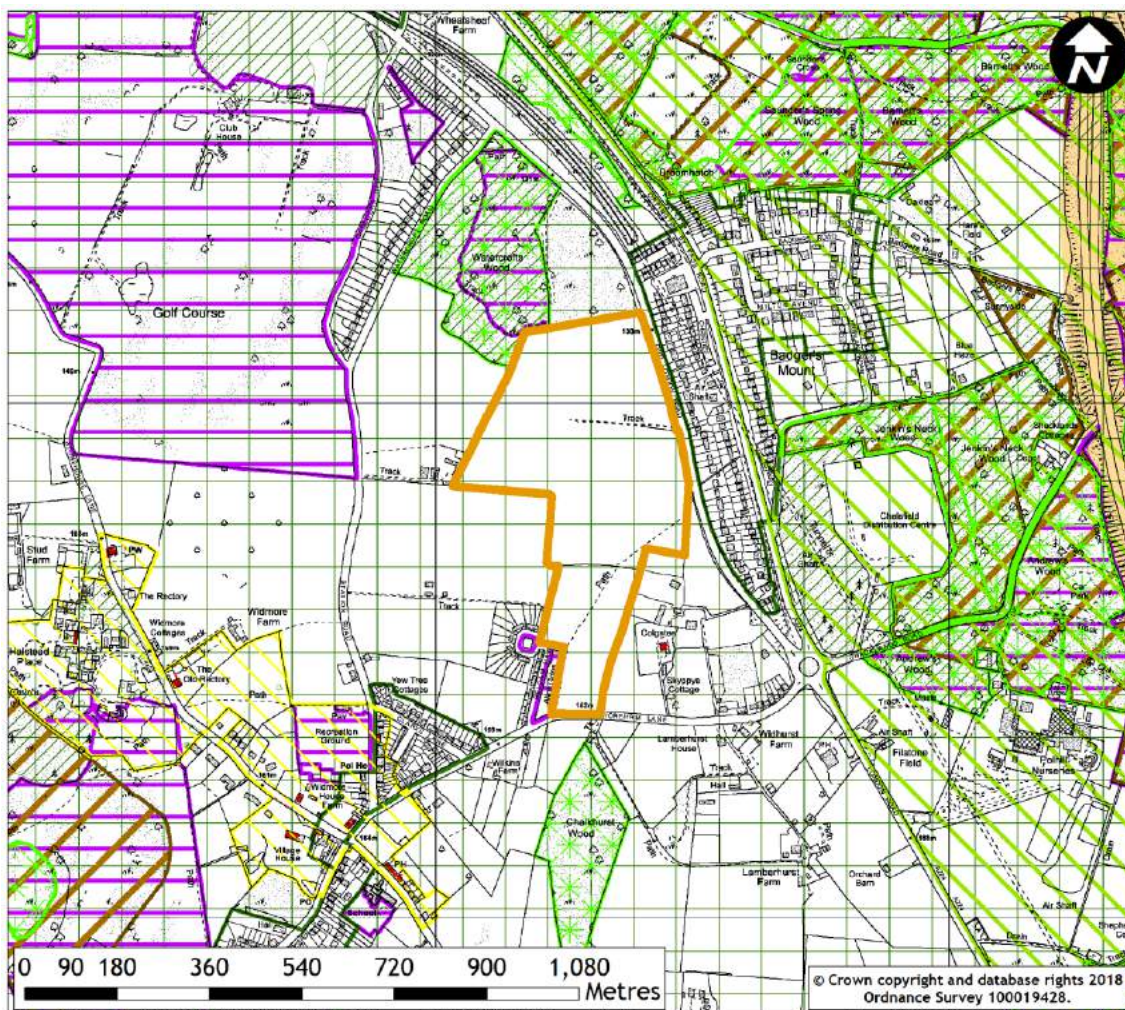
<b>Site ref:</b>	HO221	<b>Gross area (ha):</b>	1.15
<b>Site address:</b>	Land rear of Clarks Lane, Halstead	<b>Developable area (ha):</b>	1.15
<b>Ward:</b>	Halstead, Knockholt & Badgers Mount	<b>Submitted for:</b>	50 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing agricultural land not in active use. Bounded by Clarks Lane and residential development to the south, Station Road to the west, and open countryside to the north and east. Established hedgerows line the boundaries of the field.		
<b>Suitability:</b>	The site is located adjacent to Halstead urban confines. The existing access onto Clarks Lane could be utilised. It is considered that the site is well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by a potential purchaser with the landowner's consent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	34-46 residential units (already included in wider site HO171)

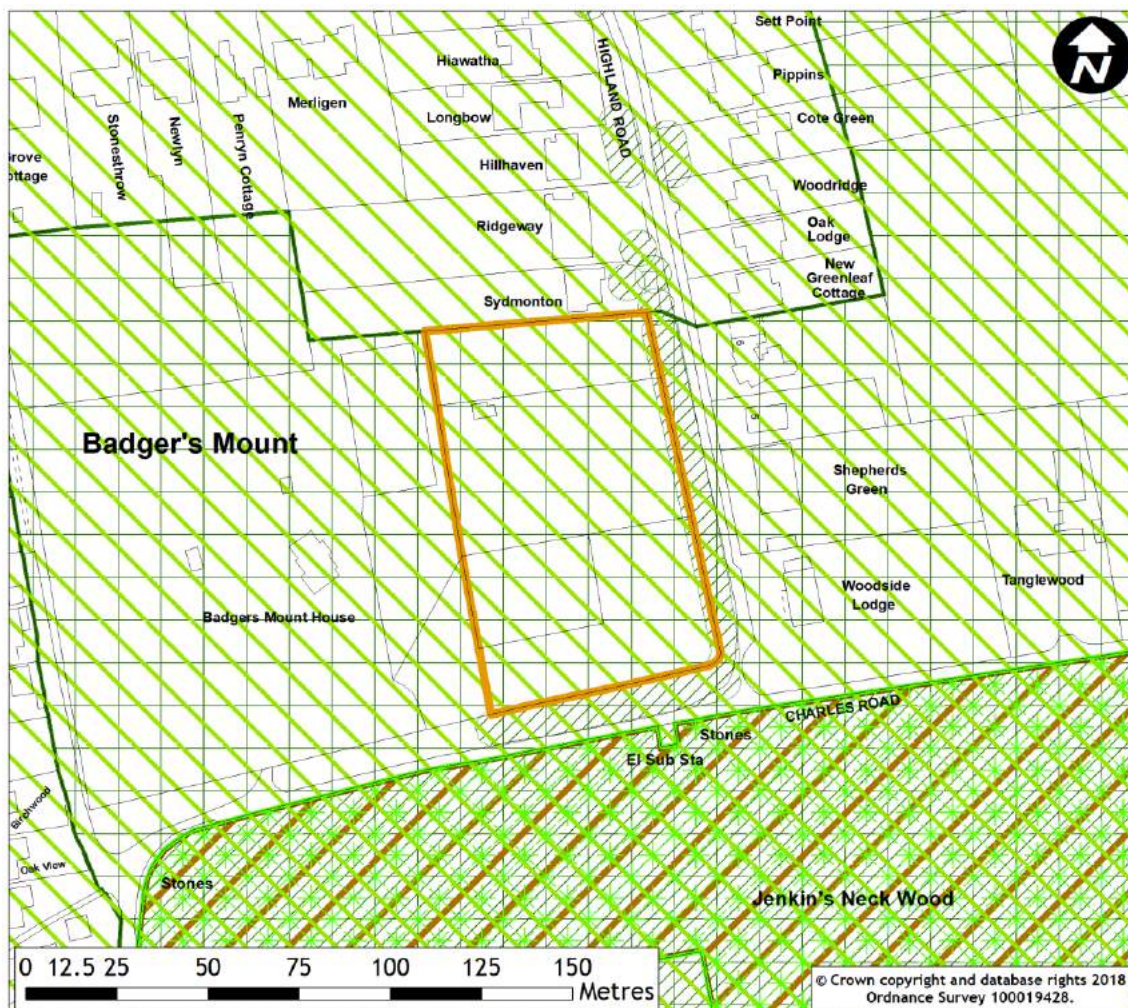


Site ref:	HO403	Gross area (ha):	18.77
Site address:	Land west of Old London Road, Badgers Mount, TN14 7BY	Developable area (ha):	18.77
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	Not specified
Site location:	Edge of settlement	Suitable density range:	N/A



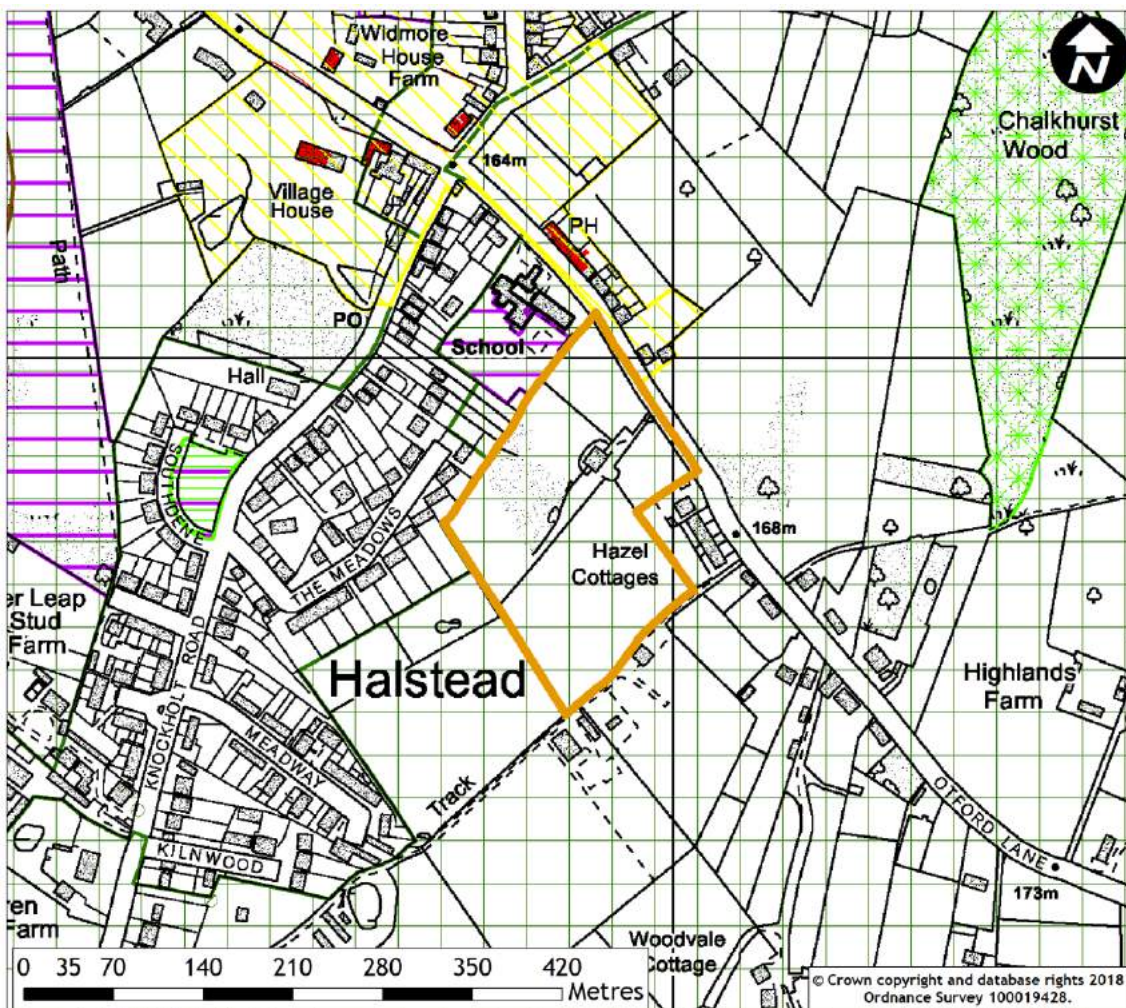
Site description:	The site comprises a parcel of land containing agricultural fields. The site is set west of London Road with Shoreham Lane to the south. The site is bounded with trees and hedges with woodland to the north.		
Suitability:	The site lies adjacent the urban confines of Badgers Mount and Halstead. A new access would be required onto London Road. The site is set adjacent an area of ancient woodland to the north. Development in this area risks merging Badgers Mount and Halstead. Overall, the site is not considered able to accommodate development.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO437	<b>Gross area (ha):</b>	0.65
<b>Site address:</b>	Highland Road, Badgers Mount, Sevenoaks, TN14 7BB	<b>Developable area (ha):</b>	0.65
<b>Ward:</b>	Halstead, Knockholt & Badgers Mount	<b>Submitted for:</b>	6-8 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



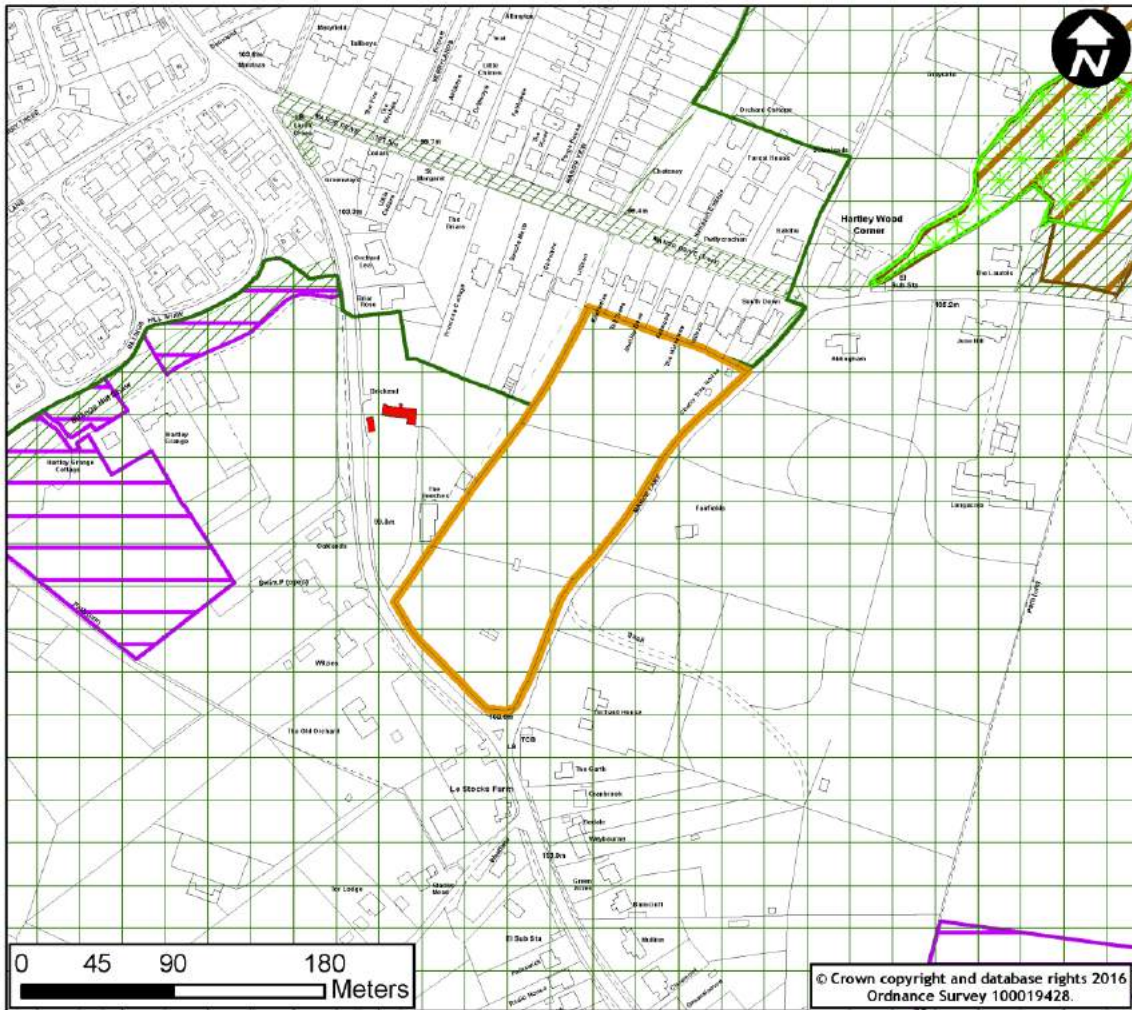
<b>Site description:</b>	The site comprises a parcel of land containing scrubland and grassland. The site is bounded by Highland Road to the east, residential to the north and west and woodland to the south. The site contains a number of mature trees.		
<b>Suitability:</b>	The site is set adjacent the urban confines of Badgers Mount. A new access would be required onto Highland Road, however, this is a rural track and not considered suitable for this scale of development. The site lies fully within the AONB and the area of woodland to the south is ancient woodland and identified as important area for biodiversity. Overall, given the potential negative impact on the ancient woodland, biodiversity and AONB the site is not considered able to accommodate development.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO443	Gross area (ha):	3.30
Site address:	Land south of Halstead Primary School, Otford Lane, Halstead	Developable area (ha):	3.30
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	Residential units not specified
Site location:	Edge of settlement	Suitable density range:	N/A



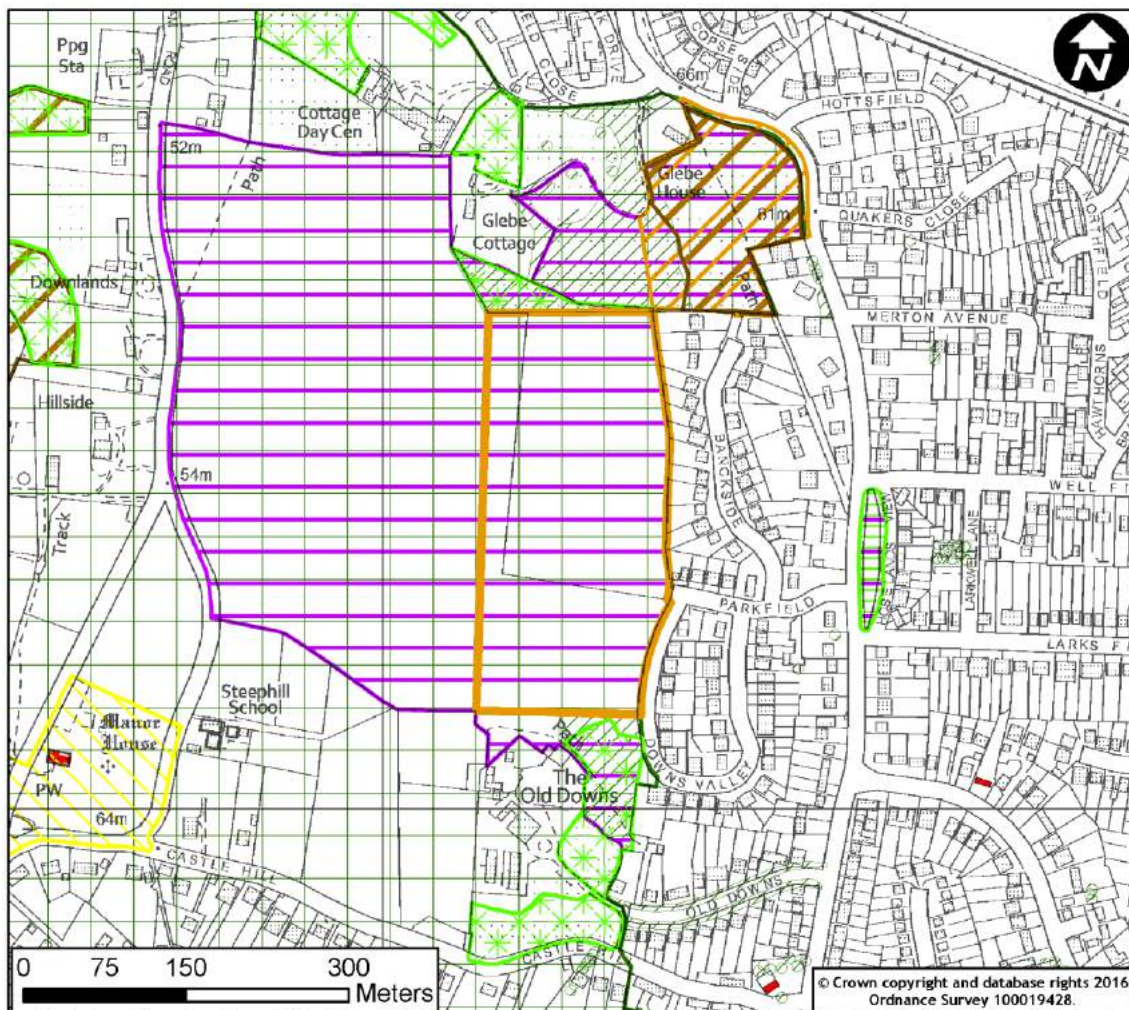
Site description:	The site comprises a parcel of land containing stables and grazing land. The site is bounded by residential with agricultural land to the south and Otford Lane to the east. The site contains a number of mature trees.		
Suitability:	The site lies adjacent the urban confines of Halstead. A new access onto Otford Lane would be required. A conservation area is set to the north of the site and there are concerns regarding the impact development may have on its setting. Overall, the site is considered unsuitable to accommodate development.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO151	<b>Gross area (ha):</b>	2.02
<b>Site address:</b>	Land west of Manor Lane, Hartley	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Hartley & Hodsoil Street	<b>Submitted for:</b>	20 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



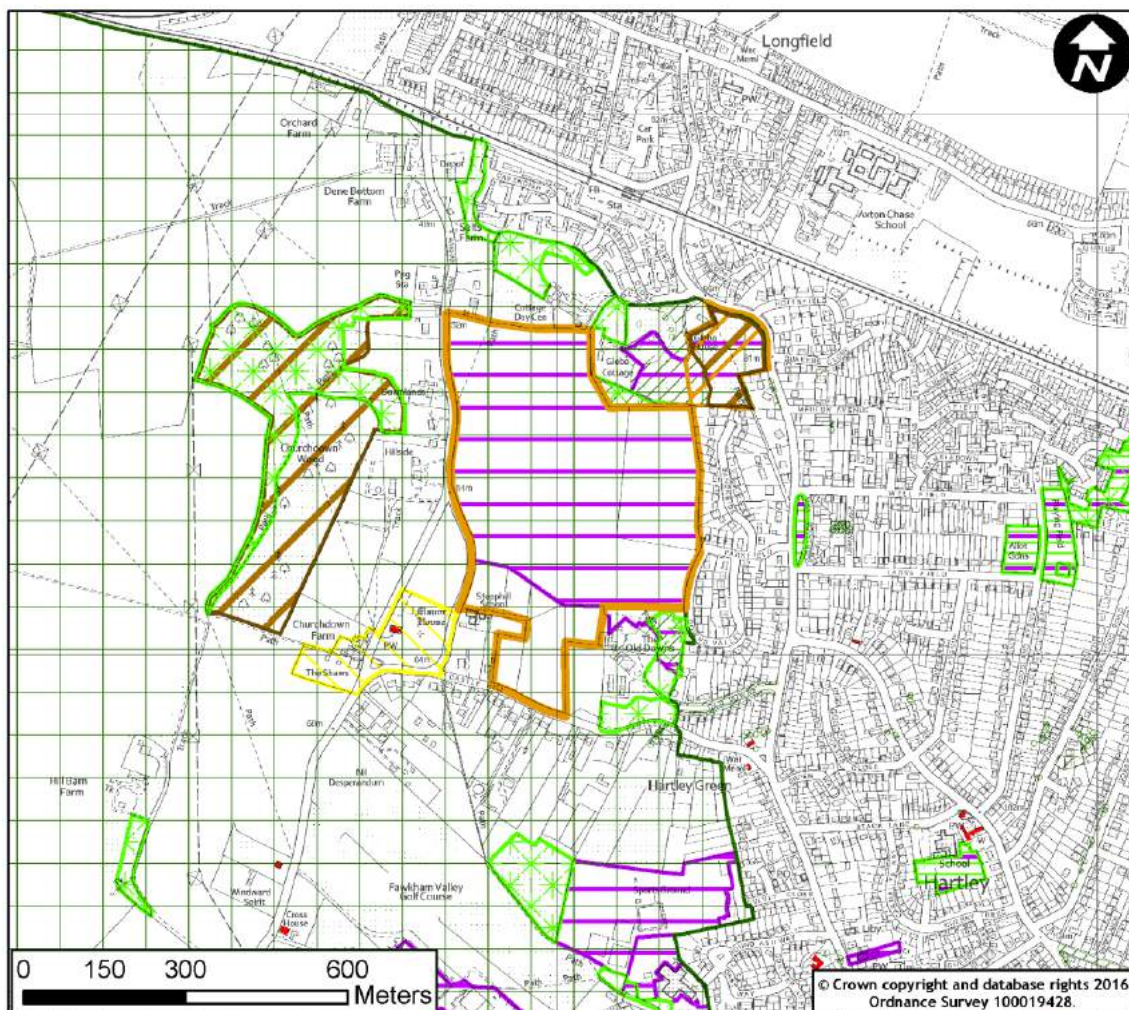
<b>Site description:</b>	The site comprises a parcel of land containing an area of woodland. Bounded by Manor Lane to the east, residential development to the north and west, and Church Road to the south.		
<b>Suitability:</b>	The site is located adjacent to Hartley urban confines. A new access onto Church Road or Manor Lane would be required, however Manor Lane is a narrow rural lane and not considered suitable for this scale of development. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for development given the inadequate access and ecological value of the woodland.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO163 / MX53	<b>Gross area (ha):</b>	6.07
<b>Site address:</b>	Land west of Parkfield, Hartley	<b>Developable area (ha):</b>	4.70
<b>Ward:</b>	Hartley & Hodsoil Street / Fawkham & West Kingsdown	<b>Submitted for:</b>	114 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a rectangular parcel of land west of Hartley containing part of an agricultural field used for arable crop production. Bounded by residential development to the east, woodland to the north and south, and open countryside to the west. The site is relatively flat but is elevated above road level.		
<b>Suitability:</b>	The site is located adjacent to Hartley urban confines. There is an existing access onto Parkfield which could be utilised. An additional access would also be required to serve more than 50 units. The presence of ancient woodland adjacent to the site would require protection and a buffer between the woodland and any future development. The site is open as it forms part of a wider field, but with some strong planting is considered to be well contained within the landscape. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable and developable	<b>Approximate yield:</b>	141-188 residential units

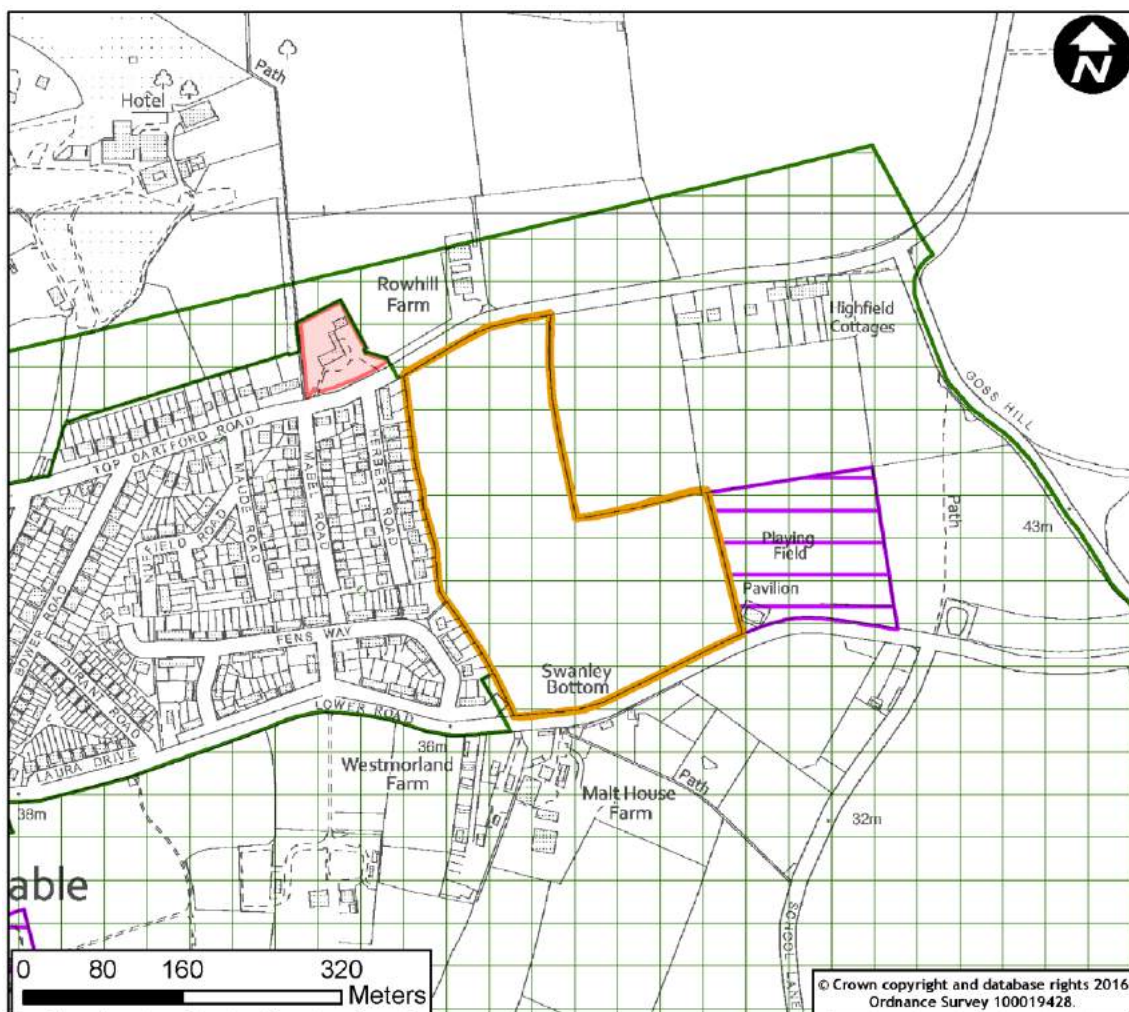
<b>Site ref:</b>	HO169 / MX53	<b>Gross area (ha):</b>	22.80
<b>Site address:</b>	Land west of Parkfield (wider), Hartley	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Hartley & Hodsoil Street / Fawkham & West Kingsdown	<b>Submitted for:</b>	250 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a large parcel of land west of Hartley containing an agricultural field used for arable crop production. Bounded by residential development to the east, Fawkham Road to the west, Castle Hill to the south and woodland to the north. The site is relatively flat to the east but slopes down towards Fawkham Road.		
<b>Suitability:</b>	The site is located adjacent to Hartley urban confines. There is an existing access onto Parkfield which could be utilised. An additional access would also be required to serve more than 50 units and could be taken from Fawkham Road. The presence of ancient woodland adjacent to the site would require protection and a buffer between the woodland and any future development. The western part of the site is very open and has an attractive landscape character as it forms the valley side. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

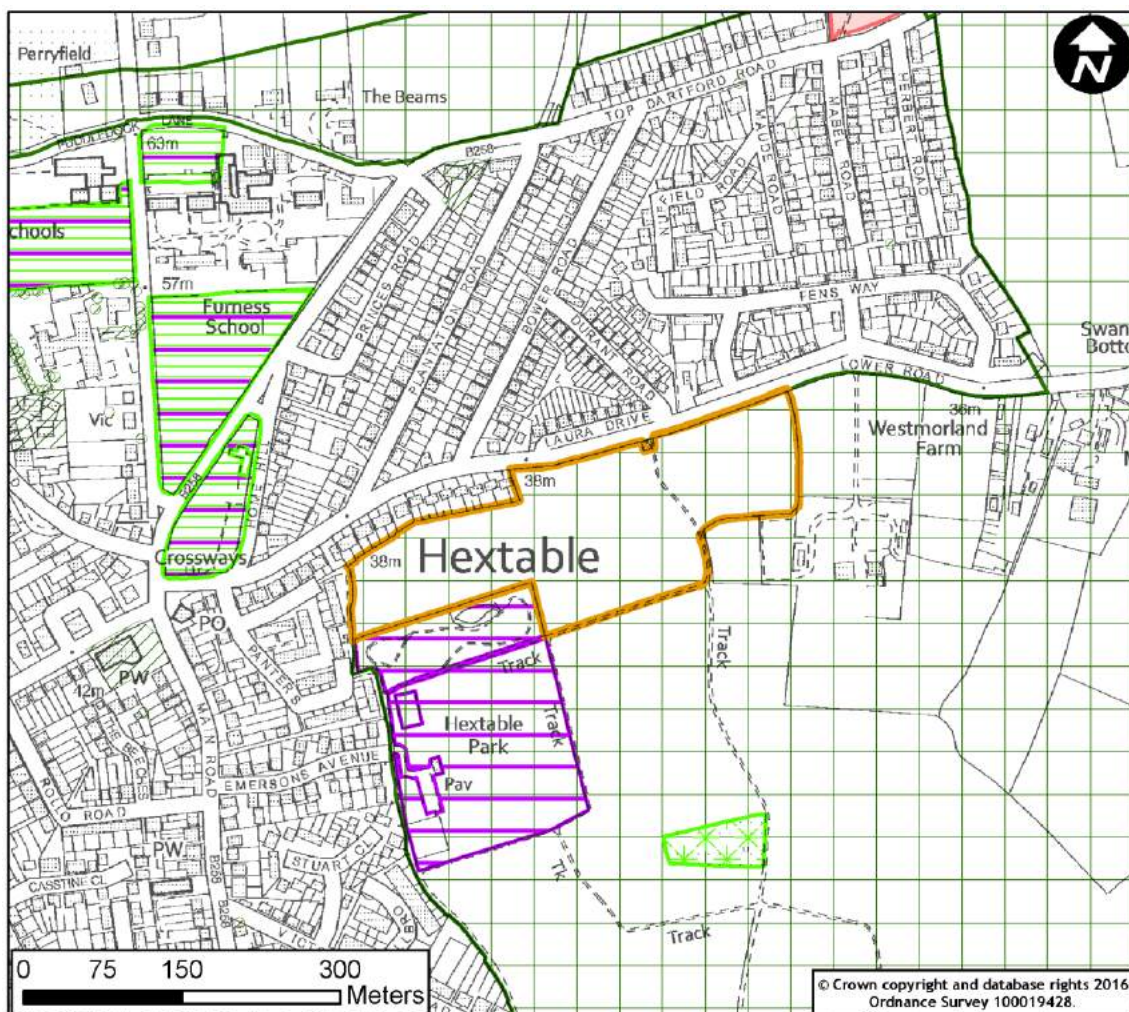


<b>Site ref:</b>	HO23	<b>Gross area (ha):</b>	7.57
<b>Site address:</b>	Fens Farm, Lower Road, Hextable	<b>Developable area (ha):</b>	7.57
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	189 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



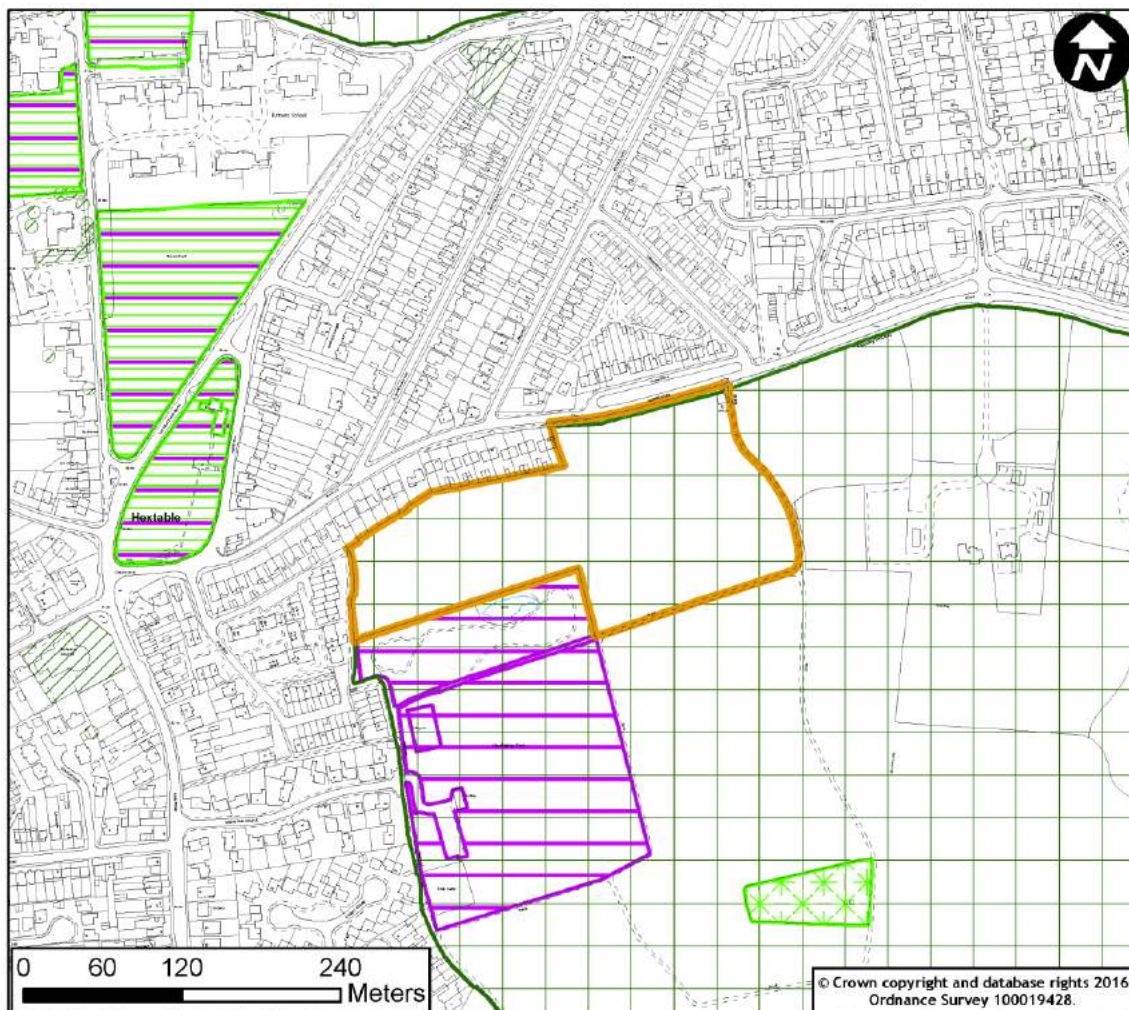
<b>Site description:</b>	The site comprises a parcel of land east of Hextable containing an agricultural field used for arable crop production. Bounded by residential development to the west, Lower Road to the south, Top Dartford Road to the north, and playing fields and open countryside to the east. The site slopes gently downwards from north to south.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units. There are views of the site from Top Dartford Road, however with some strong planting the site is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Developable	<b>Approximate yield:</b>	227-302 residential units

<b>Site ref:</b>	HO55	<b>Gross area (ha):</b>	4.96
<b>Site address:</b>	Land south of Lower Road (wider), Hextable	<b>Developable area (ha):</b>	4.96
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	120 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



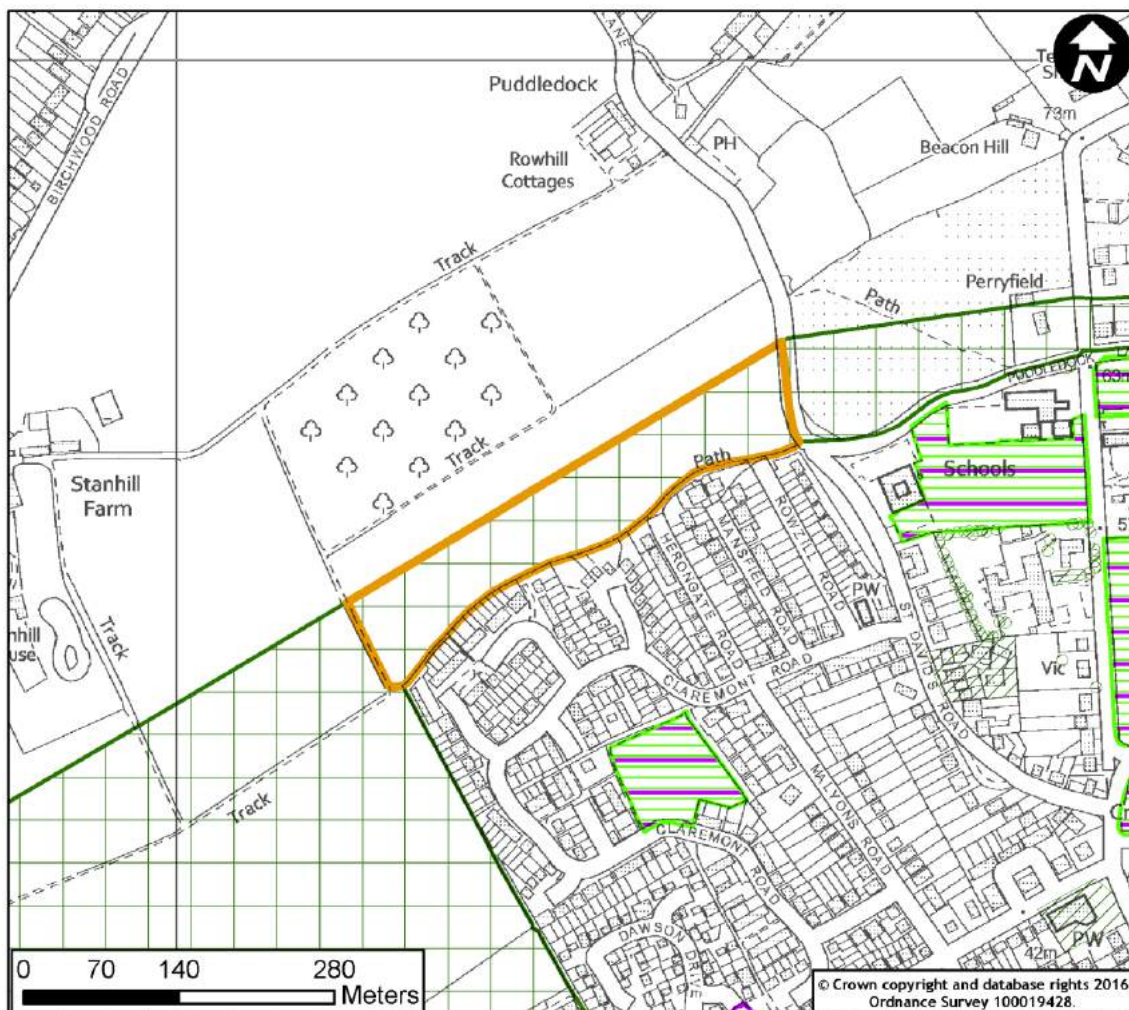
<b>Site description:</b>	The site comprises a parcel of land east of Hextable containing an agricultural field used for arable crop production. Bounded by Lower Road and residential development to the north, residential development to the west, Hextable Park and open countryside to the south and a farm to the east. The site is elevated above road level.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units. Given the close proximity to existing residential units along Lower Road there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Developable	<b>Approximate yield:</b>	148-198 residential units

<b>Site ref:</b>	H074	<b>Gross area (ha):</b>	3.74
<b>Site address:</b>	Land south of Lower Road, Hextable	<b>Developable area (ha):</b>	3.74
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	60 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



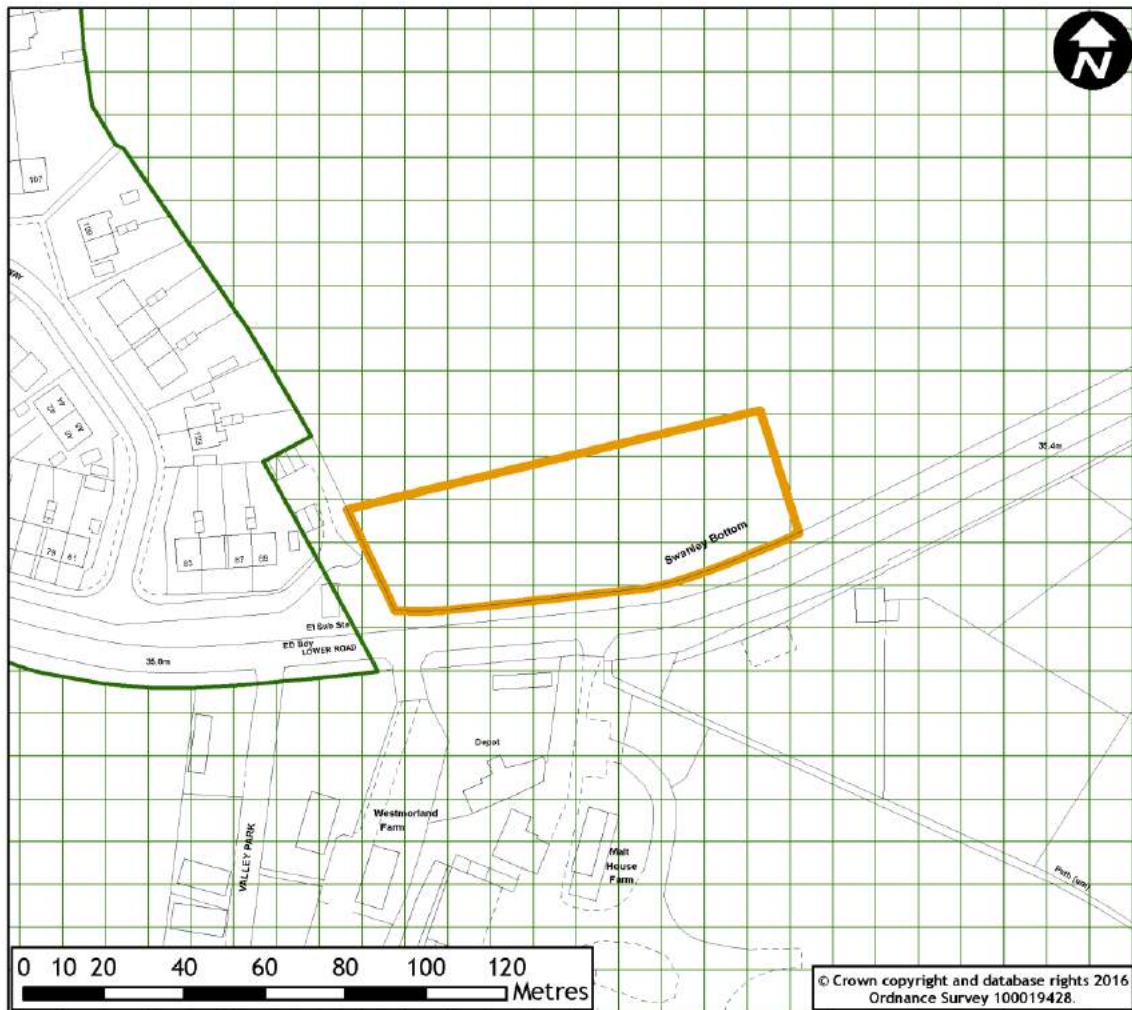
<b>Site description:</b>	The site comprises a parcel of land east of Hextable containing part of an agricultural field used for arable crop production. Bounded by Lower Road and residential development to the north, residential development to the west, Hextable Park to the south and open countryside to the east. The site is elevated above road level.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units. Given the close proximity to existing residential units along Lower Road there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by a developer and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	112-149 residential units (already included in wider site H055)

<b>Site ref:</b>	HO139	<b>Gross area (ha):</b>	3.14
<b>Site address:</b>	Land at the corner of Puddledock Lane and St David's Road, Hextable	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	95 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



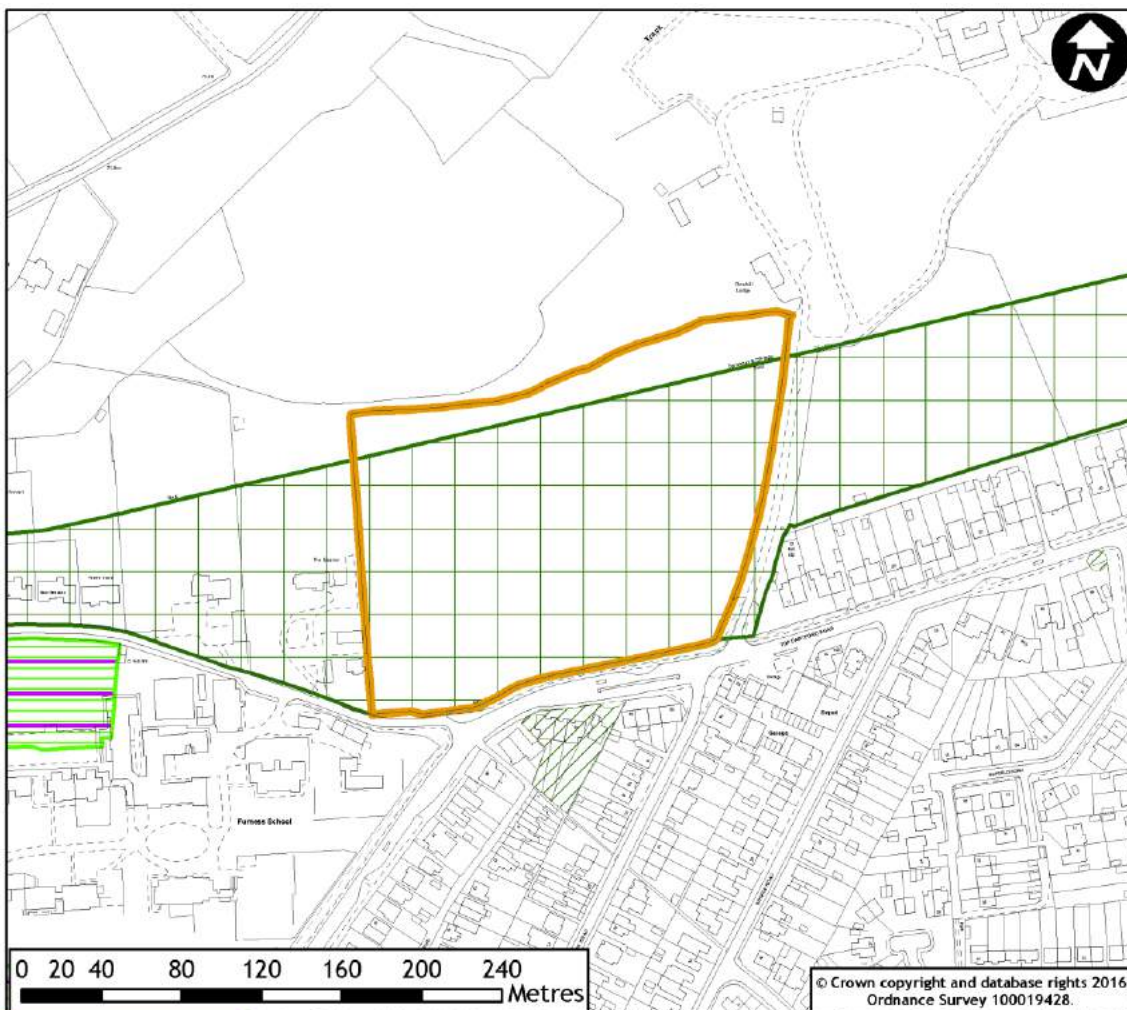
<b>Site description:</b>	The site comprises a parcel of land north of Hextable containing part of an agricultural field used for arable crop production. Bounded by Puddledock Lane to the east, residential development to the south, and open countryside to the north and west. The topography is very flat.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines. A new access onto Puddledock Lane would be required however there are safety concerns due to the tight bend. An additional access would also be required to serve more than 50 units and it is not possible to see how this could be achieved without third party involvement. Overall the site is considered unsuitable for this scale of development given the access issues.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO242	<b>Gross area (ha):</b>	0.34
<b>Site address:</b>	Land north of Lower Road, Hextable	<b>Developable area (ha):</b>	0.34
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	1 residential dwelling
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



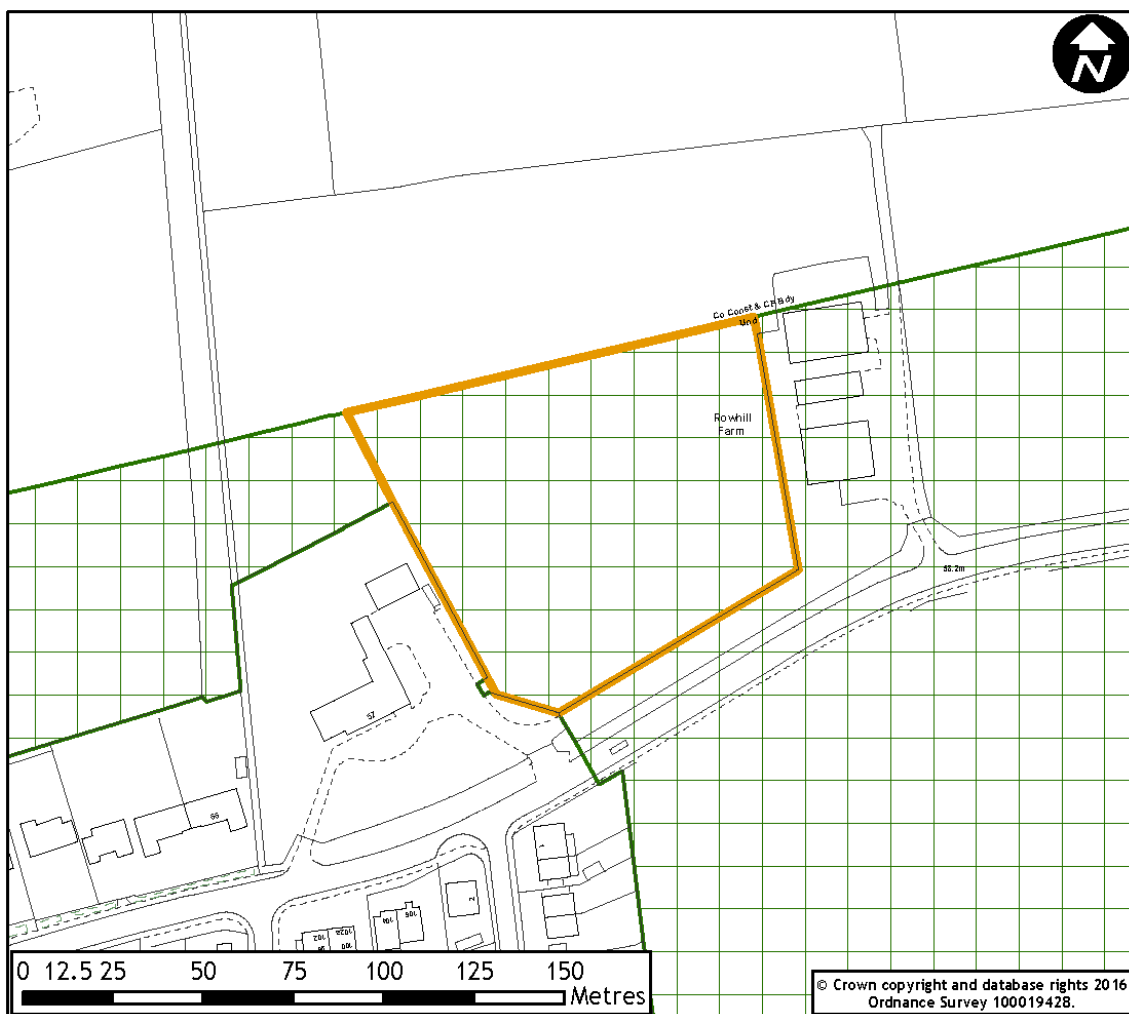
<b>Site description:</b>	The site comprises a small parcel of land east of Hextable containing part of an agricultural field used for arable crop production. Bounded by residential development to the west, Lower Road to the south, and open countryside to the north and east. The site lies at the foot of a slope.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. There are views of the site from Top Dartford Road, however with some strong planting the site is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	10-13 residential units (already included in wider site HO23)

<b>Site ref:</b>	HO243	<b>Gross area (ha):</b>	3.07
<b>Site address:</b>	Land north of Top Dartford Road, Hextable	<b>Developable area (ha):</b>	1.20
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



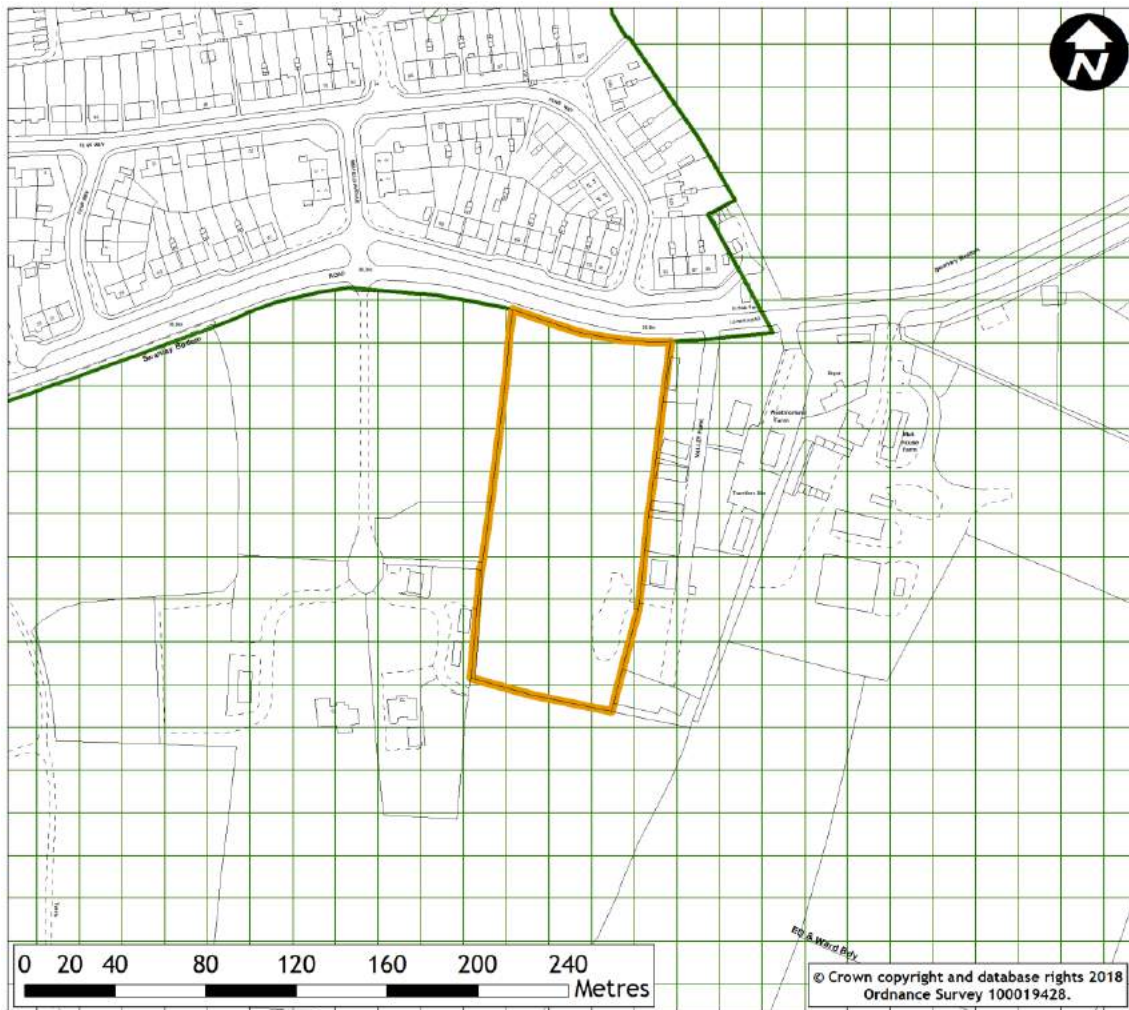
<b>Site description:</b>	The site comprises a parcel of scrubland north of Hextable. Bounded by Top Dartford Road to the south, residential development to the east and west, and woodland to the north. The site is elevated above road level.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines. A new access onto Top Dartford Road would be required. To avoid encroachment into the countryside it is considered that development along the frontage of Top Dartford Road could be suitable, given the adjacent uses. Overall the southern portion of the site fronting Top Dartford Road is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	36-48 residential units

<b>Site ref:</b>	H0292	<b>Gross area (ha):</b>	0.86
<b>Site address:</b>	Land east of 57 Top Dartford Road, Hextable	<b>Developable area (ha):</b>	0.86
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	30 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing an area of grassland. Bounded by Top Dartford Road to the south, residential development to the west, agricultural buildings to the east, and open countryside to the north. The site is set back from the road and contains a number of mature trees and hedges.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines and lies adjacent to the border with Dartford Borough Council. A new access onto Top Dartford Road would be required. It is considered that development of this site could be suitable given the adjacent uses. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	25-34 residential units

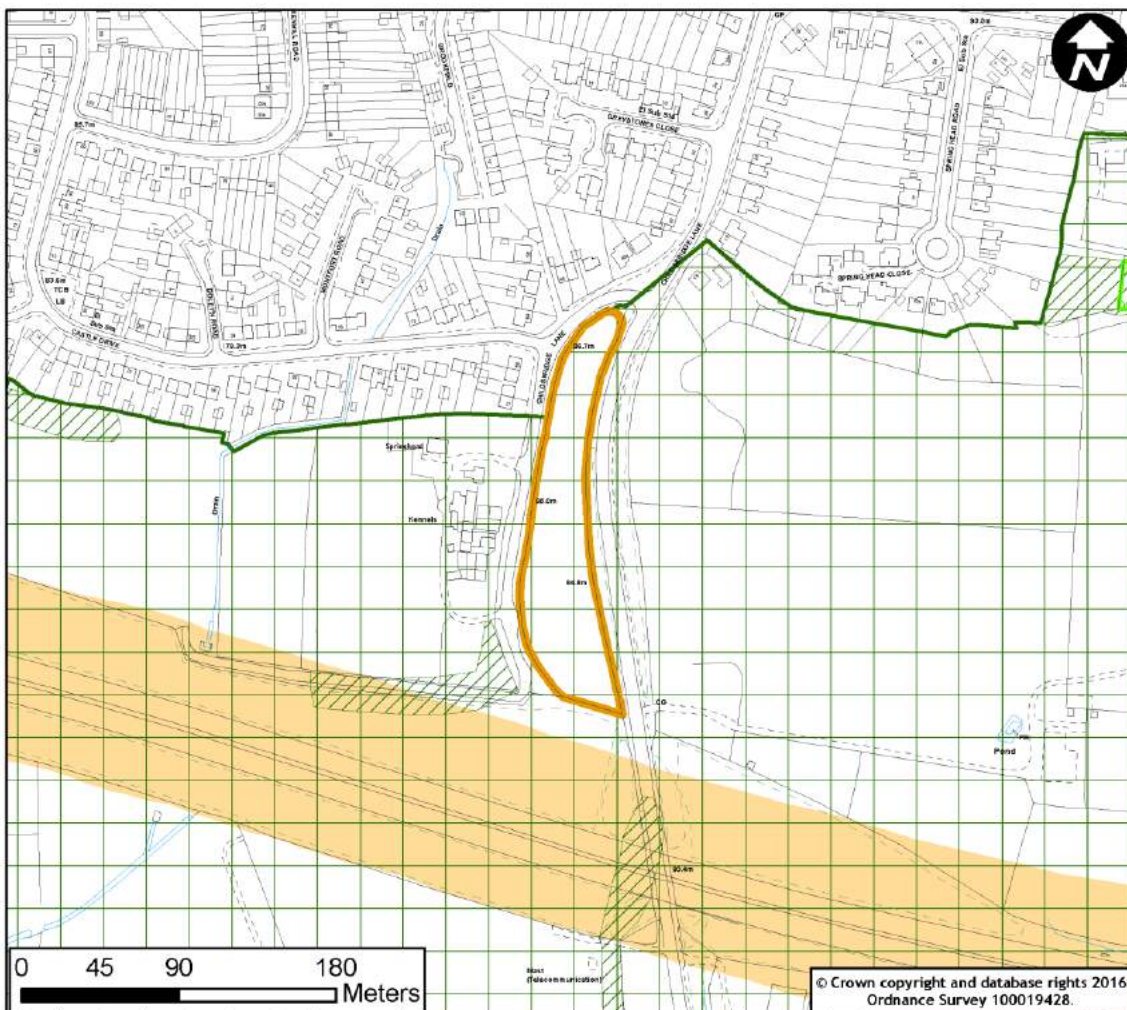
<b>Site ref:</b>	HO398	<b>Gross area (ha):</b>	1.13
<b>Site address:</b>	Land west of Valley Park, Lower Road, Hextable, BR8 7RZ	<b>Developable area (ha):</b>	1.13
<b>Ward:</b>	Hextable	<b>Submitted for:</b>	50 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises an open agricultural field. The site is bounded by Lower Road to the north, caravan park to the east and fields and residential to the south and west. The boundaries of the site are treated with trees and hedges.		
<b>Suitability:</b>	The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	33-45 residential units

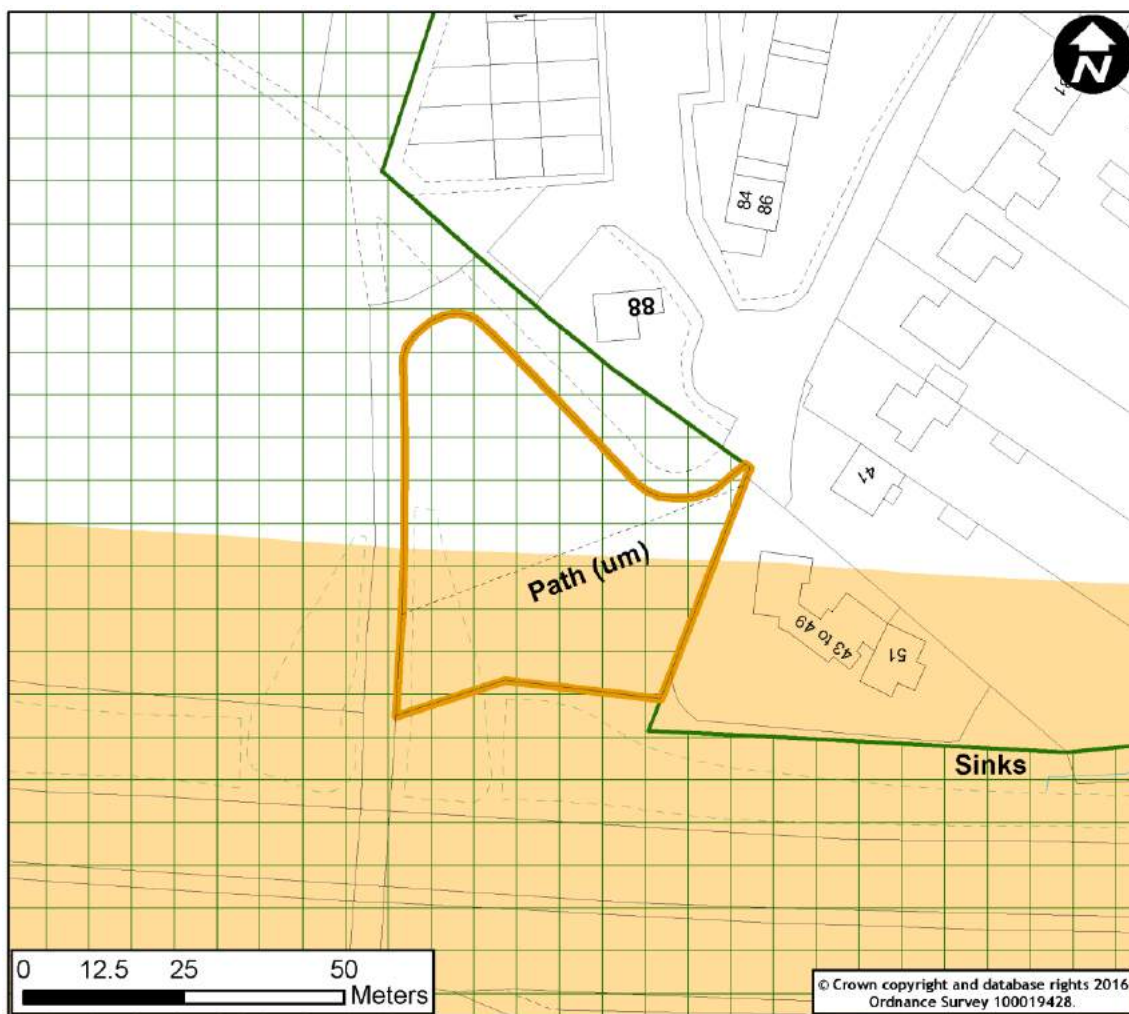


<b>Site ref:</b>	HO57	<b>Gross area (ha):</b>	0.73
<b>Site address:</b>	Land east of Springhead Farm, Childsbridge Lane, Kemsing	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Kemsing	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



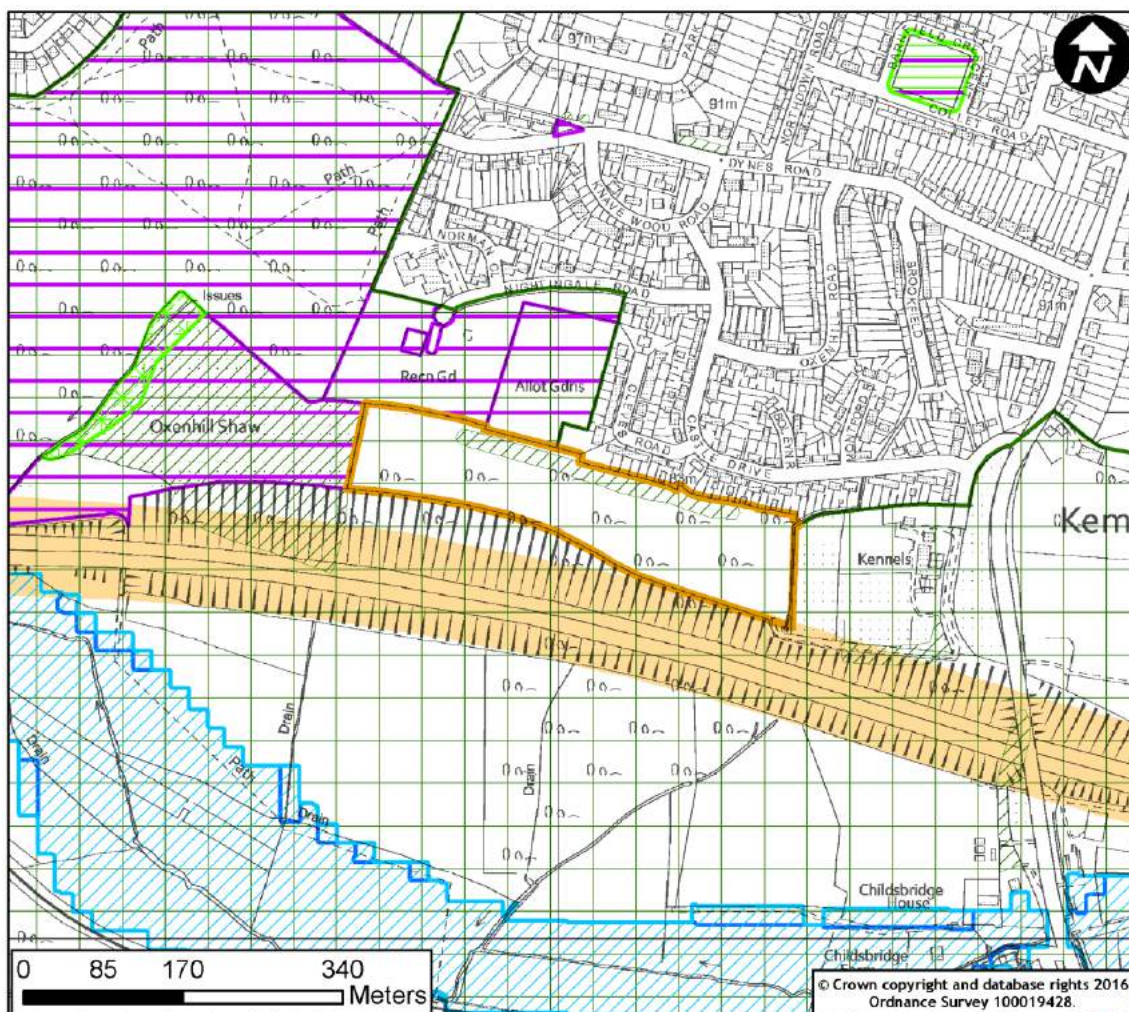
<b>Site description:</b>	The site comprises an area of woodland. Bounded by Childsbridge Lane to the east, woodland and the M26 motorway to the south, kennels to the west and residential development to the north.		
<b>Suitability:</b>	The site is located adjacent to Kemsing urban confines. A new access onto Green Childsbridge Lane would be required. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO107	<b>Gross area (ha):</b>	0.21
<b>Site address:</b>	Land south of Park Lane, Kemsing	<b>Developable area (ha):</b>	0.21
<b>Ward:</b>	Kemsing	<b>Submitted for:</b>	12 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



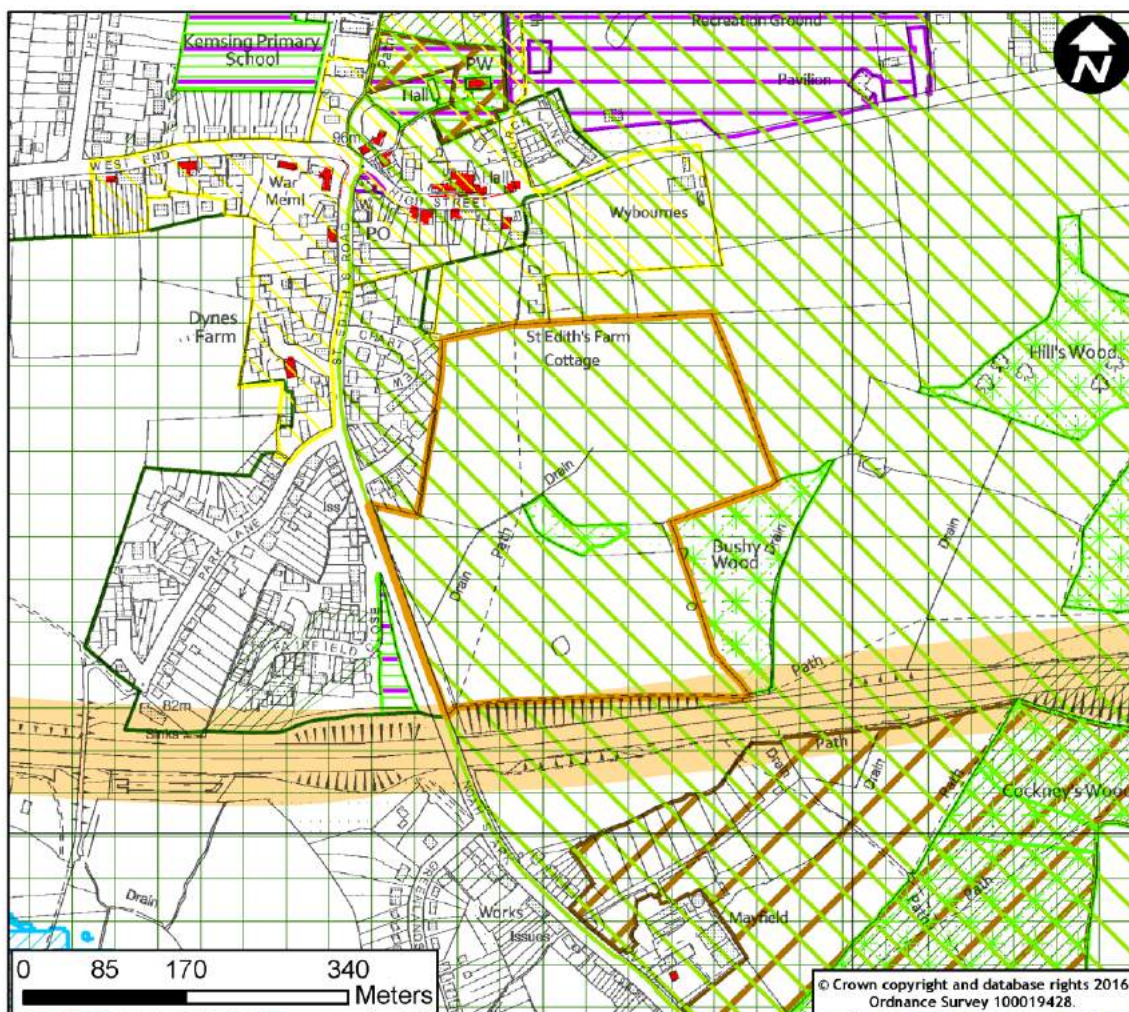
<b>Site description:</b>	The site comprises a parcel of land containing an area of scrubland. Bounded by Park Lane and residential development to the north and east, the M26 motorway to the south and open countryside to the west. A tree buffer lines the southern boundary of the site.		
<b>Suitability:</b>	The site is located adjacent to Kemsing urban confines. The existing access onto Park Lane could be utilised if improved. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M26. Overall the site is considered able to accommodate development, subject to meeting the relevant noise and air quality standards, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	6-8 residential units

<b>Site ref:</b>	HO112	<b>Gross area (ha):</b>	4.59
<b>Site address:</b>	Land south of Cleves Road and the Recreation Ground, Kemsing	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Kemsing	<b>Submitted for:</b>	100 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



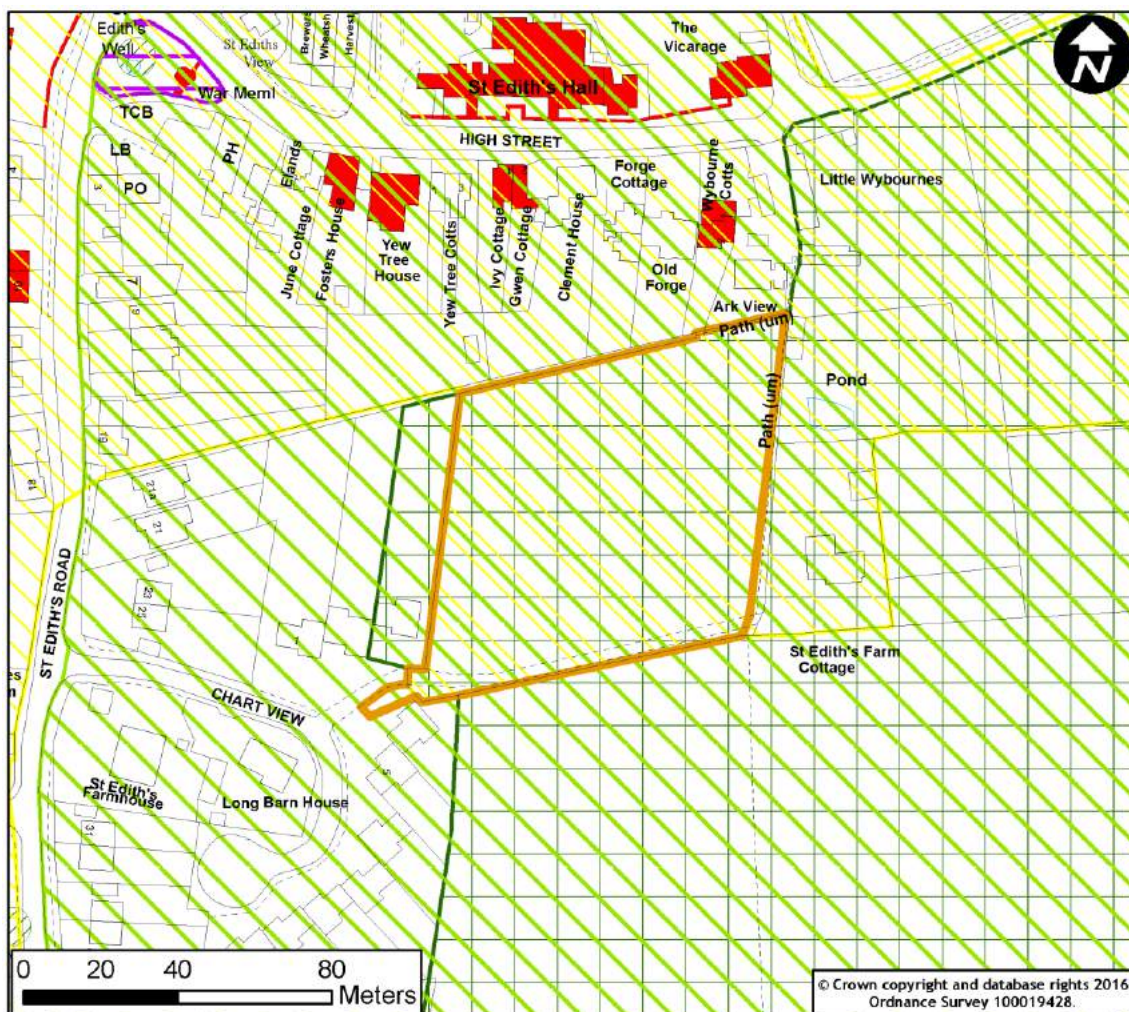
<b>Site description:</b>	The site comprises a large area of woodland. Bounded by residential development and the recreation ground to the north, kennels to the east and woodland to the south and west.		
<b>Suitability:</b>	The site is located adjacent to Kemsing urban confines. A new access onto Cleves Road or Castle Drive would be required however it is difficult to see how this would be achieved without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland and the access constraints.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO176	<b>Gross area (ha):</b>	12.62
<b>Site address:</b>	Land east of St Edith's Road and north of the M26, Kemsing	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Kemsing	<b>Submitted for:</b>	50 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



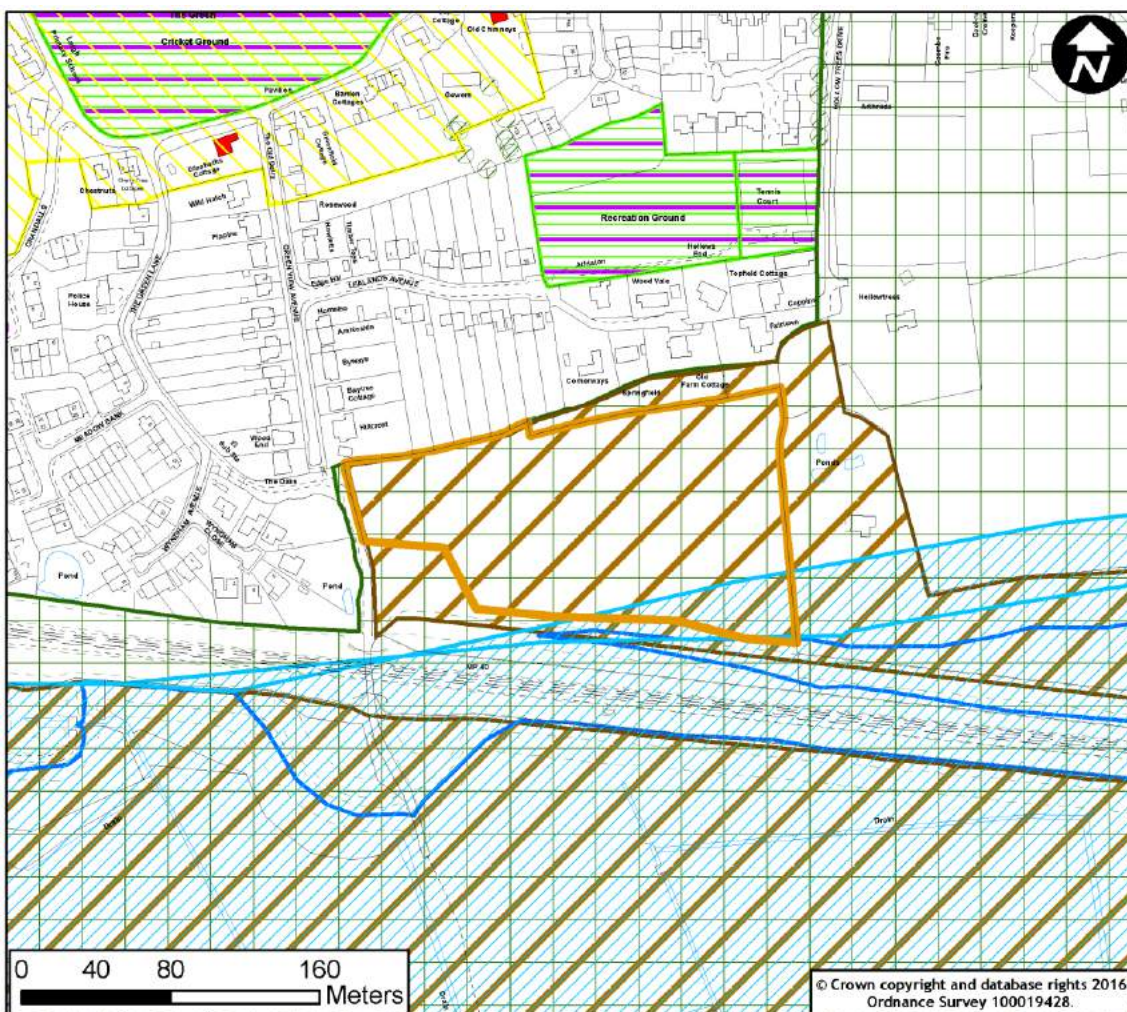
<b>Site description:</b>	The site comprises a large parcel of land containing agricultural land used for grazing. Bounded by St Edith's Road and residential development to the west, the M26 motorway to the south, and woodland and open countryside to the east and north. The topography of the site is very flat.		
<b>Suitability:</b>	The site is located adjacent to Kemsing urban confines. A new access onto St Edith's Road would be required. The site lies within the AONB and forms part of an open landscape. It is considered that development of this site would not conserve or enhance the AONB. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Overall the site is considered unsuitable for this scale of development given the impact on the AONB and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO211	Gross area (ha):	0.68
Site address:	Land north east of Chart View, Kemsing	Developable area (ha):	N/A
Ward:	Kemsing	Submitted for:	10 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



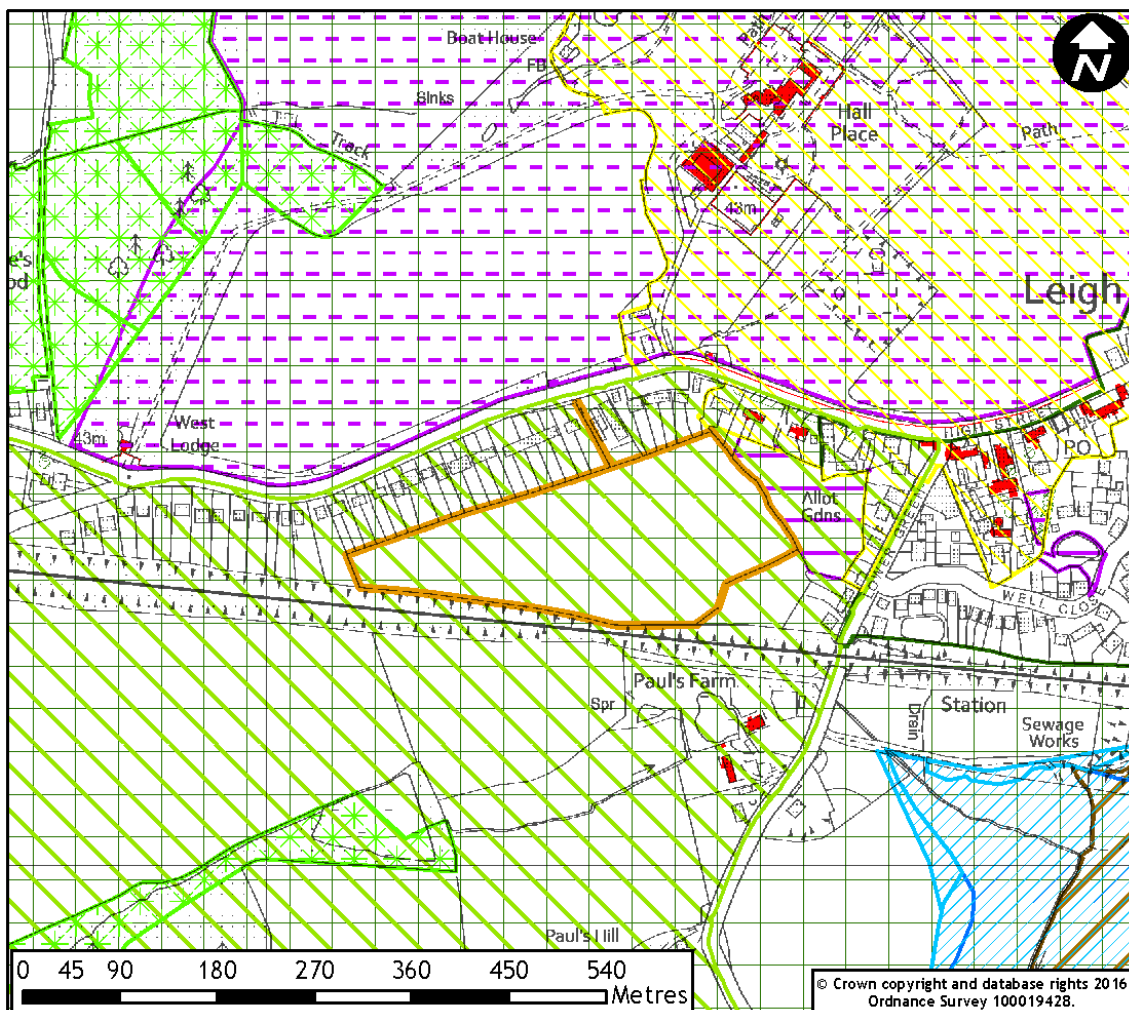
Site description:	The site comprises a parcel of land containing an area of scrubland. Bounded by residential development to the west, north and east, and open countryside to the south. The topography of the site is flat.		
Suitability:	The site is located adjacent to Kemsing urban confines. The existing access onto Chart View could be utilised if improved. The site lies within the AONB but is considered to be well contained within the landscape. The site also lies within the conservation area and is adjacent to a number of listed buildings. Concerns are raised over any impact a development would have. Overall the site is considered unsuitable for development given the impact on the conservation area.		
Availability:	The site has been submitted by a developer and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO59	<b>Gross area (ha):</b>	2.22
<b>Site address:</b>	Land at Green View Avenue, Leigh	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Leigh & Chiddingstone Causeway	<b>Submitted for:</b>	35 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



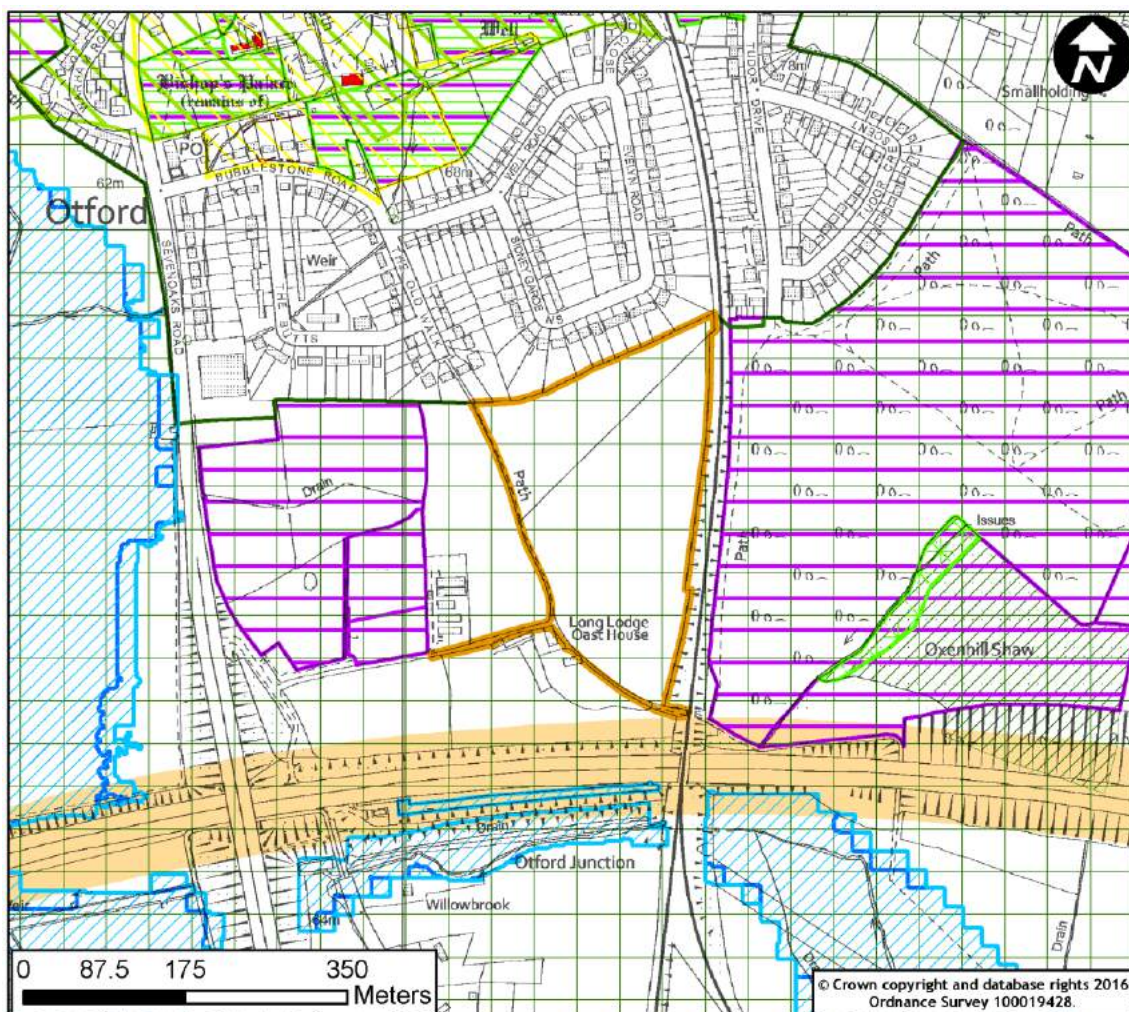
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field. Bounded by residential development to the north and west, railway line to the south, and open countryside to the east. The topography of the site is flat and mature trees line the eastern boundary.		
<b>Suitability:</b>	The site is located adjacent to Leigh urban confines. A new access onto Green View Avenue would be required. The site forms part of a designated Local Wildlife Site which provides an important habitat for wildlife. Development of this site is not supported, subject to Kent Wildlife Trust re-surveying the site. Any development proposal would be subject to an ecological survey. The site lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the designation of the site as a Local Wildlife Site.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO302	<b>Gross area (ha):</b>	4.20
<b>Site address:</b>	Land south of Penshurst Road and west of the allotments, Leigh	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Leigh & Chiddingstone Causeway	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises an undeveloped parcel of land containing a grass field. Bounded by residential development to the north and west, railway line to the south, and allotments to the east. The topography of the site is flat and mature trees line the boundary with the railway line.		
<b>Suitability:</b>	The site is located adjacent to Leigh urban confines. There is existing access onto Penshurst Road however this is not currently suitable and would need to be widened onto the adjoining land, subject to this land being available. An additional access would also be required to serve more than 50 units. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact the development of this site may have on the setting of the adjacent conservation area and listed buildings. Overall the site is not considered able to accommodate development due to the inappropriate access.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

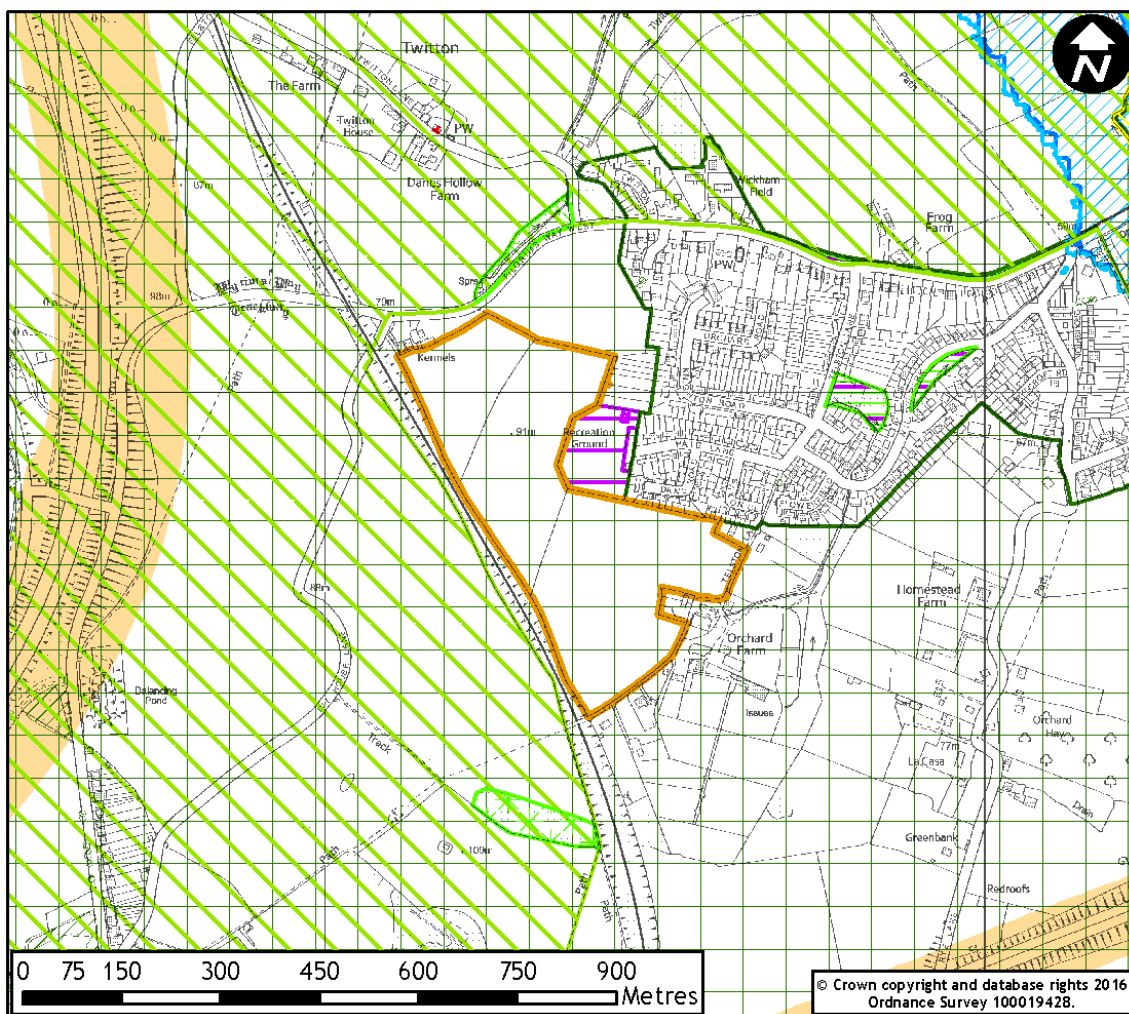
<b>Site ref:</b>	HO160	<b>Gross area (ha):</b>	6.53
<b>Site address:</b>	Land east of Sevenoaks Road and north of the M26, Otford	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Otford & Shoreham	<b>Submitted for:</b>	90 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land south of Otford containing an agricultural field used for grazing, and access track. Bounded by residential development to the north, railway line to the east, M26 motorway to the south and open countryside to the west. The topography is very flat.		
<b>Suitability:</b>	The site is located adjacent to Otford urban confines. There is existing access onto Sevenoaks Road however this is a narrow rural track and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units and it is not possible to see how this could be achieved without third party involvement. The site is visible from the Kent Downs scarp and any impact on the AONB would need to be assessed. Overall the site is considered unsuitable for development given the access issues and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

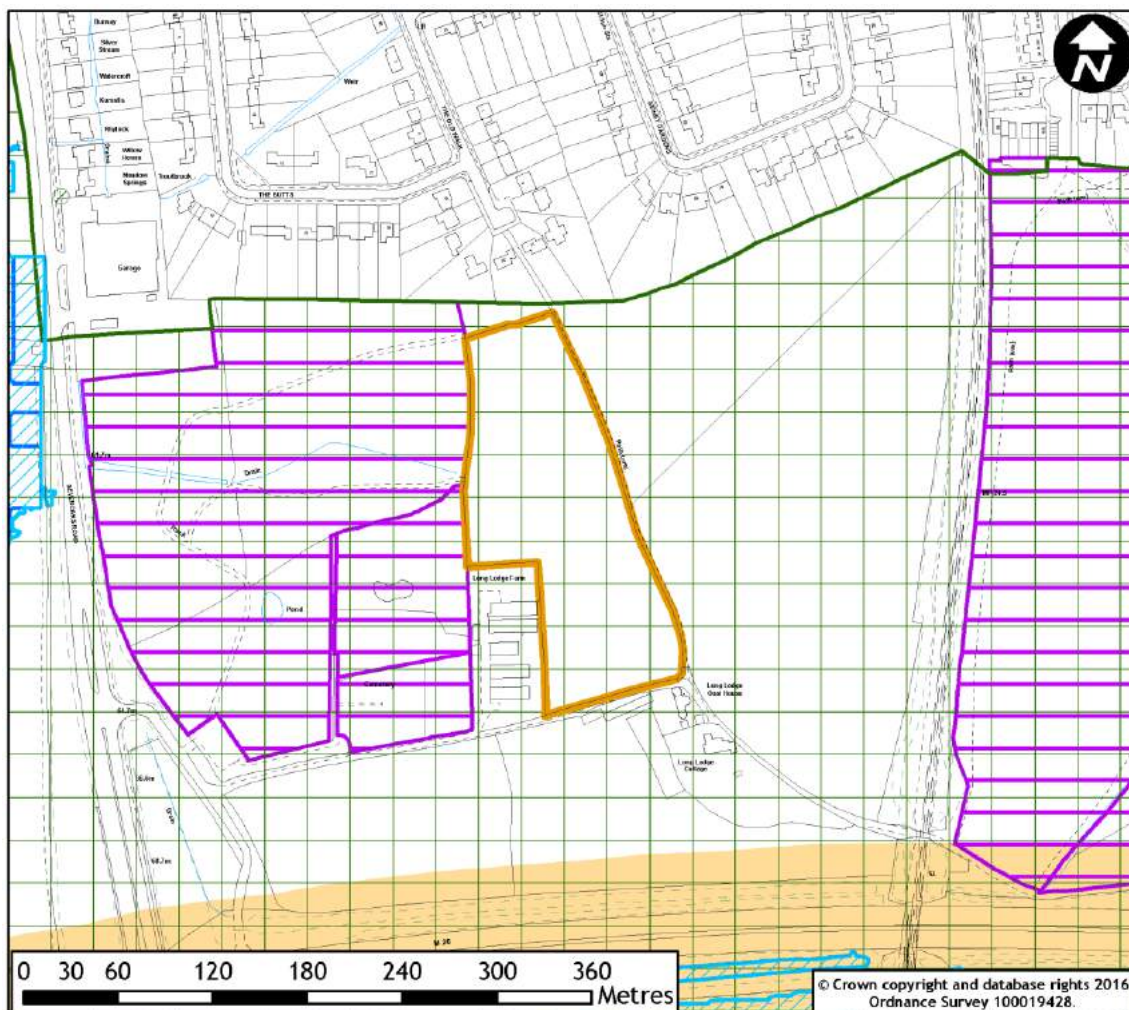


<b>Site ref:</b>	HO313	<b>Gross area (ha):</b>	13.29
<b>Site address:</b>	Land between Pilgrims Way & Telston Lane, Otford	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Otford & Shoreham	<b>Submitted for:</b>	300 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



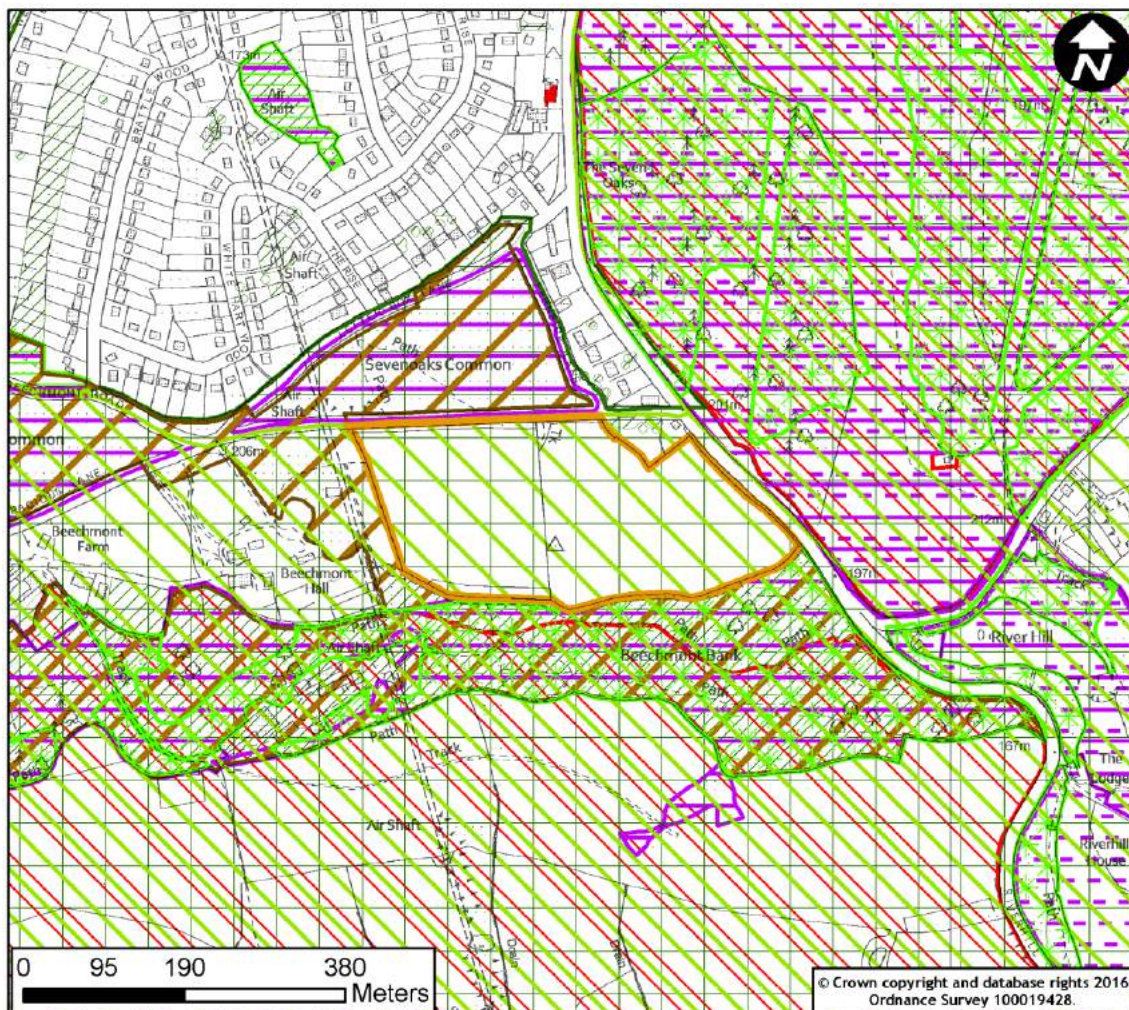
<b>Site description:</b>	The site comprises a parcel of land west of Otford containing two large agricultural fields separated by a hedgerow. Bounded by residential development and recreation ground to the west, Pilgrims Way, kennels and agricultural land to the north, railway line to the west, and Telston Lane and open countryside to the south. The topography gently undulates.		
<b>Suitability:</b>	The site is located adjacent to Otford urban confines. There is existing farm access onto Telston Lane however this is a single track lane and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units and it is not possible to see how this could be achieved without third party involvement. The site lies adjacent to the AONB and sits within an attractive landscape character. There are long views across the site from Telston Lane looking north west. Overall the site is considered unsuitable for development given the access issues, encroachment into the countryside and the impact on landscape character.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO360	<b>Gross area (ha):</b>	2.03
<b>Site address:</b>	Land north and east of Long Lodge Farm, Sevenoaks Road, Otford	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Otford & Shoreham	<b>Submitted for:</b>	61 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



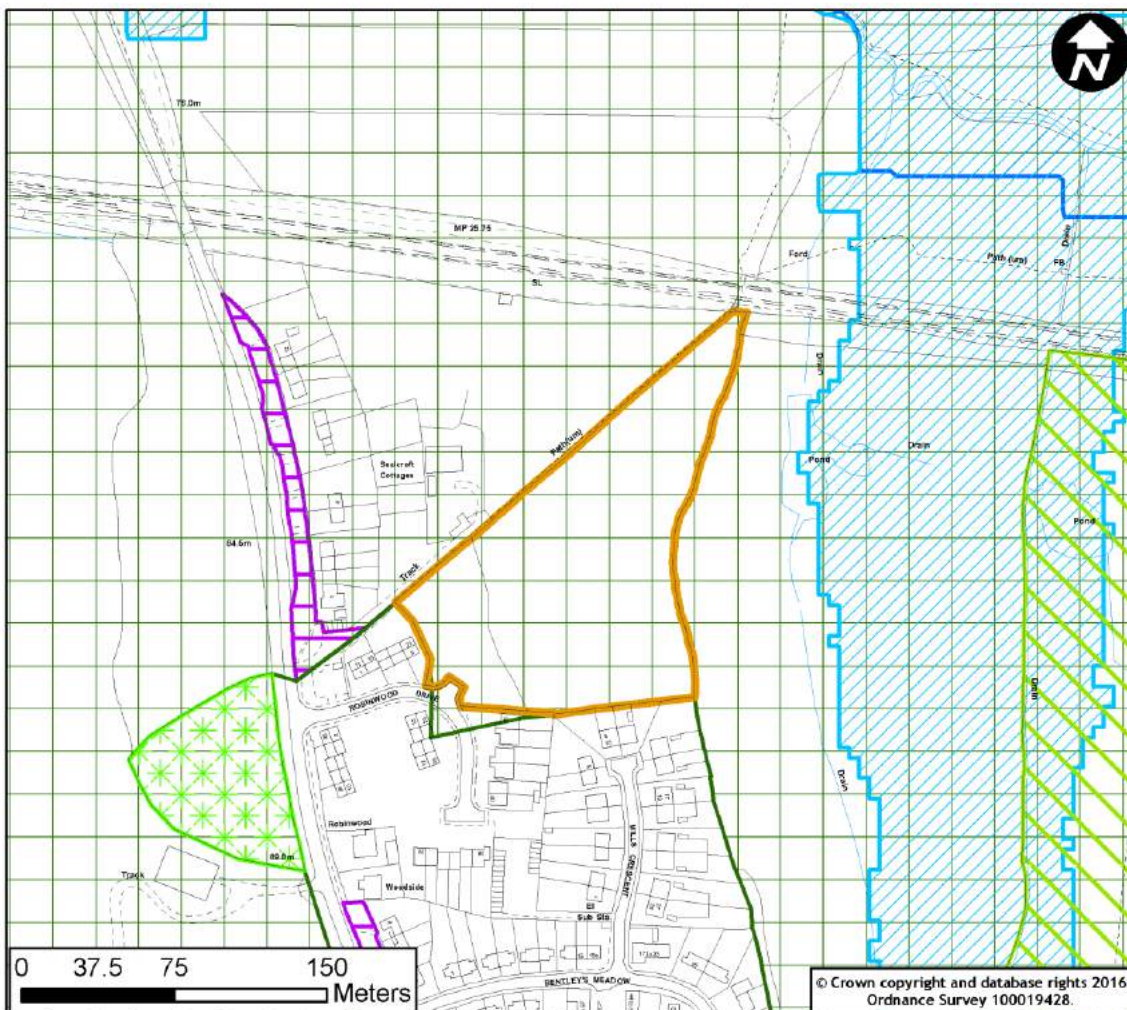
<b>Site description:</b>	The site comprises a parcel of land south of Otford containing an agricultural field used for grazing, and access track. Bounded by residential development to the north, farm buildings to the west, and open countryside to the south and east.		
<b>Suitability:</b>	The site is located adjacent to Otford urban confines. There is existing access onto Sevenoaks Road however this is a narrow rural track and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units and it is not possible to see how this could be achieved without third party involvement. The site is visible from the Kent Downs scarp and any impact on the AONB would need to be assessed. Overall the site is considered unsuitable for development given the access issues and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO93	<b>Gross area (ha):</b>	8.53
<b>Site address:</b>	Land at the corner of River Hill and Gracious Lane, Sevenoaks	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Seal & Weald	<b>Submitted for:</b>	320 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



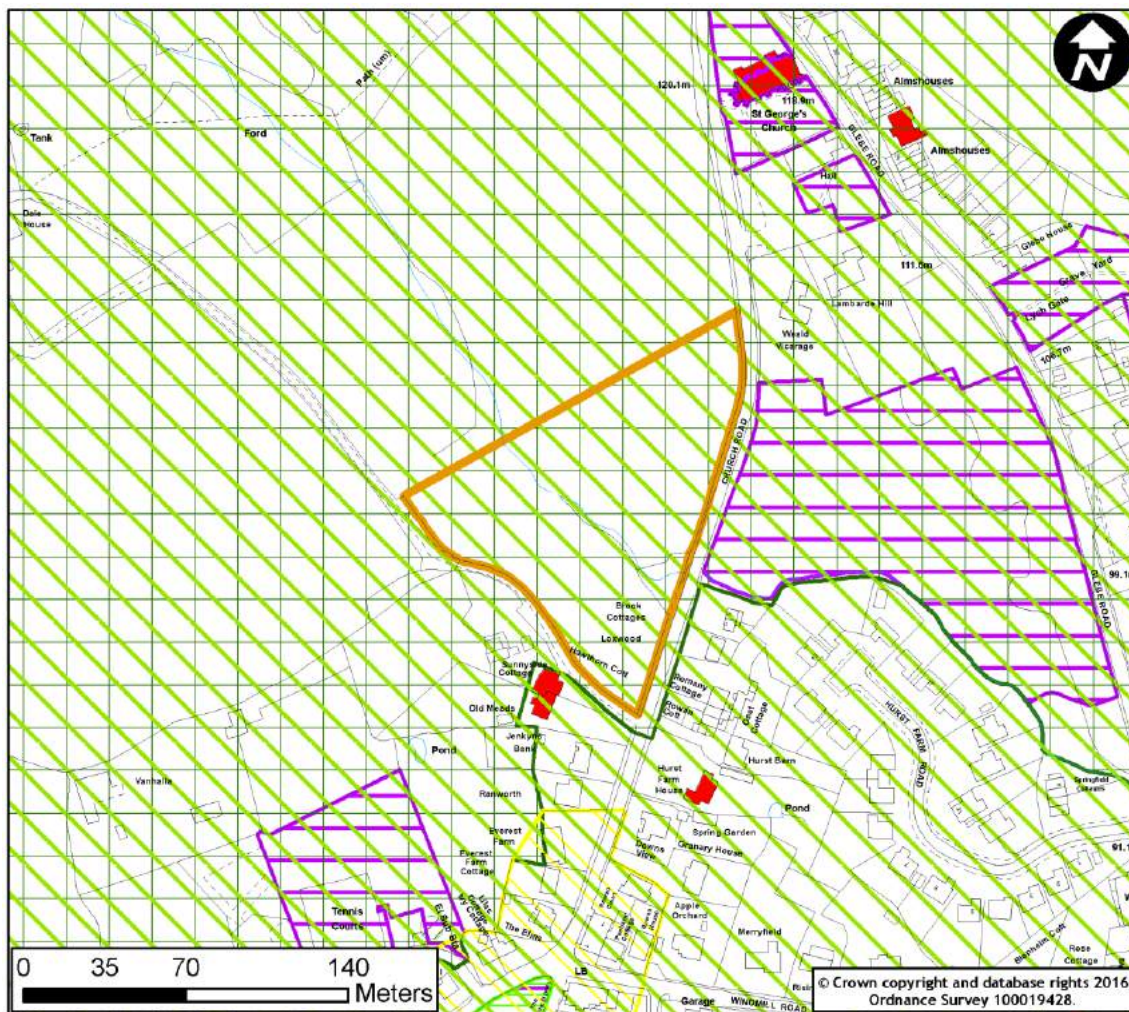
<b>Site description:</b>	The site comprises a large parcel of land containing two agricultural fields. Bounded by Gracious Lane to the north, River Hill to the east, and woodland to the south and west. Mature trees line the boundary of the site, which is elevated above road level and slopes gently upwards from east to west.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Gracious Lane would be required as well as an additional access to serve more than 50 units. The site lies within the AONB and it is considered that development of this site would not conserve or enhance the AONB. The site also lies adjacent to a SSSI, ancient woodland and a local wildlife site. Concerns are raised over any impact a development would have on these designations. Overall the site is considered unsuitable for development given the impact on the AONB and SSSI and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO103	<b>Gross area (ha):</b>	1.64
<b>Site address:</b>	Land north east of Robinwood Drive, Seal	<b>Developable area (ha):</b>	1.64
<b>Ward:</b>	Seal & Weald	<b>Submitted for:</b>	29 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



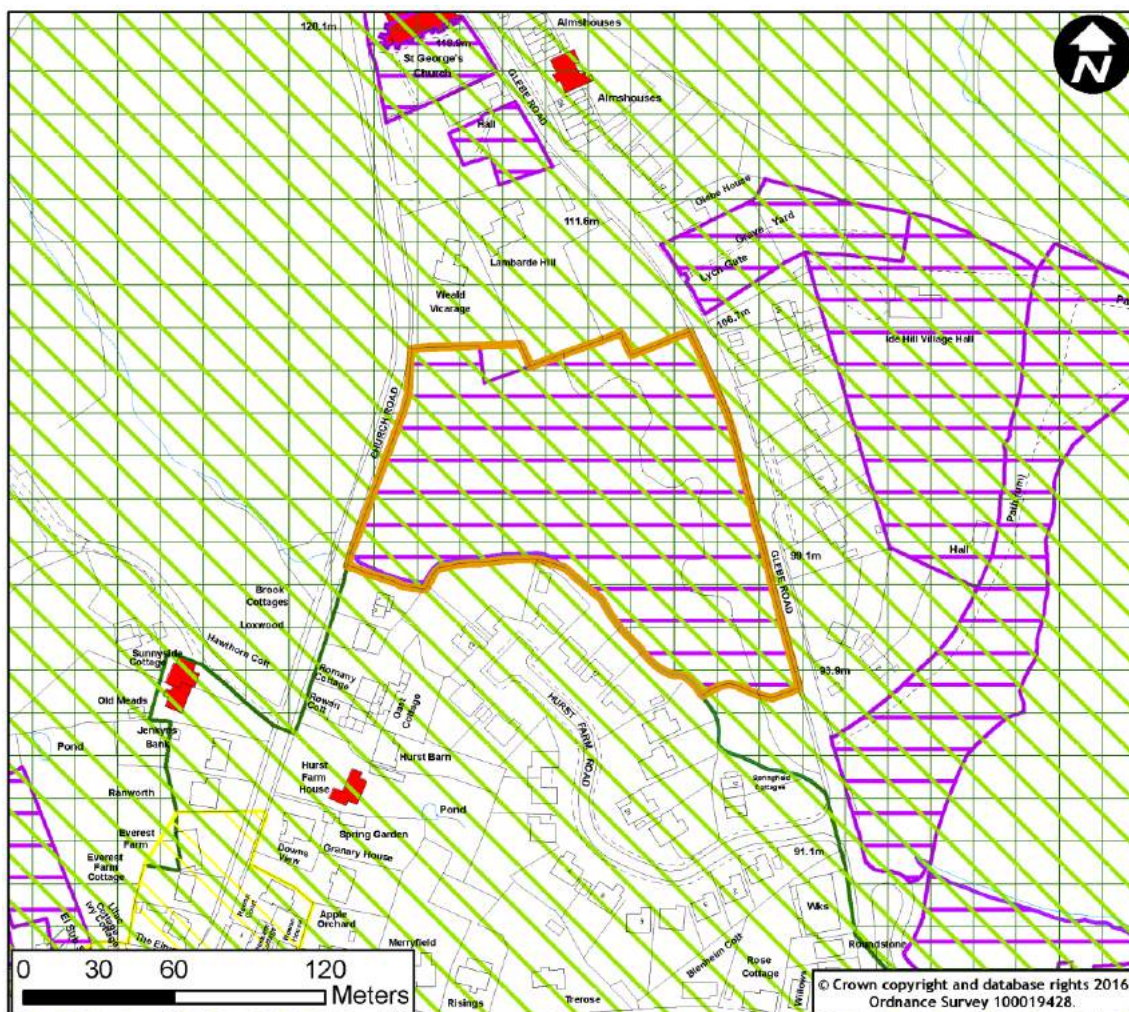
<b>Site description:</b>	The site comprises a parcel of land north of Seal containing an area of grassland. Bounded by Robinwood Drive and residential development to the south and west, railway line to the north and open countryside to the east. The site slopes gently downwards from south to north.		
<b>Suitability:</b>	The site is located adjacent to Seal urban confines. The existing access onto Robinwood Drive could be utilised if improved. It is considered that the site is well contained within the landscape and as such, does not impact on the setting of the AONB. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	49-65 residential units

<b>Site ref:</b>	HO137	<b>Gross area (ha):</b>	1.17
<b>Site address:</b>	Land west of Church Road, Sevenoaks Weald	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Seal & Weald	<b>Submitted for:</b>	23 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



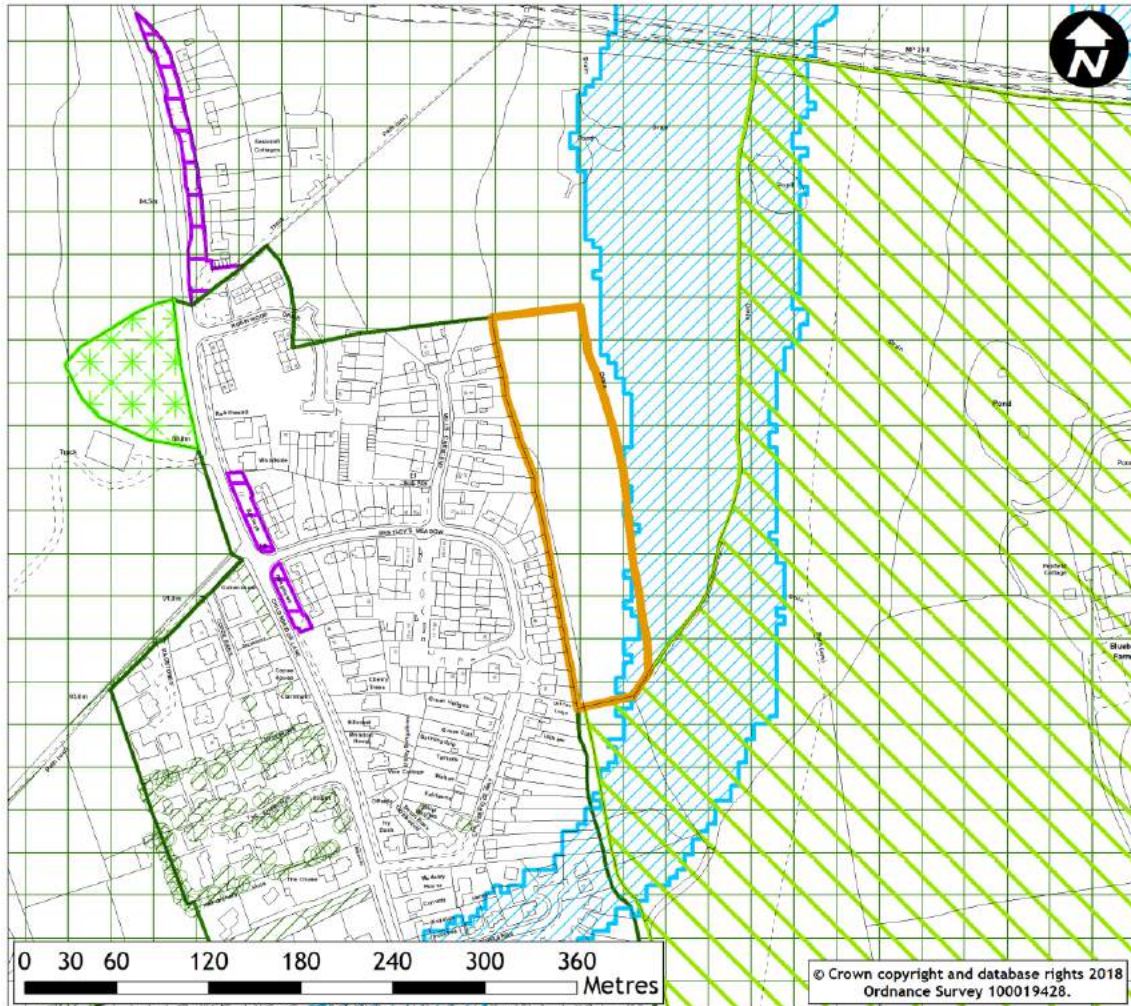
<b>Site description:</b>	The site comprises a parcel of land containing part of an agricultural field. Bounded by Church Road to the east, residential development to the south and open countryside to the west and north. The site is undulating.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks Weald urban confines. A new access onto Church Road would be required. The site lies within the AONB and forms part of an attractive open landscape, therefore it is considered that development of this site would not conserve or enhance the AONB and would have a detrimental impact on the landscape. The site also lies adjacent to a listed building and concerns are raised over any impact a development would have. Overall the site is considered unsuitable for this type of development given the impact on the AONB and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	HO220	Gross area (ha):	1.54
Site address:	Land between Church Road and Glebe Road, Sevenoaks Weald	Developable area (ha):	N/A
Ward:	Seal & Weald	Submitted for:	20 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



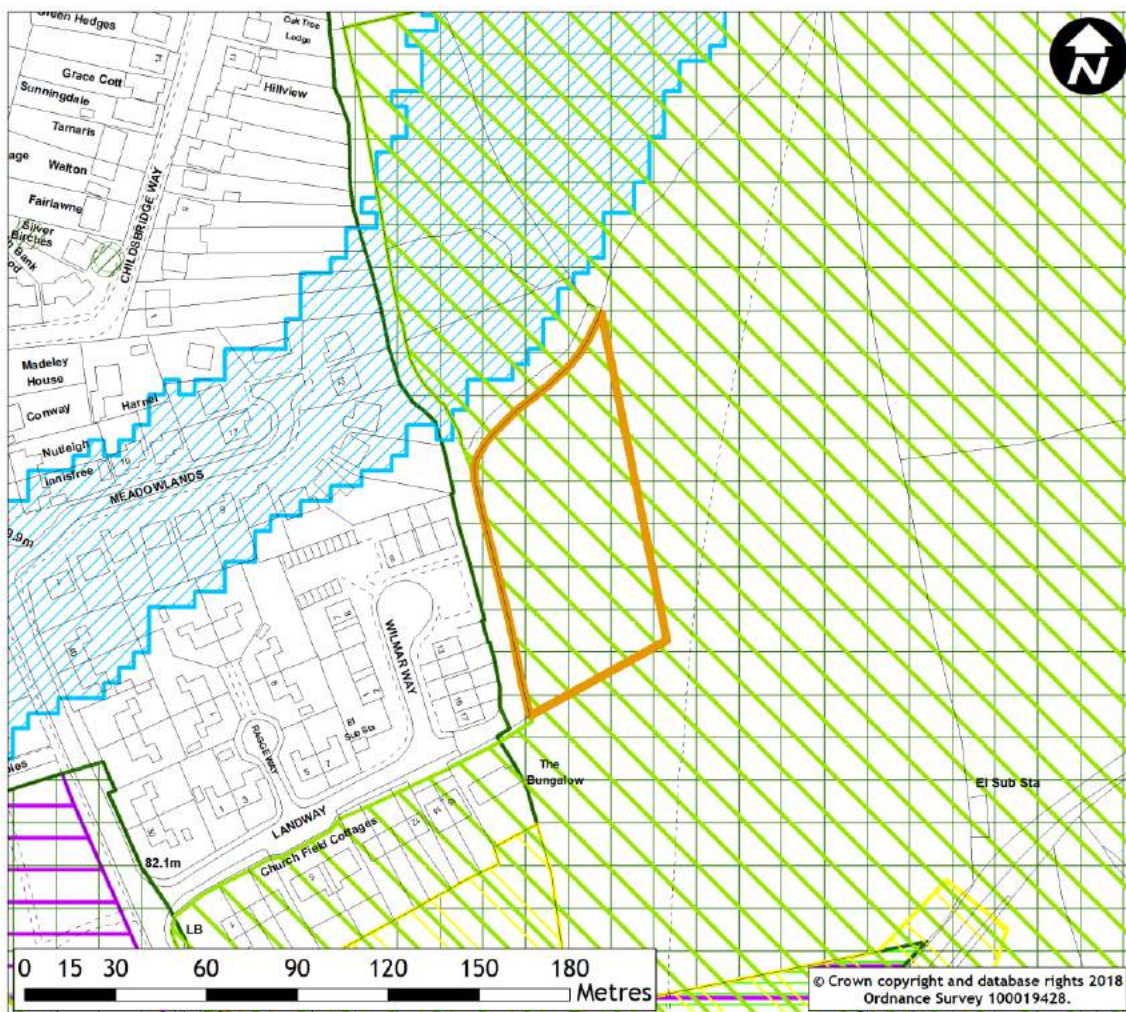
Site description:	The site comprises a parcel of grassland containing an area of amenity greenspace. Bounded by Church Road to the west, Glebe Road to the east and residential development to the south and north. The site slopes upwards from south to north and mature trees line the eastern boundary.		
Suitability:	The site is located adjacent to Sevenoaks Weald urban confines. A new access onto Church Road would be required. The site lies within the AONB but is considered to be well contained within the landscape. The site is identified in the Open Spaces Study as amenity greenspace which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the site is considered unsuitable for this type of development given the unacceptable loss of amenity greenspace.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

<b>Site ref:</b>	HO416	<b>Gross area (ha):</b>	1.43
<b>Site address:</b>	Land east of Bentleys Meadow and Mills Crescent, Seal, TN15 0DD	<b>Developable area (ha):</b>	1.43
<b>Ward:</b>	Seal & Weald	<b>Submitted for:</b>	30 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of agricultural land. The site is bounded by Seal to the west and is otherwise surrounded by agricultural fields separated with hedging.		
<b>Suitability:</b>	The site is set adjacent the urban confines of Seal. A new access onto Mills Crescent or Bentleys Meadow would be required for new development. The site lies partially within flood zone 2, therefore, a flood risk assessment would be required. The site adjacent the AONB to the south and east. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	42-57 residential units

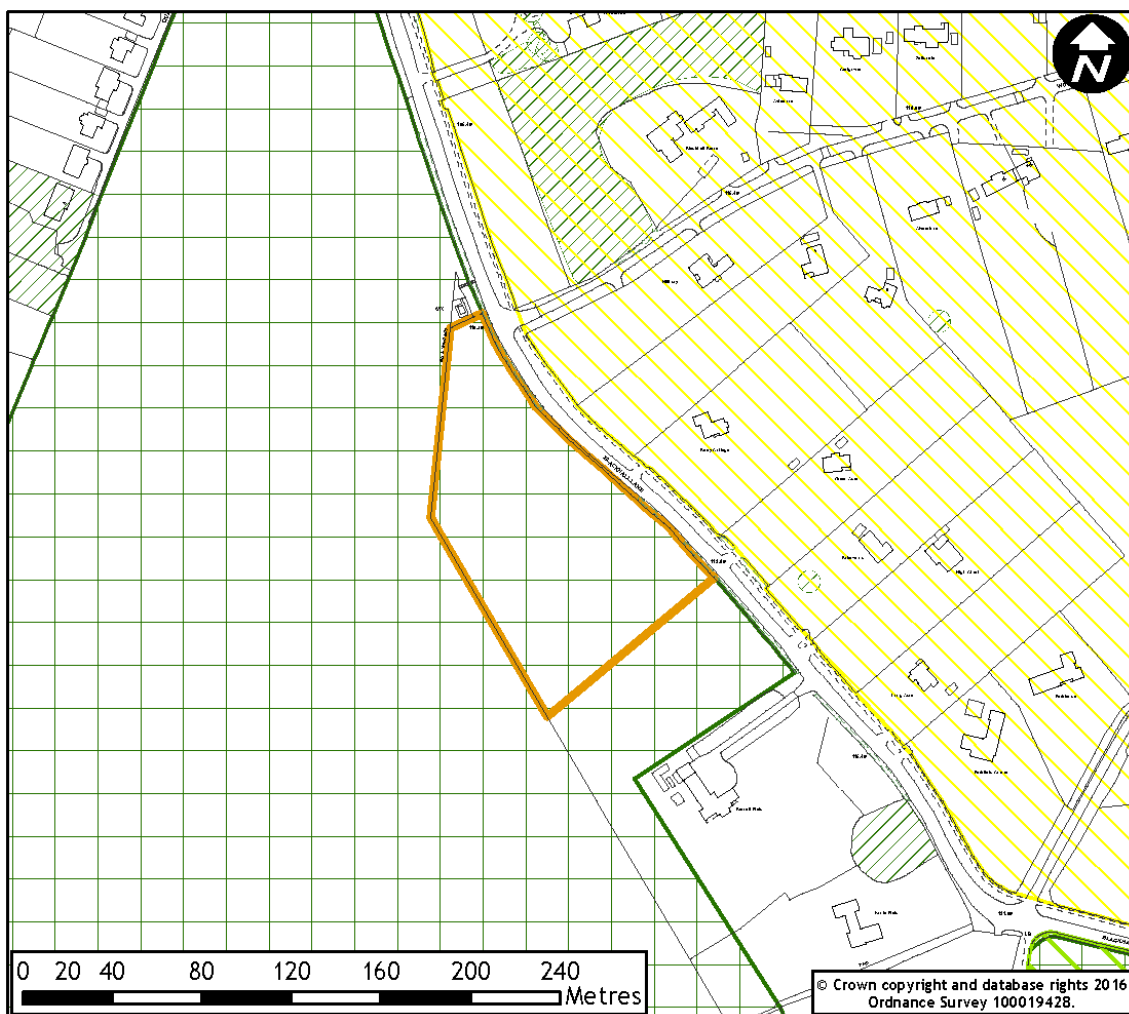
<b>Site ref:</b>	HO417	<b>Gross area (ha):</b>	0.49
<b>Site address:</b>	Land east of Wilmar Way, Seal, TN15 0DN	<b>Developable area (ha):</b>	0.49
<b>Ward:</b>	Seal & Weald	<b>Submitted for:</b>	12 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of agricultural land. The site is set adjacent a residential close to the west and otherwise surrounded by agricultural land.		
<b>Suitability:</b>	The site is set adjacent the urban confines of Seal. A new access onto Wilmar Way would be required for new development. The site lies within the AONB and adjacent to flood zone 2. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	14-19 residential units

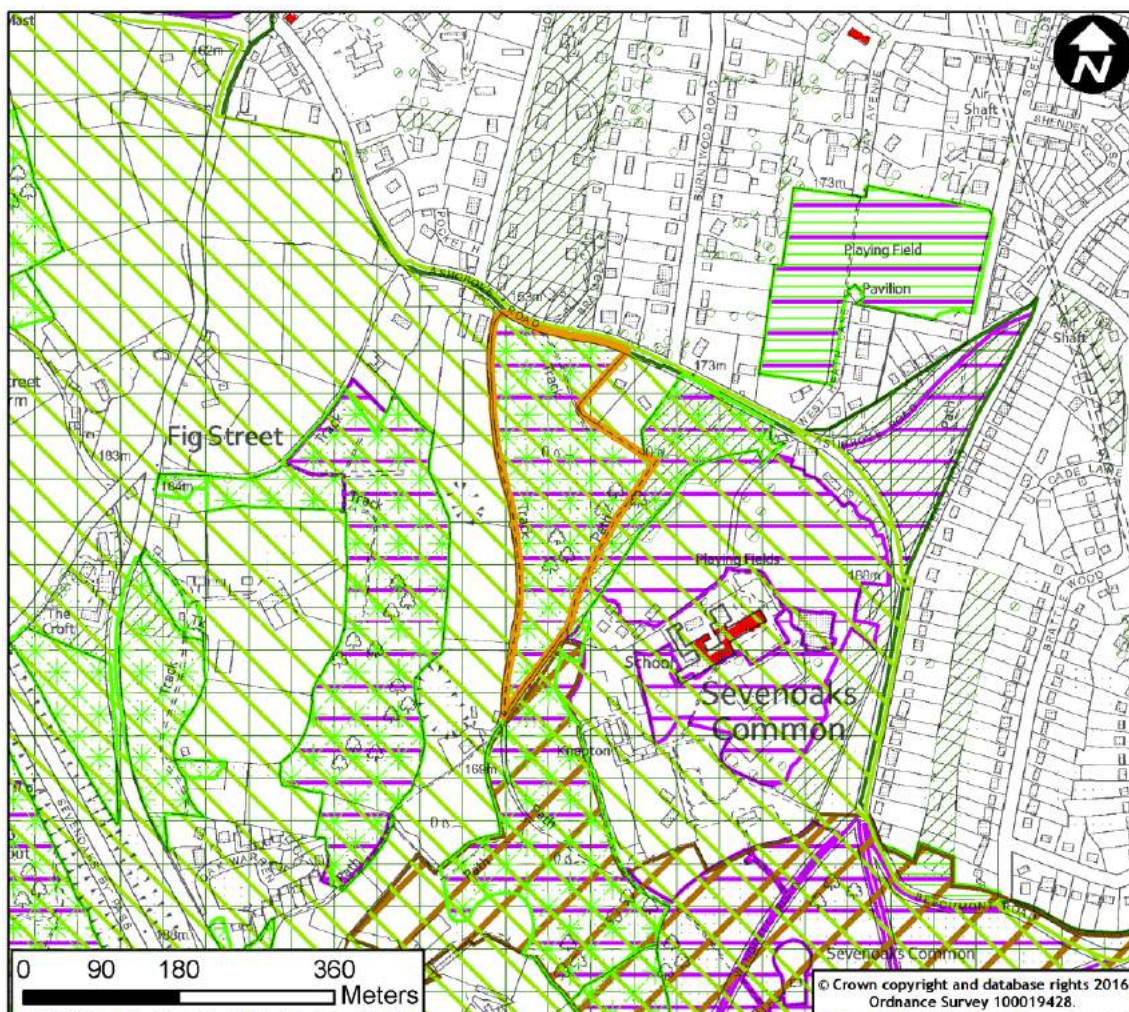


<b>Site ref:</b>	HO294	<b>Gross area (ha):</b>	1.08
<b>Site address:</b>	Land north of Barnett Field, Blackhall Lane, Sevenoaks	<b>Developable area (ha):</b>	1.08
<b>Ward:</b>	Seal & Weald	<b>Submitted for:</b>	10 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



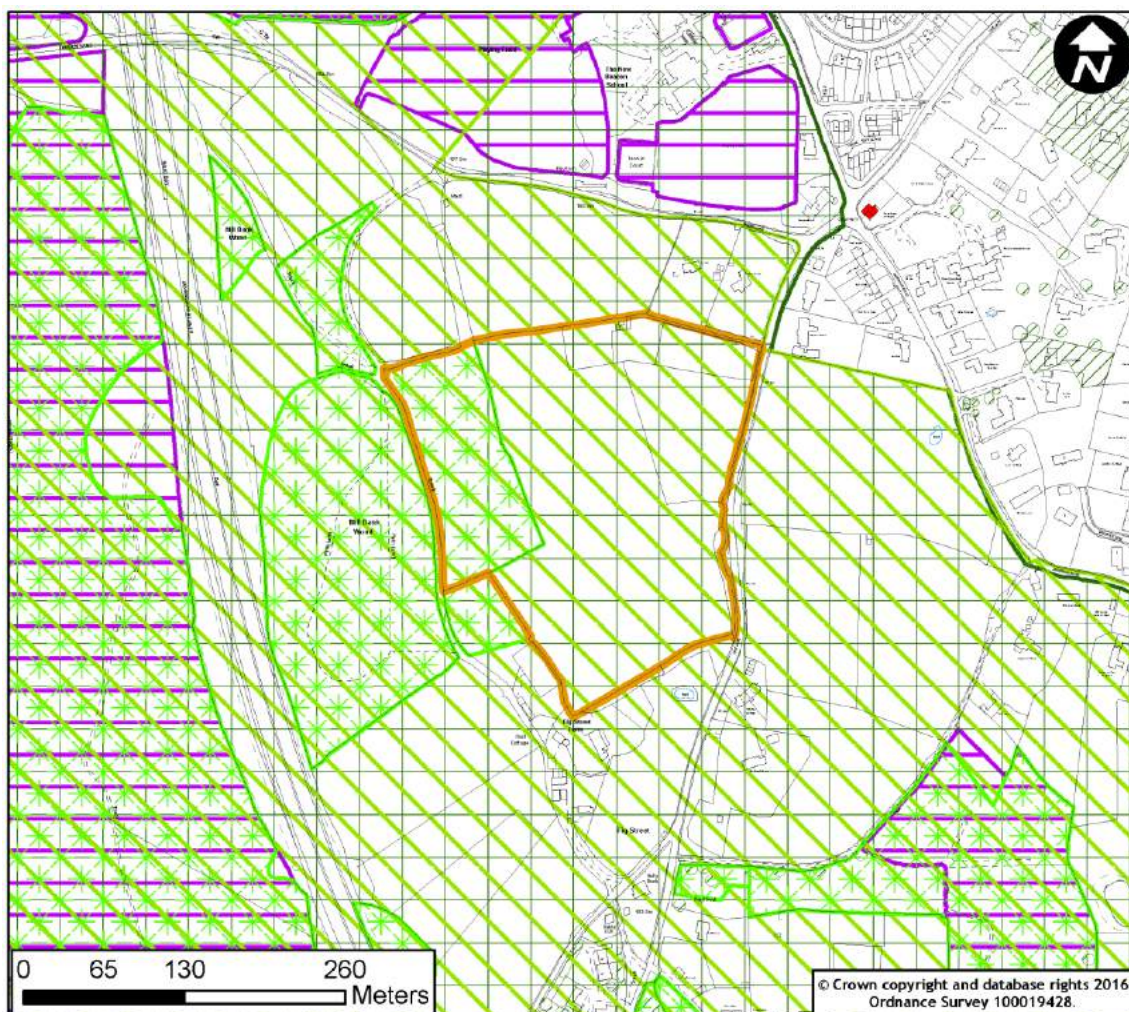
<b>Site description:</b>	The site comprises an undeveloped parcel of land containing a field used as a paddock. Bounded by Blackhall Lane to the north and east, residential garden to the south and an agricultural field to the west. Mature trees and hedges line the boundary with Blackhall Lane. The site is relatively flat and elevated above road level.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Blackhall Lane would be required, however this may be challenging given the difference in levels. The site lies close to the AONB boundary but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the adjacent conservation area. Overall the site is considered able to accommodate development, subject to securing an appropriate access, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	32-43 residential units

<b>Site ref:</b>	HO117	<b>Gross area (ha):</b>	4.37
<b>Site address:</b>	Land east of Ashgrove Farm, Ashgrove Road, Sevenoaks	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Sevenoaks Kippington	<b>Submitted for:</b>	6 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



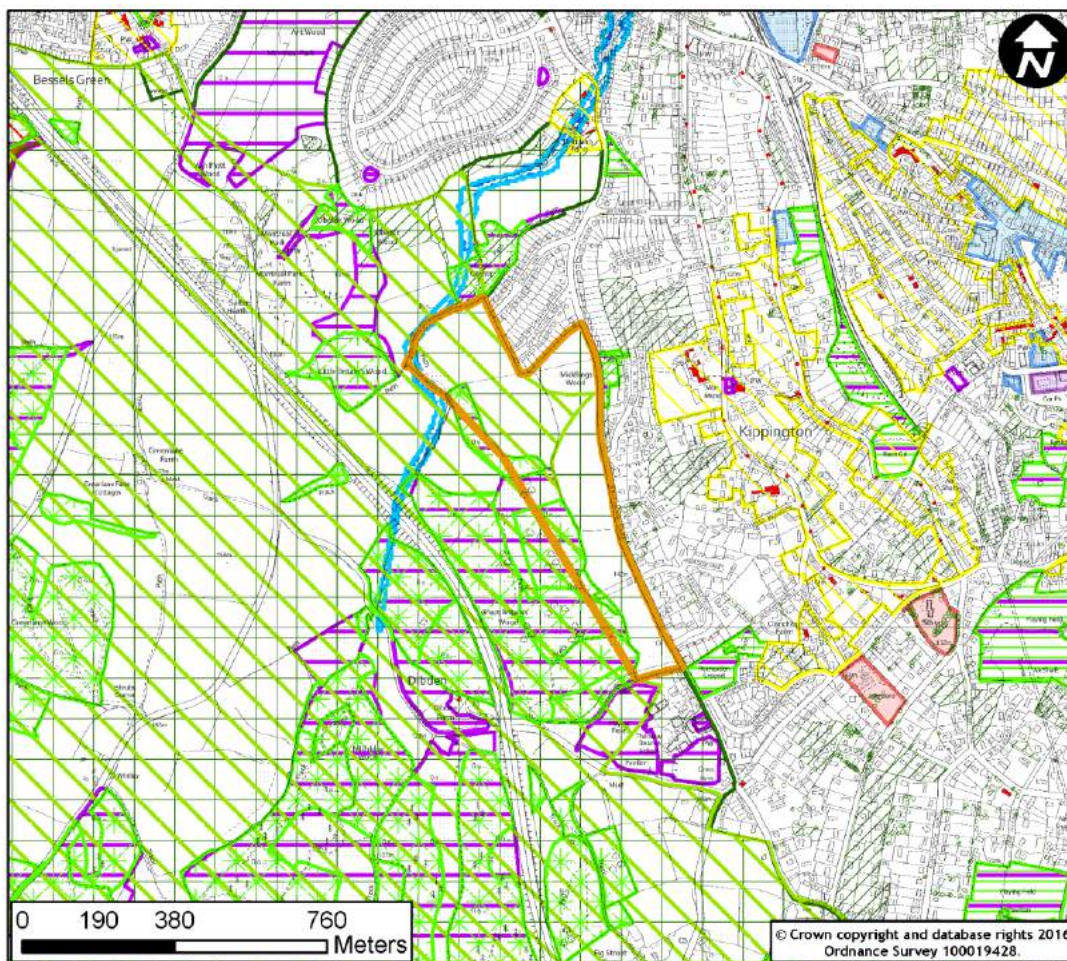
<b>Site description:</b>	The site comprises a large area of woodland. Bounded by Ashgrove Road to the north, school to the east, woodland to the south and open countryside to the west.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Ashgrove Road would be required. The site lies within the AONB and it is considered that development of this site would not conserve or enhance the AONB. The woodland is designated ancient woodland and provides an important habitat for wildlife and should be protected. Overall the site is considered unsuitable for development given the ecological value of the woodland and impact on the AONB.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO140	<b>Gross area (ha):</b>	6.44
<b>Site address:</b>	Land south of Five Wents, Oak Lane, Sevenoaks	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Sevenoaks Kippington	<b>Submitted for:</b>	64 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



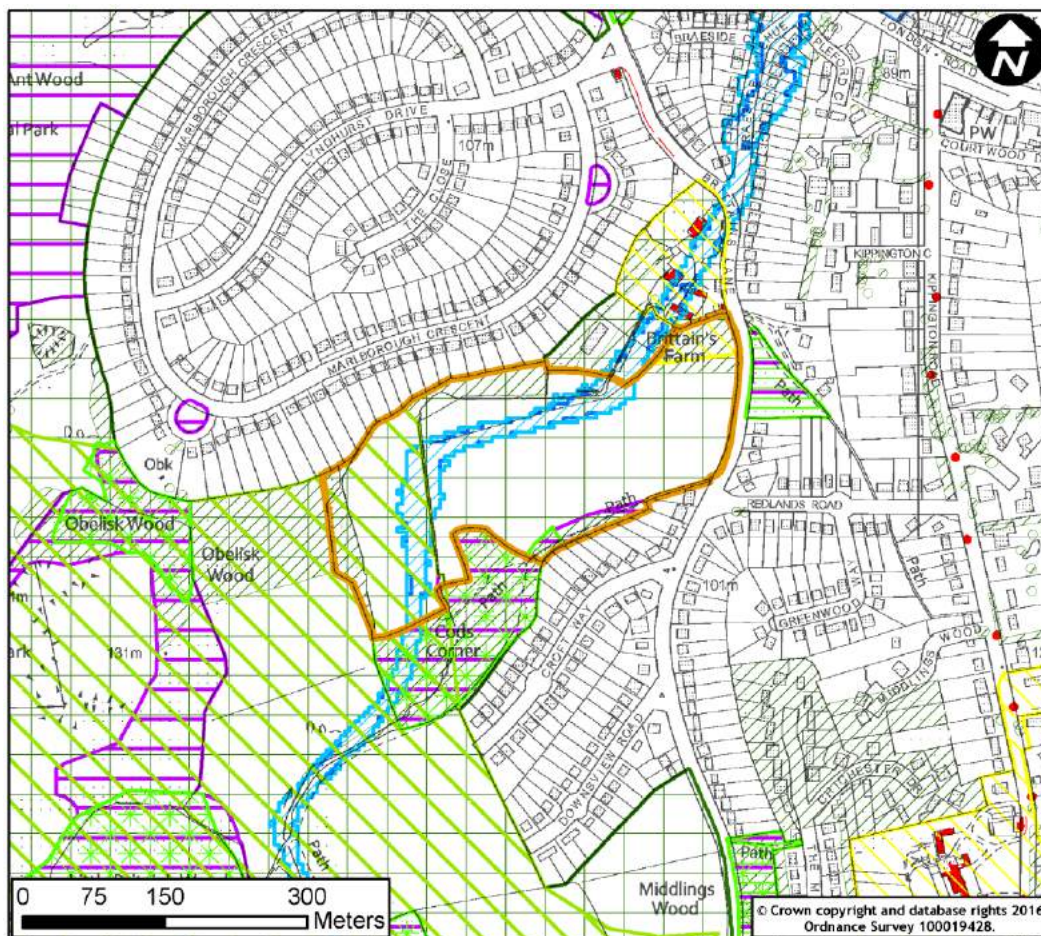
<b>Site description:</b>	The site comprises a parcel of land west of Oak Lane containing an agricultural field used for grazing and an area of woodland. Bounded by Oak Lane to the east, residential development and open countryside to the north, and woodland to the west and south. Established hedgerows line the eastern boundary of the site.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Oak Lane would be required however this is a narrow rural road and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units. The site lies within the AONB and it is considered that development of this site would not conserve or enhance the AONB. The site is not well-related to the existing settlement pattern. The presence of ancient woodland in the western part of the site would require protection and a suitable buffer. Overall the site is considered unsuitable for development given the impact on the AONB, the capacity of the highway network and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO120	<b>Gross area (ha):</b>	21.10
<b>Site address:</b>	Land west of Brittain's Lane, Sevenoaks	<b>Developable area (ha):</b>	4.40
<b>Ward:</b>	Sevenoaks Kippington / Dunton Green & Riverhead	<b>Submitted for:</b>	275 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



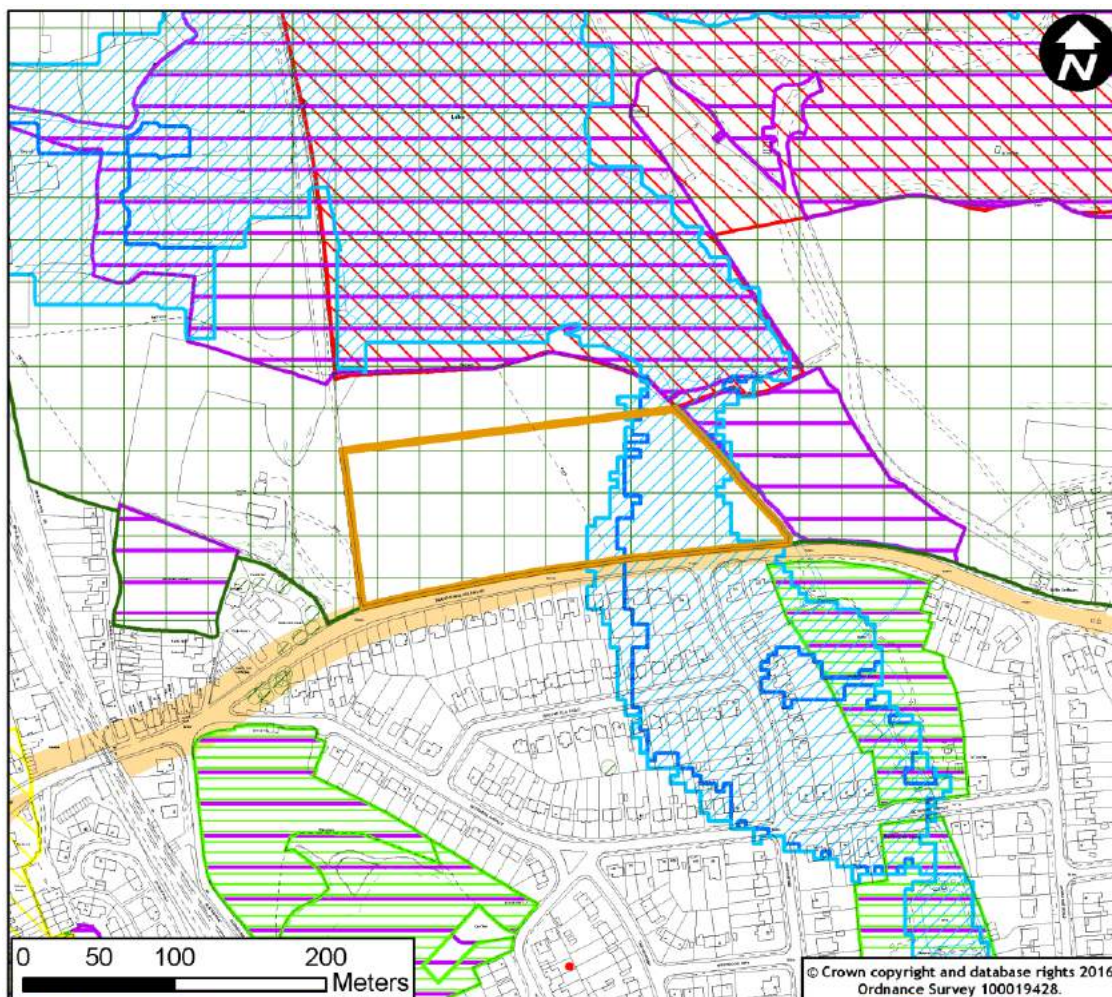
<b>Site description:</b>	The site comprises a large parcel of land west of Brittain's Lane containing a number of agricultural fields used for arable crop production, and a single residential dwelling. Bounded by Brittain's Lane and residential development to the east, residential development to the north and south, and woodland to the west. The site slopes gently upwards from south to north and enjoys a significant amount of road frontage.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Brittain's Lane, Downsview Road or Croft Way would be required as well as an additional access to serve more than 50 units. The northern part of the site lies within the AONB but is considered to be well contained within the landscape. Ancient woodland encroaches onto the western boundary of the site and this area would require protection and a suitable buffer. Overall the northern tip of the site accessed from Downsview Road or Croft Way is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	132-176 residential units

<b>Site ref:</b>	HO177	<b>Gross area (ha):</b>	7.72
<b>Site address:</b>	Land south of Brittain's Farm, Brittain's Lane, Sevenoaks	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Sevenoaks Kippington / Dunton Green & Riverhead	<b>Submitted for:</b>	110 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



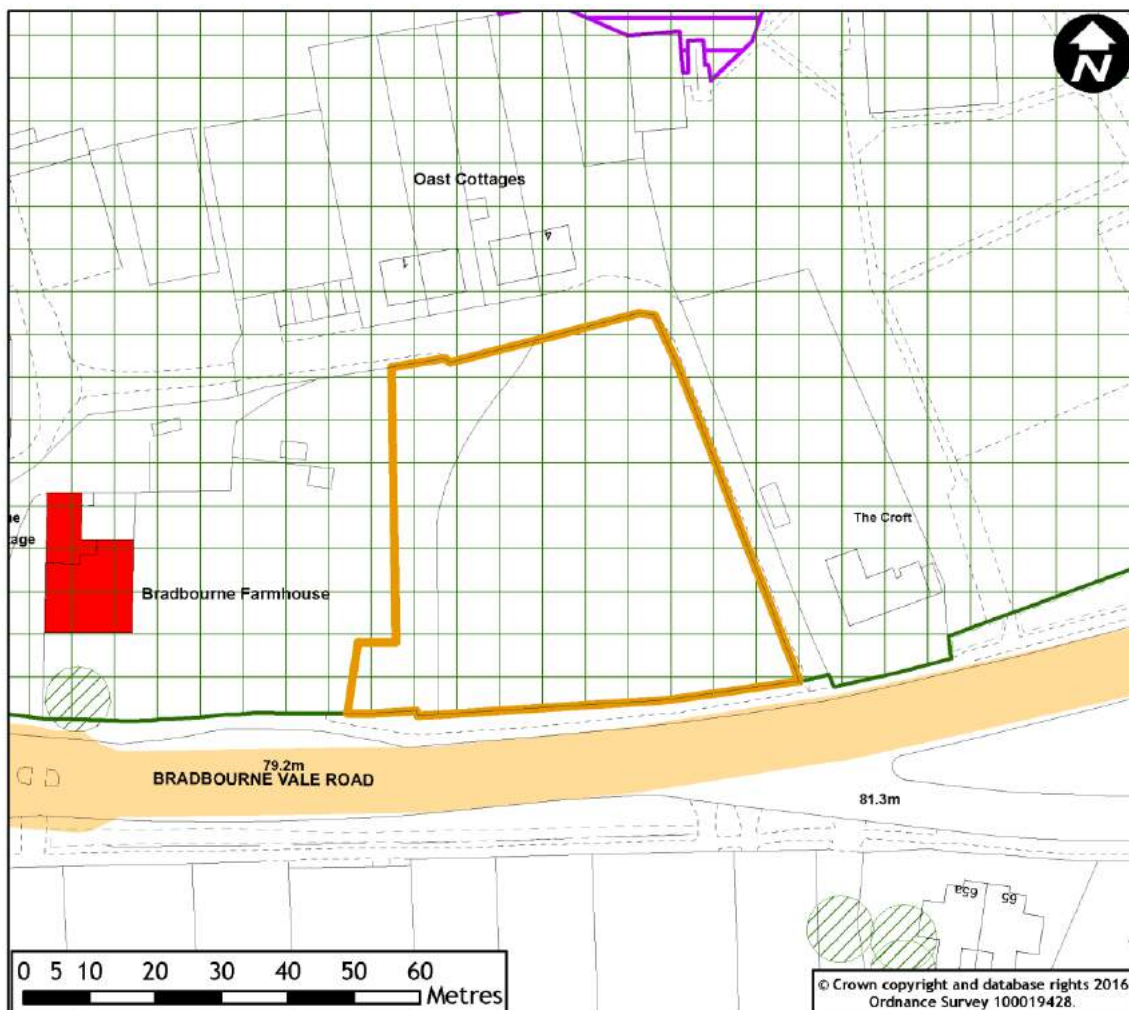
<b>Site description:</b>	The site comprises a parcel of land west of Brittain's Lane containing an agricultural field and a small wooden barn/shed. Bounded by Brittain's Lane and residential development to the east, residential development to the north and south, and open countryside to the west. The topography of the site undulates and mature trees and hedges line the boundaries.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Brittain's Lane would be required as well as an additional access to serve more than 50 units. The western part of the site lies within the AONB but is considered to be well contained within the landscape. Ancient woodland lies adjacent to the southern boundary of the site and this area would require protection and a suitable buffer. A small part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The northern tip of the site lies within the conservation area and concerns are raised over any impact a development would have here, and on the adjacent listed buildings. Overall the site is considered unsuitable for development given the above constraints and impact on the character of the area.		
<b>Availability:</b>	The site has been submitted by a developer and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO203	<b>Gross area (ha):</b>	2.46
<b>Site address:</b>	Land west of the allotments, Bradbourne Vale Road, Sevenoaks	<b>Developable area (ha):</b>	1.55
<b>Ward:</b>	Sevenoaks Northern	<b>Submitted for:</b>	60 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



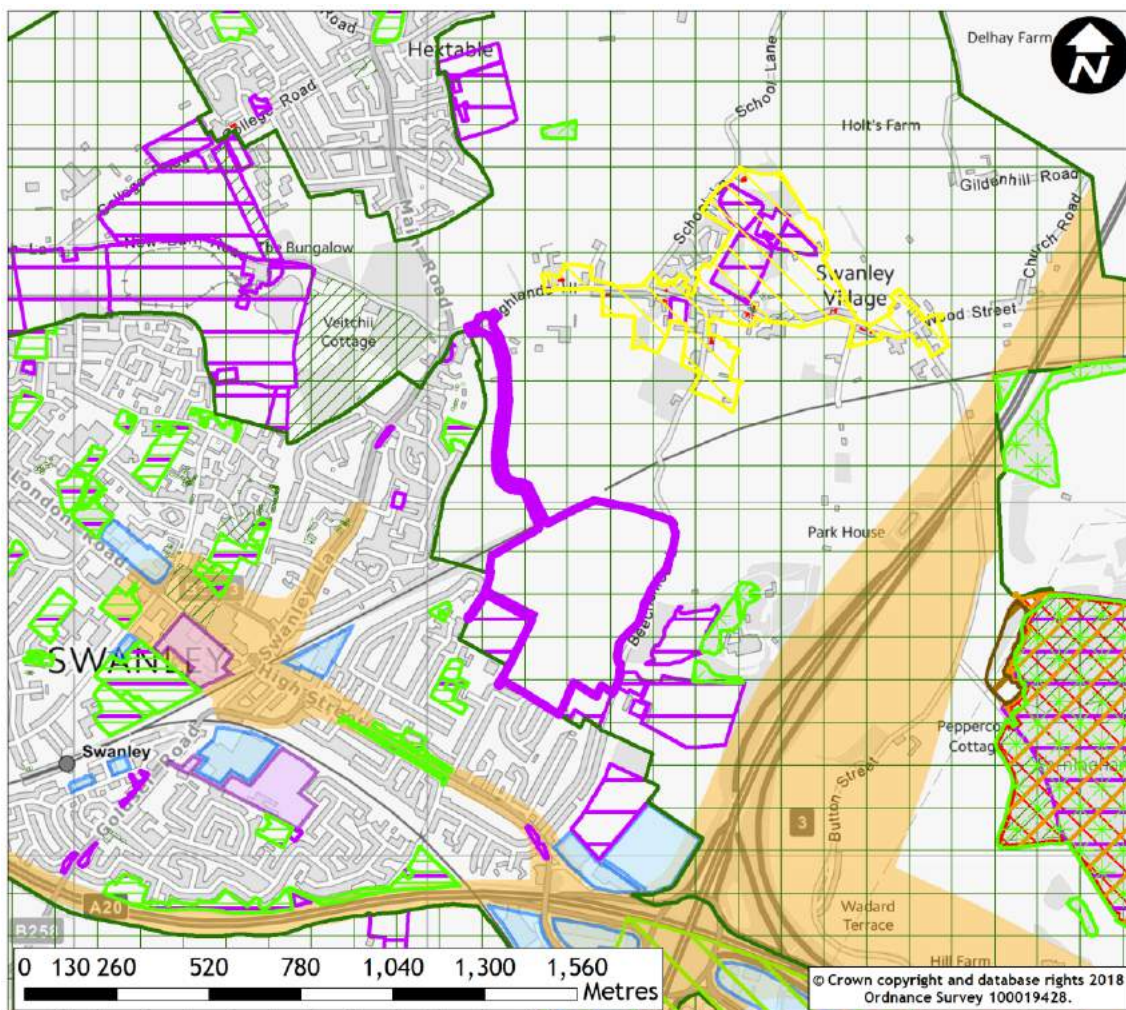
<b>Site description:</b>	The site comprises a parcel of land north of Bradbourne Vale Road forming part of an agricultural field used for grazing. Bounded by Bradbourne Vale Road and residential development to the south, allotments to the east, residential development to the west and Sevenoaks Wildfowl Reserve to the north. The site is very flat and established hedgerows line the southern boundary.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Bradbourne Vale Road would be required. Part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The site lies adjacent to a SSSI which provides an important habitat for wildlife. Any development proposal would be subject to the satisfaction of Natural England. Overall the western portion of the site is considered able to accommodate development, subject to there being no impact on the SSSI, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	46-62 residential units

<b>Site ref:</b>	HO259	<b>Gross area (ha):</b>	0.29
<b>Site address:</b>	Land west of The Croft, Bradbourne Vale Road, Sevenoaks	<b>Developable area (ha):</b>	0.29
<b>Ward:</b>	Sevenoaks Northern	<b>Submitted for:</b>	4 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land north of Bradbourne Vale Road containing scrubland. Bounded by Bradbourne Vale Road to the south, and residential development to the north, east and west. The site is flat and mature trees line the boundaries.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Bradbourne Vale Road would be required. Concerns are raised over any impact a development would have on the setting of the adjacent listed building. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	8-11 residential units

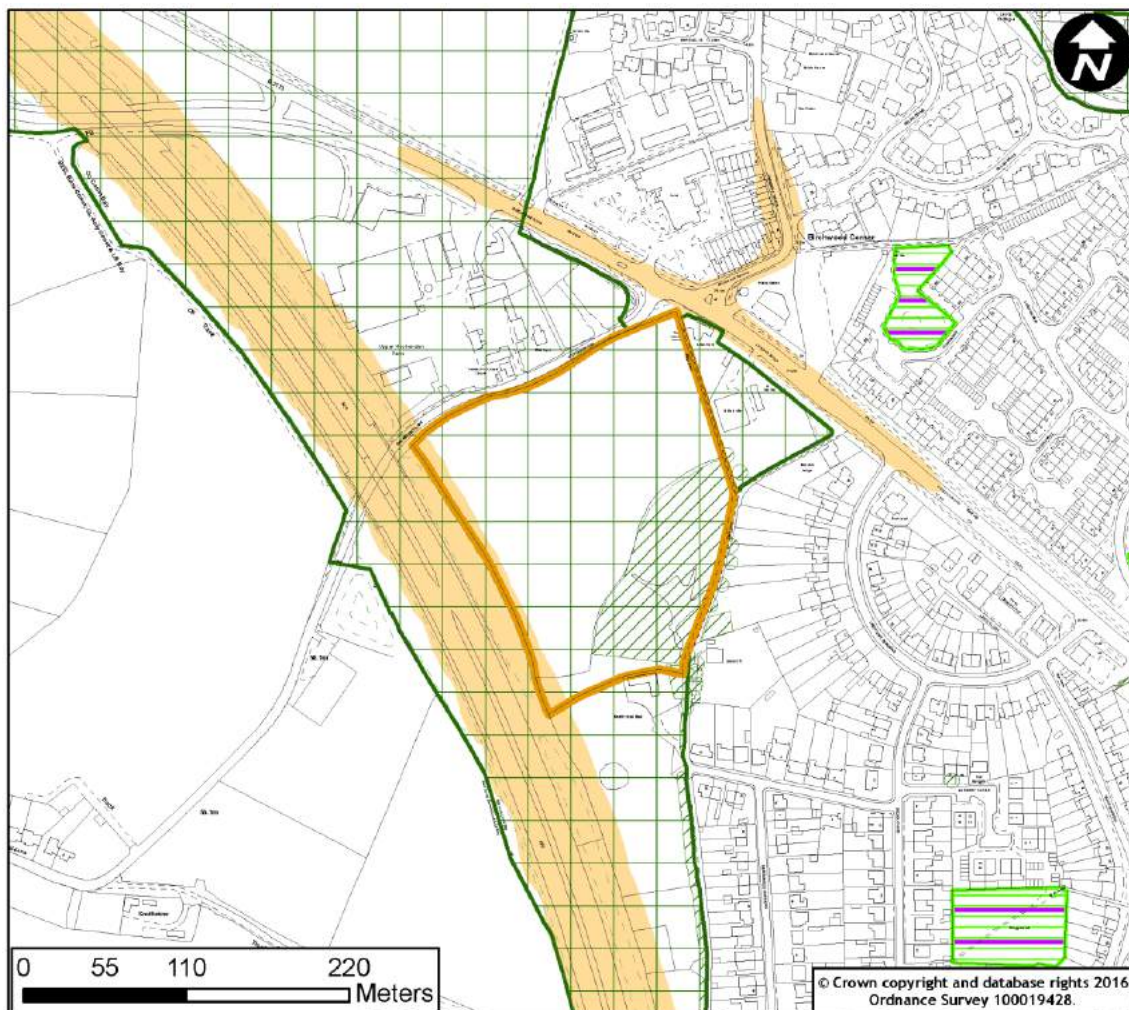
<b>Site ref:</b>	HO188 / MX54	<b>Gross area (ha):</b>	19.77
<b>Site address:</b>	Land between Beechenlea Lane and the railway line, Swanley	<b>Developable area (ha):</b>	19.77
<b>Ward:</b>	Swanley Christchurch & Swanley Village	<b>Submitted for:</b>	400 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a large parcel of land containing an agricultural field used for arable crop production and a small area of grassland. Bounded by Beechenlea Lane to the east, residential development to the south, and railway line and open countryside to the west and north. The site slopes gently downwards from south to north. The site area has changed and a new access is proposed from Highlands Hill to the north running down to the site.		
<b>Suitability:</b>	The site is located adjacent to Swanley urban confines. Access has been proposed from Highlands Hill over the railway to the site which would not be acceptable and is the only access. An additional access would be required to serve more than 50 units. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable and developable	<b>Approximate yield:</b>	593-790 residential units

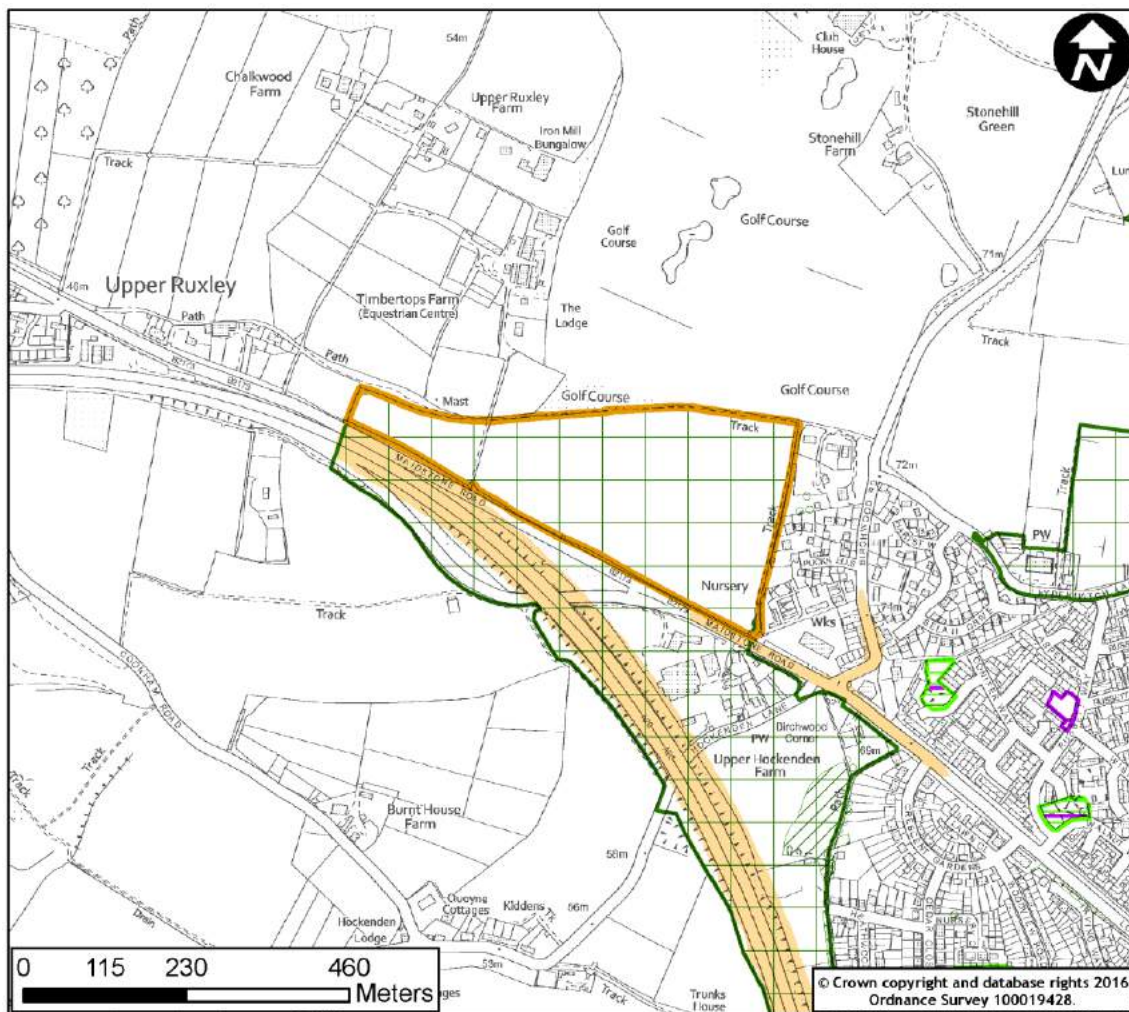


<b>Site ref:</b>	HO88	<b>Gross area (ha):</b>	3.48
<b>Site address:</b>	Land south of Hockenden Lane, Swanley	<b>Developable area (ha):</b>	1.85
<b>Ward:</b>	Swanley St Mary's	<b>Submitted for:</b>	169 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



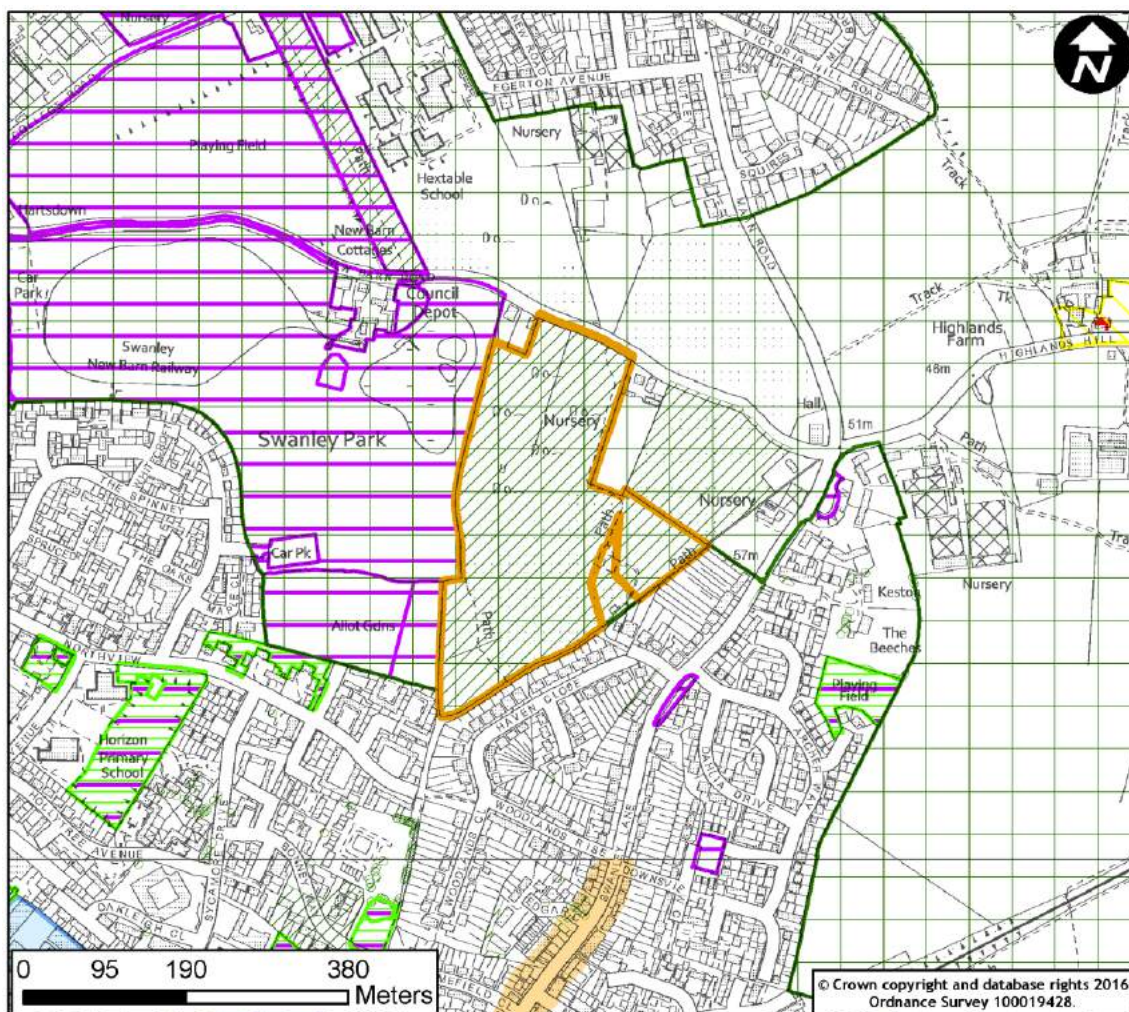
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for arable crop production, and area of woodland to the south. Bounded by Hockenden Lane to the north, A20 to the west, residential development to the east, and woodland to the south. Mature trees line the boundary with the A20.		
<b>Suitability:</b>	The site is located adjacent to Swanley urban confines. A new access onto Hockenden Lane would be required as well as an additional access to serve more than 50 units. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the northern half of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	55-74 residential units

<b>Site ref:</b>	H089	<b>Gross area (ha):</b>	10.64
<b>Site address:</b>	Land north of Maidstone Road, Swanley	<b>Developable area (ha):</b>	4.70
<b>Ward:</b>	Swanley White Oak	<b>Submitted for:</b>	117 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



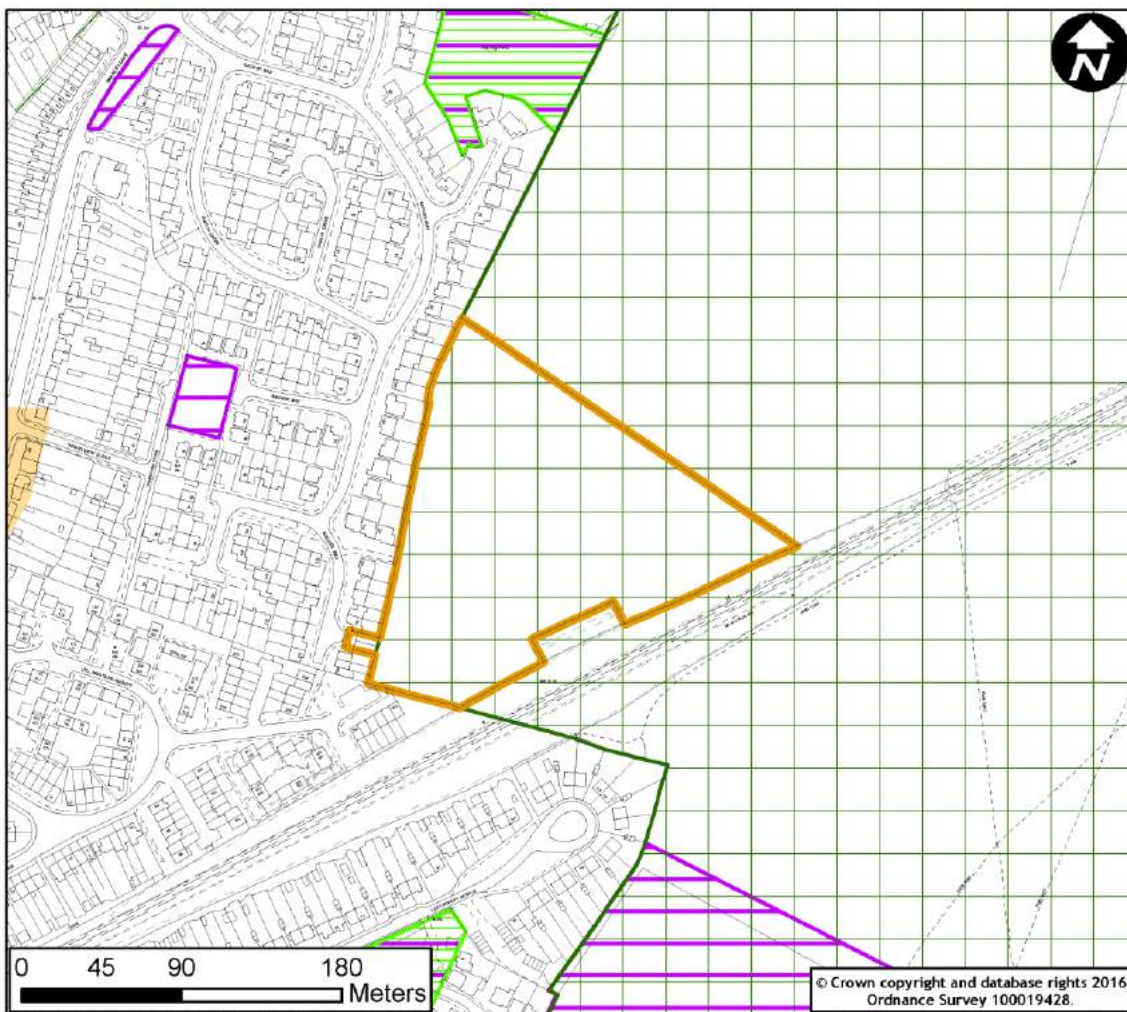
<b>Site description:</b>	The site comprises a large parcel of land containing an agricultural field and small area of scrubland in the south eastern corner. Bounded by Maidstone Road to the south, residential development to the east, golf course to the north and open countryside to the west. The site slopes gently upwards from south to north.		
<b>Suitability:</b>	The site is located adjacent to Swanley urban confines. A new access onto Maidstone Road would be required as well as an additional access to serve more than 50 units. Overall the eastern half of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	141-188 residential units

<b>Site ref:</b>	HO141	<b>Gross area (ha):</b>	7.59
<b>Site address:</b>	Land east of Swanley Park, New Barn Road, Swanley	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Swanley White Oak	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



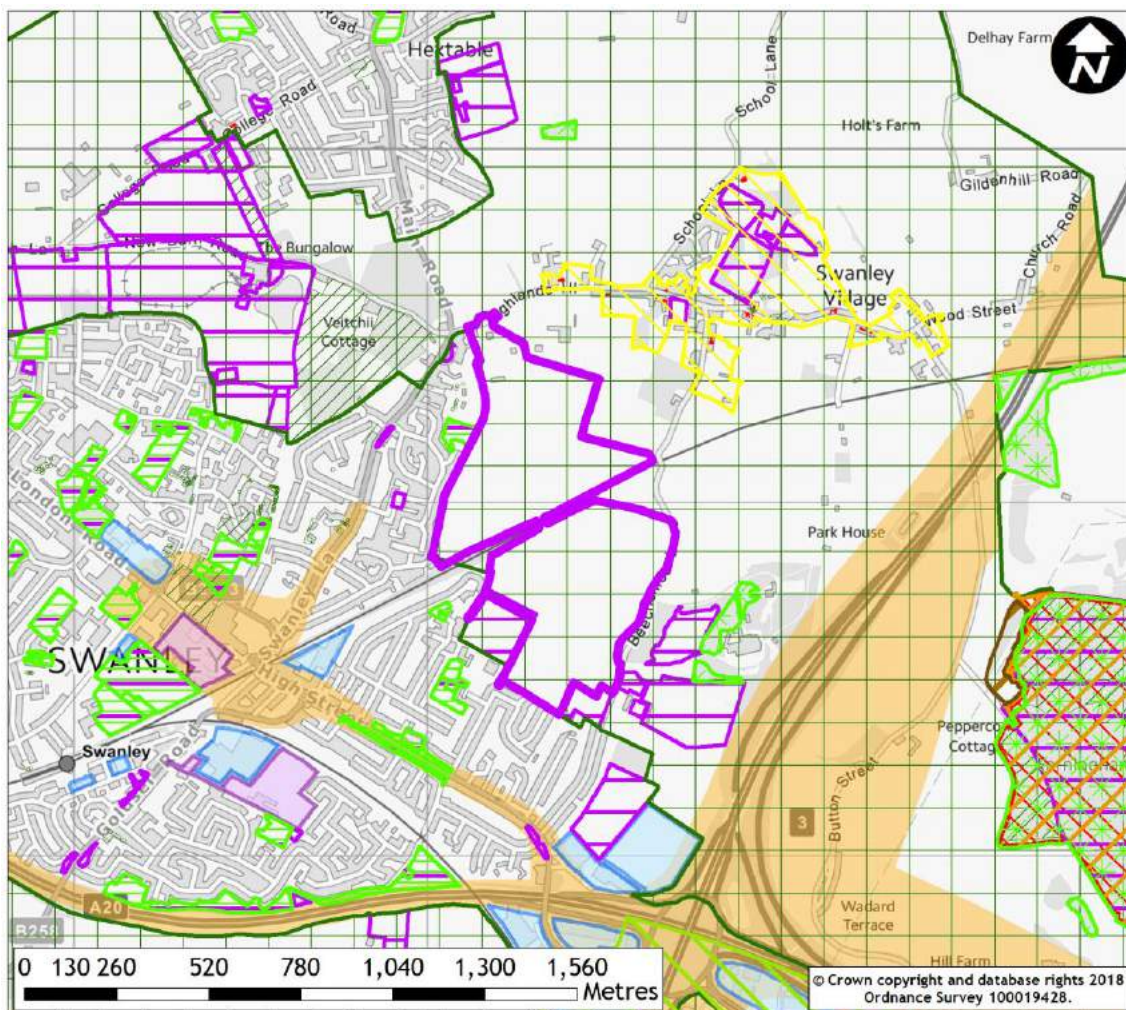
<b>Site description:</b>	The site comprises a large area of woodland. Bounded by New Barn Road to the north, residential development to the east and south, and Swanley Park to the west.		
<b>Suitability:</b>	The site is located adjacent to Swanley urban confines. A new access onto New Barn Road would be required however this is a narrow rural lane and not considered suitable for this scale of development. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. It is also considered that development of this site would risk Swanley and Hextable merging. Overall the site is considered unsuitable for development given the ecological value of the woodland.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	HO213	<b>Gross area (ha):</b>	2.61
<b>Site address:</b>	Land east of Lullingstone Avenue, Swanley	<b>Developable area (ha):</b>	2.61
<b>Ward:</b>	Swanley White Oak	<b>Submitted for:</b>	93 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



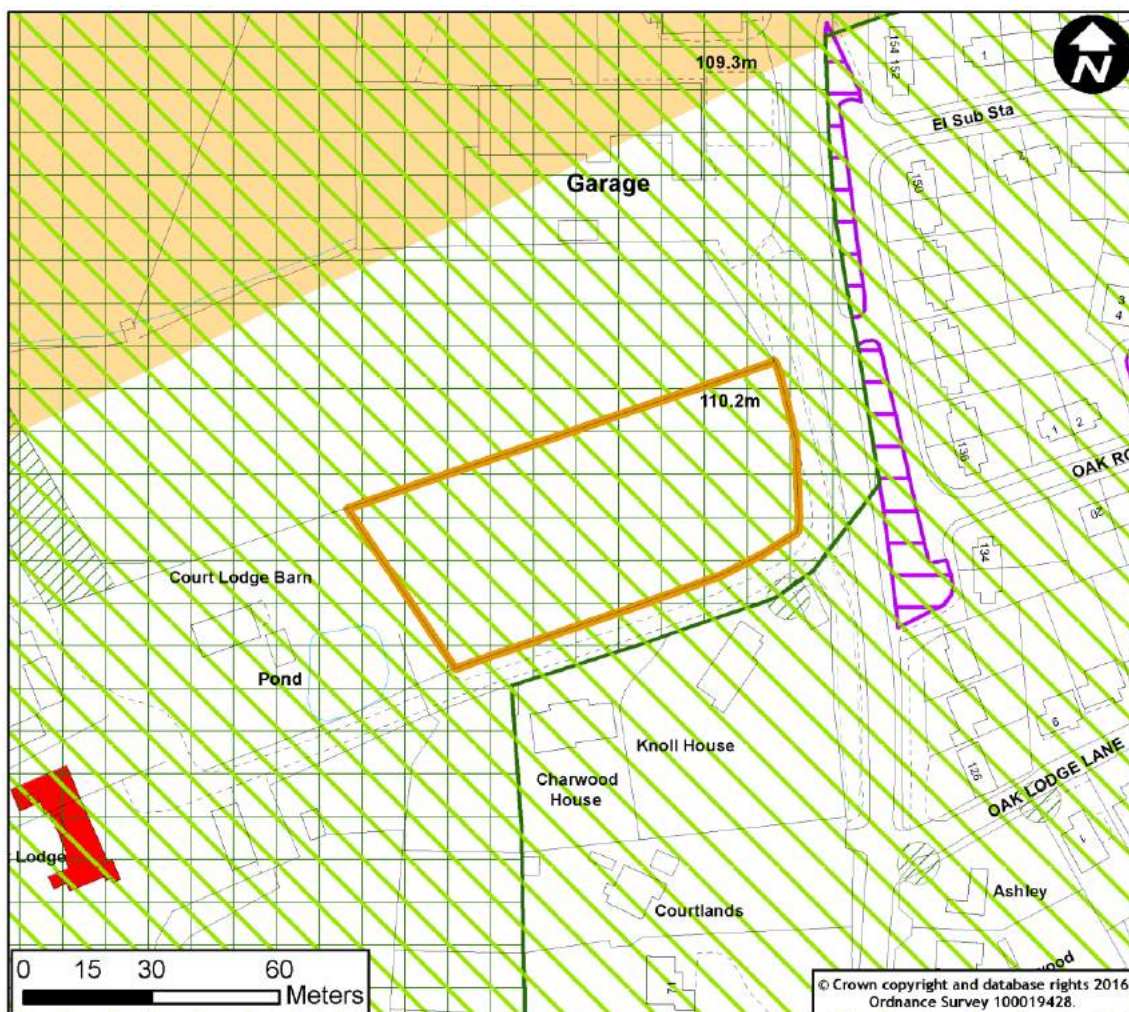
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by Archer Way to the west, railway line to the south, and open countryside to the north and east. Mature trees line the boundary with the railway line.		
<b>Suitability:</b>	The site is located adjacent to Swanley urban confines. A new access onto Archer Way would be required as well as an additional access to serve more than 50 units. The site represents a natural extension to the settlement. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	78-104 residential units

<b>Site ref:</b>	H084	<b>Gross area (ha):</b>	17.45
<b>Site address:</b>	Land between Archer Way and the railway line, Swanley	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Swanley White Oak / Swanley Christchurch & Swanley Village	<b>Submitted for:</b>	359 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



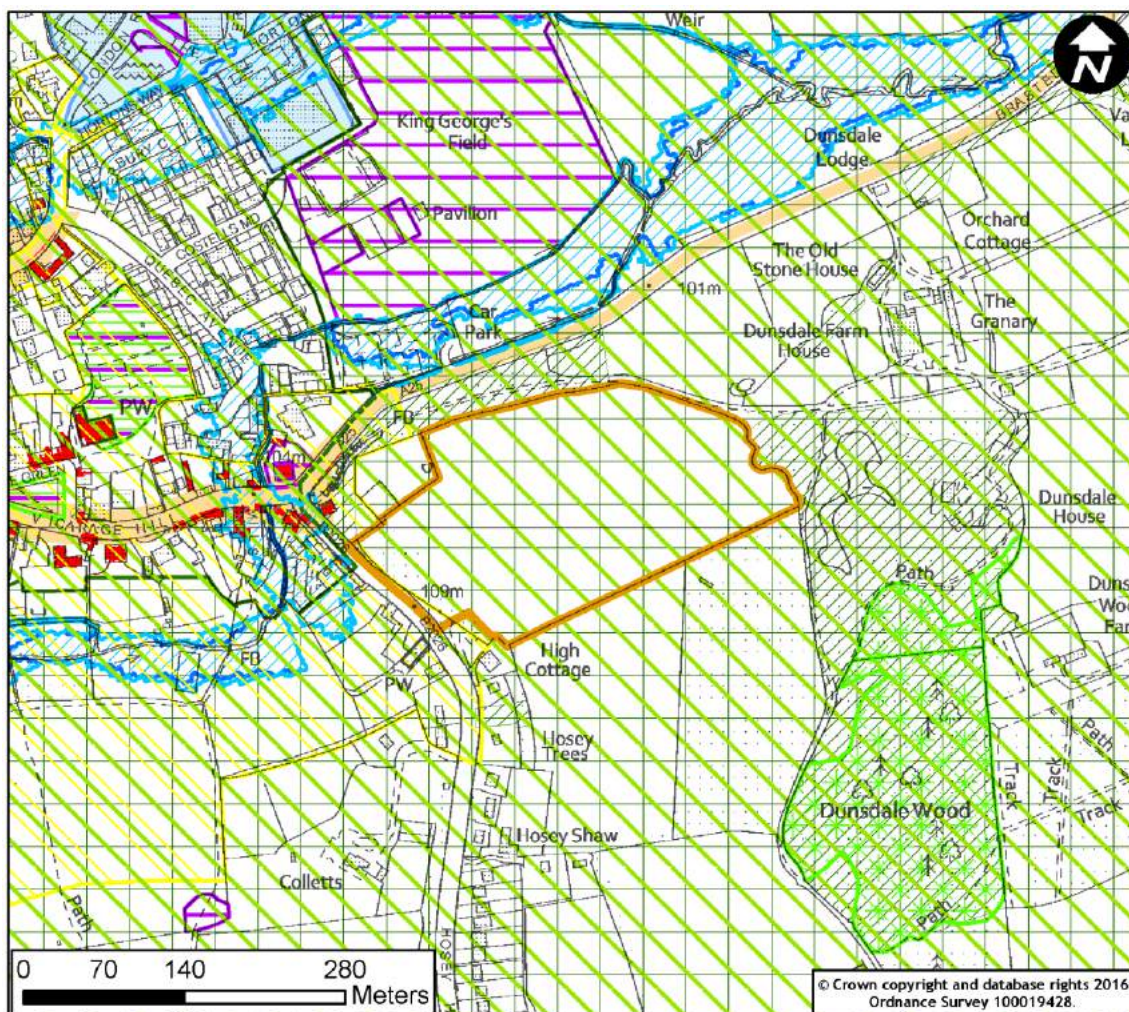
<b>Site description:</b>	The site comprises a large parcel of land containing an agricultural field used for arable crop production. Bounded by Archer Way to the west, railway line to the south, Beechenlea Lane to the east, and open countryside to the north. Mature trees line the boundary with the railway line. The site area has changed to include land south of the railway line.		
<b>Suitability:</b>	The site is located adjacent to Swanley urban confines. A new access onto Beechenlea Lane would be required as well as an additional access to serve more than 50 units. It is considered that development of this site would encroach heavily into the open countryside and risk Swanley and Swanley Village merging, causing an unacceptable impact on the character of Swanley Village. Overall the site is considered unsuitable for development given the encroachment into the countryside and risk of settlements merging.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	H036	<b>Gross area (ha):</b>	0.42
<b>Site address:</b>	Land east of Court Lodge Barn, London Road, Westerham	<b>Developable area (ha):</b>	0.42
<b>Ward:</b>	Westerham & Crockham Hill	<b>Submitted for:</b>	6 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



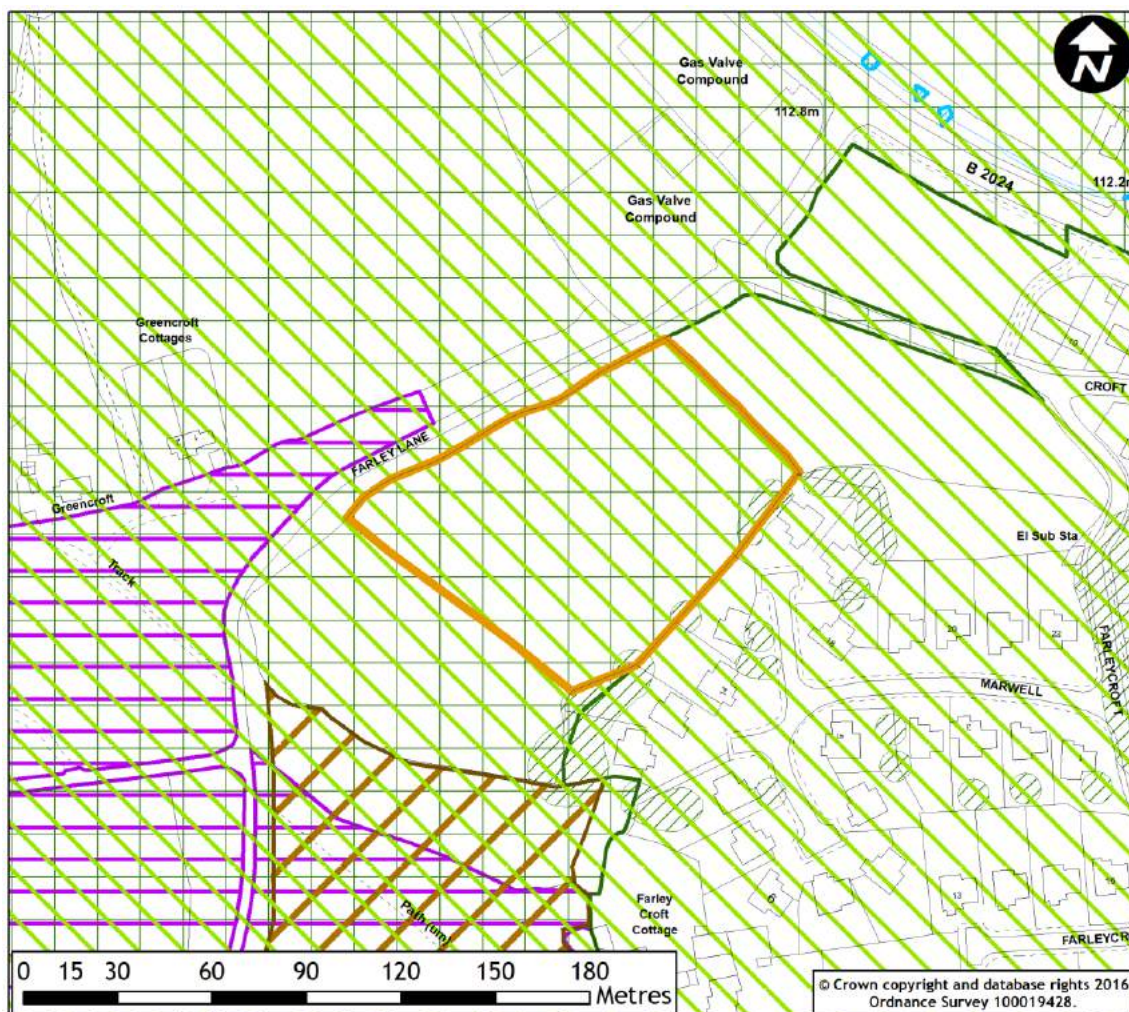
<b>Site description:</b>	The site comprises a parcel of land containing a paddock used for grazing horses. Bounded by London Road to the east, residential development to the south and west, and Westerham Garage to the north. Mature trees line the southern boundary of the site.		
<b>Suitability:</b>	The site is located adjacent to Westerham urban confines. A new access onto London Road would be required. The site lies within the AONB but is considered to be well contained within the landscape. Given the small scale nature of the site and its close proximity to existing residential units there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	12-16 residential units

<b>Site ref:</b>	HO37 / MX3	<b>Gross area (ha):</b>	5.30
<b>Site address:</b>	Land east of Hosey Hill, Westerham	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Westerham & Crockham Hill	<b>Submitted for:</b>	50 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by Hosey Hill to the west, the A25 to the north, woodland to the east and open countryside to the south. Mature trees line the boundaries of the site which is elevated above road level.		
<b>Suitability:</b>	The site is located adjacent to Westerham urban confines. A new access onto Hosey Hill would be required. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the adjacent conservation area and listed buildings, including the Grade I listed Quebec House. Overall the site is considered unsuitable for development given its prominent and elevated position and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

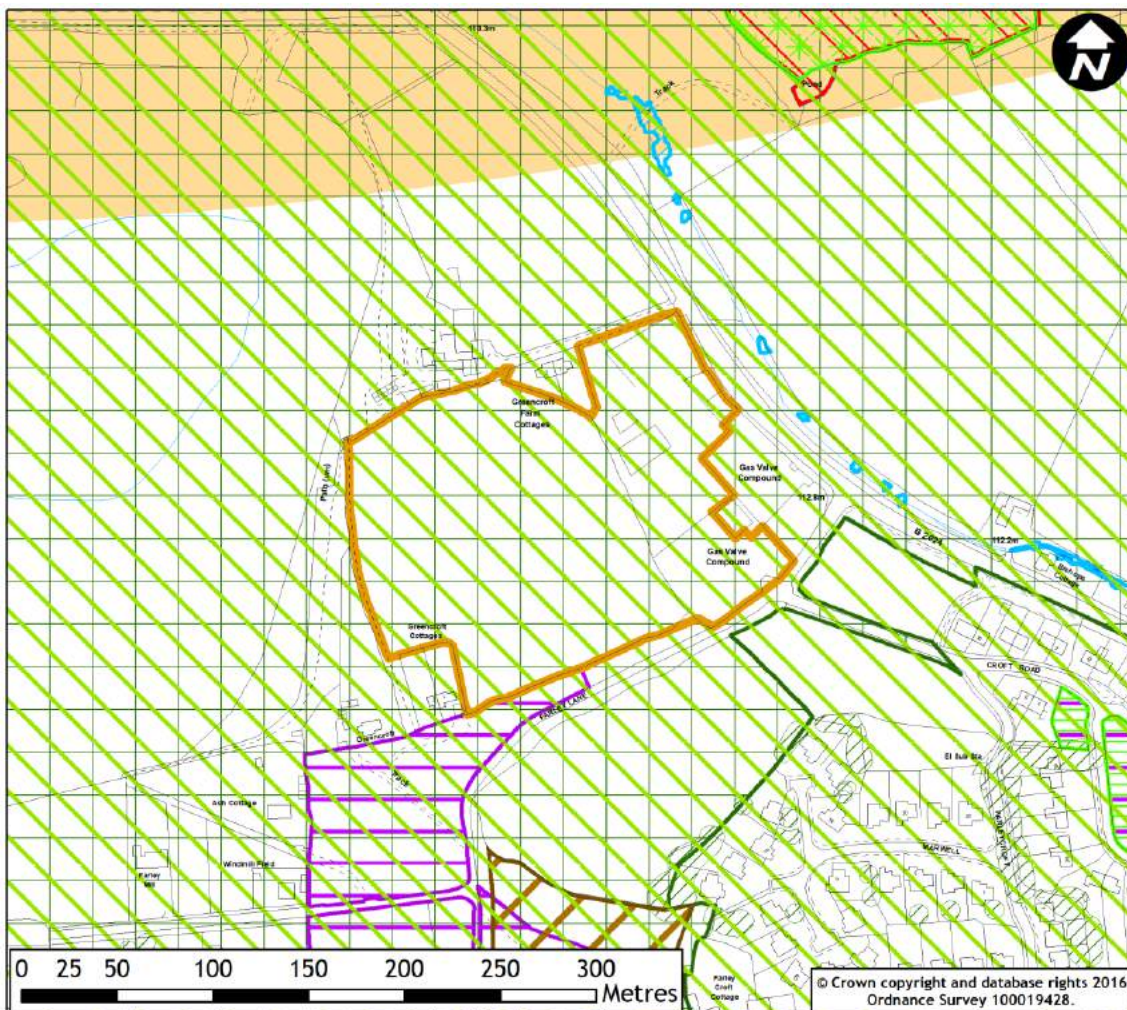
<b>Site ref:</b>	HO371	<b>Gross area (ha):</b>	0.85
<b>Site address:</b>	Land south of Farley Lane, Westerham	<b>Developable area (ha):</b>	0.85
<b>Ward:</b>	Westerham & Crockham Hill	<b>Submitted for:</b>	17 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a parcel of land containing part of an agricultural field. Bounded by Farley Lane to the north and west, residential development to the east and woodland to the south. Mature trees line the boundaries of the site.		
<b>Suitability:</b>	The site is located adjacent to Westerham urban confines. A new access onto Farley Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the site is considered able to accommodate development as part of a wider development scheme incorporating sites HO372, HO373, HO374 and EM17. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	25-34 residential units

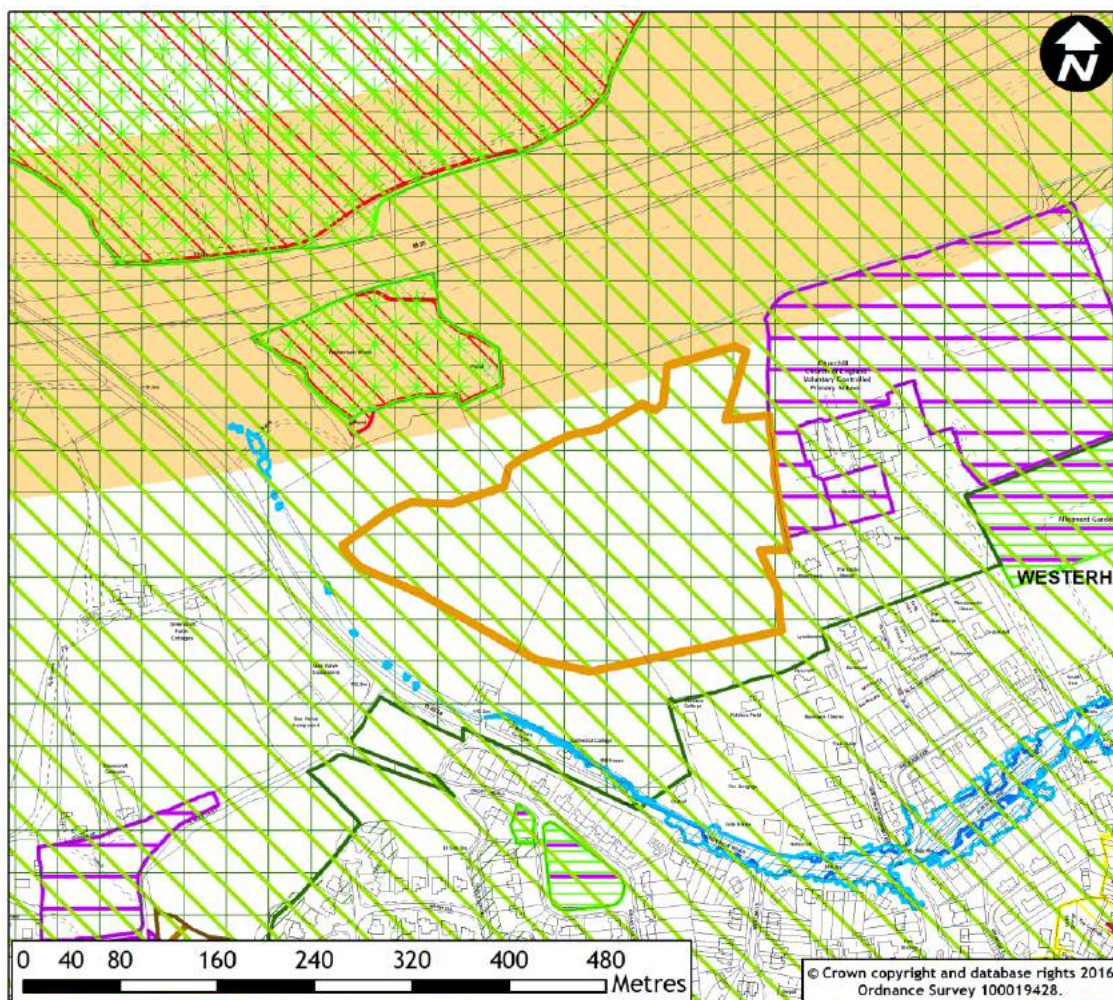


<b>Site ref:</b>	H0372	<b>Gross area (ha):</b>	2.91
<b>Site address:</b>	Land north of Farley Lane, Westerham	<b>Developable area (ha):</b>	2.91
<b>Ward:</b>	Westerham & Crockham Hill	<b>Submitted for:</b>	75 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



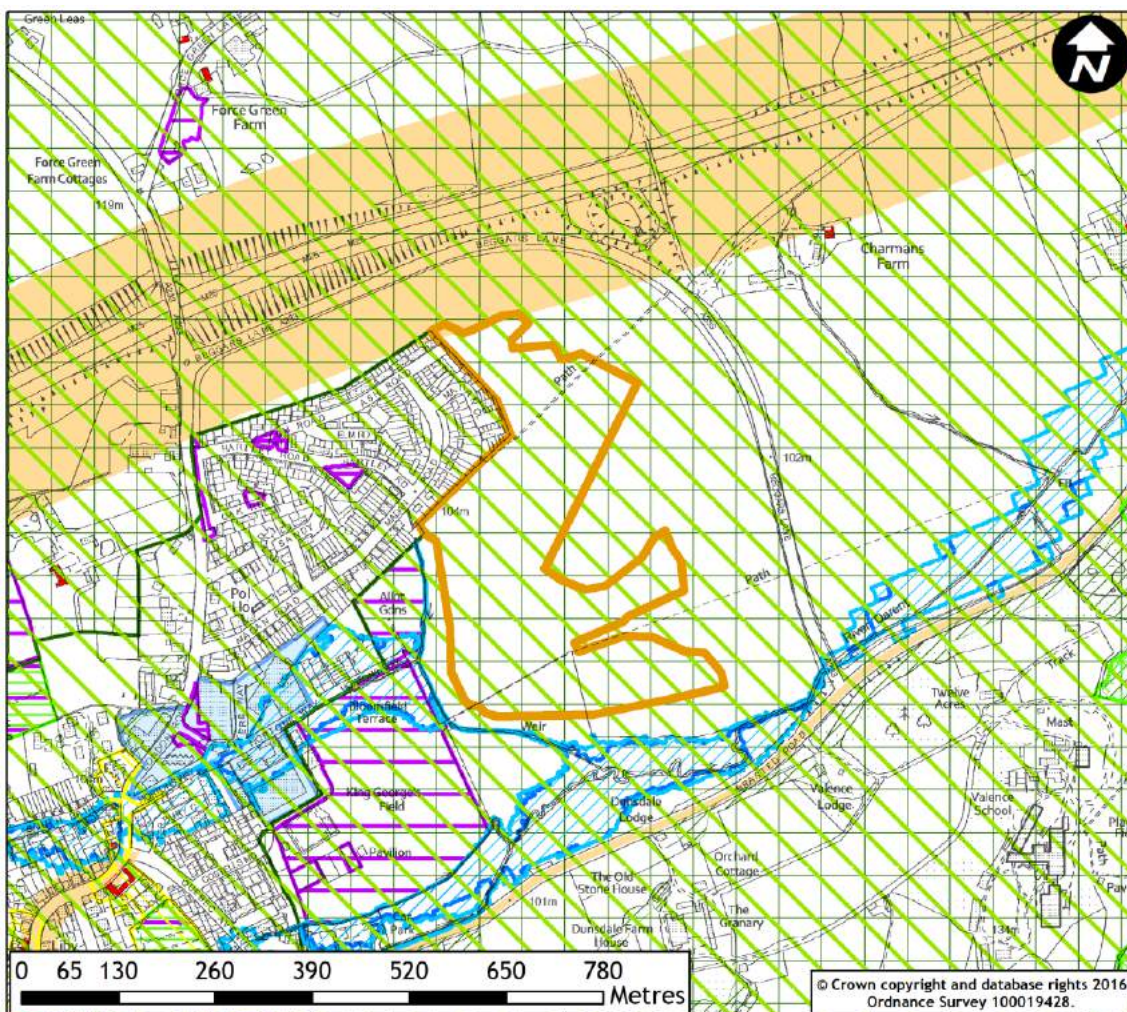
<b>Site description:</b>	The site comprises a parcel of land containing two agricultural fields. Bounded by Croydon Road and gas compound to the east, Farley Lane to the south, and open countryside to the west and north. Mature trees line the western and southern boundaries.		
<b>Suitability:</b>	The site is located adjacent to Westerham urban confines. A new access onto Farley Lane or Croydon Road would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the site is considered able to accommodate development as part of a wider development scheme incorporating sites H0371, H0373, H0374 and EM17. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	87-116 residential units

<b>Site ref:</b>	HO373	<b>Gross area (ha):</b>	5.47
<b>Site address:</b>	Land east of Croydon Road, Westerham	<b>Developable area (ha):</b>	5.47
<b>Ward:</b>	Westerham & Crockham Hill	<b>Submitted for:</b>	168 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



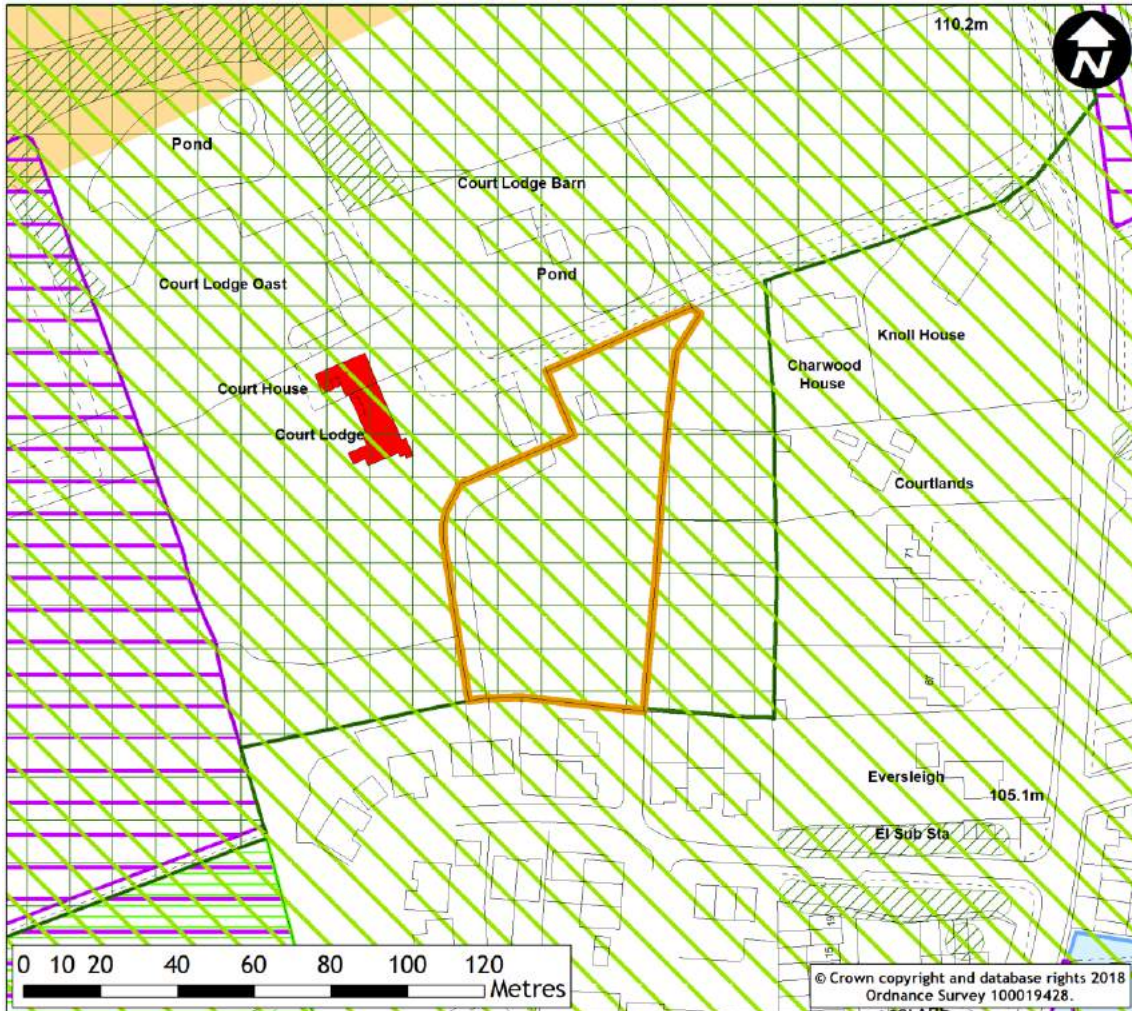
<b>Site description:</b>	The site comprises a parcel of land containing agricultural fields. Bounded by Churchill Primary School to the east, residential development to the south, open countryside to the north and Croydon Road to the west. The site slopes gently downwards from north to south.		
<b>Suitability:</b>	The site is located adjacent to Westerham urban confines. A new access onto Croydon Road would be required as well as an additional access to serve more than 50 units. The site is very open and lies within the AONB. There are concerns that the development of this site may not conserve or enhance the AONB, subject to consultation with the Kent Downs AONB Unit. The site lies close to a SSSI which provides an important habitat for wildlife. Any development proposal would be subject to the satisfaction of Natural England. Overall the site is considered able to accommodate development, subject to the above considerations, as part of a wider development scheme incorporating sites HO371, HO372, HO374 and EM17. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	164-218 residential units

<b>Site ref:</b>	HO374	<b>Gross area (ha):</b>	10.99
<b>Site address:</b>	Land south of Madan Road, Westerham	<b>Developable area (ha):</b>	10.99
<b>Ward:</b>	Westerham & Crockham Hill	<b>Submitted for:</b>	340 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



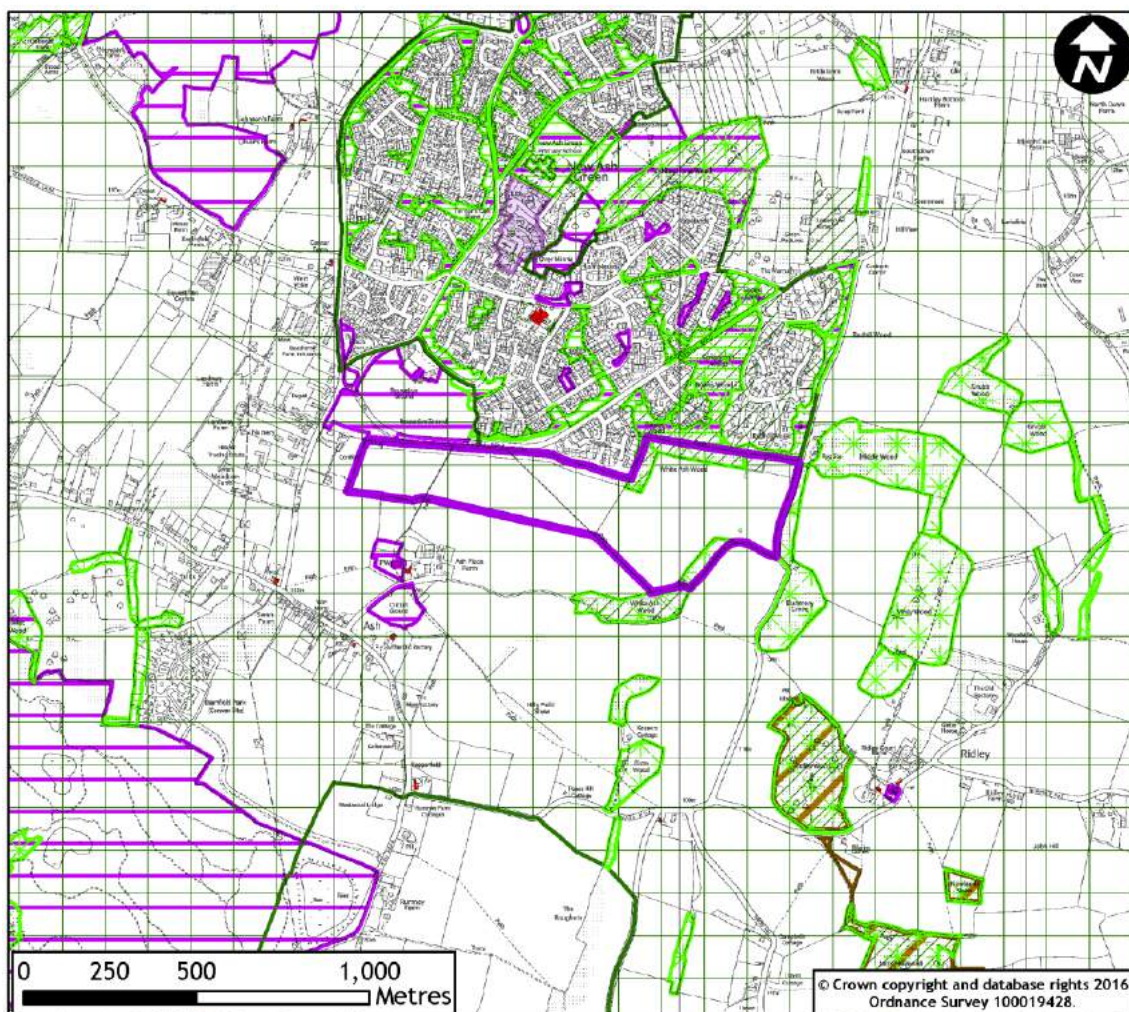
<b>Site description:</b>	The site comprises a parcel of land containing part of an agricultural field. Bounded by residential development and allotments to the west, and open countryside to the north, east and south.		
<b>Suitability:</b>	The site is located adjacent to Westerham urban confines. Access could be made onto Ash Road and Madan Close. A minimum of two access points would be required to serve more than 50 units. The site is very open and lies within the AONB. It is noted that the shape of the site has been designed to minimise the visibility of development from the east, however there are concerns that the development of this site may not conserve or enhance the AONB, subject to consultation with the Kent Downs AONB Unit. Overall the site is considered able to accommodate development, subject to the above considerations, as part of a wider development scheme incorporating sites HO371, HO372, HO373 and EM17. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	329-439 residential units

<b>Site ref:</b>	HO439	<b>Gross area (ha):</b>	0.42
<b>Site address:</b>	Land south of Court Lodge Barn, London Road, Westerham, TN16 2DH	<b>Developable area (ha):</b>	0.42
<b>Ward:</b>	Westerham & Crockham Hill	<b>Submitted for:</b>	8 residential dwellings
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



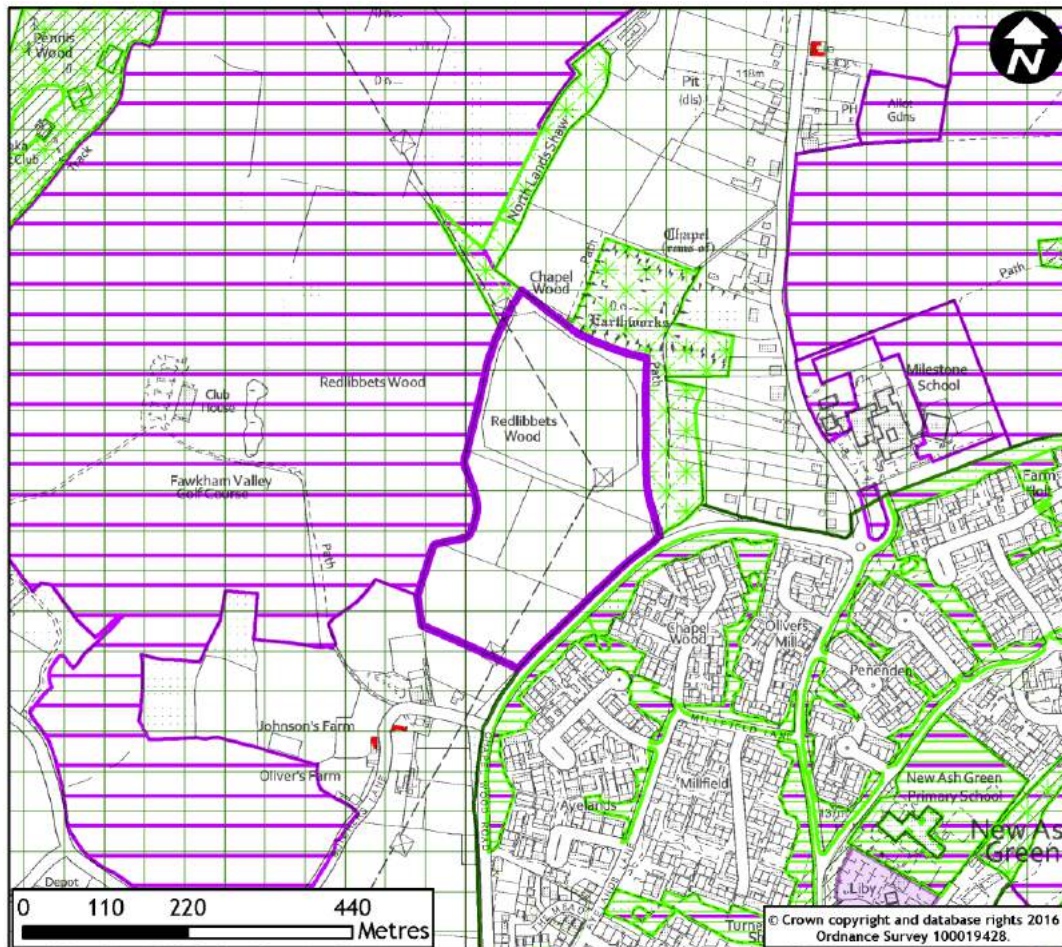
<b>Site description:</b>	The site comprises a parcel of land used for grazing. The site is bounded by residential on all sides.		
<b>Suitability:</b>	The site is located adjacent to Westerham urban confines. A new access onto London Road would be required, however this is a narrow rural track and not considered suitable for this scale of development. The site lies fully within the AONB and close to Listed Buildings Court House and Court Lodge on which development potentially will have a negative impact. Overall, the site is not considered able to accommodate development.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX4	<b>Gross area (ha):</b>	29.81
<b>Site address:</b>	Land south of Redhill Road, New Ash Green	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Ash & New Ash Green	<b>Submitted for:</b>	500 residential units 70 commercial units
<b>Site location:</b>	Edge of settlement	<b>Policy SP7 density:</b>	30 DPH



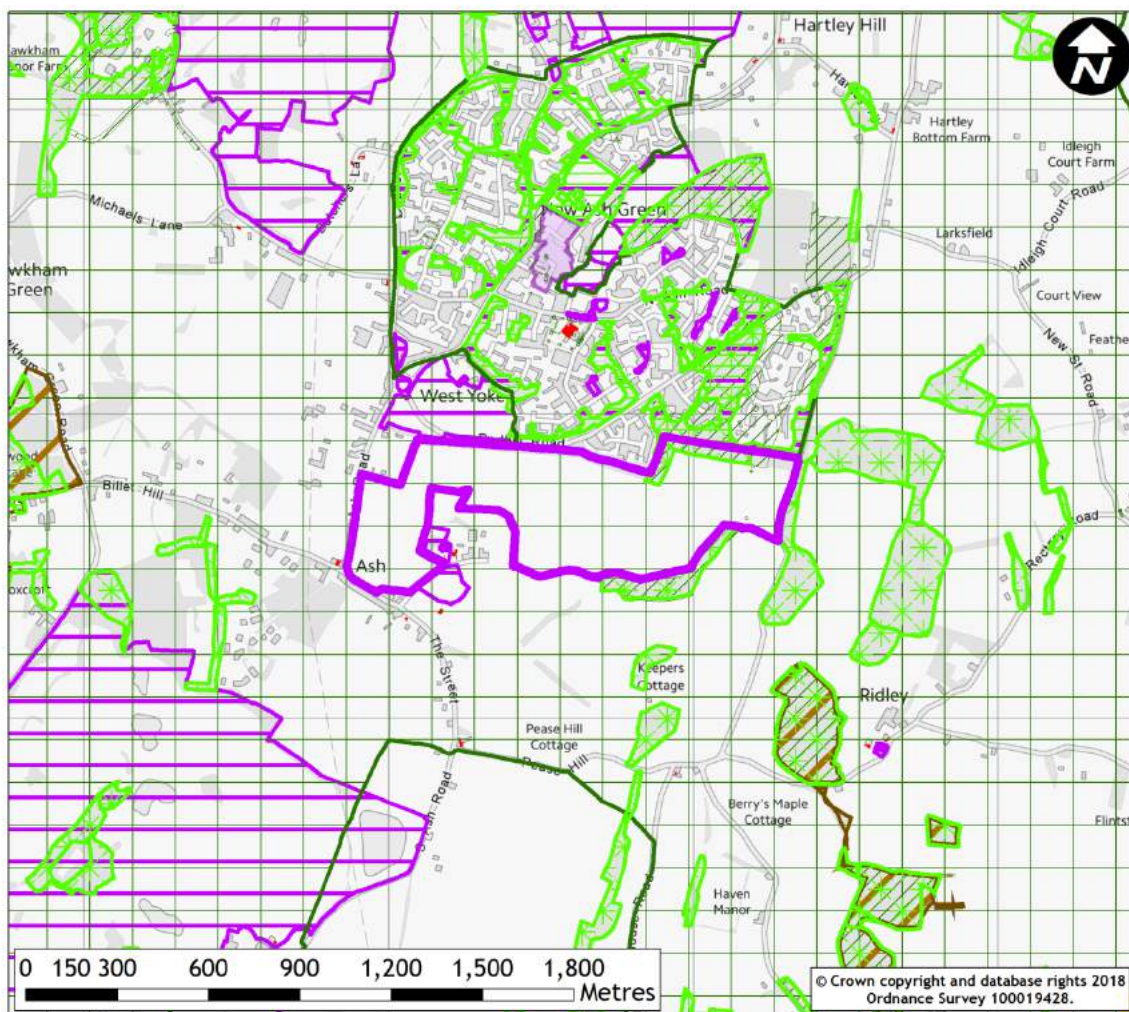
<b>Site description:</b>	The site comprises a large parcel of land containing agricultural fields used for arable crop production. Bounded by residential development to the north and west, and open countryside to the south and east. A buffer of mature trees and woodland lines the northern and eastern boundaries of the site.		
<b>Suitability:</b>	The site is located adjacent to New Ash Green urban confines. A new access onto Redhill Road would be required however an additional access would also be required to serve more than 50 units. The woodland around the periphery of the site provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Further the presence of ancient woodland would require protection and a suitable buffer. Overall the site is considered unsuitable for development given the encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX6	<b>Gross area (ha):</b>	9.73
<b>Site address:</b>	Land north of Chapel Wood Road and Butchers Lane, Ash	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Ash & New Ash Green	<b>Submitted for:</b>	80-90 residential units including older persons accommodation, parkland, walking routes, adult fitness equipment, small business/community space, allotments
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



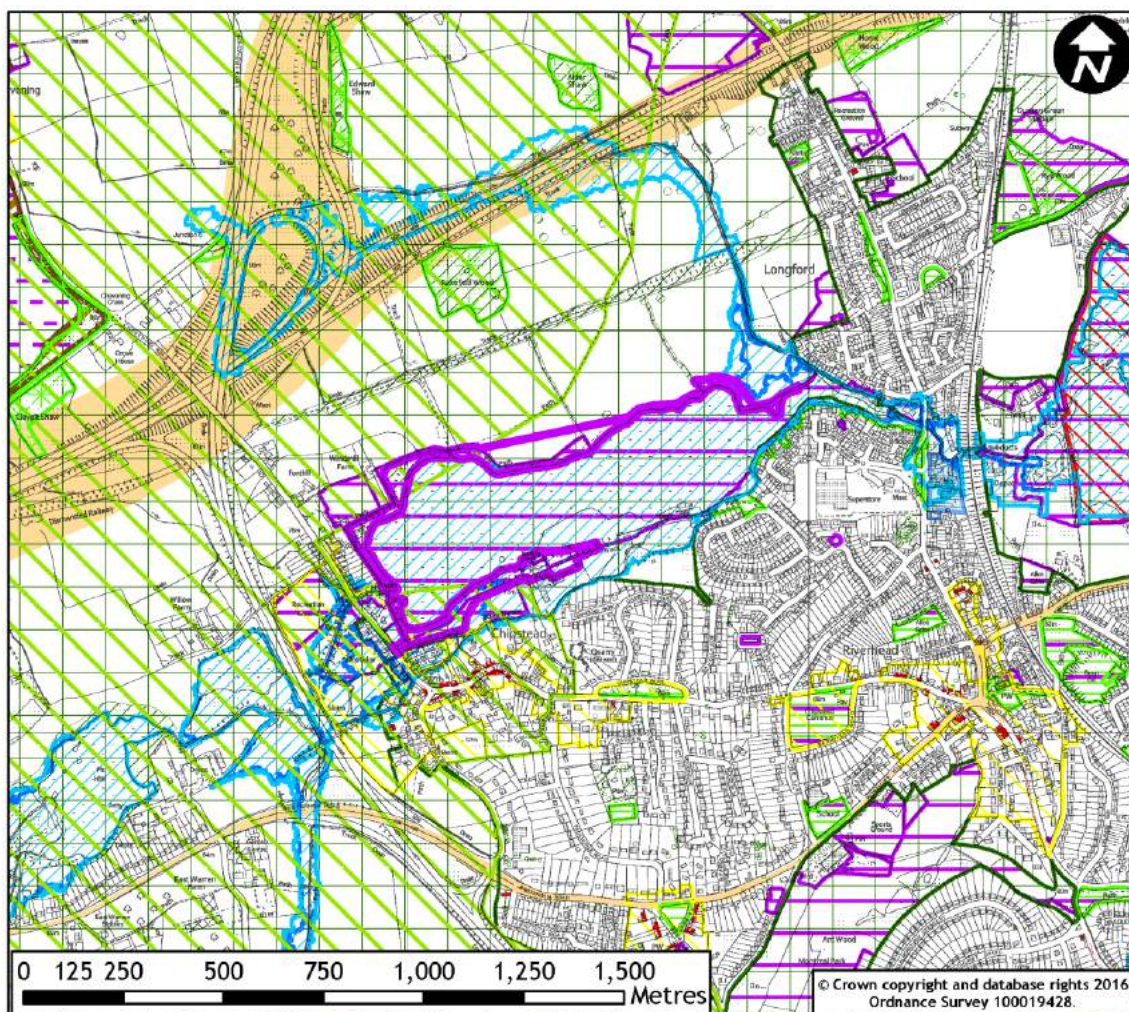
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by Chapel Wood Road to the south, residential development to the east, and woodland to the north and west.		
<b>Suitability:</b>	The site is located adjacent to New Ash Green urban confines. A new access onto Chapel Wood Road would be required. The woodland around the periphery of the site provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Further the presence of ancient woodland would require protection and a suitable buffer. Overall the site is considered unsuitable for development given the encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX61	<b>Gross area (ha):</b>	47.07
<b>Site address:</b>	Land south of Redhill Road, New Ash Green	<b>Developable area (ha):</b>	47.07
<b>Ward:</b>	Ash & New Ash Green	<b>Submitted for:</b>	670 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a large parcel of land containing agricultural fields used for arable crop production. Bounded by residential development to the north and west, and open countryside to the south and east. A buffer of mature trees and woodland lines the northern and eastern boundaries of the site.		
<b>Suitability:</b>	The site is located adjacent to New Ash Green urban confines. A new access onto Redhill Road and/or Ash Road would be required. The woodland around the periphery of the site provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Further the presence of ancient woodland would require protection and a suitable buffer. Overall the site is considered unsuitable for development given the encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

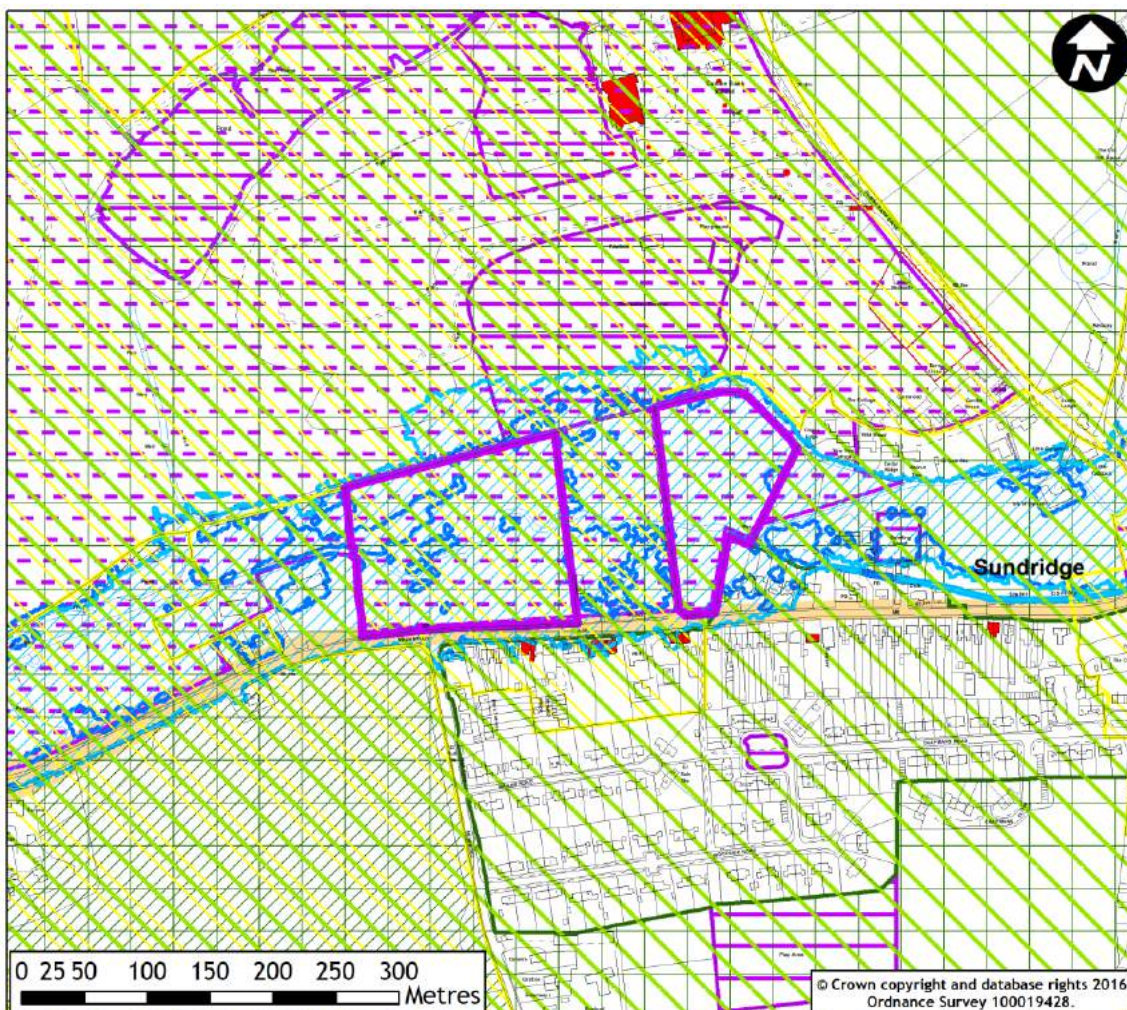
<b>Site ref:</b>	MX37	<b>Gross area (ha):</b>	7.18
<b>Site address:</b>	Land at Chipstead Sailing Club, Chevening Road, Chipstead	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



<b>Site description:</b>	The site comprises a narrow strip of land surrounding Chipstead Lake. Bounded by residential development to the west, access road to the south, open countryside to the north and lake to the east. Much of the site contains woodland.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. The existing access onto Chevening Road could be utilised. The site is identified in the Open Spaces Study as natural and semi-natural open space which forms an important part of the green infrastructure network. Further, the woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. The site lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Concerns are raised over any impact development would have on the setting of the adjacent conservation area and on the setting of the lake. Overall the site is considered unsuitable for development given the ecological value of the woodland, risk of flooding and impact on the character of the area.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

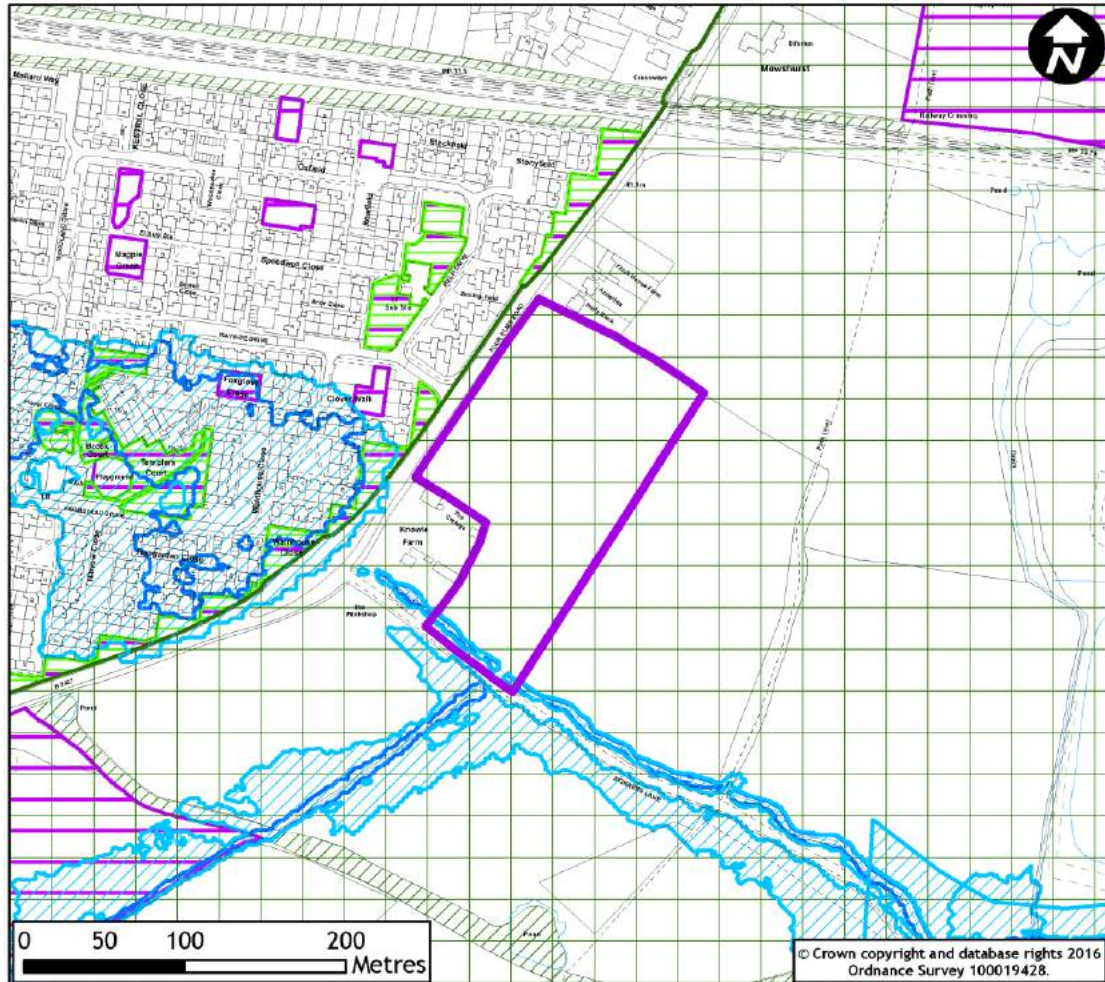


<b>Site ref:</b>	MX47	<b>Gross area (ha):</b>	3.51
<b>Site address:</b>	Land north of Main Road, Sundridge	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Brasted, Chevening & Sundridge	<b>Submitted for:</b>	Residential, retail & community facilities
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



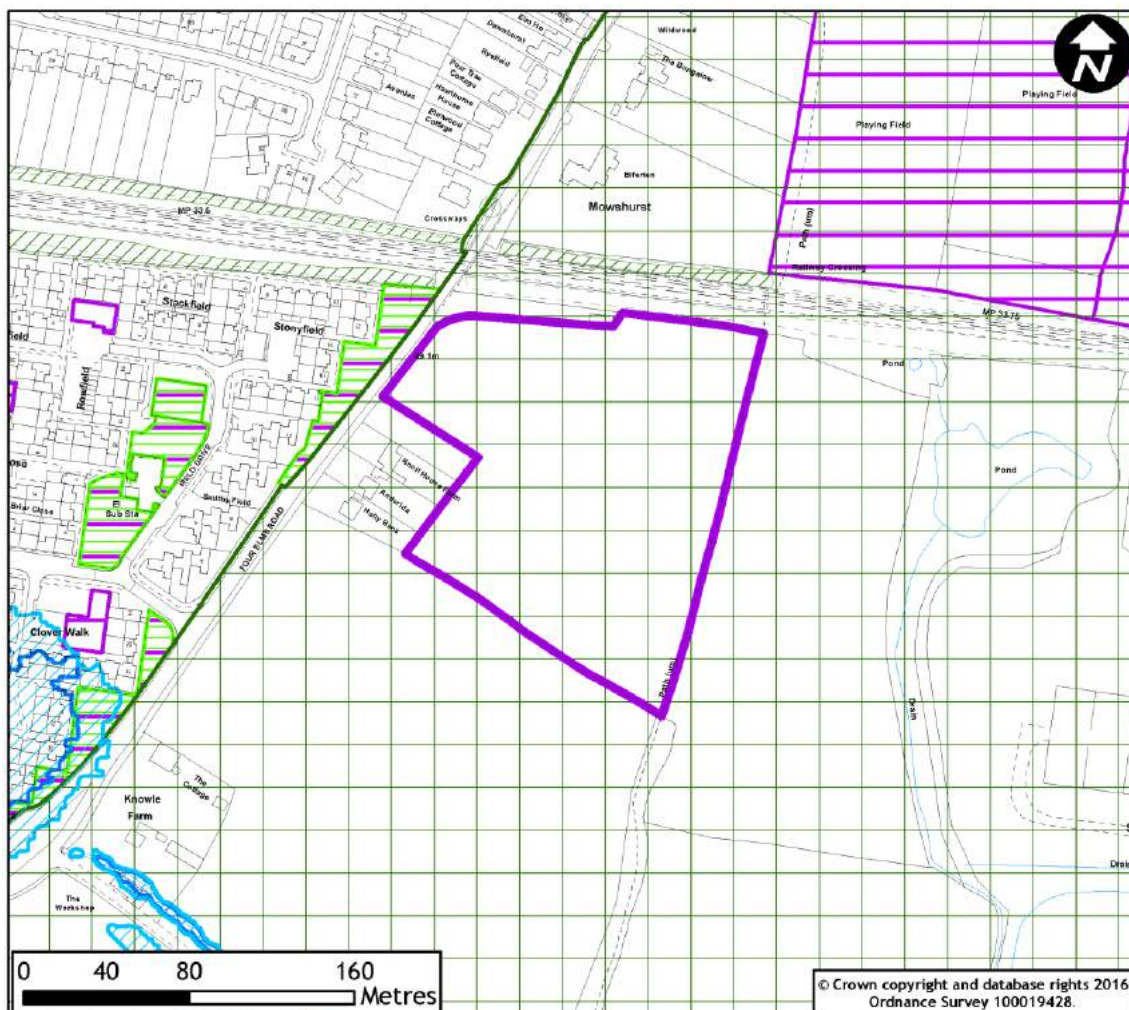
<b>Site description:</b>	The site comprises two parcels of land containing agricultural fields. Bounded by the A25 to the south, open countryside to the north, and residential development to the east and west. Mature trees line the northern boundary of the site.		
<b>Suitability:</b>	The site is located adjacent to Sundridge urban confines. A new access onto the A25 would be required. The site lies within the AONB but is considered to be well contained within the landscape. The site lies wholly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. In addition the site lies within a conservation area and Coombe Bank registered park and garden. Overall the site is considered unsuitable for this scale of development given the significant heritage constraints.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX25	<b>Gross area (ha):</b>	2.19
<b>Site address:</b>	Land east of Four Elms Road and north of Skinners Lane, Edenbridge	<b>Developable area (ha):</b>	2.19
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	3,200sqm medical hub
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



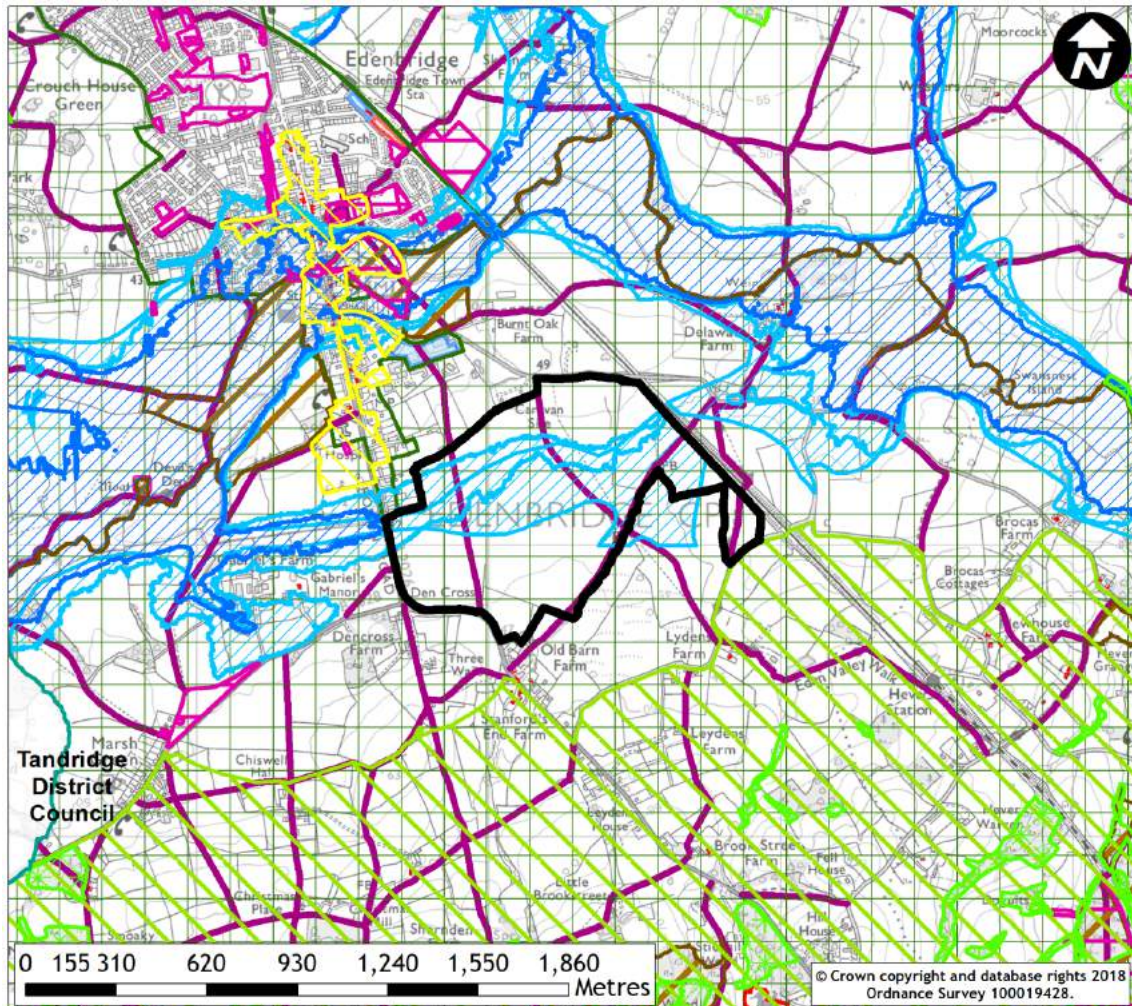
<b>Site description:</b>	The site comprises a parcel of land forming part of a field in agricultural use. Bounded by Four Elms Road to the west, Skinners Lane to the south, residential development to the north and open countryside to the east. Mature trees and hedges line the western and southern boundaries of the site. The topography of the site is flat.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Four Elms Road would be required. A small part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate a mixed use development including community facilities as part of a wider development scheme incorporating the adjacent sites. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	Medical hub including a new GP surgery, dental practice and hospital services facility

<b>Site ref:</b>	MX26	<b>Gross area (ha):</b>	2.25
<b>Site address:</b>	Land south of the railway line, Four Elms Road, Edenbridge	<b>Developable area (ha):</b>	2.25
<b>Ward:</b>	Edenbridge North & East	<b>Submitted for:</b>	3,200sqm secondary school
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



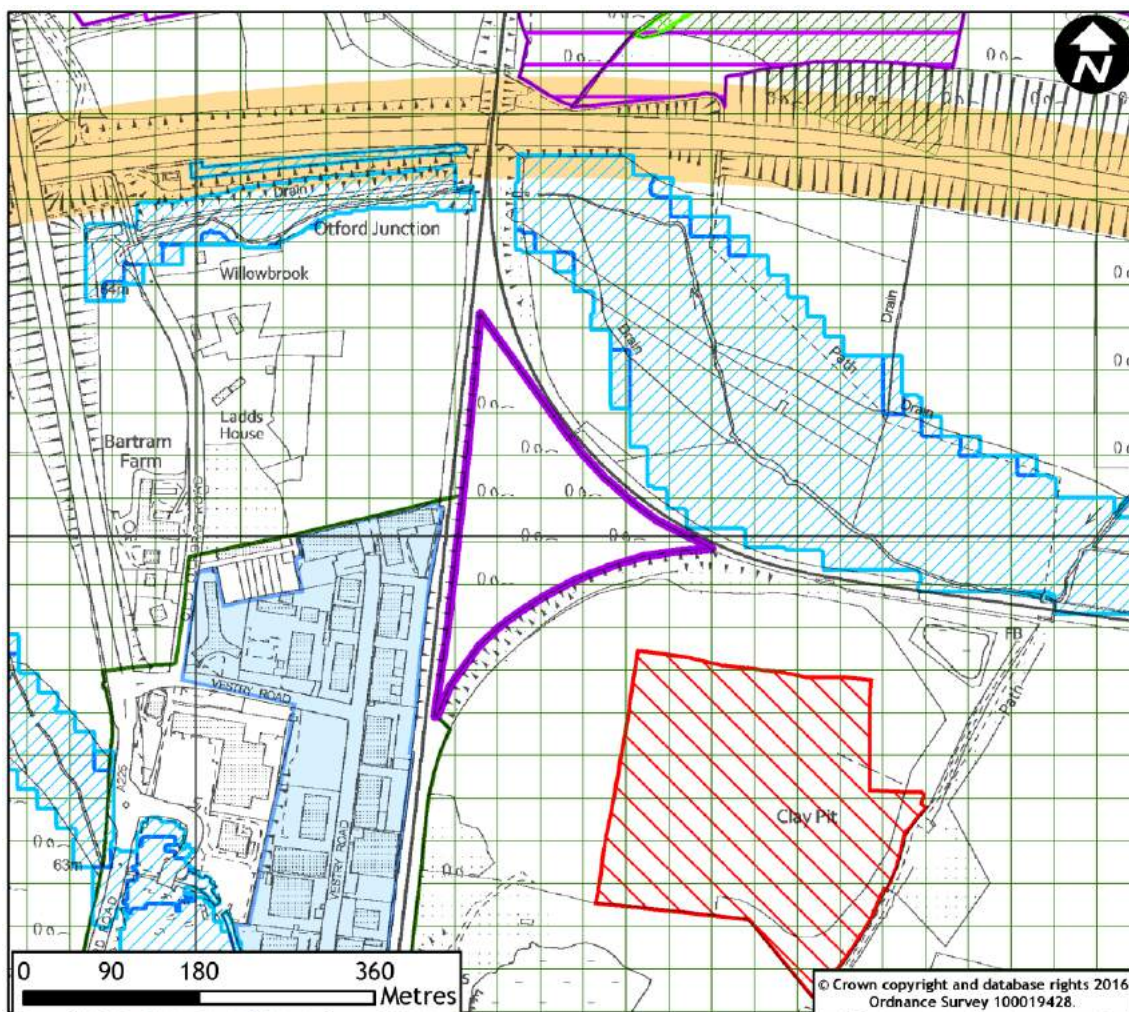
<b>Site description:</b>	The site comprises a parcel of land forming part of a field in agricultural use. Bounded by the railway line to the north, Four Elms Road to the west, and open countryside to the east and south. Mature trees line the northern boundary of the site. The site is elevated above road level.		
<b>Suitability:</b>	The site is located adjacent to Edenbridge urban confines. A new access onto Four Elms Road would be required. Overall the site is considered able to accommodate a mixed use development including community facilities as part of a wider development scheme incorporating the adjacent sites. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	Secondary school

<b>Site ref:</b>	MX62	<b>Gross area (ha):</b>	62.02
<b>Site address:</b>	Land between Hartfield Road and Hever Road, Edenbridge, TN8 5NF	<b>Developable area (ha):</b>	62.02
<b>Ward:</b>	Edenbridge South & West	<b>Submitted for:</b>	200 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



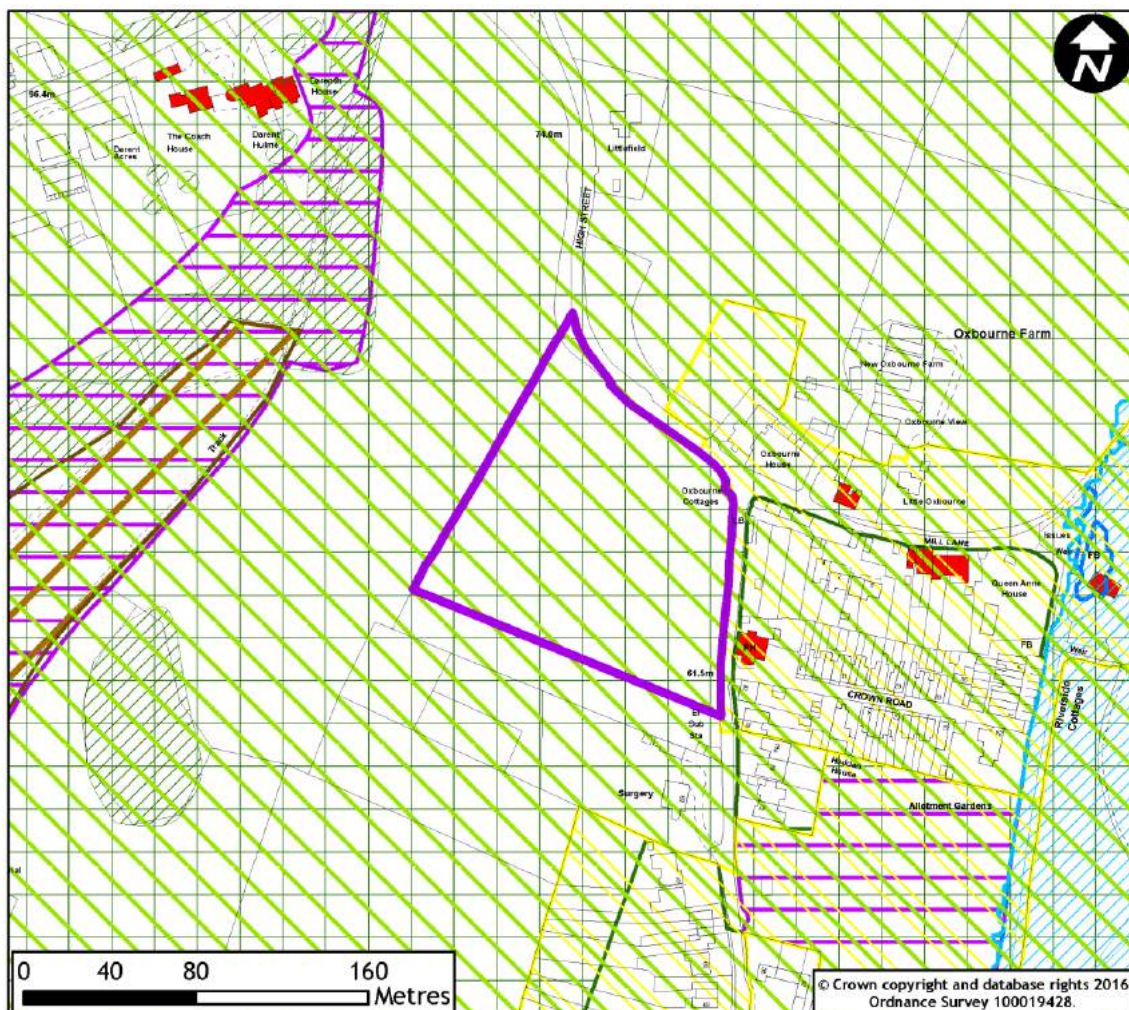
<b>Site description:</b>	The site comprises a large parcel of agricultural land. Edenbridge is set north of the site and otherwise the site is surrounded by countryside. The site is bounded to the north east by the railway line and Hever Road and, Mill Hill and Hartfield Road to the west.		
<b>Suitability:</b>	The site is set adjacent to the urban confines of Edenbridge. New access would be required onto Hever Road and Hartfield Road. A flood zone through a significant portion of the site, therefore a flood risk assessment would be required. Overall the site is considered unsuitable for development given the flooding issues and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX8	<b>Gross area (ha):</b>	3.73
<b>Site address:</b>	Land at the railway junction, Sevenoaks Road, Sevenoaks	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Otford & Shoreham	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



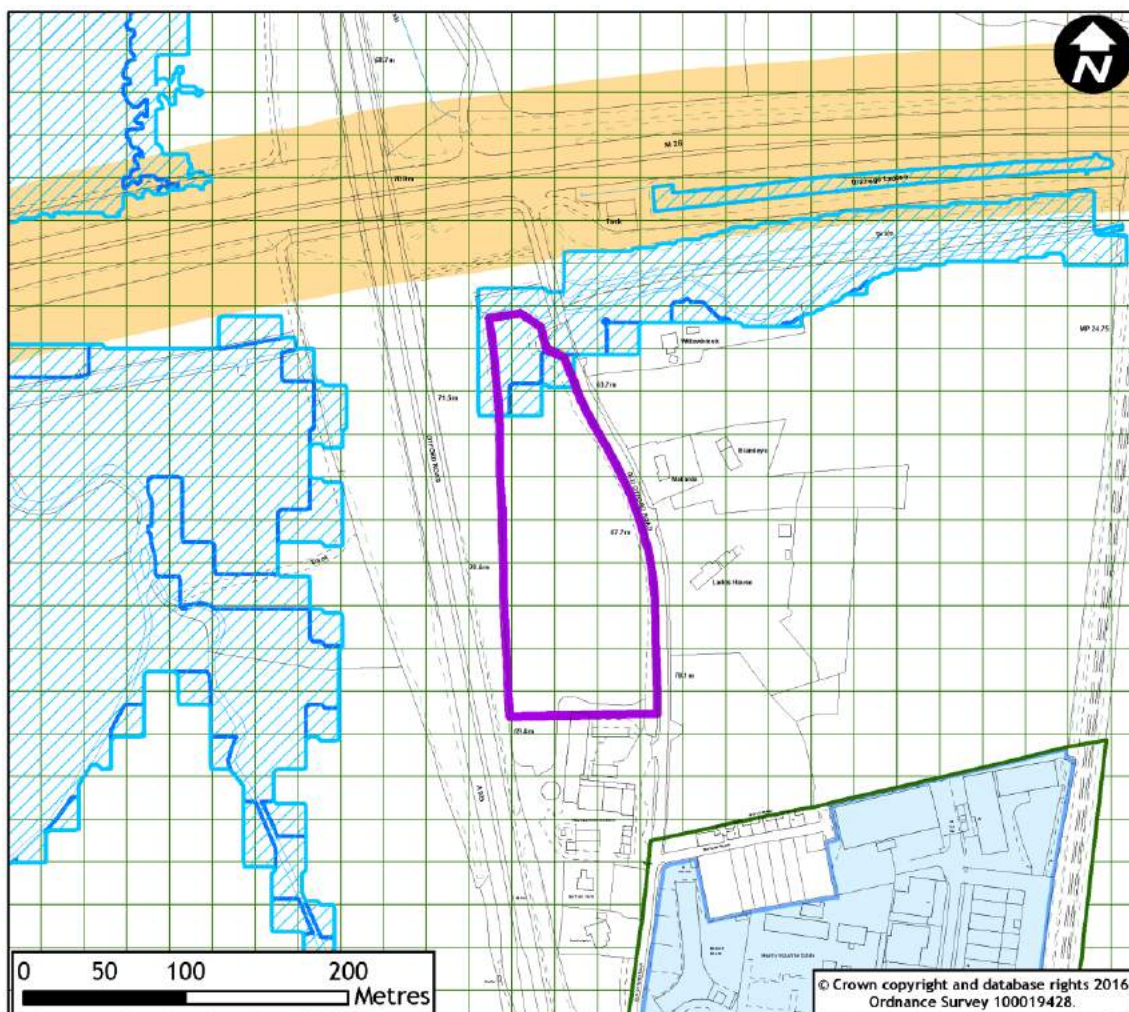
<b>Site description:</b>	The site comprises a triangular parcel of land containing unmanaged woodland. Bounded by railway lines on all three sides.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. The site has no vehicular access and there is no obvious opportunity to create one without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for development given the access constraints.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 5-10.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX13	<b>Gross area (ha):</b>	1.49
<b>Site address:</b>	Land west of High Street, Shoreham	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Oxford & Shoreham	<b>Submitted for:</b>	5 residential units 5 commercial units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



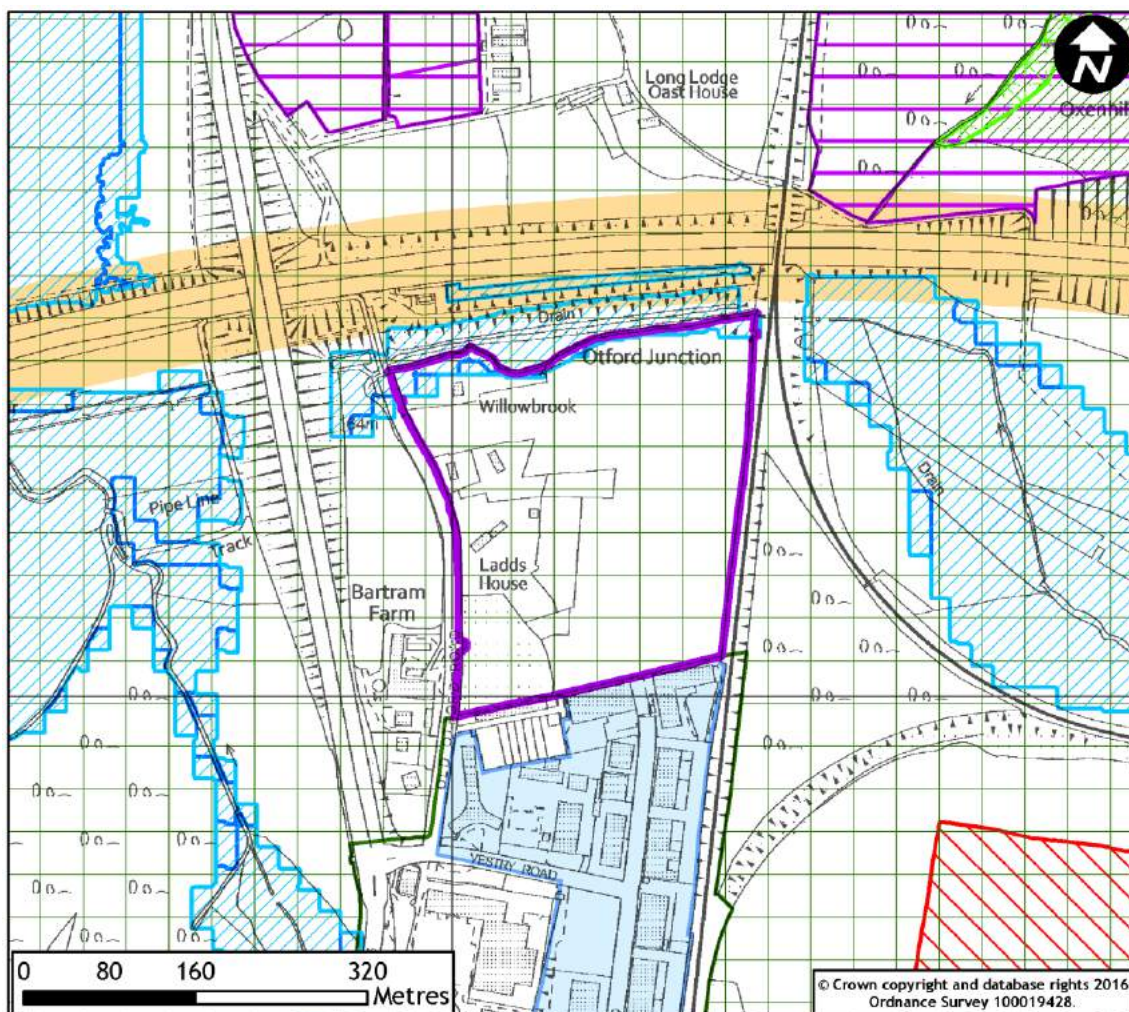
<b>Site description:</b>	The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by High Street to the east and north, and open countryside to the west and south. The site slopes steeply upwards from east to west.		
<b>Suitability:</b>	The site is located adjacent to Shoreham urban confines. A new access onto High Street would be required. The site is very open and visible due to the topography, and sits within the AONB. It is considered that development of this site would not conserve or enhance the AONB. Further, concerns are raised over any impact development would have on the setting of the adjacent listed building and conservation area. Overall the site is considered unsuitable for development given the impact on the AONB and on the adjacent heritage assets.		
<b>Availability:</b>	The site has been submitted by the landowner and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX16 / EM23	<b>Gross area (ha):</b>	1.81
<b>Site address:</b>	Land north of Bartram Farm, Old Otford Road, Sevenoaks	<b>Developable area (ha):</b>	1.60
<b>Ward:</b>	Otford & Shoreham	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	N/A



<b>Site description:</b>	The site comprises a parcel of land containing an area of grassland. Bounded by Old Otford Road to the east, redundant farm buildings to the south, Otford Road to the west, and the M26 motorway to the north. Mature trees line the northern and western boundaries of the site.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines when considered alongside site EM6. There is existing access onto Old Otford Road through site EM6 which could be utilised if improved, or a new access could be made onto Old Otford Road. The northern tip of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development, and is most suited to employment development given the adjacent uses, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	B1-B8 floorspace

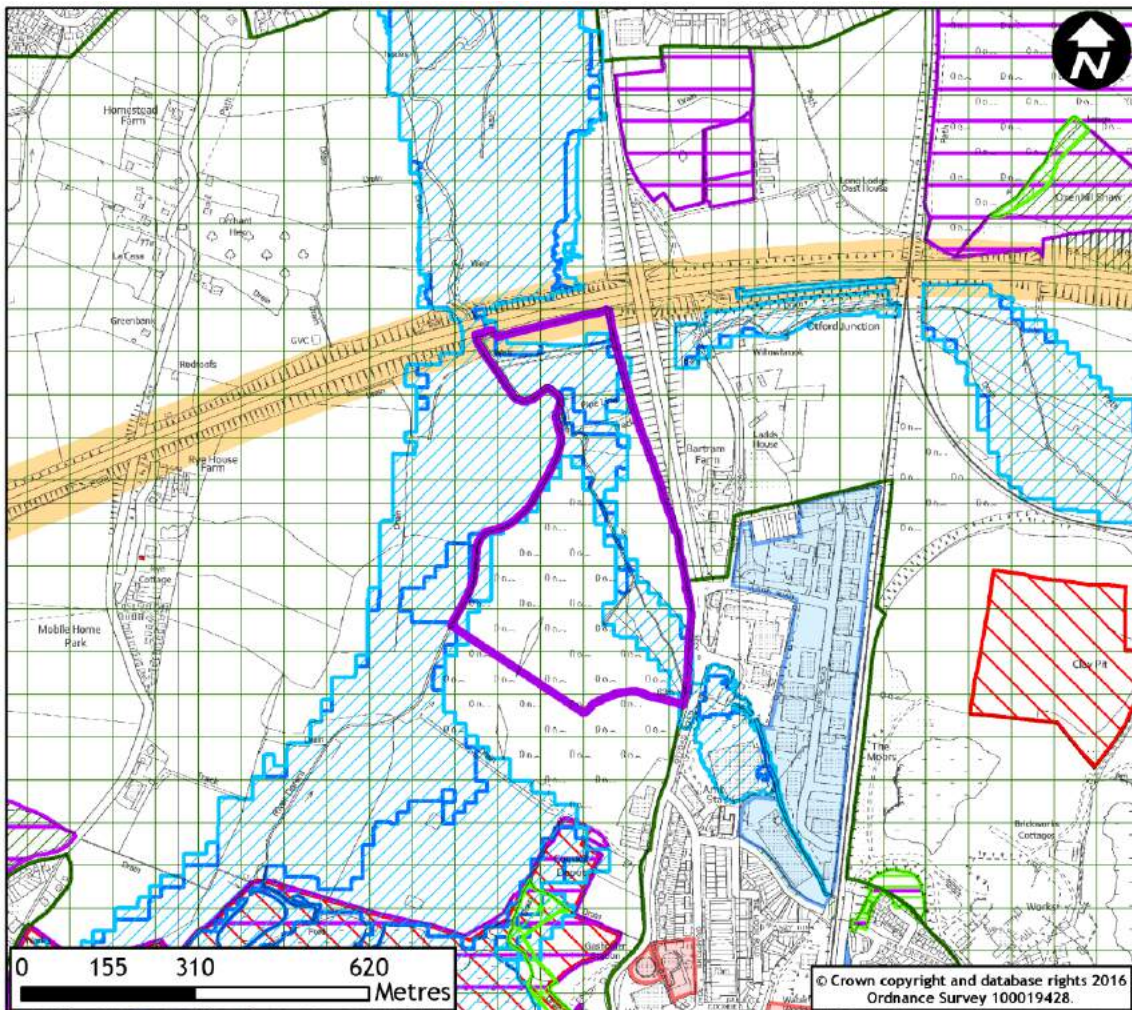
<b>Site ref:</b>	MX18 / EM24	<b>Gross area (ha):</b>	8.87
<b>Site address:</b>	Land north of Vestry Industrial Estate, Vestry Road, Sevenoaks	<b>Developable area (ha):</b>	8.87
<b>Ward:</b>	Otford & Shoreham	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	N/A



<b>Site description:</b>	The site comprises a parcel of land containing four residential dwellings and their gardens and a large area of scrubland and grassland. Bounded by Old Otford Road to the west, Vestry Road Industrial Estate to the south, railway line to the east and M26 motorway to the north. Mature trees line the boundaries of the site.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Old Otford Road would be required, and/or through the Vestry Road Industrial Estate to the south. The northern tip of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development, and is most suited to employment development given the adjacent uses, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
<b>Availability:</b>	The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Deliverable	<b>Approximate yield:</b>	B1-B8 floorspace

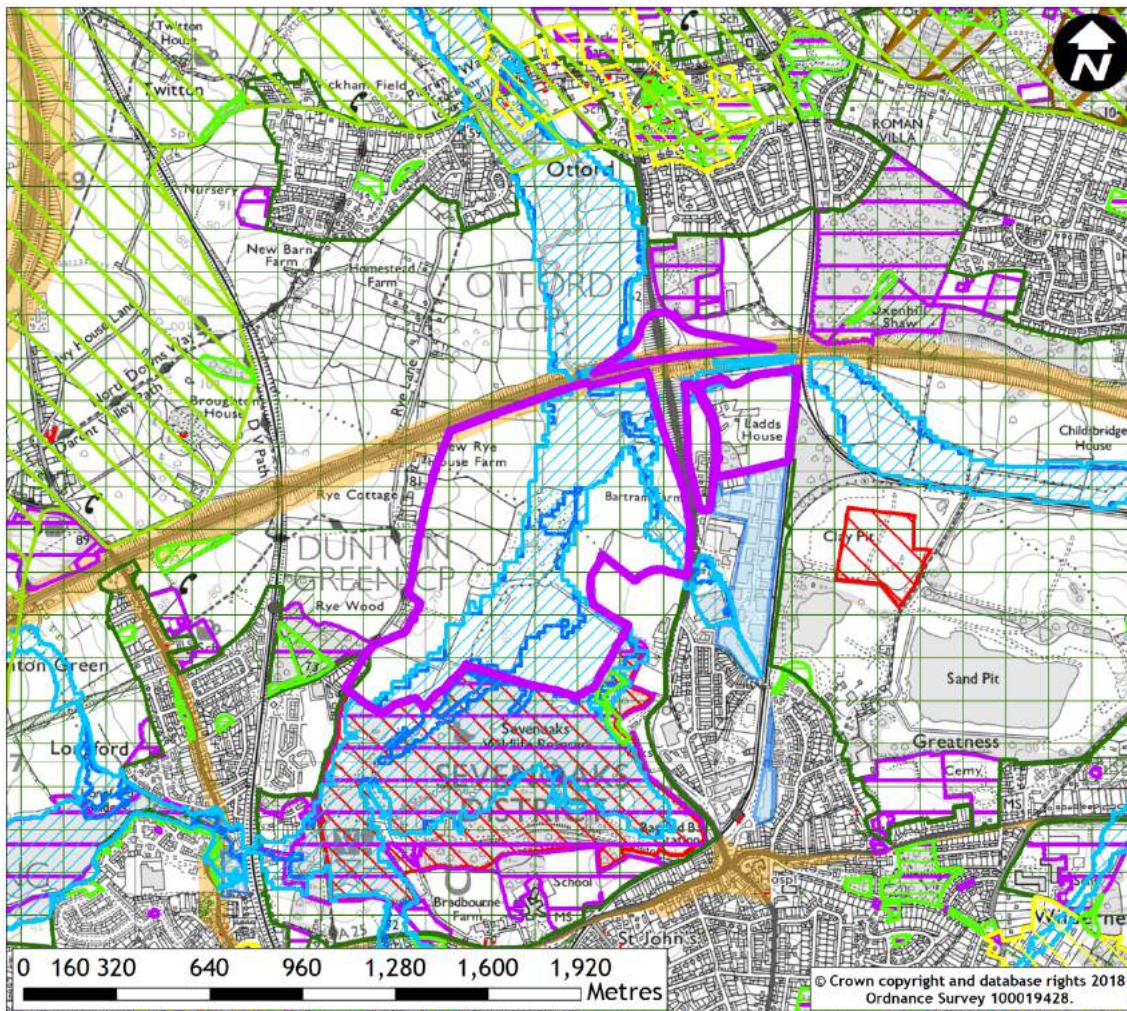


<b>Site ref:</b>	MX19	<b>Gross area (ha):</b>	18.26
<b>Site address:</b>	Land west of Old Otford Road, Sevenoaks	<b>Developable area (ha):</b>	N/A
<b>Ward:</b>	Otford & Shoreham	<b>Submitted for:</b>	Not specified
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



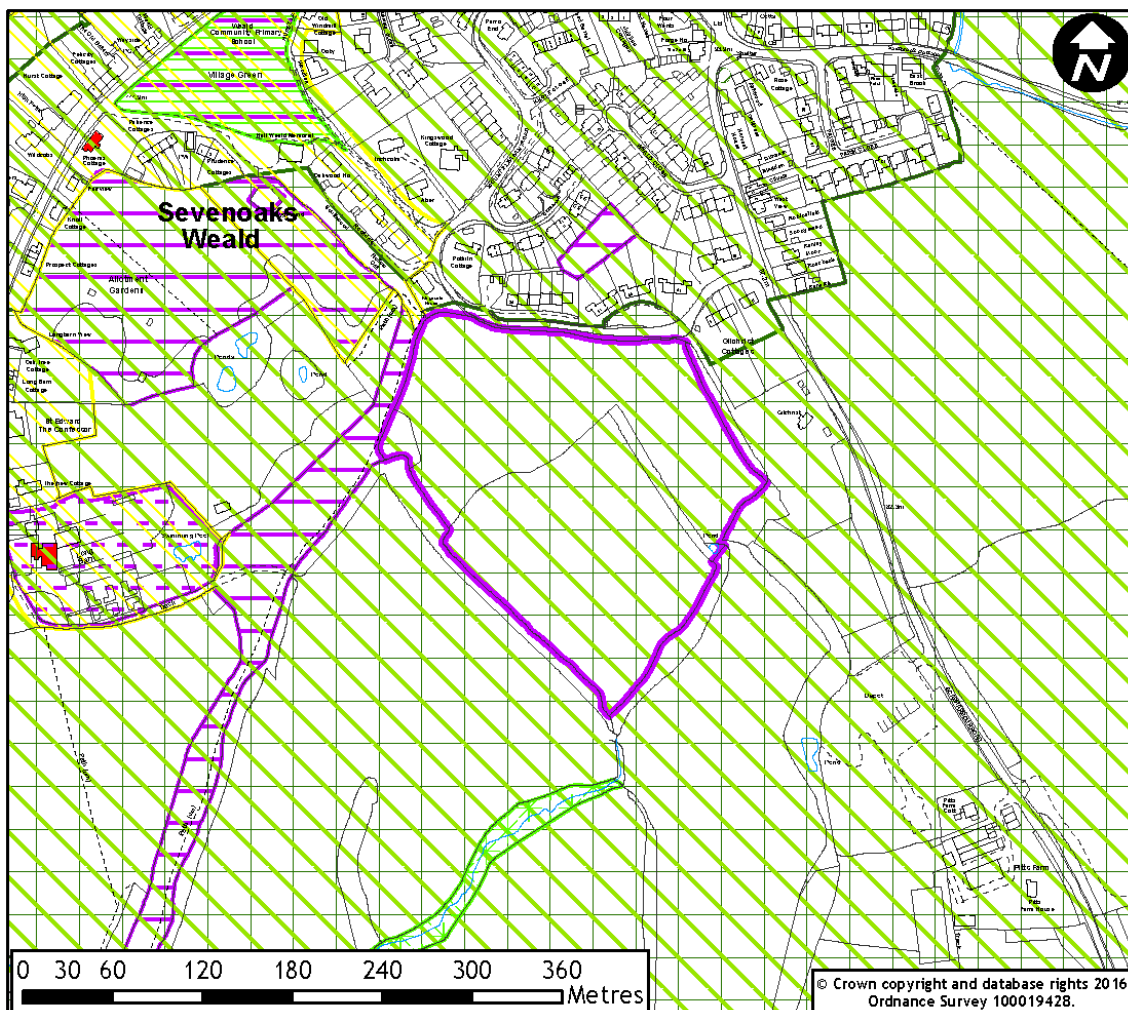
<b>Site description:</b>	The site comprises a parcel of land containing agricultural fields with a stream running through. Bounded by Otford Road to the east, the M26 motorway to the north, and open countryside to the west and south. The site slopes gently downwards from east to west.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Otford Road would be required. The site is very open and visible due to the topography. Approximately 50% of the site lies within flood zones 2 and 3. Any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the high risk of flooding and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

<b>Site ref:</b>	MX60	<b>Gross area (ha):</b>	96.95
<b>Site address:</b>	Land west of Otford Road, Sevenoaks	<b>Developable area (ha):</b>	96.95
<b>Ward:</b>	Otford & Shoreham, Sevenoaks Northern, Dunton Green and Riverhead	<b>Submitted for:</b>	650 residential units
<b>Site location:</b>	Edge of settlement	<b>Suitable density range:</b>	30-40 DPH



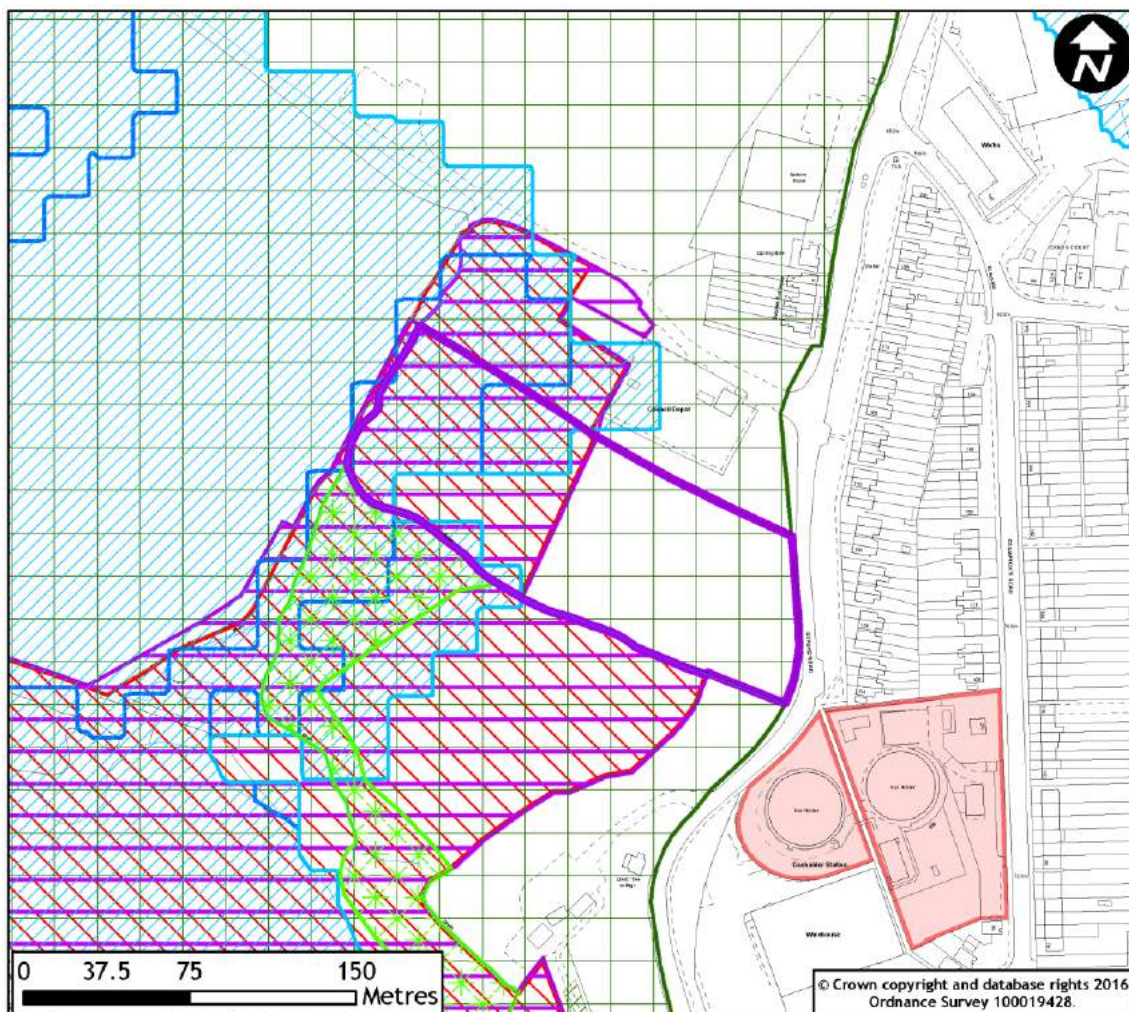
<b>Site description:</b>	The site comprises four parcels of land containing mostly grassland. The site is bounded by M26 to the north, Otford Road to the east, residential and Rye Lane to the west and reserve to the south.		
<b>Suitability:</b>	The site is located adjacent to Sevenoaks urban confines. A new access onto Otford Road would be required. A majority of the site is very open and visible due to the topography. A significant portion of the site lies within flood zones 2 and 3. Any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the high risk of flooding and encroachment into the countryside.		
<b>Availability:</b>	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
<b>Achievability:</b>	No constraints that could render the site financially unviable are identified at this time.		
<b>Conclusion:</b>	Unsuitable	<b>Approximate yield:</b>	0

Site ref:	MX42	Gross area (ha):	4.07
Site address:	Land south of Mount Pleasant Road, Sevenoaks Weald	Developable area (ha):	N/A
Ward:	Seal & Weald	Submitted for:	Residential, commercial and/or retail
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



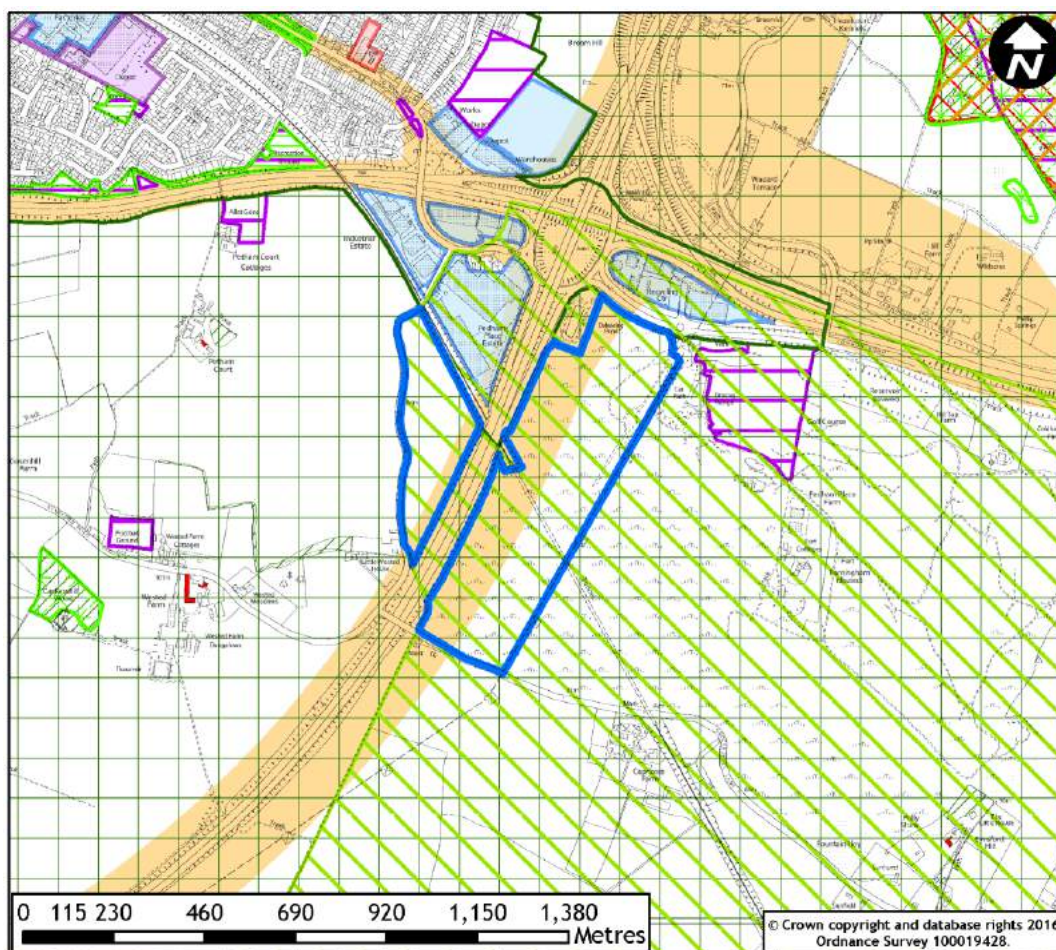
Site description:	The site comprises a large parcel of land south of Sevenoaks Weald containing two agricultural fields separated by a row of trees. Bounded by Mount Pleasant Road to the north, woodland to the west, and open countryside to the south and east. Mature trees line the eastern, southern and western boundaries of the site.		
Suitability:	The site is located adjacent to Sevenoaks Weald urban confines. A new access onto Mount Pleasant Road would be required. The site lies within the AONB and it is considered that development of the site would not conserve or enhance the AONB. Overall the site is considered unsuitable for development given its sensitive landscape and encroachment into the countryside.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

Site ref:	MX20	Gross area (ha):	1.62
Site address:	Land south of former Park & Ride, Otford Road, Sevenoaks	Developable area (ha):	N/A
Ward:	Sevenoaks Northern	Submitted for:	Not specified
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



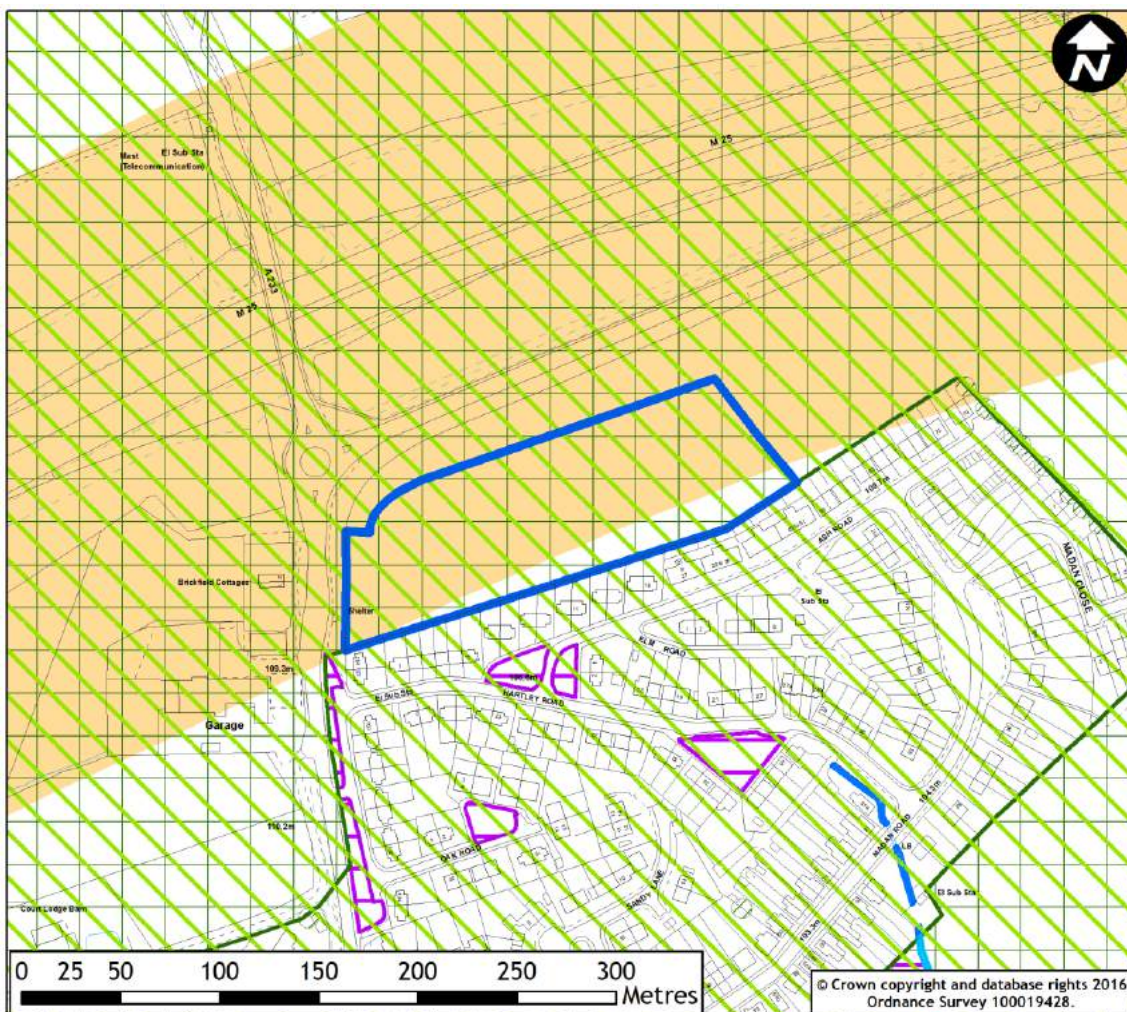
Site description:	The site comprises a rectangular piece of land containing grassland in the east and woodland in the west. Bounded by Otford Road to the east, depot to the north, woodland to the south and open countryside to the west.		
Suitability:	The site is located adjacent to Sevenoaks urban confines. A new access onto Otford Road would be required. Part of the site lies within a SSSI which provides an important habitat for wildlife. The woodland should be protected and any development proposal would be subject to the satisfaction of Natural England. The site also lies partly within flood zones 2 and 3. Overall the site is not considered able to accommodate development.		
Availability:	The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0

Site ref:	EM4	Gross area (ha):	32.60
Site address:	Land at Pedham Place, Swanley	Developable area (ha):	27.00
Ward:	Farningham, Horton Kirby & South Darenth / Eynsford / Crockenhill & Well Hill	Submitted for:	150,000sqm employment floorspace
Site location:	Edge of settlement	Suitable density range:	N/A



Site description:	The site comprises two parcels of land either side of the M25 motorway. The larger parcel to the east comprises a large area used for car boot fairs, auctions and Sunday markets. The smaller parcel to the west comprises an agricultural field. Bounded by a golf course and open countryside to the east, the A20, M25 junction 3 and employment site to the north, and open countryside to the west and south. Mature trees line the boundary with the M25 motorway.		
Suitability:	The site is located adjacent to Swanley urban confines. For the larger parcel, the existing access onto the A20 could be utilised. Given the site's location and proximity to the highway network and other employment sites it is considered that there is scope for employment development. However, access to the smaller parcel is difficult, down a narrow rural lane, and therefore it is considered that this site is not appropriate for employment development. Overall the larger rectangular site is considered able to accommodate employment development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	B1-B8 floorspace

Site ref:	EM17	Gross area (ha):	1.53
Site address:	Land south of Beggars Lane, Westerham	Developable area (ha):	1.53
Ward:	Westerham & Crockham Hill	Submitted for:	Employment floorspace
Site location:	Edge of settlement	Suitable density range:	N/A



Site description:	The site comprises an undeveloped parcel of land containing part of an agricultural field. Bounded by London Road to the west, Beggars Lane to the north, residential development to the south and open countryside to the east.		
Suitability:	The site is located adjacent to Westerham urban confines. A new access onto London Road or Beggars Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the site is considered able to accommodate employment development as part of a wider development scheme incorporating sites HO371, HO372, HO373 and HO374. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	B1-B8 floorspace