








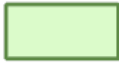



**Strategic Housing and Economic Land
Availability Assessment (SHELAA)
November 2023
Appendix C – Option Sites**

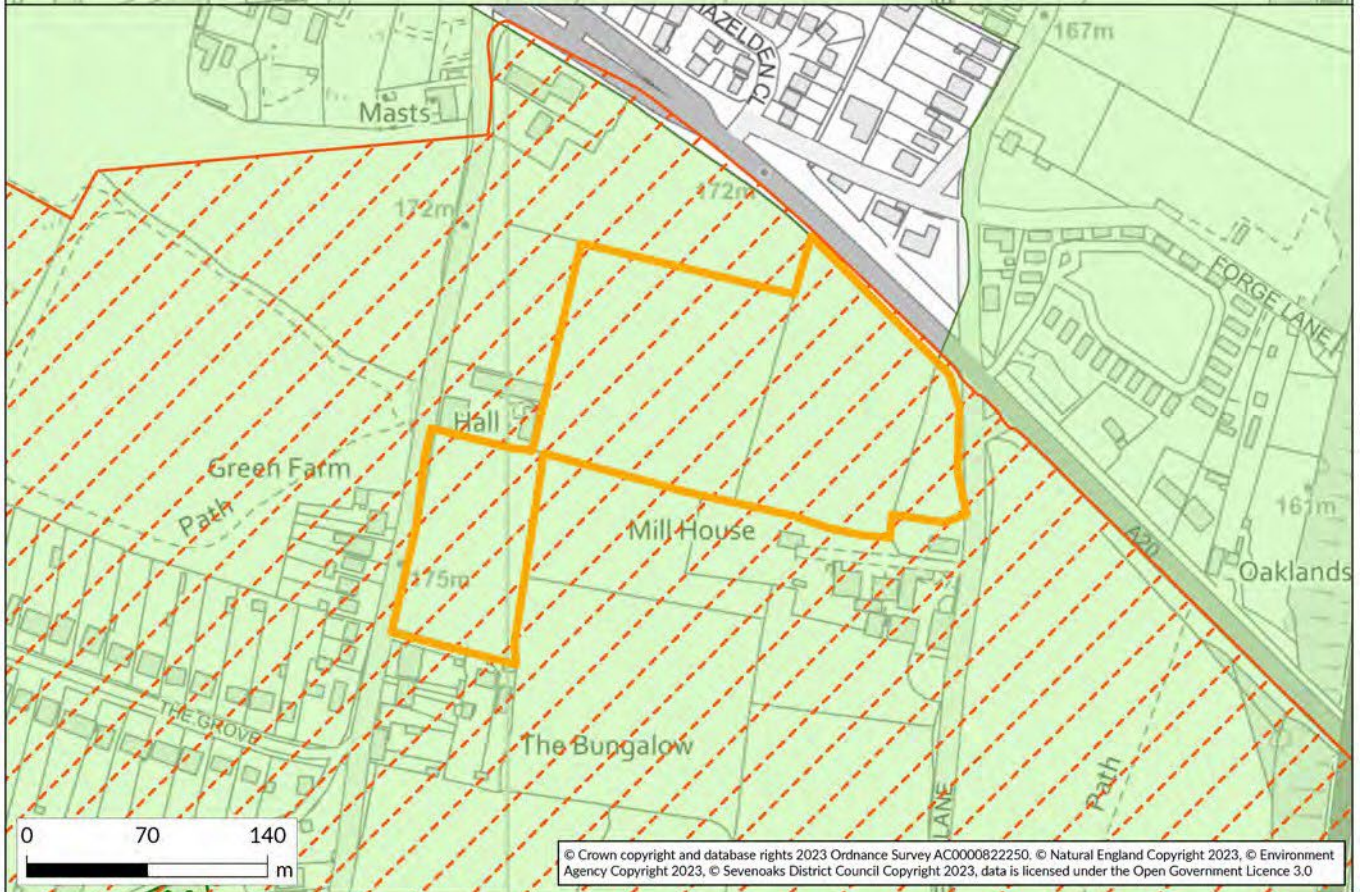
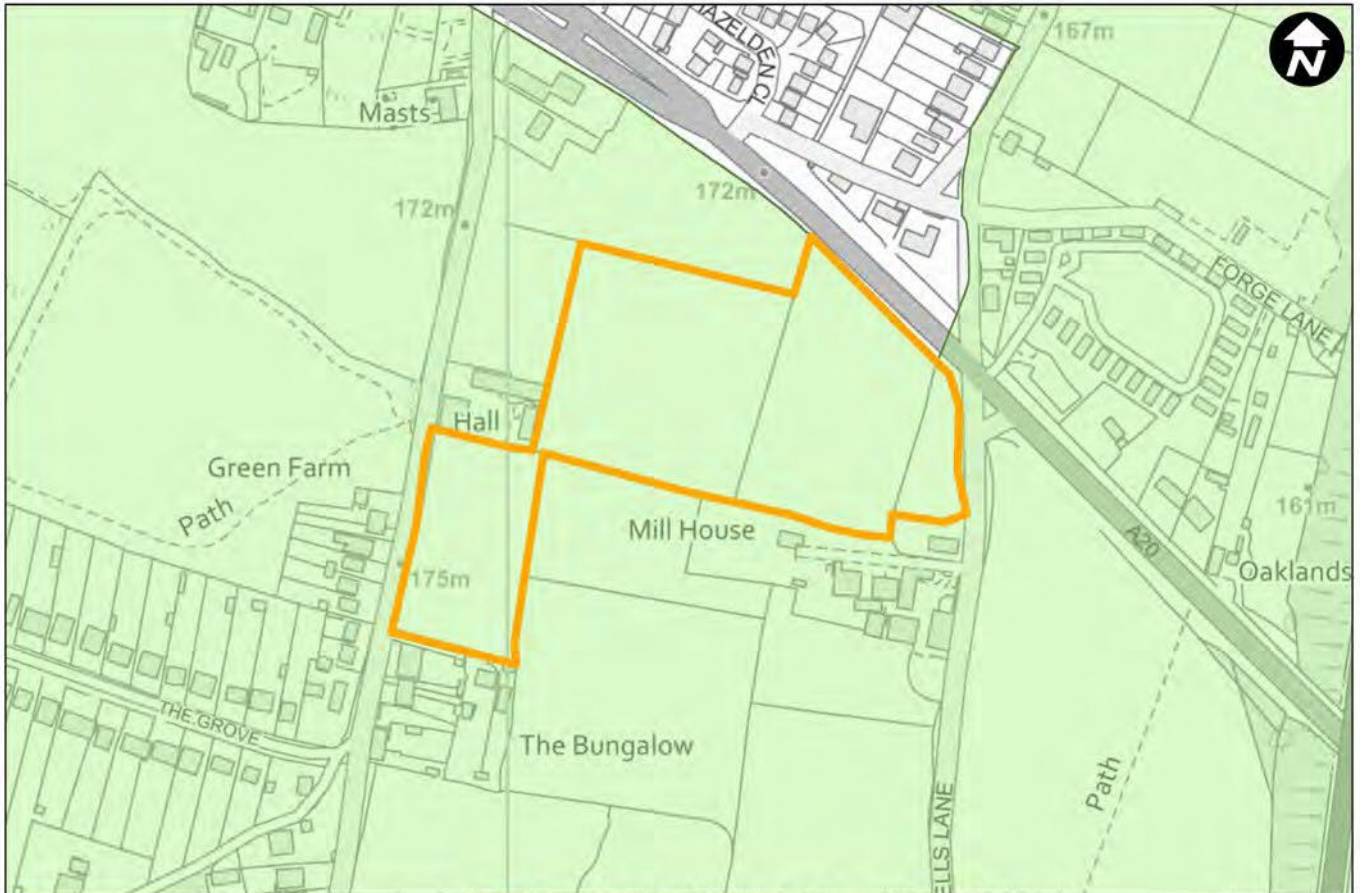
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Map Key

	Sevenoaks District Boundary
SHELAA Site Suitability	
	Suitable Site
	Maybe Site
	Unsuitable Site
	Ancient Woodland
	Area of Outstanding Natural Beauty
	Conservation Area
	Flood Zone 2
	Flood Zone 3
	Metropolitan Green Belt
	Site of Special Scientific Interest

Site Reference	Site Address	Page
HO/21/00041	Land at Mill Farm, West Kingsdown, Sevenoaks	5
HO/21/00210	Land east of Croydon Road (Southern Parcel), Westerham	11
HO/21/00211	Land east of Croydon Road (Northern Parcel), Westerham	17
HO/21/00214	Land south of Farley Lane, Westerham	22
HO/21/00220	Land at Millfield Road, West Kingsdown	29
HO/21/00247	Land between Back Lane and the A21, Bessels Green	35
HO/21/00248	Brittains Lane, Kippington, Sevenoaks	41
MX/21/00008	Land at Wolfe Westerham, 190 London Road, Westerham	48
MX/21/00040	Land at Moat Farm, off Homedean Road, Chipstead, Kent	54
MX/21/00044	Pedham Place, London Road, Swanley	60

HO/21/00041
Land at Mill Farm, West Kingsdown, Sevenoaks



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SITE DETAILS	
SHELAA Reference	HO/21/00041
Site Area (Ha)	3.84
Developable Area (Ha)	3.84
Brownfield / Greenfield	Greenfield
Planning History	None. Currently agricultural land
Previous SHELAA Ref (2018)	N/A
Site Description	This is an agricultural site, adjacent to the urban confines of West Kingsdown to the north of the site. The site lies fully within the Green Belt. Current access to the site is through the existing farmstead located on Pells Lane, to the east of the site. The south western element of the site is bound by School Lane to the west, a church and community buildings to the north, residential to the south and agricultural land to the east. The wider parcel to the north east is also bound by the community buildings to the west, as well as agricultural land to the west and north and the A20 to the north, Pells Lane to the east and agricultural land and a farmstead to the south. West Kingsdown windmill also lies just south of the site boundary.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	115
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to West Kingsdown
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Not within Urban Confines (adjacent to West Kingsdown)	Yellow
Land Use (GF/PDL)	Greenfield	Red
Existing use	No existing use	Light Green
Existing allocation / designation	No	Light Green
Proposed use / designation	No	Light Green
Green Belt	Within Green Belt (but adjacent to Urban Confines of West Kingsdown)	Yellow
Green Belt Stage 2	Partially within Stage 2 Recommended Area	Yellow
Area of Outstanding Natural Beauty (AONB)	100% within Kent Downs AONB	Red
Landscape Sensitivity	0.42% Medium; 99.58% Low - Medium	Light Green
Agricultural Land Quality	Urban 4.94%; Grade 3 95.06%	Yellow
Flood Risk	Flood Zone 1	Light Green
Site of Special Scientific Interest (SSSI)	Not within a SSSI	Light Green
SSSI Impact Zone	No risk	Light Green
Local Wildlife Site	Not within a LWS	Light Green
Local Nature Reserve	Not within an LNR	Light Green
Ancient Woodland	Not within Ancient Woodland	Light Green
Presence of Heritage Assets	Within 200m of 2 listed buildings	Yellow
Air Quality Management Area	None	Light Green
Contamination Issues	Contaminated Land Assessment (former farm land)	Yellow
Noise Pollution	No specific risk	Light Green
Air Quality	No specific risk	Light Green
Mineral Safeguarding Area	None	Light Green
Site Access	New/additional access required	Yellow
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	Light Green
Settlement Classification	86.4% within 250m of West Kingsdown	Light Green
Town and Local Centres	within 2km of West Kingsdown, Hever Road (walkable and cycle friendly)	Yellow
Train Station	Over 2km to nearest train station	Red

GREEN	AMBER	RED
16	8	3

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	The site is of a medium scale and would be able to come forward in a single phase. The site is capable of being completed by 2026
Is there a developer interested in the site?	Not currently
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	There are no viability issues identified currently

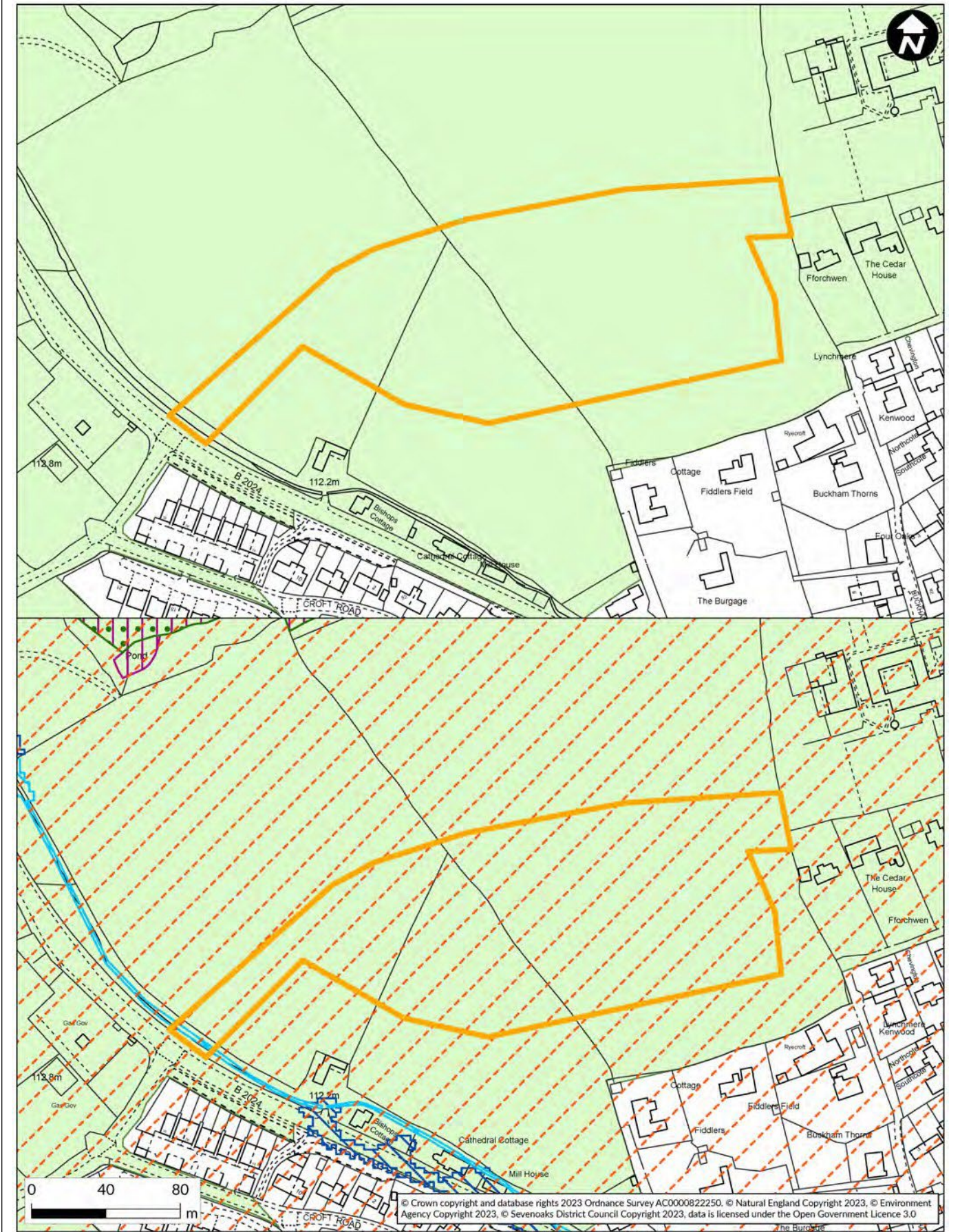
CONCLUSIONS	
Suitability	The site is a greenfield site situated adjacent to the urban confines of West Kingsdown, which is a Service Village in the Settlement Hierarchy 2022 and therefore the site is considered to be in a sustainable location, close to key services and facilities. The site would require a new/additional access, but there is capacity on the surrounding transport network. The site is greenfield Green Belt land, but is partially recommended for release from the Green Belt, in isolation, through the Green Belt Stage 2 Assessment. The site lies fully within the Kent Downs AONB, which needs further consideration, but there are no other constraints which would make the site unsuitable. Due to the unconstrained nature of this site and its location adjacent to the settlement boundary of West Kingsdown, the site is considered suitable for development.
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 at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO33

SDC Comments	The site is considered suitable for development, however is not proposed for allocation at this stage, due to its location within the Kent Downs AONB. The site is included in our Development Strategy Options for consultation, and is proposed for 115 residential units.
Development Strategy Options	Option 1, Option 3

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HO/21/00210
Land east of Croydon Road (Southern Parcel), Westerham



SITE DETAILS	
SHELAA Reference	HO/21/00210
Site Area (Ha)	2.63
Developable Area (Ha)	2.62
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO373
Site Description	This is a greenfield Green Belt site located adjacent to the settlement boundary of Westerham, containing agricultural land. The site is the southern parcel of two site boundaries submitted to the SHELAA process. To the north, the site is bound by agricultural land and woodland, to the south and west, Croydon Road, and residential dwellings and Churchill C of E Primary School to the east. The current access to the site is off Croydon Road.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	82 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy	Yes - adjacent to urban confines of Westerham
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	19.1m from Westerham	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Completely within green belt	
Green Belt Stage 2	Whole parcel recommended	
Area of Outstanding Natural Beauty (AONB)	100% within Kent Downs AONB	
Landscape Sensitivity	Medium - 100%	
Agricultural Land Quality	Grade 3 - 95.42%	
Flood Risk	0.22% in Flood Zone 2 and 0.22% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	20651.42m ² 78.66% within Silica Sand - Construction Sandstone - Folkestone Formation	
Site Access	Access difficult	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 400m of Westerham	
Town and Local Centres	Access point within 800m of Westerham Town Centre. Access point within 2km of Westerham Town Centre	

Train Station	Over 2km from train station	
GREEN	AMBER	RED
14	9	4

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	Two years from commencement of single phase
Is there a developer interested in the site?	Yes - multiple approaches from interested developers. No agreement has been advanced on this site pending the outcome of the Local Plan Review.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	<p>This is a greenfield site situated adjacent to the urban confines of Westerham. Westerham is identified as a Town in the Settlement Hierarchy, and is therefore the site is considered to be in a sustainable location. The site is close to existing services and facilities in Westerham Town Centre, although it does not benefit from access to a train station. The site lies within a whole Green Belt parcel which is recommended for release from the Green Belt through the Stage 2 Green Belt assessment. The site is considered to have difficult access off of Croydon Road and so further consideration is required, as well as in relation to capacity on the transport network. The site lies fully within the Kent Downs AONB. There are no other constraints that would make the site unsuitable. Due to the sites location adjacent to Westerham, and, aside from its position within the AONB, it's unconstrained nature, the site is considered suitable for development.</p>

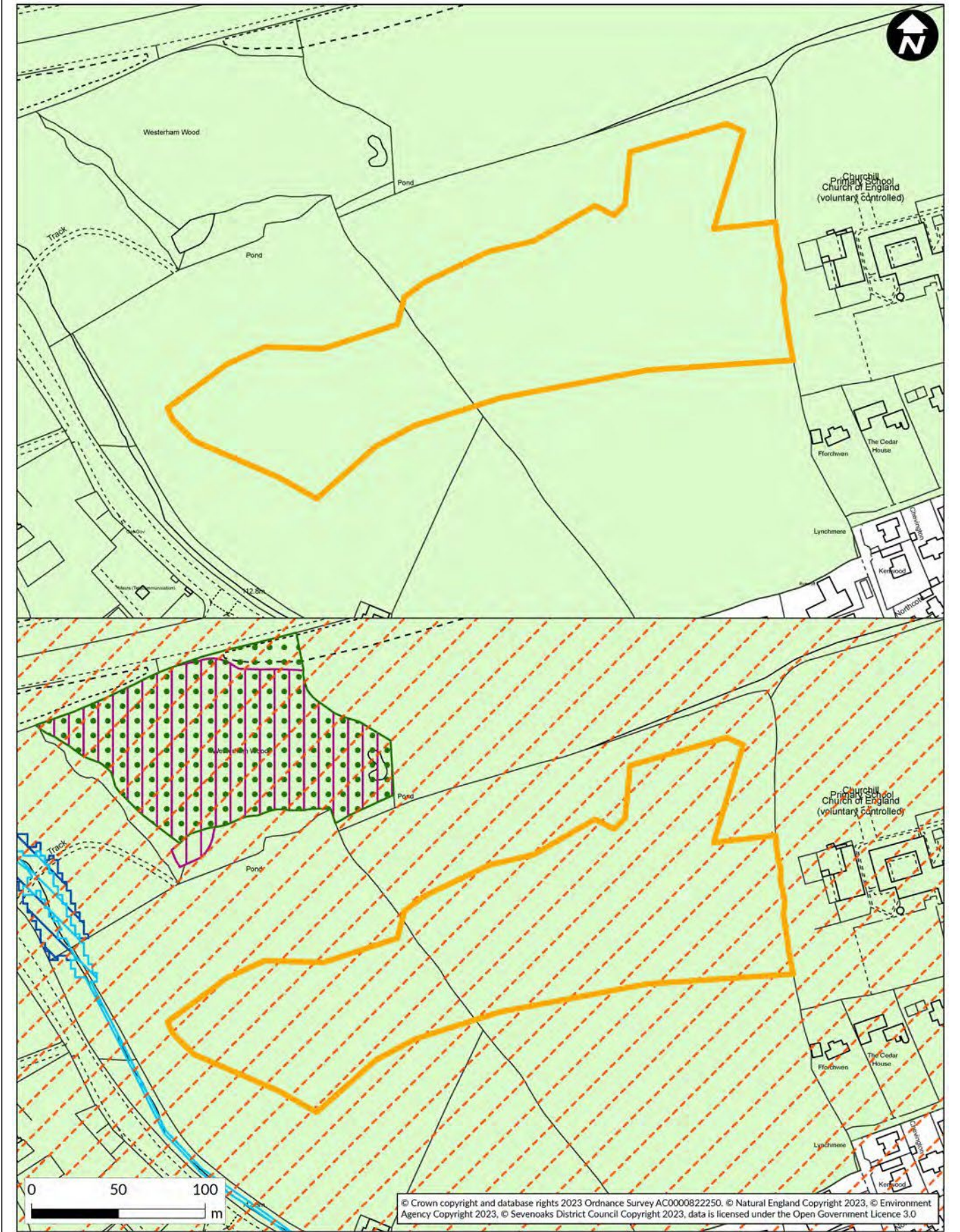
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan for further consideration
If 'Include' – Reg 18 Site Reference	HO31

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for 82 residential units.
Development Strategy Options	Option 1, Option 3

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HO/21/00211
Land east of Croydon Road (Northern Parcel), Westerham



SITE DETAILS	
SHELAA Reference	HO/21/00211
Site Area (Ha)	3
Developable Area (Ha)	2.98
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO373
Site Description	This is a greenfield Green Belt site located adjacent to the settlement boundary of Westerham, containing agricultural land. The site is the northern parcel of two site boundaries submitted to the SHELAA process. To the north, south and west the site is bound by agricultural land and woodland, also to the west, Croydon Road, and Churchill C of E Primary School to the east. The current access to the site is through the southern parcel (HO/21/00210) off Croydon Road.
Site Type	New Build
When will this development be delivered?	Years 11+
SHELAA Yield	76 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Westerham
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	90.16m from Westerham	Yellow
Land Use (GF/PDL)	Greenfield	Red
Existing use	Yes but will be reprovided	Light Green
Existing allocation / designation	No	Light Green
Proposed use / designation	No	Light Green
Green Belt	Within green belt	Red
Green Belt Stage 2	Whole parcel recommended	Light Green
Area of Outstanding Natural Beauty (AONB)	100% within Kent Downs AONB	Red
Landscape Sensitivity	Medium - 100%	Yellow
Agricultural Land Quality	Grade 3 - 100%	Yellow
Flood Risk	Flood zone 1	Light Green
Site of Special Scientific Interest (SSSI)	Not within SSSI	Light Green
SSSI Impact Zone	Requires consultation	Yellow
Local Wildlife Site	Not within a LWS	Light Green
Local Nature Reserve	Not within an LNR	Light Green
Ancient Woodland	Not within Ancient Woodland	Light Green
Presence of Heritage Assets	Not applicable	Light Green
Air Quality Management Area	Partially within AQMA (0.88%)	Yellow
Contamination Issues	No specific risk	Light Green
Noise Pollution	No specific risk	Light Green
Air Quality	No specific risk	Light Green
Mineral Safeguarding Area	7506.5m ² 24.98% within Silica Sand - Construction Sandstone - Folkestone Formation	Yellow
Site Access	Access difficult	Red
Network Capacity	Limited capacity on transport network and requires improvements	Yellow
Settlement Classification	Within 400m of Westerham	Light Green
Town and Local Centres	Access point within 800m of Westerham Town Centre. Access point within 2km of Westerham Town Centre	Light Green
Train Station	Over 2km from train station	Red

GREEN	AMBER	RED
15	7	5

OTHER CONSIDERATIONS

When will the site be available for development?	Now
When do you anticipate commencement on the site?	2031-2035
When do you anticipate completion on the site?	Two years from commencement in a single phase
Is there a developer interested in the site?	Yes - multiple approaches from interested developers. No agreement has been advanced on this site pending the outcome of the Local Plan Review.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	<p>This is a greenfield site situated adjacent to the urban confines of Westerham. Westerham is identified as a Town in the Settlement Hierarchy, and is therefore the site is considered to be in a sustainable location. The site is close to existing services and facilities in Westerham Town Centre, although it does not benefit from access to a train station. The site lies within a whole Green Belt parcel which is recommended for release from the Green Belt through the Stage 2 Green Belt assessment. The site does not have direct access, but access would be taken through the southern parcel of the site (HO/21/00211). Access is considered to be difficult off Croydon Road and so further consideration is required, as well as in relation to capacity on the transport network. The site lies fully within the Kent Downs AONB. There are no other constraints that would make the site unsuitable. Due to the sites location adjacent to Westerham, and, aside from its position within the AONB, it's unconstrained nature, the site is considered suitable for development.</p>
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Availability	The site has been submitted by the landowner and is considered to be available in years 11+
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (11+ years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO32

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for 76 residential units.
Development Strategy Options	Option 1, Option 3

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HO/21/00214
Land south of Farley Lane, Westerham



SITE DETAILS	
SHELAA Reference	HO/21/00214
Site Area (Ha)	0.87
Developable Area (Ha)	0.87
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO371
Site Description	This is a greenfield site adjacent to the settlement boundary of Westerham, currently comprising an agricultural field. The site is bound by residential to the east and south, Farley Lane to the north and agricultural land to the west. Access to the site is via Farley Lane to the north.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	10 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Westerham
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	Adjacent to Westerham	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	99.94% within Green Belt	
Green Belt Stage 2	Recommended in isolation and combination	
Area of Outstanding Natural Beauty (AONB)	100% within Kent Downs AONB	
Landscape Sensitivity	Medium – 99.94%	
Agricultural Land Quality	Grade 3 – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within an SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 400m of Westerham	
Town and Local Centres	Access point within 800m of Westerham Town Centre. Access point within 2km of Westerham Town Centre	
Train Station	Access point within 2km from a train station	

GREEN	AMBER	RED
17	7	3

OTHER CONSIDERATIONS

When will the site be available for development?	Now
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	Two years from commencement in single phase
Is there a developer interested in the site?	Yes - multiple approaches from interested developers. No agreement has been advanced on this site pending the outcome of the Local Plan Review.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	The site is located adjacent to the settlement boundary for Westerham, which is a Town in the Settlement Hierarchy 2022 and therefore it is considered to be in a sustainable location. The site is close to key services and facilities in Westerham Town Centre, although does not benefit from access to a train station. The site is a greenfield site fully within the Green Belt, however it is recommended for release from the Green Belt, both in isolation and combination, through the Stage 2 Green Belt Assessment. The site also lies fully within the Kent Downs AONB. It is considered that a new access would be required for the site, and the limited capacity on the surrounding transport network requires consideration. There are not other constraints which would make the site unsuitable, and therefore, due to the location adjacent to a top tier settlement, this site is considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10.

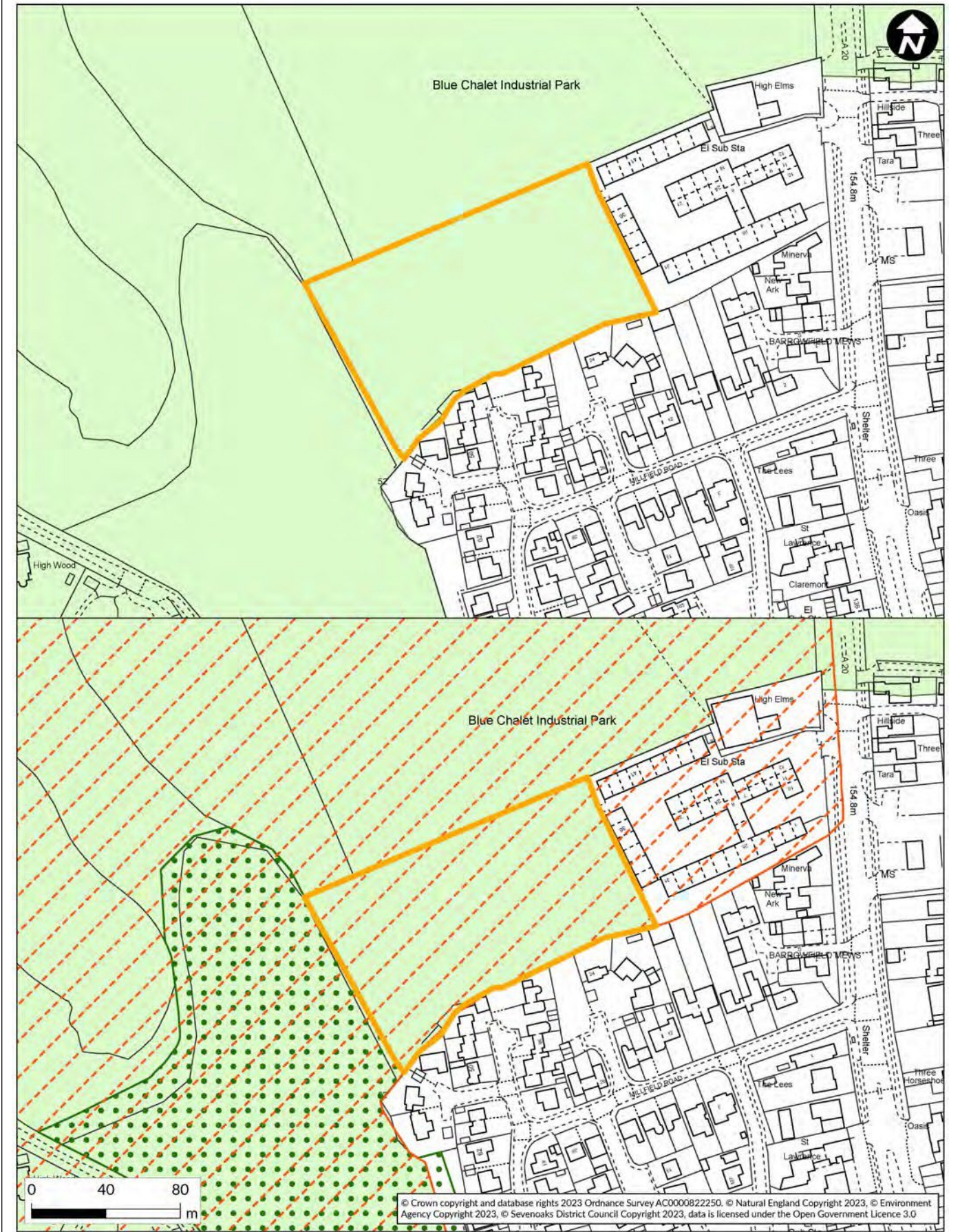
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO30

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for 10 residential units.
Development Strategy Options	Option 1, Option 3

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HO/21/00220
Land at Millfield Road, West Kingsdown



SITE DETAILS	
SHELAA Reference	HO/21/00220
Site Area (Ha)	1.43
Developable Area (Ha)	1.43
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO68
Site Description	This is a greenfield site adjacent to the settlement boundary of West Kingsdown. The site comprises an area of woodland. Bound by residential development to the south, an industrial park to the east, woodland (including Ancient Woodland) to the west and open countryside to the north. Access is proposed to the south of the site.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	30 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of West Kingsdown
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	Adjacent to West Kingsdown	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	99.82% within green belt	
Green Belt Stage 2	Recommended in isolation	
Area of Outstanding Natural Beauty (AONB)	99.79% within Kent Downs AONB	
Landscape Sensitivity	Medium-high – 99.82%	
Agricultural Land Quality	Grade 3 – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	10.91% within 15m buffer of Knatts Valley, West Kingsdown	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	10.91% within 15m buffer of Ancient Replanted Woodland	
Presence of Heritage Assets	40.06% within 200m of Scheduled Monument Two milestones at West Kingsdown	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 250m of West Kingsdown	
Town and Local Centres	Within 800m of West Kingsdown, Hever Road	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
15	9	3

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	Developer controlled
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a greenfield site situated adjacent to the urban confines boundary of West Kingsdown, which is a Service Village in the Settlement Hierarchy, and therefore is considered to be in a sustainable location. The site is close to existing services and facilities in West Kingsdown, although does not benefit from access to a train station. The site lies fully within the Green Belt, although the site is recommended for release in isolation, through the Stage 2 Green Belt assessment. The majority of the site is within both the Kent Downs AONB and Medium-High landscape sensitivity, which will need to be considered. A new access is considered to be required for the site, as well as consideration given to the limited capacity on the surrounding transport network. There are no other constraints which would make the site unsuitable and therefore, due to the sites location adjacent to West Kingsdown, the site is considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.

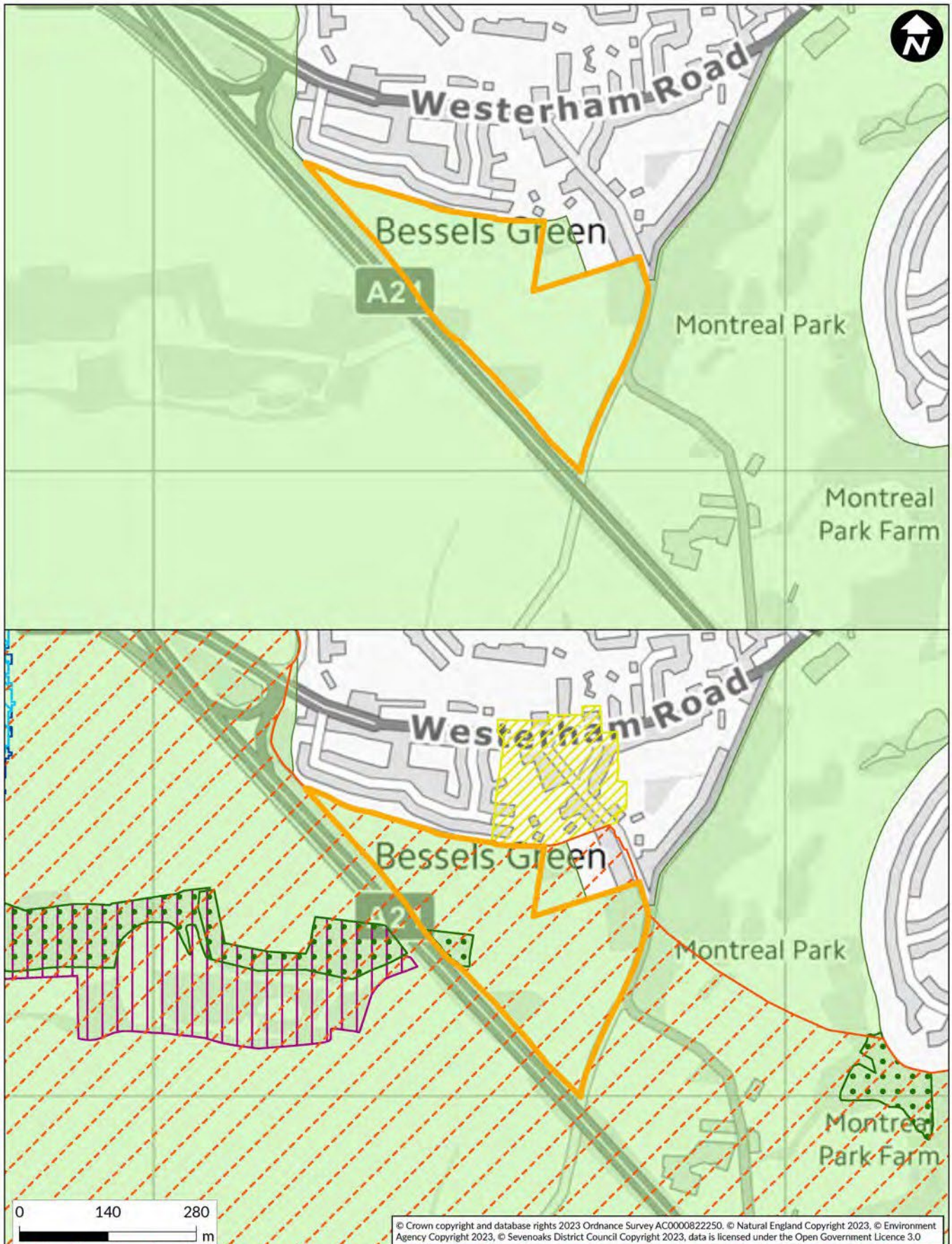
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO34

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for 30 residential units.
Development Strategy Options	Option 1, Option 3

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HO/21/00247
Land between Back Lane and the A21, Bessels Green



SITE DETAILS	
SHELAA Reference	HO/21/00247
Site Area (Ha)	9.42
Developable Area (Ha)	9.19
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO119
Site Description	This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site is formed by a parcel of land between Bessels Green and the A21, comprising an area of woodland and agricultural land. The site is bound by Back Lane to the east, residential development to the north and the A21 to the west and south.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	183 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Sevenoaks Urban Area
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	Adjacent to Sevenoaks	Yellow
Land Use (GF/PDL)	Greenfield	Red
Existing use	No existing use	Light Green
Existing allocation / designation	No	Light Green
Proposed use / designation	No	Light Green
Green Belt	99.96% within green belt	Yellow
Green Belt Stage 2	Recommended mostly in combination (partially in isolation)	Light Green
Area of Outstanding Natural Beauty (AONB)	99.98% within Kent Downs AONB	Red
Landscape Sensitivity	Medium-high - 99.26%	Red
Agricultural Land Quality	Grade 3 - 97.77%	Yellow
Flood Risk	Flood zone 1	Light Green
Site of Special Scientific Interest (SSSI)	Not within a SSSI	Light Green
SSSI Impact Zone	Requires consultation	Yellow
Local Wildlife Site	Not within a LWS	Light Green
Local Nature Reserve	Not within an LNR	Light Green
Ancient Woodland	2.48% within Ancient & Semi-Natural Woodland	Yellow
Presence of Heritage Assets	67.49% within 200m of Bessels Green conservation area; Within 200m of 12 listed buildings	Yellow
Air Quality Management Area	None	Light Green
Contamination Issues	Contaminated Land Assessment (former adjacent land use)	Yellow
Noise Pollution	Noise Assessment (A21)	Yellow
Air Quality	Air Quality Assessment (for site and impact on local AQMA)	Yellow
Mineral Safeguarding Area	46.15% within Limestone - Hythe Formation - Kentish Ragstone; 20.95% within Silica Sand - Construction Sandstone - Folkestone Formation	Yellow
Site Access	New/additional access required	Yellow
Network Capacity	Limited capacity on transport network and requires improvements	Yellow

Settlement Classification	Within 400m of Sevenoaks	
Town and Local Centres	Access point within 2km of Riverhead	
Train Station	Within 2km of Sevenoaks	

GREEN	AMBER	RED
10	14	3

OTHER CONSIDERATIONS

When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	I assume a build-out rate of 40 dwellings per year at this very early stage, commensurate with a medium sized housing allocation.
Is there a developer interested in the site?	There are many developers and land promoters interested in the site. I have been approached on numerous occasions by both parties. But to maintain full control of the site to ensure I am unfettered in my ability to work up a scheme with the Council and community, I have not entertained any of the offers received.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	Not applicable

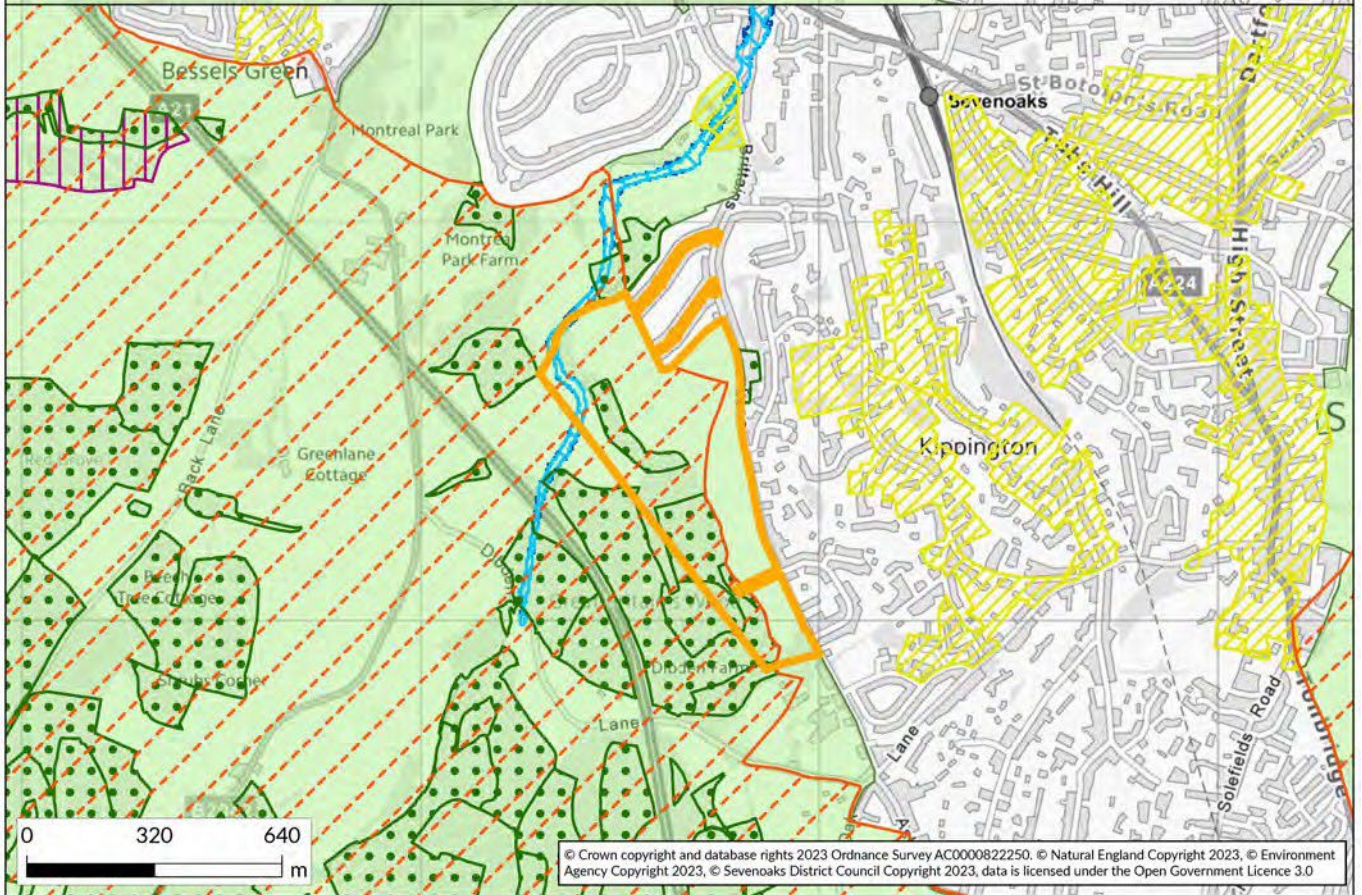
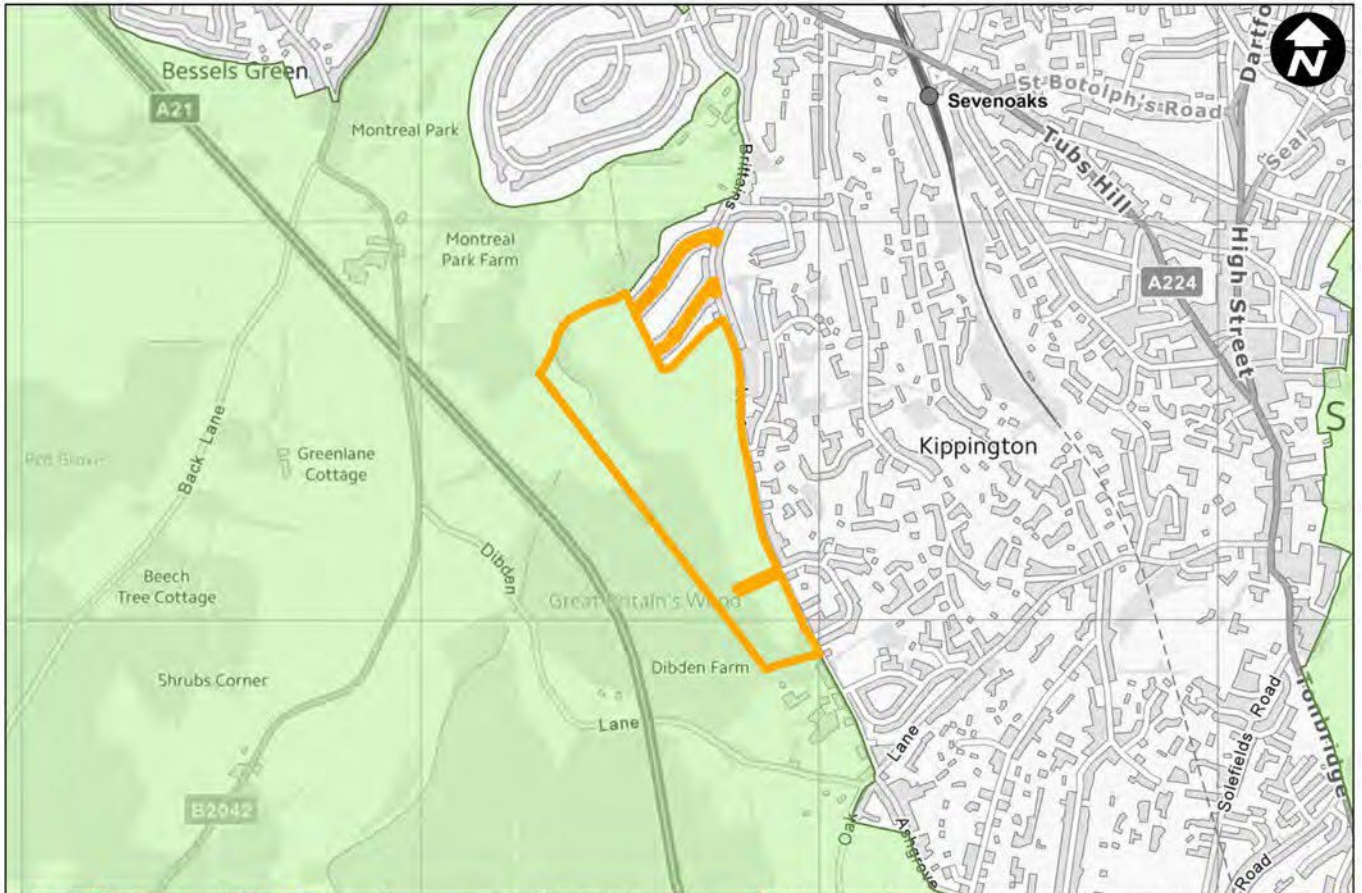
CONCLUSIONS	
Suitability	This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area, which is classified as the District's Principal Town in the Settlement Hierarchy. The site is considered to therefore be in a sustainable location, close to key services and facilities, including train stations at Sevenoaks and Dunton Green. The site lies fully within the Green Belt, however is recommended for release mostly in combination, partially in isolation, through the Stage 2 Green Belt Assessment. The site does not currently have direct access and so would require a new access, as well as
	a secondary access for emergency use. The site lies mostly within the Kent Downs AONB as well as medium-high landscape sensitivity, which require further consideration. The sites proximity to the A21 and A25 also require Air Quality, Contaminated Land and Noise assessments to be provided. There are no other constraints which would make the land unsuitable, and therefore, due to its sustainable location adjacent to Sevenoaks Urban Area, the site is considered suitable for development.
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 at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO28

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for 183 residential units.
Development Strategy Options	Option 1, Option 3

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HO/21/00248
Brittains Lane, Kippington, Sevenoaks



SITE DETAILS	
SHELAA Reference	HO/21/00248
Site Area (Ha)	27.06
Developable Area (Ha)	21.05
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO120
Site Description	This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a large parcel of land west of Brittain's Lane, containing a number of agricultural fields used for arable crop production. The site is bound by Brittain's Lane and residential development to the east, residential development to the north and south, agricultural land to the north and woodland to the west. The site boundary follows around the boundary of a single residential dwelling to the south of the site. The site slopes gently upwards from south to north and enjoys a significant amount of road frontage.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Sevenoaks Urban Area
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	Not within Urban Confines (adjacent to Sevenoaks)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	Open Spaces 2018 248: Obelisk & Little Britain wood, Riverhead Natural & Semi Natural - Open Spaces 2018 248: Great Britain's Wood, Riverhead Natural & Semi Natural - Intersect Area = 71479.98m2 26.42%	
Green Belt	97.62% within Green Belt, 2.38% in Sevenoaks urban confine	
Green Belt Stage 2	Partially recommended in combination	
Area of Outstanding Natural Beauty (AONB)	Partially within AONB 68.28% within Kent Downs	
Landscape Sensitivity	78.82% Medium - High; 18.77% Medium - High	
Agricultural Land Quality	Urban - 5.75%; Other - 27.48%; Grade 3 - 66.78%	
Flood Risk	1.78% in Flood Zone 2 and 1.68% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Partially within Ancient Woodland 22.21%	
Presence of Heritage Assets	7.5% within 200m of Sevenoaks - Kippington And Oakhill Road conservation area; Within 100m of 4 locally listed assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former adjacent land use)	
Noise Pollution	Noise Assessment (A21)	
Air Quality	Air Quality Assessment (impact on local AQMA)	

Mineral Safeguarding Area	Partially within Mineral Safeguarding Area 79.48%	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	100.0% within 400m of Sevenoaks	
Town and Local Centres	Within 2km of Riverhead; within 2km of Sevenoaks (walkable and cycle friendly)	
Train Station	Within 2km of Sevenoaks (walkable and cycle friendly)	

GREEN	AMBER	RED
9.5	14.5	3

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	From 2026 onwards. I assume a build-out rate of 40 dwellings per year at this very early stage, commensurate with a medium sized housing allocation.
Is there a developer interested in the site?	Yes
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a greenfield site in the Green Belt adjacent to Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities, including access
	to Sevenoaks Train Station. The site lies within the Green Belt and is partially recommended for release in combination, through the Stage 2 Green Belt Assessment. The site lies partly within designated open space and the Ancient Woodland. The site is also partially within the Kent Downs AONB and the majority of the site is medium-high landscape sensitivity. Due to the constrained nature of the site, the wider parcel is not considered suitable for development.
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 at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
If 'Include' – Reg 18 Site Reference	N/A

SDC Comments	The wider parcel is not considered suitable for development due to its constrained nature containing Ancient Woodland. SDC have reconsidered the site boundary of this submission and a smaller element is proposed for allocation (HO29)
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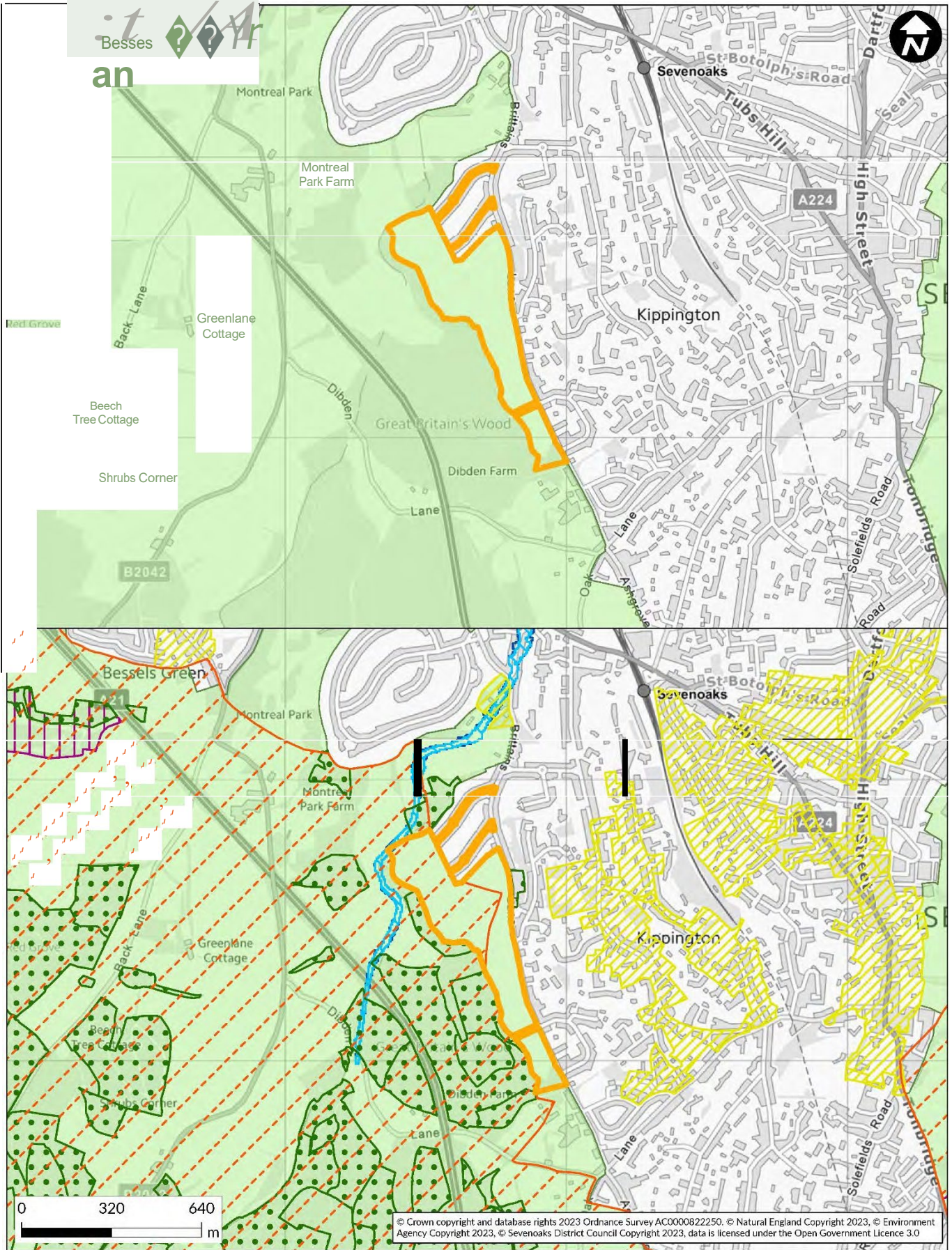
HO/21/00248/B
Brittains Lane, Kippington, Sevenoaks

CONCLUSIONS

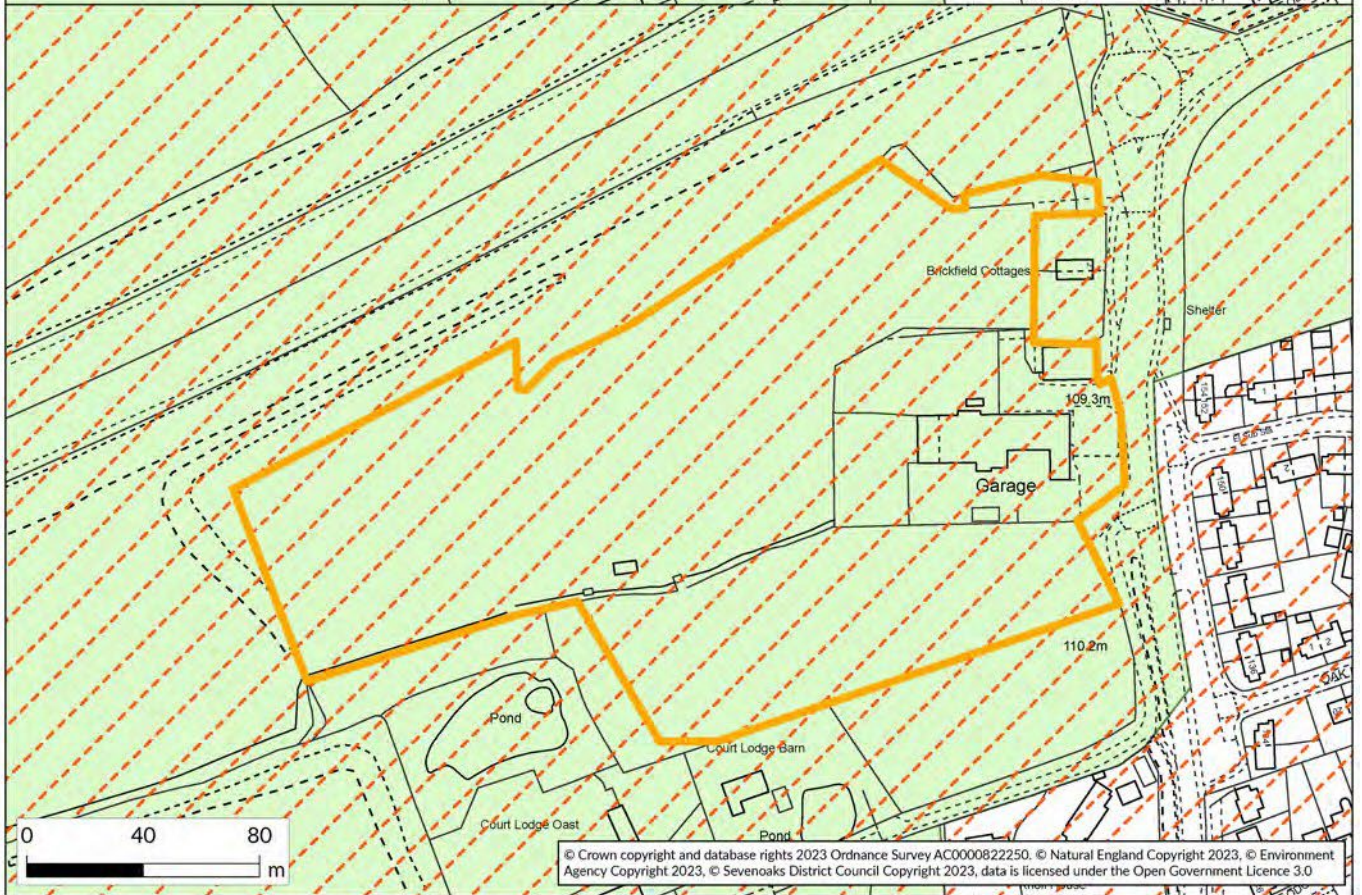
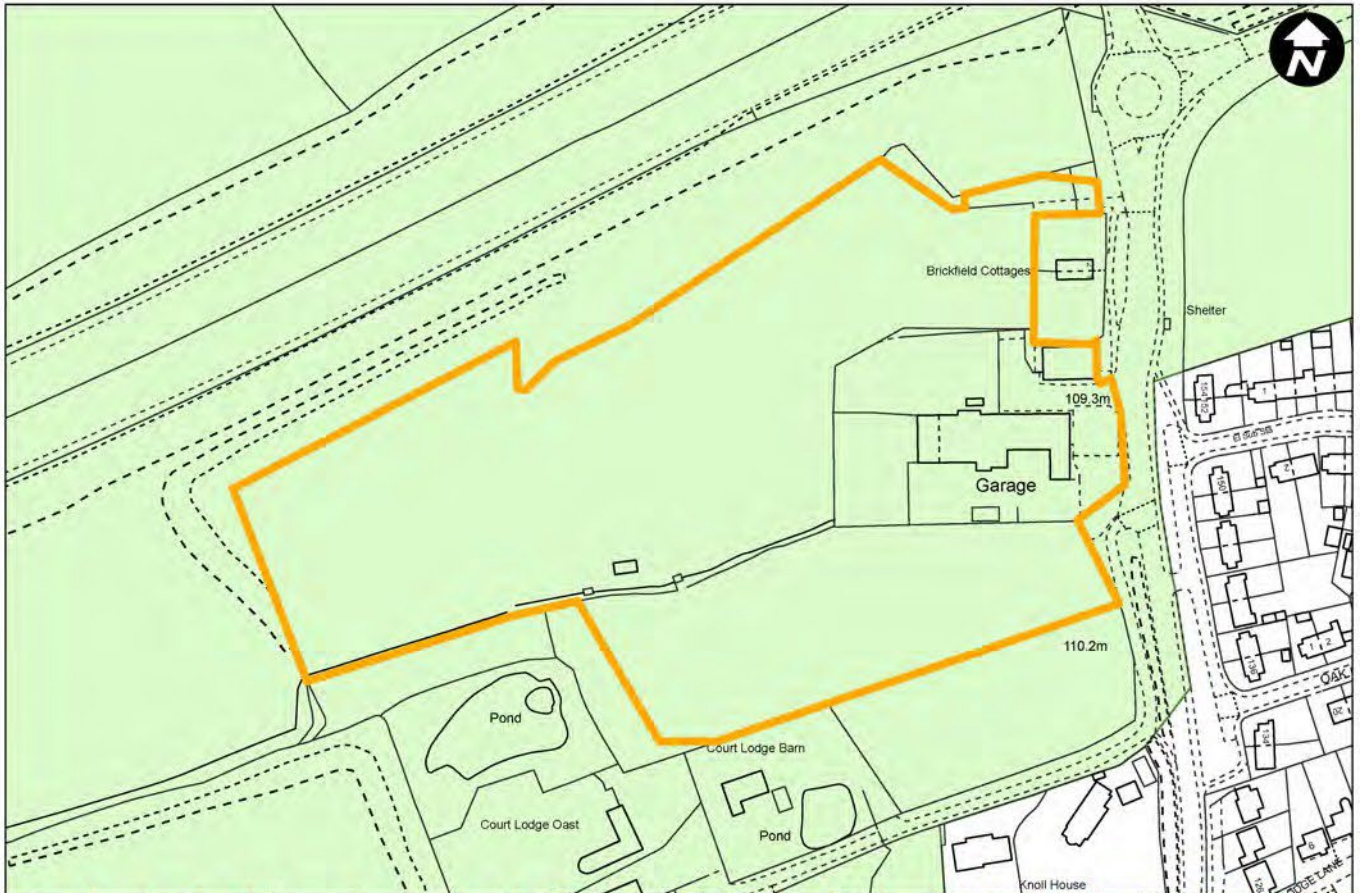
Suitability	The reduced site boundary follows the element of the site submission which is not within Ancient Woodland. Due to the unconstrained nature of this element of the site, and its sustainable location adjacent to the urban confines of Sevenoaks Urban Area, it is considered suitable for development.
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 at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO29

SDC Comments	The site is adjacent to the urban confines of Sevenoaks Urban Area and is recommended for release from the Green Belt. Therefore, the site is considered suitable, however is not proposed for allocation at this stage, due to its location within the Kent Downs AONB. The site is included in our Development Strategy Options for consultation, and is proposed for 300 residential units.
Development Strategy Options	Option 1, Option 3



MX/21/00008
Land at Wolfe Westerham, 190 London Road, Westerham



SITE DETAILS	
SHELAA Reference	MX/21/00008
Site Area (Ha)	3.62
Developable Area (Ha)	0.91
Brownfield / Greenfield	Partially Brownfield
Planning History	None
Previous SHELAA Ref (2018)	EM20, MX5
Site Description	This is a partially brownfield site adjacent to the urban confines of Westerham. The site comprises a petrol filling station, car sales garage and agricultural fields to the rear. The site is bound by London Road to the east, the M25 motorway to the north, residential development to the south and open countryside to the west. There is existing access to the site off London Road.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	10 residential units 1.81 ha of employment land
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to urban confines of Westerham
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	11.32m from Westerham	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes but to be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Completely within green belt	
Green Belt Stage 2	Whole parcel recommended	
Area of Outstanding Natural Beauty (AONB)	Fully within Kent Downs AONB	
Landscape Sensitivity	Medium - 100%	
Agricultural Land Quality	Grade 3 - 94.51%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 1 listed buildings	
Air Quality Management Area	Partially within AQMA (74.76%)	
Contamination Issues	Contaminated Land Assessment (former land use)	
Noise Pollution	Noise Assessment (commercial and M25)	
Air Quality	Air Quality Assessment (for site and impact on local AQMA)	
Mineral Safeguarding Area	None	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within 400m of Westerham	
Town and Local Centres	Access point within 800m of Westerham Town Centre. Access point within 2km of Westerham Town Centre	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
14	10	3

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	N/A at this stage
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	<p>This is a partially brownfield site in the Green Belt adjacent to Westerham, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to key services and facilities, although the site does not benefit from access to a train station. The site lies within a whole Green Belt parcel which is recommended for release from the Green Belt through the Stage 2 Green Belt assessment. The site lies fully within the Kent Downs AONB. Due to the sites proximity to the M25, contaminated land, noise and air quality assessments are required. The site benefits from an existing access off London Road, which could be utilised. There are no other constraints which would make the site unsuitable. Therefore, due to the sites location adjacent to a top tier settlement, and its unconstrained nature, the site is considered suitable for development.</p>
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.

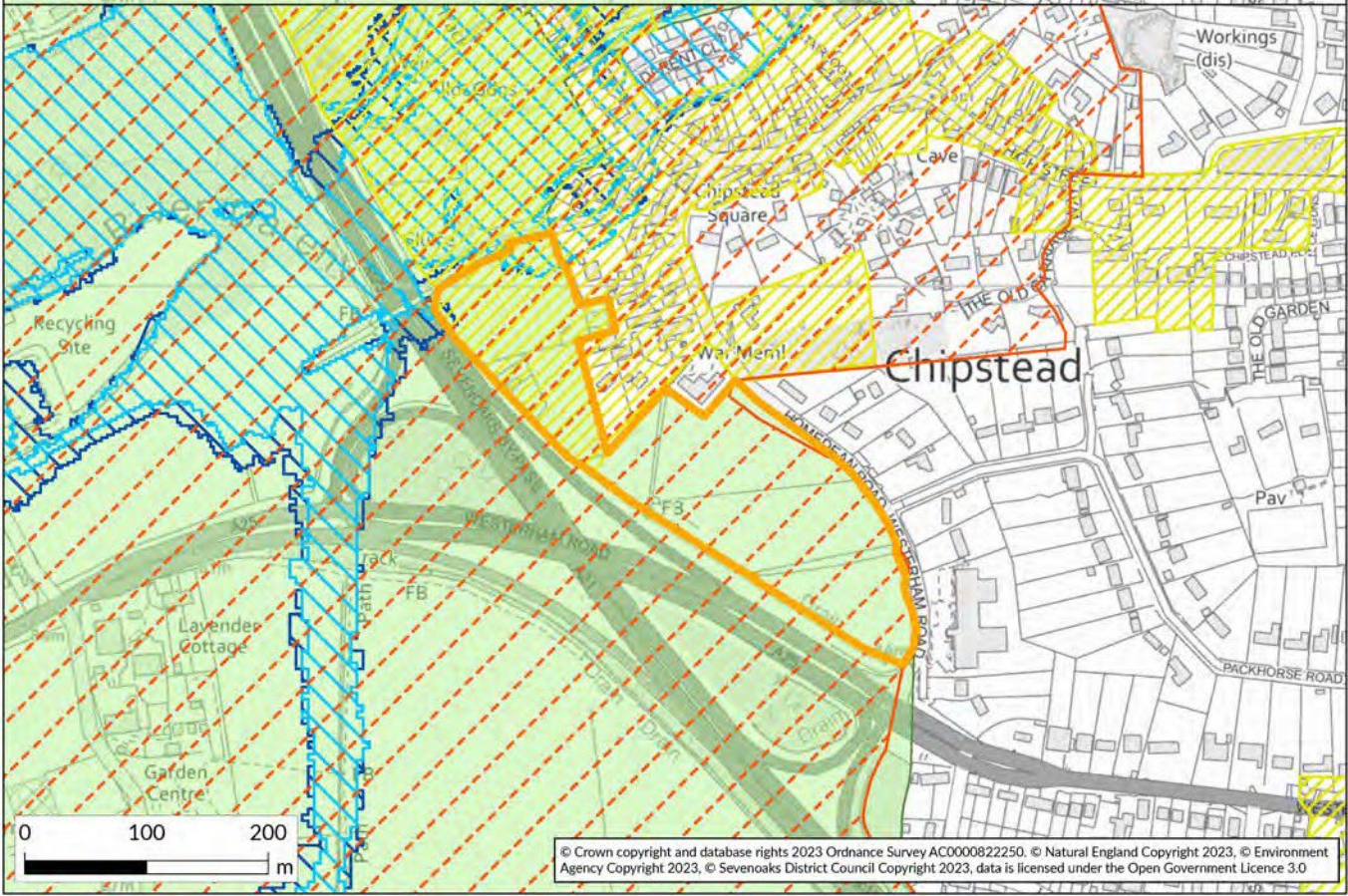
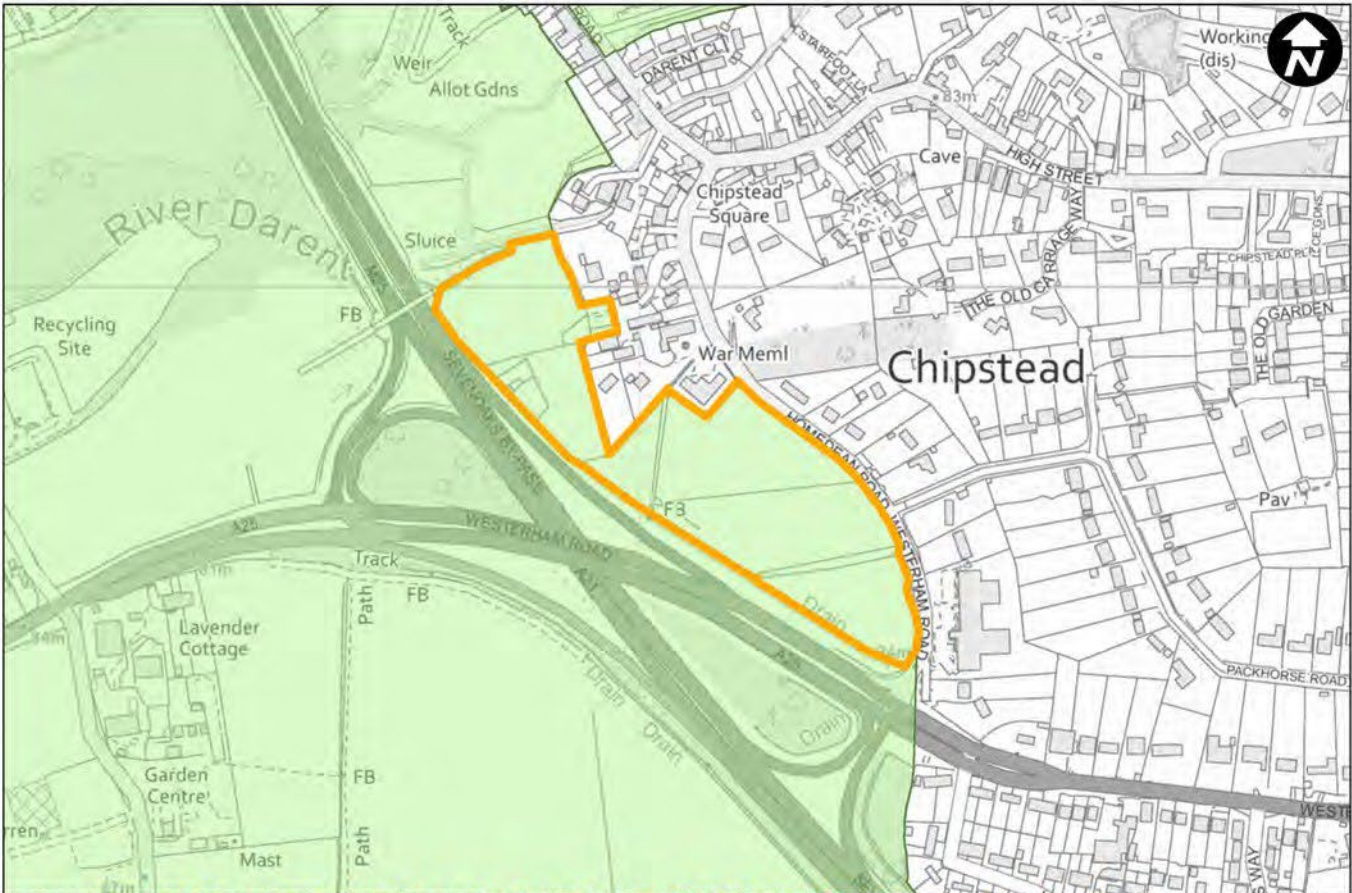
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	MX14

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for a mix of uses including 10 residential units and 1.81 ha of employment land.
Development Strategy Options	Option 1, Option 3

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MX/21/00040
Land at Moat Farm, off Homedean Road, Chipstead, Kent



SITE DETAILS	
SHELAA Reference	MX/21/00040
Site Area (Ha)	4.45
Developable Area (Ha)	4.36
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO214
Site Description	This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a parcel of land between Homedean Road and the M25/A25, containing an area of agricultural land used for grazing. The site is bound by Homedean Road to the east, the M25/A25 to the south and west, and residential development to the north. There is a public right of way running through the site from the War Memorial (North) to the M25/A25 slip road (south). The site benefits from existing gated access.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	70 residential units 5% Retail
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to urban confines of Sevenoaks Urban Area
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	Adjacent to Sevenoaks Urban Area	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes (but will be reprovided)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	99.78% within green belt	
Green Belt Stage 2	Partially (majority) recommended in isolation	
Area of Outstanding Natural Beauty (AONB)	Within Kent Downs AONB	
Landscape Sensitivity	Medium – 99.38%	
Agricultural Land Quality	Urban – 100%	
Flood Risk	3.06% in Flood Zone 2 and 2.45% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	33.6% within Chipstead conservation area; Within 200m of 14 listed buildings	
Air Quality Management Area	Partially within AQMA (15.01%)	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (commercial and highway M25, A21)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	7684.42m ² 17.26% within River Terrace Deposits; 100% within Silica Sand - Construction Sandstone - Folkestone Formation	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 400m of Sevenoaks	

Town and Local Centres	Within 2km of Riverhead	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
12	11	4

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	Upon commencement of the site, the following profile of completions is anticipated: 0-12 months: 10 units 12-24 months: 30 units 24-36 months: 30 units.
Is there a developer interested in the site?	Earlswood Homes hold a long term option to acquire the site for development.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	Not applicable. Development is anticipate to be viable without any special measures.

CONCLUSIONS	
Suitability	This is a greenfield Green Belt site situated adjacent to the urban confines of Sevenoaks Urban Area, which is identified as the District's Principal Town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to key services and facilities as well as access to Dunton Green and Sevenoaks railway stations. The site lies fully within the Green Belt, however the majority of the site is recommended for release in isolation, through the Stage 2 Green Belt assessment. The site lies within the Kent Downs AONB which will require further consideration. Due to the sites proximity to the strategic road network contaminated land, noise and air

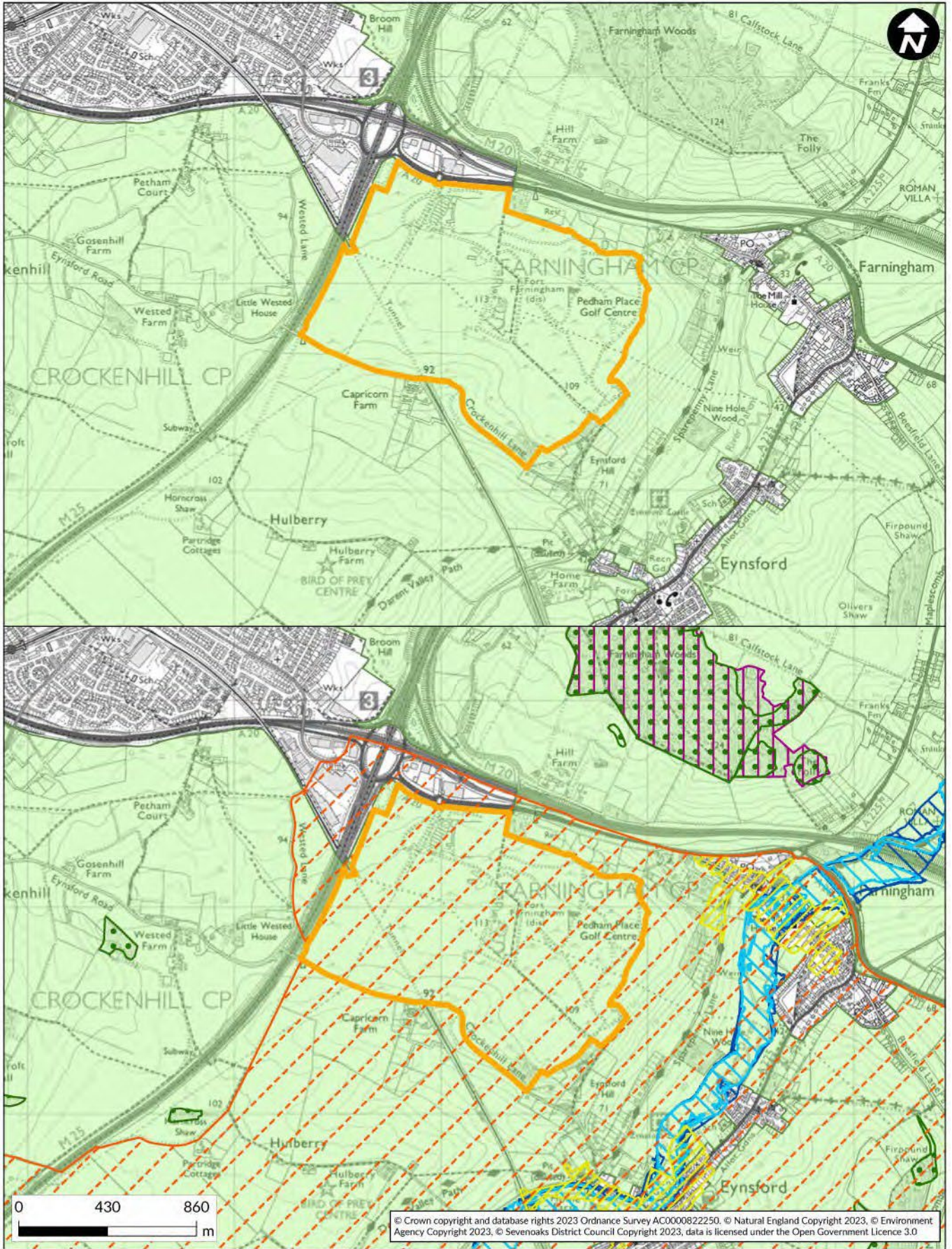
	quality assessments are required. The site benefits from an existing access which could be utilised. There are no further constraints which would make the site unsuitable and therefore, due to its location adjacent to a top tier settlement, the site is considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	MX13

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for a mix of uses, including 70 residential units.
Development Strategy Options	Option 1, Option 3

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MX/21/00044
Pedham Place, London Road, Swanley



SITE DETAILS	
SHELAA Reference	MX/21/00044
Site Area (Ha)	141.2
Developable Area (Ha)	130.85
Brownfield / Greenfield	Greenfield (small element brownfield)
Planning History	None
Previous SHELAA Ref (2018)	MX48, EM4
Site Description	This is a large parcel, majority greenfield, within the Green Belt, adjacent to junction 3 of the M25. The site comprises a golf course, driving range, a large area currently used for car boot fairs and Fort Farningham, which is a scheduled monument. The site is bound by the A20 to the north, Farningham to the east, the M25 to the west and Crockenhill Lane to the south. Mature trees line the boundary with the M25 motorway. The site benefits from existing access into the site.
Site Type	New Build
When will this development be delivered?	6-10 years, 11+ years
SHELAA Yield	2,500 residential units 4.9 ha of employment land Sports Facilities Education Facilities Community Use Retail Transport hub (including park and ride)
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – the site is large enough to accommodate a new standalone settlement.
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Swanley	
Land Use (GF/PDL)	Mixed – greenfield and previously developed land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Swanley	
Green Belt Stage 2	Not within recommended area	
Area of Outstanding Natural Beauty (AONB)	99.97% within AONB	
Landscape Sensitivity	Low-medium 87.8%	
Agricultural Land Quality	Grade 3 – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 1 listed buildings; 0.7% contains Scheduled Monument Fort Farningham: a London mobilisation centre	
Air Quality Management Area	Partially within AQMA (7.33%)	
Contamination Issues	Contaminated Land Assessment (former land use and made ground)	
Noise Pollution	Noise Assessment (commercial and highway and M20)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	33.43% within 400m of Swanley	
Town and Local Centres	Access points within 2km of Swanley – Town Centre and Swanley – Manse Parade	

Train Station	Over 2km from nearest train station	
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GREEN	AMBER	RED
10	14	3

OTHER CONSIDERATIONS

When will the site be available for development?	Now
When do you anticipate commencement on the site?	N/A
When do you anticipate completion on the site?	Y1: 60 dpa
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a greenfield Green Belt site located adjacent to Junction 3 of the M25 motorway. The site is considered large enough to accommodate a standalone settlement, and therefore will have access to key services and facilities included in proposals. The site is also close to Swanley, which is identified as a town in the Settlement Hierarchy, and therefore is considered to be in a sustainable location. The site lies fully within the Green Belt and is not recommended through the Stage 2 Green Belt assessment for release. The site is also within the Kent Downs AONB which will require further consideration and has a scheduled monument at Fort Farningham. The scheme proposes potential for the restoration of Fort Farningham. Due to the sites location adjacent to the strategic road network, and its former use as landfill, contaminated land, noise and air quality assessments are required. The site has existing access but it is considered that additional access
	would be required, including for emergency use. It is not considered that there are any overriding constraints and therefore due to its sustainable location, the site is considered suitable for development.
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 at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10, 11+ years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	MX15

SDC Comments	The site is considered suitable for development. Due to the sites location within the AONB, the site is not currently proposed for allocation, but included for further consultation in order to gather further information. The site is included in the consultation document for a mix of uses, including 2,500 residential units, 4.9 ha of employment land, a multi-use stadium, training ground and hotel.
Development Strategy Options	Option 2, Option 3