

SEVENOAKS DISTRICT LOCAL PLAN SITE ALLOCATIONS DELIVERY SCHEDULE – SEPTEMBER 2019

Policy ST2 – Housing and Mixed Use Site Allocations

The following schedule demonstrates the deliverability and/or developability of the housing and mixed use sites identified under policy ST2 in the Sevenoaks District Local Plan, having regard to the definitions of these terms in the NPPF glossary and the guidance in the PPG. It is a live document and will continue to be updated as new information becomes available.

Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
ST2-1 – Delivery and Post Office / BT Exchange, South Park, Sevenoaks	Existing ADMP allocation	N	11-15	100	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period.  Existing adopted allocation – originally phased in years 11-15 (2022-26).  Site is listed on the Council's Brownfield Register.	
ST2-2 – 5 Crownfields, Sevenoaks	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	20	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – architects / other specialists appointed to prepare a planning application. Design appraisals undertaken.  Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-3 – 15 St Botolphs Road, Sevenoaks	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	12	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – pre-application advice has been obtained. Architects / other specialists appointed to prepare a planning application.  Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-4 – School House, Oak Lane and Hopgarden Lane, Sevenoaks	Existing ADMP allocation	N	6-10 11-15	56	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period.  Existing adopted allocation – originally phased in years 6-10 (2017-21).	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
								Site is listed on the Council's Brownfield Register.	
ST2-5 – Johnsons, Oak Lane and Hoggarden Lane, Sevenoaks	Existing ADMP allocation	N	6-10 11-15	54	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period.  Existing adopted allocation – originally phased in years 6-10 (2017-21).  Site is listed on the Council's Brownfield Register.	
ST2-6 – Sevenoaks Hospital, Hospital Road, Sevenoaks	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	6-10	73	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period.  Ongoing work with local healthcare commissioners to develop an estate strategy for future healthcare services in this area.  Site is listed on the Council's Brownfield Register.	
ST2-7 – Sevenoaks Community Centre, Otford Road, Sevenoaks	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	6-10	75	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period.  Site is listed on the Council's Brownfield Register.	
ST2-8 – Cramptons Road Water Works, Sevenoaks	Existing ADMP allocation	N	6-10	126	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period.  Application to demolish the old pumping station and offices has been approved - 18/03115/DEMNOT.  Existing adopted allocation – originally phased in years 1-5 (2012-16).  Site is listed on the Council's Brownfield Register.	
ST2-9 – Sevenoaks Gasholders, Cramptons Road, Sevenoaks	Existing ADMP allocation	N	1-5	98	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – the gasholders have been decommissioned and dismantled, and the site has been cleared for redevelopment.			N/A	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					<p>Existing adopted allocation – originally phased in years 6-10 (2017-21).</p> <p>Large site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-10 – Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	6-10	32	N/A			<p>Landowner has confirmed that the land is available for the use proposed within the plan period.</p> <p>Site is listed on the Council's Brownfield Register.</p>	
ST2-11 – Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	30	<p>Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared – KCC actively pursuing relocation / reprovision options for the community use. Specialist consultants have been appointed.</p> <p>Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-13 – Sevenoaks Quarry, Bat and Ball Road, Sevenoaks	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	6-10 11-15	600	N/A			<p>Landowner (and promoter) have confirmed that the land is available for the use proposed within the plan period.</p> <p>Initial phase of development will come forward on non-operational land in years 6-10. Later phase to be developed after operational uses on the site cease with development in years 11-15.</p> <p>The promoter is preparing technical studies and information to support the redevelopment.</p>	
ST2-15 – Chaucers of Sevenoaks, London Road, Dunton Green	Site promoted in response to the Call for Sites. For further information see Site	N	1-5	11	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.			N/A	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
	Appraisals [SUP016 and SUP017a]				Application being prepared – architects / other specialists appointed to prepare a planning application. Design appraisals undertaken.  Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.  Site is listed on the Council's Brownfield Register.				
ST2-16 – Swanley Centre, Nightingale Way, Swanley	Existing ADMP allocation	Y	1-5	250	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Live planning permission – 17/02279/FUL granted at appeal in July 2019 including for 303 residential units.  Existing adopted allocation – originally phased in years 6-10 (2017-21).  Site is listed on the Council's Brownfield Register.			N/A	
ST2-17 – Bevan Place, Swanley	Existing ADMP allocation	N	1-5	100	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period. Site is within the Council's ownership.  Application being prepared – actively working with a developer to consider site options. Planning application to be submitted in early 2020.  Existing adopted allocation – originally phased in years 6-10 (2017-21).  Large site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-18 – Bus Garage and Kingdom Hall, London Road, Swanley	Existing ADMP allocation	N	6-10	74	N/A			Part of the site (Kingdom Hall) is currently for sale and under offer. Application to replace the place of worship has been approved - 18/00374/FUL. The officer's report states 'the proposed development is capable of being delivered without	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
								compromising the future development objectives of the wider site for residential development'.  Existing adopted allocation – originally phased in years 1-5 (2012-16).  Site is listed on the Council's Brownfield Register.	
ST2-19 – The Woodlands, Hilda May Avenue, Swanley	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	66	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Planning application under consideration – 19/00069/FUL for a 75 bed care home.  Large site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-20 – White Oak Leisure Centre, Hilda May Avenue, Swanley	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	80	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period. Site is within the Council's ownership.  Application being prepared – public information event for the replacement leisure centre was held in early 2019 and a development partner has been selected. Planning application for the replacement leisure centre to be submitted towards end of 2019, and for the residential element in 2020. Architects and specialist consultants have been appointed.  Large site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-21 – Land between 16 and 32 Alder Way, Swanley	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	20	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period. Site is within the Council's ownership.  Application being prepared – pre-application advice has been obtained. Architects / other specialists appointed to prepare a			N/A	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					planning application. Planning application to be submitted towards end of 2019.				
					Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.				
ST2-22 – Former Birchwood Primary School, Russett Way, Swanley	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	39	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period. Site has been declared surplus.			N/A	
					Previous application for a 65 unit scheme was refused on Green Belt grounds – 14/03793/FUL. New application being prepared – specialist consultants have been appointed and technical studies have been undertaken to support an application. Seeking pre-application advice.				
					Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.				
					Site is listed on the Council's Brownfield Register.				
ST2-23 – Upper Hockenden Farm, Hockenden Lane, Swanley	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	25	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.			N/A	
					Application being prepared – pre-application advice has been obtained. Specialist consultants have been appointed to undertake design work.				
					Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.				
					Site is listed on the Council's Brownfield Register.				
ST2-24 – Harringtons Nursery, Highlands Hill, Swanley	Site promoted in response to the Call for Sites. For further information see Site	N	1-5	71	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.			N/A	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
	Appraisals [SUP016 and SUP017a]				Application being prepared – pre-application advice has been obtained. Architects / other specialists appointed to prepare a planning application.  Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.  Site is listed on the Council's Brownfield Register.				
ST2-25 – Swanley Village Nursery, Swanley Village Road, Swanley	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	6	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – architect appointed and draft layout submitted.  Small site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-26 – Land rear of Cedar Lodge, Wood Street, Swanley Village	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	6	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – architects / other specialists appointed to prepare a planning application.  Small site. Planning permission relies on adoption of the Local Plan and removal of the site from the Green Belt.			N/A	
ST2-27 – Land south of Wood Street, Swanley Village	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	10	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – architects / other specialists appointed to prepare a planning application. Seeking pre-application advice.  Small site. Planning permission relies on adoption of the Local Plan and removal of the site from the Green Belt.			N/A	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
ST2-28 – Land at Pedham Place	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	6-10 11-15 16+	2500 (broad location for growth)	N/A			Agent has confirmed that the land is available for the use proposed within the plan period.  Housebuilder has been identified as a suitable delivery partner for the development, to oversee the key initial stages of the development and a master builder role to oversee the construction of large-scale infrastructure and the key non-residential elements of the scheme.  Architects / other specialists have been appointed to undertake technical studies and other preparatory work to support the development of the site.	
ST2-29 – Station Approach, Edenbridge	Existing ADMP allocation	N	1-5	30	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – Network Rail are preparing to dispose of the land to be redeveloped for residential and employment.  Existing adopted allocation – originally phased in years 1-5 (2012-16).  Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-30 – Open space at Stangrove Estate, Crouch House Road, Edenbridge	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	15	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period. Site is within the Council's ownership.  Application being prepared – public consultation on a draft scheme undertaken in 2018. Technical studies along with the results of the consultation are being used to prepare an application, due to be submitted in 2020.  Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.			N/A	



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ST2-31 – Kent & Surrey Driving Range, Crouch House Road, Edenbridge	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	7	Landowner and agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – the landowner has been in discussions with the Council regarding the forthcoming planning application. Site assessment work is in progress.  Small site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-32 – Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	6-10	30	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period. The site will become available once the new hospital facility is operational.  Technical surveys have been commissioned to support a future planning application.  Site is listed on the Council's Brownfield Register.	
ST2-33– Land south of Four Elms Road, Edenbridge	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5 6-10	270	Landowners have confirmed that the land is available for the use proposed within years 1-5 and 6-10 of the plan period. Landowners have entered into a collaboration agreement for the joint promotion of the comprehensive development area.  Planning application for hospital facility under consideration – 19/01682/FUL.  Large site. Planning permission relies on adoption of the Local Plan and removal of the site from the Green Belt.				
ST2-34 - Land east of Bray Road, Edenbridge	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	70					
ST2-35 – Currant Hill Allotments, Westerham	Existing ADMP allocation	N	11-15	26	N/A			Landowner has confirmed that the land is available for the use proposed within the plan period.  Existing adopted allocation – originally phased in years 11-15 (2022-26).	

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ST2-36 – Land between Granville Road and Farleycroft, Westerham	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	10	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – technical studies have been undertaken and an architect has been appointed to progress a planning application. Seeking pre-application advice.  Medium sized site partially within an existing identified settlement. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.			N/A	
ST2-37 – New Ash Green Village Centre, New Ash Green	Existing ADMP allocation	N	1-5	70	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – the agent has been in discussions with the Council and local representatives on a proposed scheme. Pre-application advice has been obtained.  Existing adopted allocation – originally phased in years 11-15 (2022-26).  Large site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-38 – The Manor House, North Ash Road, New Ash Green	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	35	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Planning application under consideration – 19/02005/FUL for 53 residential units and B1a floorspace.  Large site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-39 – The Forge, Ash Road, Ash	Site promoted in response to the Call for Sites. For further	N	1-5	29	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.			N/A	

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					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
	information see Site Appraisals [SUP016 and SUP017a]				Application being prepared – discussions with the landowner are taking place about bringing the site forward.  Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.				
ST2-40 – Oast House Nursery, Ash Road, Ash	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	20	Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – technical studies undertaken and architects / other specialists appointed to prepare a planning application. In discussion with potential development partners.  Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-41 – Otford Builders Merchants, High Street, Otford	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	7	Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared – scheme design, layout and specialist studies have been prepared.  Small site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.  Site is listed on the Council's Brownfield Register.			N/A	
ST2-42 – Land south of Orchard House, Ash Road, Hartley	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	10	Landowner (and developer) has confirmed that the land is available for the use proposed within years 1-5 of the plan period.  Application being prepared - architects / other specialists appointed to prepare a planning application. Site is listed on the Council's Self Build Register.			N/A	

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					<p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-43 – Chelsfield Depot, Shacklands Road, Badgers Mount	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	11-15	100	N/A			<p>Landowner has confirmed that the land is available for the use proposed within the plan period.</p> <p>The site currently accommodates key operational employment activities. Site to be redeveloped for residential use once existing uses are no longer viable (expected years 11+).</p> <p>Site is listed on the Council's Brownfield Register.</p>	
ST2-44 – Land west of the roundabout, London Road, Badgers Mount	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	27	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared – discussions with the landowner are taking place about bringing the site forward.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-45 – Calcutta Club and Polhill Business Centre, London Road, Badgers Mount	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	66	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared – promoter considering development options with regards to masterplanning and whether the development should come forward as a single scheme or in two phases if necessary.</p> <p>Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	

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					Site is listed on the Council's Brownfield Register.				
ST2-46 – Highways Depot, Tonbridge Road, Chiddingstone Causeway	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	8	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – promoter is considering appropriate design and layout.</p> <p>Small site. Planning permission relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-47 – Land rear of Brickyard Cottages, Tonbridge Road, Chiddingstone Causeway	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	18	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – pre-application advice has been obtained. Appropriate design and layout being considered.</p> <p>Medium sized site. Planning permission relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	
ST2-48 – Middle Farm Nursery, Cray Road, Crockenhill	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	30	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period. Site is in vacant possession.</p> <p>Application being prepared - technical studies have been undertaken to support an application.</p> <p>Medium sized large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-49 – Wested Farm, Eynsford Road, Crockenhill	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	10	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – technical studies have been undertaken to support an application and development</p>			N/A	

Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					<p>proposals have been progressed including site layout and design.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-50 – Gorse Hill Nursery, Gorse Hill, Farningham	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	55	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – landowner in discussions about the sale of the site for redevelopment. Preliminary discussions with housebuilders taking place.</p> <p>Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-51 – Maplescombe Farm, Maplescombe Lane, Farningham	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	35	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – pre-application advice has been obtained.</p> <p>Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	
ST2-52 – Fawkham Business Park, Fawkham Road, Fawkham	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	31	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – pre-application advice has been obtained.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning</p>			N/A	

Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					<p>permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-53 – Grange Park Farm, Manor Lane, Fawkham	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	32	<p>Landowner has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – promoter considering site layout, mitigation and Green Belt compensation measures.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-54 – Highfield Farm and Knocka Villa, Crow Drive, Halstead	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	20	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – specialist consultants have been appointed and technical studies have been undertaken to support an application. Seeking pre-application advice.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	
ST2-55 – Deer Leap Stud Farm, Knockholt Road, Halstead	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	13	<p>Agent has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – specialist consultants have been appointed and a sustainability report has been prepared to support an application.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies</p>			N/A	

Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					<p>on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-56 – Oak Tree Farm, London Road, Halstead	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	37	<p>Landowner has confirmed that the land is available for the use proposed in years 1-5 of the plan period.</p> <p>Application being prepared – technical studies have been undertaken in relation to the upgrading of the access road.</p> <p>Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-57 – Fort Halstead, Crow Drive, Halstead	Existing ADMP allocation (450 units).  Site also promoted (additional 300 units) in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	Y	11-15 16+	300 (plus 450 with planning permission)	N/A			<p>Landowner (and promoter) has confirmed that the land is available for the use proposed within the plan period.</p> <p>Live planning permission – 15/00628/OUT granted for 50 units together with employment and community uses. Permission has been implemented through the demolition of a building.</p> <p>New hybrid planning application in preparation for 700 units together with employment and community uses. Planning performance agreement signed.</p> <p>Site is listed on the Council's Brownfield Register.</p>	
ST2-58 – College Road Nurseries, College Road, Hextable	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	9	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared - pre-application advice has been obtained. Architects / other specialists appointed to prepare a planning application.</p> <p>Small site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	



Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					Site is listed on the Council's Brownfield Register.				
ST2-59 – Egerton Nursery, Egerton Avenue, Hextable	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	30	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Planning application under consideration – 19/02017/FUL for 43 units.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-60 – Oasis Academy, Egerton Avenue, Hextable	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5 6-10	190	<p>Landowner has confirmed that the land is available for the use proposed within years 1-5 and 6-10. Site is in vacant possession and within single ownership (with the exception of the Howard Venue and associated parking which are to be retained).</p> <p>Application will follow Schedule 1 and Section 77 consents from the Education and Skills Funding Agency, which the landowner is currently seeking.</p> <p>Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-61 – Rowhill Farm, Top Dartford Road, Hextable	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	16	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Live planning permission – 18/02786/PAC granted for change of use from agricultural to residential.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	
ST2-62 – Top Dartford Road, Hextable	Existing ADMP Allocation	N	1-5	29	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Existing adopted allocation – originally phased in years 6-10 (2017-2022).</p>			N/A	

Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					<p>Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-63 – Gills Farm, Gills Road, South Darenth	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	16	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared - technical studies have been undertaken to support an application and development proposals have been progressed including site layout and design.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-64 – Land at Oakview Stud Farm, Lombard Street, Horton Kirby	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	42	<p>Landowner and promoter have confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared – community consultation exercise undertaken to inform and support a planning application.</p> <p>Large site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	
ST2-65 – The Cottage, Holmesdale Road, South Darenth	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	9	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared - discussions with the landowner are taking place about bringing the site forward.</p> <p>Small site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission</p>			N/A	

Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					<p>for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-66 – Land south of West End, Kemsing	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	20	<p>Landowner and agent have confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared - landowner in discussions with a developer to take control of the site for redevelopment.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p>			N/A	
ST2-67 – Land south of Noahs Ark, Kemsing	Site withdrawn due to availability issues - lack of landowner support.	N/A	N/A	0	N/A			N/A	
ST2-68 – Meadow Cottage, Goathurst Common, Ide Hill	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	14	<p>Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared - discussions with the landowner are taking place about bringing the site forward.</p> <p>Medium sized site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	
ST2-69 – JD Hotchkiss Ltd, London Road, West Kingsdown	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	31	<p>Landowner has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared – discussions with the landowner are taking place about bringing the site forward.</p>			N/A	

Site ref / name	Site source / reasons for inclusion	Planning permission	Phasing	Total number of units	Deliverability criteria			Developability criteria	
					Available now	Achievable and viable within 5 years	Clear evidence	Suitable location for housing development	Reasonable prospect that this site can be developed
					<p>Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.</p> <p>Site is listed on the Council's Brownfield Register.</p>				
ST2-70 – Florence Farm Mobile Home Park, Main Road, West Kingsdown	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	16	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Application being prepared – discussions with the landowner are taking place about bringing the site forward.</p> <p>Medium sized site within an existing identified settlement (not currently Green Belt). Planning permission does not rely on adoption of the Local Plan.</p>			N/A	
ST2-71 – Rajdani, London Road, West Kingsdown	Site withdrawn due to availability issues - lack of landowner support.	N/A	N/A	0	N/A			N/A	
ST2-72 – Terrys Lodge Farm, Terrys Lodge Road, Wrotham	Site promoted in response to the Call for Sites. For further information see Site Appraisals [SUP016 and SUP017a]	N	1-5	5	<p>Agent has confirmed that the land is available for the use proposed within years 1-5 of the plan period.</p> <p>Planning application under consideration (awaiting validation) – for 5 residential units. Pre-application advice has been obtained.</p> <p>Small site. Could come forward for a limited number of units as a Green Belt redevelopment otherwise planning permission for a wider comprehensive redevelopment relies on adoption of the Local Plan and removal of the site from the Green Belt.</p> <p>Site is listed on the Council's Brownfield Register.</p>			N/A	