










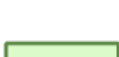

Strategic Housing and Economic Land Availability Assessment (SHELAA)

November 2023

Appendix B – Baseline Sites

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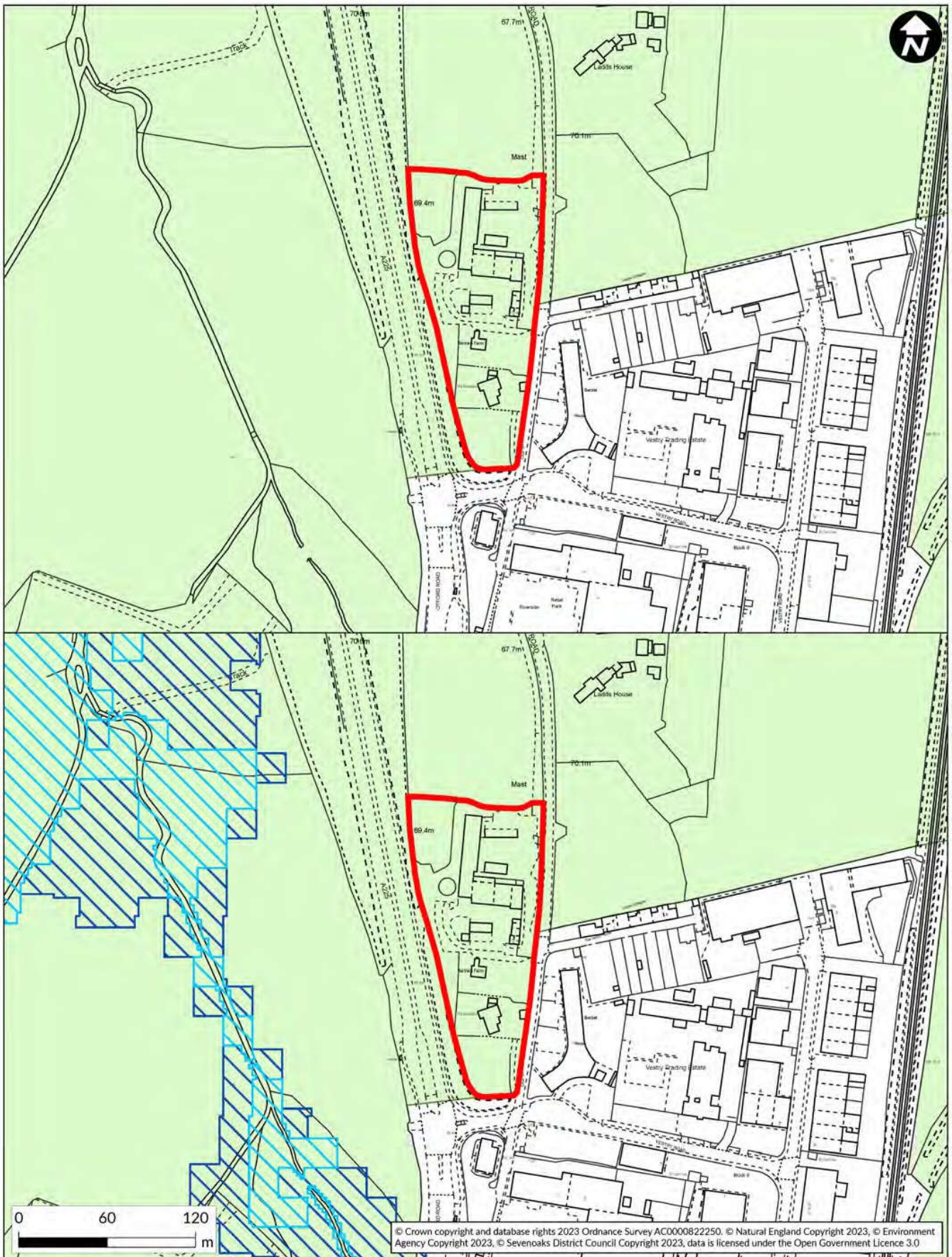
Map Key

	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

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HO/21/00124	Pounsley House, Pounsley Road, Dunton Green, Sevenoaks	72
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HO/21/00186	Land on the east side of London Road, West Kingsdown	84
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HO/21/00226	Land west of Ashcombe Drive and Meadow Lane, Edenbridge	96
HO/21/00227	Land at Lullingstone Avenue, Swanley	102
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HO/21/00231	Land at London Road, West Kingsdown	114
HO/21/00233	Land north of Skinners Lane, Edenbridge	120
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HO/21/00254	Land adjacent Seal Hollow Road and north of Blackhall Lane, Sevenoaks	132
HO/21/00273	Land to the rear of Bowerwood House, 15 St Botolph's Rd, Sevenoaks	139

HO/21/00277	42-44 Bullfinch Lane, Riverhead	145
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MX/21/00050	Sevenoaks Quarry, Bat and Ball Road, Sevenoaks, Kent, TN14 5SR	211
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EM/21/00007
Land at Bartram Farm and adjacent to Vestry Road



SITE DETAILS	
SHELAA Reference	EM/21/00007
Site Area (Ha)	1.33
Developable Area (Ha)	1.33
Brownfield / Greenfield	Mixed
Planning History	Partly residential, partly former agricultural use, currently in commercial use with an expired permission for a new office building. Previously part of wider proposed allocation EMP1-28.
Previous SHELAA Ref (2018)	EM6
Site Description	The site lies adjacent to the northern edge of the urban confines of Sevenoaks and comprises a number of former agricultural buildings now in lawful commercial use, an area of hardstanding and two residential dwellings. Mature trees line the western boundary and the current access to the site is from Old Otford Road.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	1.33 ha of employment land
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Sevenoaks	
Land Use (GF/PDL)	Mixed	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt adjacent to Sevenoaks	
Green Belt Stage 2	Not recommended for release	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Low - 100%	
Agricultural Land Quality	Grade 3 - 83.71%	
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 an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	None	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (commercial land use)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment - impact on Bat & Ball AQMA (traffic will need to go through AQMA)	
Mineral Safeguarding Area	None	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network - may require improvements	
Settlement Classification	Within 400m of Sevenoaks	
Town and Local Centres	Within 2km of Otford High St, Otford, Sevenoaks Road and St Johns	
Train Station	Within 2km of Bat & Ball	

GREEN	AMBER	RED
15	11	1

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

CONCLUSIONS	
Suitable?	The site is partly brownfield land and situated adjacent to the urban confines of Sevenoaks but within the Green Belt. It has an existing access from Old Otford Road. It is sustainably located, being adjacent to a top tier settlement and close to Sevenoaks town centre, Otford local centre and two train stations. It is also adjacent to the Riverside Retail Park. The site forms part of a wider parcel of land considered through the Green Belt Stage 2 Assessment which was not recommended for release. However, due to the otherwise unconstrained nature of this smaller part of that parcel, the presence of brownfield land and its location adjacent to a top tier settlement, the site is considered suitable for development. There will be a need to assess and mitigate any air quality, contaminated land and transport impacts however these are not considered to be significant issues at this time.
Availability	The site has been submitted on behalf of 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 (Years 6-10)
	Include in Plan
If 'Include' – Reg 18 Site Reference	EM1

SDC Comments	The site is considered suitable for development and is therefore proposed for allocation for 1.33 ha of employment land.
Development Strategy Options	Baseline

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EM/21/00010
Land at Upper Hockenden Farm, Maidstone Road, Swanley



SITE DETAILS	
SHELAA Reference	EM/21/00010
Site Area (Ha)	2.31
Developable Area (Ha)	0.4
Brownfield / Greenfield	Mixed
Planning History	Previously agricultural with various changes of use since 2010 resulting in a mainly commercial site.
Previous SHELAA Ref (2018)	HO87/MX9
Site Description	The site is adjacent to the urban confines of Swanley and comprises a mixture of commercial buildings and a yard, two dwellings, a small church building and an undeveloped area. It is bound by the A20 to the west, Hockenden Lane to the south, a residential site to the east and Maidstone Road to the north from which the existing access is taken. Mature trees line the western boundary and screen the A20.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0.4 ha of employment land
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Swanley	
Land Use (GF/PDL)	Mixed	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt adjacent to Swanley	
Green Belt Stage 2	Recommended in combination	
Area of Outstanding Natural Beauty (AONB)	Not within an AONB	
Landscape Sensitivity	Medium - 100%	
Agricultural Land Quality	Grade 2 - 100%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	None	
Air Quality Management Area	Partially within London Road/Birchwood Road AQMA - 6.03%	
Contamination Issues	Contaminated Land Assessment (commercial land use)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment - impact of site on London Road/Birchwood Road 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 Swanley	
Town and Local Centres	Within 2km of Hextable, Upper Main Road and Swanley	
Train Station	Within 2km of Swanley	

GREEN	AMBER	RED
17	8	2

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	TBC
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	There is significant interest in this site from logistic companies.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitable?	<p>The site is mainly brownfield and situated adjacent to the urban confines of Swanley but within the Green Belt. It has an existing access from Maidstone Road. It is sustainably located, being adjacent to a higher tier settlement and close to Swanley town centre, Hextable local centre and Swanley train station. The site forms part of a wider parcel of land considered through the Stage 2 Green Belt Assessment and has been assessed to be weakly performing and recommended for release in combination with an adjacent parcel of land (part of which is also subsequently proposed for a mixed-use allocation). There will be a need to assess and mitigate any land contamination and air quality impacts, however these are not considered to be a significant issue at this time. Due to the weakly performing Green Belt, the presence of brownfield land and its location adjacent to a higher tier settlement, the site is considered suitable for development. The submission relates only to a 0.4ha portion of the wider site for redevelopment.</p>

Availability	The site has been submitted on behalf of a landowner and is considered to be available in years 1-5.
Achievability	No constrains that could render this site financially unviable at this time.
Deliverable/Developable?	Deliverable

Overall Conclusion	Deliverable (Years 1-5)
	Include in Plan
If 'Include' – Reg 18 Site Reference	EM2

SDC Comments	The site is considered suitable for development and is therefore proposed for allocation for 0.4 ha of employment land.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	EM/21/00015
Site Area (Ha)	0.75
Developable Area (Ha)	0.75
Brownfield / Greenfield	Brownfield
Planning History	Various temporary uses related to the former storage depot.
Previous SHELAA Ref (2018)	EM12
Site Description	The site lies adjacent to the northwestern boundary of Sevenoaks urban confines and comprises a single storey storage building and hardstanding. It is bound by Otford Road to the east, from which the existing access is taken, residential development to the north and woodland to the west and south. There is a SSSI along the western boundary.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0.75 ha of employment land
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Sevenoaks	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	Yes – 7.33% within an identified open space (Open Spaces Study 2018)	
Green Belt	93.0% within Green Belt, 7.0% in Sevenoaks urban confines	
Green Belt Stage 2	Not recommended for release	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Low Medium – 93%	
Agricultural Land Quality	Grade 4 – 91.34%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	0.11% within Sevenoaks Gravel Pits SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 100m of 2 locally listed assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former land use/adjacent to landfill)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment- impact on Bat & Ball AQMA (traffic will need to go through 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 Sevenoaks	
Town and Local Centres	Within 2km of Otford, Sevenoaks Road and St Johns	
Train Station	Within 2km of Bat and Ball	

GREEN	AMBER	RED
14	11	2

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completions on the site?	By 2025
Is there a developer interested in the site?	TBC
Any legal constraints?	Yes
Type of development?	New build
Exceptional Issues?	Yes – buffer zone required to SSSI
How to make site viable?	TBC

CONCLUSIONS	
Suitable?	The site is wholly brownfield and situated adjacent to the urban confines of Sevenoaks but within the Green Belt. It has an existing access from Otford Road. It is sustainably located, being adjacent to a higher tier settlement and close Sevenoaks town centre and Bat & Ball train station. The site forms part of a wider parcel of land considered through the Stage 1 Green Belt Assessment to be moderately performing. However, this site is entirely previously developed land which is adjacent to a top tier settlement and otherwise largely unconstrained. The site is adjacent to a SSSI and Natural England will need to be satisfied that it can be appropriately safeguarded. There will also be a need to assess and mitigate any air quality and contaminated land impacts however these are not considered to be significant issues at this time. As such, the site is considered to be 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?	Deliverable

Overall Conclusion	Deliverable (Years 1-5)
	Include in Plan
If 'Include' – Reg 18 Site Reference	EM3

SDC Comments	The site is considered to be suitable for development and is therefore proposed for allocation for 0.75 ha of employment land.
Development Strategy Options	Baseline

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GT/21/00001
Seven Acres Farm, Hever Road, Edenbridge



SITE DETAILS	
SHELAA Reference	GT/21/00001
Site Area (Ha)	2.53
Developable Area (Ha)	2.53
Brownfield / Greenfield	Partially Brownfield
Planning History	Partially existing site for gypsy and traveller use.
Previous SHELAA Ref (2018)	GT12
Site Description	An extension to the existing Gypsy and Traveller site at Seven Acres Farm, Edenbridge, proposing an additional 5 pitches. The proposed site boundary incorporates the existing Gypsy and Traveller site and is partially brownfield, with areas of hardstanding and therefore forms a partially brownfield site within the Green Belt. The site has hard boundaries to the north, with the railway line, and the south with Hever Road. The site is in a sustainable location for access to public transport and services and facilities, within walking distance of Edenbridge Town. The site has potential to accommodate additional pitches.
Site Type	Gypsy and Traveller
When will this development be delivered?	By 2025
SHELAA Yield	5 pitches
SHELAA Conclusion	Deliverable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Development Strategy tests not applicable to Gypsy and Traveller sites – all Gypsy and Traveller sites to progress to Stage 2 site assessments.
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	333.6m from Edenbridge	
Land Use (GF/PDL)	Previously developed land	
Existing use	Yes (but will be reprovided)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within the green belt	
Green Belt Stage 2	Not within recommended area	
Area of Outstanding Natural Beauty (AONB)	Not within an AONB	
Landscape Sensitivity	Medium - 100%	
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	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	Cont Land Assessment (former farm land)	
Noise Pollution	Noise Assessment (Railway line)	
Air Quality	No specific risk	
Mineral Safeguarding Area	1740.12m ² 6.88% within River Terrace Deposits	
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	45.43% within 400m of Edenbridge	
Town and Local Centres	Access points within 2km of Edenbridge - Central Area, Edenbridge - Northern Fringe, Edenbridge - Southern Fringe	
Train Station	Within 2km of Edenbridge Town	

GREEN	AMBER	RED
17	8	2

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

CONCLUSIONS	
Suitability	This submission is an extension to the existing permanent Gypsy and Traveller site at Seven Acre Farm, Edenbridge and proposes an additional 5 pitches. The existing access off Hever Road could be utilised. The site is located within the Green Belt and is partially brownfield. The site is located within walking distance of the settlement boundary of Edenbridge, one of the Districts towns and the third most sustainable settlement in the District, and therefore this site is considered to be in a highly sustainable location, close to public transport options and services and facilities. The site does not lie within the AONB. Therefore, this site is considered to be in a suitable location for Gypsy and Traveller provision.
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?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	GT1

SDC Comments	The site is considered suitable for development and would provide an extension of 5 pitches to the existing site, and therefore is proposed for allocation for 5 pitches.
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GT/21/00004
Station Court, Sevenoaks Road, Halstead TN14 7HR



SITE DETAILS	
SHELAA Reference	GT/21/00004
Site Area (Ha)	0.42
Developable Area (Ha)	0.42
Brownfield / Greenfield	Partially Brownfield
Planning History	Partially existing site for gypsy and traveller use.
Previous SHELAA Ref (2018)	GT4
Site Description	An addition and extension to the existing Gypsy and Traveller site with permanent permission. The site includes the land also submitted under GT/21/00002. The extension to the west of the site is hardstanding and therefore forms a partially brownfield site within the Green Belt. The site is in a sustainable location, within a walkable distance of Knockholt railway station. On the proposed extension of the site, there is current planting in the form of a hedge to the railway embankment and a fence to the road boundary along London Road. The site has potential to accommodate additional pitches both within and adjacent to the existing site.
Site Type	Gypsy and Traveller
When will this development be delivered?	By 2025
SHELAA Yield	12 pitches
SHELAA Conclusion	Deliverable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Development Strategy tests not applicable to Gypsy and Traveller sites – all Gypsy and Traveller sites to progress to Stage 2 site assessments.
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	747.35m form Badgers Mount	
Land Use (GF/PDL)	50% PDL, 50% Greenfield	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	98.19% in SDC Green Belt, 0.59% in Bromley Green Belt	
Green Belt Stage 2	Not recommended for release	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within landscape sensitivity area	
Agricultural Land Quality	Grade 3 (97.8%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former commercial land use)	
Noise Pollution	Noise Assessment (Railway line)	
Air Quality	No specific risk	
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/adjacent to hamlets or in open countryside	
Town and Local Centres	Over 2km from town or local centre	
Train Station	Within 800m of Knockholt	

GREEN	AMBER	RED
18	5	4

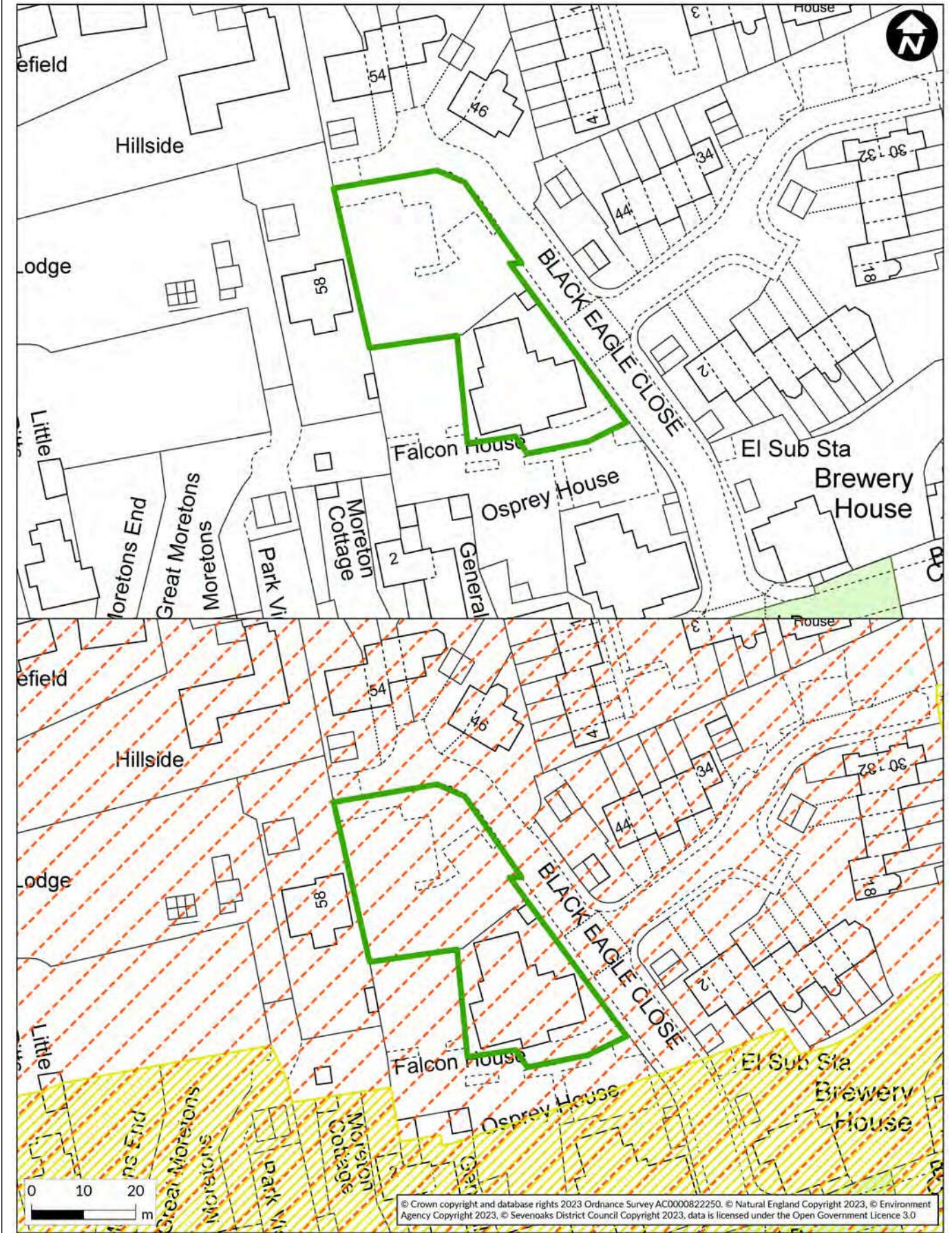
OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completions on the site?	Immediately
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	Gypsy and Traveller pitches
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	The site is an existing site for permanent Gypsy and Traveller pitches at Station Court, London Road, Halstead. This submission also proposes also proposing an extension to the west of the existing site. The existing access off London Road could be utilised. Although the site is located within the Green belt and is not adjacent to a settlement boundary, the site is located within walking distance of Knockholt Railway Station, as well as on a bus route, and therefore is considered a suitable location for Gypsy and Traveller provision.
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?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	GT2

SDC Comments	The site is considered suitable for development and incorporates the submission under GT/21/00002 and therefore is included for allocation for 12 pitches.
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SITE DETAILS	
SHELAA Reference	HO/21/00001
Site Area (Ha)	0.15
Developable Area (Ha)	0.15
Brownfield / Greenfield	Brownfield
Planning History	In current commercial use (Class E)
Previous SHELAA Ref (2018)	N/A
Site Description	The site lies within the urban confines of Westerham and comprises a three-storey building, including undercroft car parking (6 spaces) and office accommodation. The site also has an area of hardstanding, in the form of a car park to the north. The current access to the site is from Black Eagle Close.
Site Type	New Build and Conversion
When will this development be delivered?	Years 1-5
SHELAA Yield	9 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Westerham	
Land Use (GF/PDL)	100% PDL	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in Green Belt	
Green Belt Stage 2	Not in Green Belt	
Area of Outstanding Natural Beauty (AONB)	100% within Kent Downs AONB	
Landscape Sensitivity	Not within a landscape sensitivity area	
Agricultural Land Quality	Urban (100%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	100.0% within 200m of Westerham conservation area; Within 200m of 19 listed buildings; 100.0% within 200m of SQUERRYES COURT registered park / garden	
Air Quality Management Area	Partially within AQMA (25.49%)	
Contamination Issues	Contaminated Land Assessment (former commercial land use)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment- impact on A25 AQMA (traffic will need to go through 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	Completely within Westerham	
Town and Local Centres	Within 800m of Westerham Town Centre	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
20	5	2

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

CONCLUSIONS	
Suitability	The site is a brownfield site situated within the urban confines of Westerham and has an existing access from Black Eagle Close. The site lies fully within the Kent Downs AONB. The site is within close proximity of Westerham town centre and is therefore close to key services and facilities. Westerham is classified as a Town within the Settlement Hierarchy and is considered one of the most sustainable settlements in the District, although it does not benefit from access to a train station. Due to the unconstrained nature of the site and its location within the urban confines of 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 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO18

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 9 residential units.
Development Strategy Options	Baseline

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HO/21/00003
Pinetops, 5 Crownfields, Sevenoaks



SITE DETAILS	
SHELAA Reference	HO/21/00003
Site Area (Ha)	0.28
Developable Area (Ha)	0.28
Brownfield / Greenfield	Brownfield
Planning History	Site in residential use. Previous proposed allocation in Proposed Submission Version Local Plan (2018).
Previous SHELAA Ref (2018)	HO5
Site Description	The site lies within the urban confines of Sevenoaks Urban Area and comprises 2 existing houses on a large plot of land and residential gardens. The site has an existing access to the west of the site, off Crownfields. The site also benefits from pedestrian access on to Valley Drive, to the south. The site is bound by roads to the west and south, residential to the east and a nursing home to the northeast. The topography of the site falls steeply from north to south. Mature trees line the boundaries of the site.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	20 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Sevenoaks	
Land Use (GF/PDL)	Mixed	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Sevenoaks urban confine	
Green Belt Stage 2	Not in Green Belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within landscape sensitivity area	
Agricultural Land Quality	Urban (100%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	76.15% within 200m of Sevenoaks - Granville Road And Eardley Road conservation area; 100.0% within 200m of Sevenoaks - High Street conservation area; 99.93% within 200m of Sevenoaks - Kippington And Oakhill Road conservation area; Within 200m of 5 listed buildings; Within 100m of 3 locally listed assets	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment- impact on Sevenoaks Town Centre AQMA (traffic will need to go through AQMA)	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	

Settlement Classification	Completely within Sevenoaks	
Town and Local Centres	Within 800m of Sevenoaks Town Centre, within 2km of St Johns, Tubs Hill and Sevenoaks Station	
Train Station	Within 2km of Sevenoaks Station	

GREEN	AMBER	RED
20	5	0

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?	N/A
Is there a developer interested in the site?	The land is to be self-promoted and developed
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	Existing use value means that a higher density of development is likely to be required prior affordable housing being delivered

CONCLUSIONS	
Suitability	The site is a brownfield site situated within the urban confines of Sevenoaks Urban Area and has existing access to the west of the site from Crownfields. The site is within close proximity of Sevenoaks Town Centre, which is the principal town for the District, as defined by the Settlement Hierarchy 2022, and is therefore in a sustainable location for key services and facilities, and public transport options. Namely, the site is located well for access to Sevenoaks Train Station, which provides services to London in approximately 25 minutes. The sloping topography would not be a constraint to development but would require further high quality design. Due to the unconstrained nature of this site and its location within the urban confines

	of the District's principal town, 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?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO1

SDC Comments	The site was previously proposed for allocation in the Proposed Submission Version Local Plan (2018) and continues to be considered suitable for development. Therefore, the site is proposed for allocation for 20 residential units.
Development Strategy Options	Baseline

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HO/21/00032
Grosvenor Church Road Hartley Longfield Kent DA3 8DZ



SITE DETAILS	
SHELAA Reference	HO/21/00032
Site Area (Ha)	0.52
Developable Area (Ha)	0.52
Brownfield / Greenfield	Greenfield
Planning History	None. Current grazing land
Previous SHELAA Ref (2018)	HO2
Site Description	The site comprises a parcel of land to the east of the settlement boundary of New Ash Green, containing an outbuilding and currently used as grazing land. Bounded by Church Street to the south, woodland to the north, and residential development to the east west and south (Grosvenor). A row of mature trees lines the western boundary.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	8 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - adjacent to New Ash Green settlement boundary
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to New Ash Green	
Land Use (GF/PDL)	100% Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Green Belt (but adjacent to Urban Confines of New Ash Green)	
Green Belt Stage 2	Recommended for release in Isolation	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Low OR Low Medium 100%	
Agricultural Land Quality	Grade 4, Grade 5 OR Non-agricultural (100%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	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	100.0% within 250m of New Ash Green	
Town and Local Centres	800m of New Ash Green, Village Centre; 2km of Hartley, Cherry Trees	
Train Station	All proposed access points are over 2km from a railway station	

GREEN	AMBER	RED
20	5	2

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completion on the site?	Completion within 18 months from starting to occupation
Is there a developer interested in the site?	Jarvis New Homes (South East) Ltd. Builders and developers since 1649
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	None

CONCLUSIONS	
Suitability	The site is located adjacent to the settlement boundary of New Ash Green, which is a Local Service Centre in the Settlement Hierarchy 2022 and therefore the site is considered to be in a sustainable location, close to key services and facilities. The existing access onto Church Street could be utilised, however a new/additional access may be required. Church Street is a narrow rural lane and is considered to have limited to capacity, which would need further consideration. The site is greenfield Green Belt land but is recommended for release from the Green Belt, in isolation, through the Stage 2 Green Belt Assessment. 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 New Ash Green, 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 (Years 6-10)
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	Include in Plan
If 'Include' – Reg 18 Site Reference	HO22

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 8 residential units, specifically proposed as single storey retirement units. Due to the sites current location fully within the Green Belt, the site is considered Developable.
Development Strategy Options	Baseline

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HO/21/00059
Abacus Furniture Farm Road Garages Greatness Lane Flats Mill Lane



SITE DETAILS	
SHELAA Reference	HO/21/00059
Site Area (Ha)	0.22
Developable Area (Ha)	0.22
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	The site lies within the urban confines of Sevenoaks Urban Area and currently comprises an industrial unit on the northern parcel, and flats and associated garages on the southern parcel. An existing business, Abacus Furniture, is currently on site. The site is bound by residential and the transport network to the south, west and north and the woodland to the east, as well as the Sevenoaks Quarry site and residential. The current access is off of Mill Lane and Greatness Lane.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	10 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Sevenoaks	
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	Not in the green belt	
Green Belt Stage 2	Not in the green belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a landscape sensitivity area	
Agricultural Land Quality	Urban – 100%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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 100m of 1 locally listed asset	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former commercial land use/ Former landfill)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment- impact on A25 AQMA (traffic will need to go through AQMA)	
Mineral Safeguarding Area	100% within Silica Sand - Construction Sandstone - Folkestone Formation	
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	Completely within Sevenoaks	
Town and Local Centres	Access point within 800m of St Johns, Access points within 2km of St Johns, Seal High Street and	
Train Station	Within 800m of Bat and Ball	

GREEN	AMBER	RED
21	5	1

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

CONCLUSIONS	
Suitability	<p>The site is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is the principal town in the Settlement Hierarchy 2022, and therefore the site is considered to be in one of the most sustainable locations in the District, close to key services and facilities. There is currently an existing business on the site, in the form of Abacus Furniture, and consideration should be given to the reprovision / relocation of this use. The site benefits from existing access off of Greatness Lane and Mill Lane, and the surrounding transport network is considered to have capacity. The site is former commercial land and landfill, and therefore a contaminated land assessment would be required. There are no other constraints which would make the site unsuitable. Due to the unconstrained nature of the site, and it's highly sustainable location within the urban confines of the District principal town, the site is considered suitable for development.</p>

CONCLUSIONS

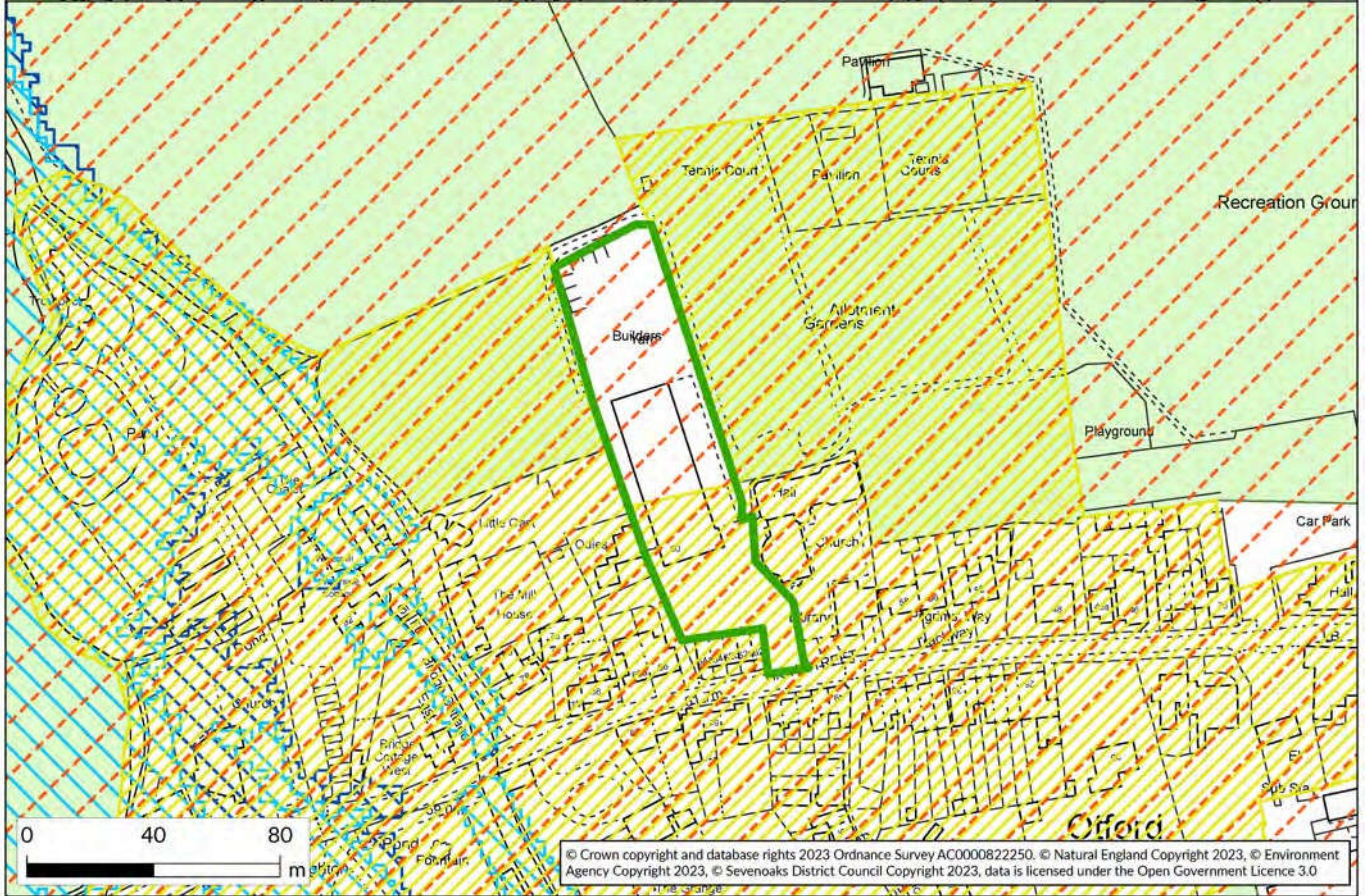
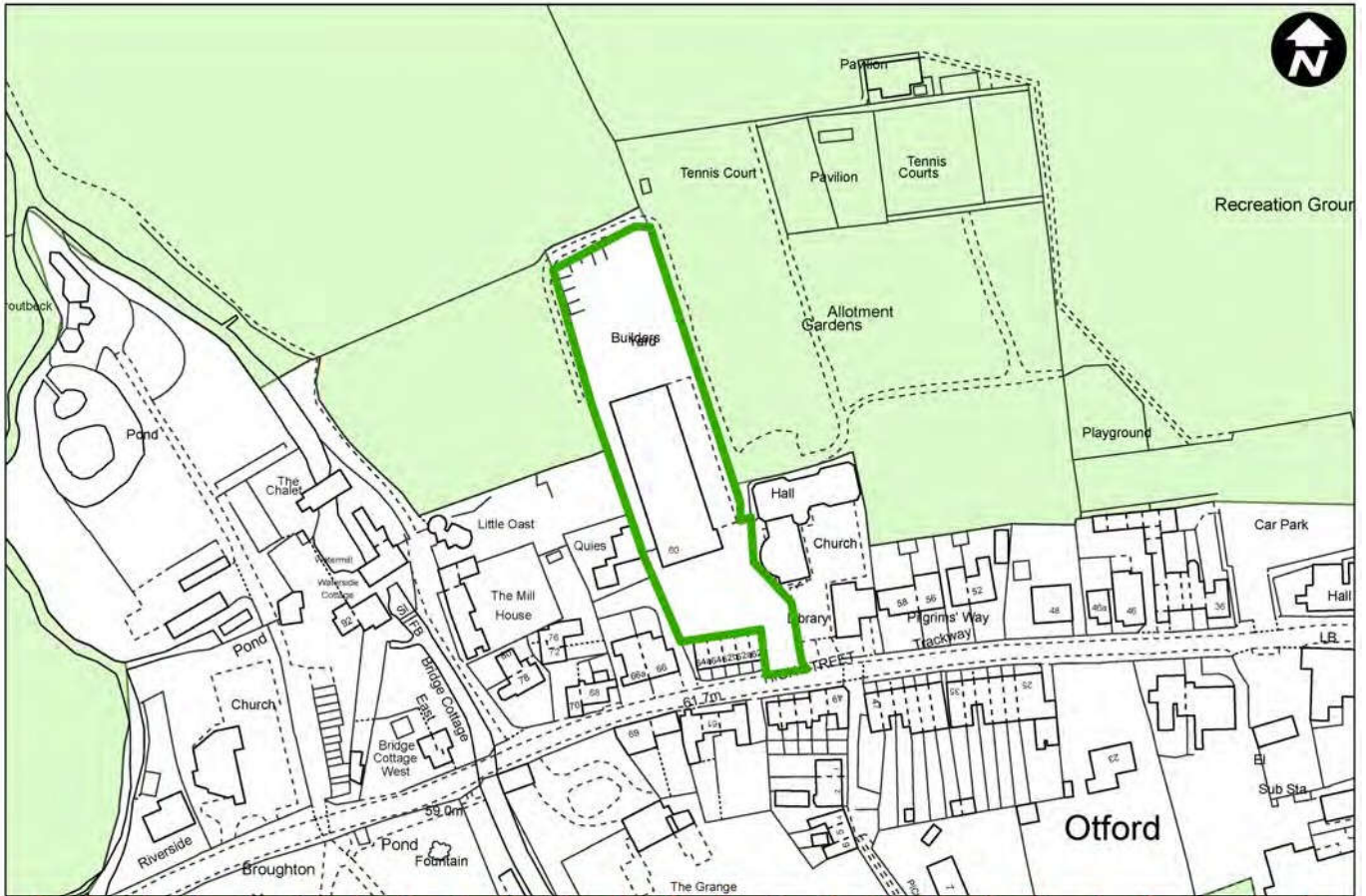
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO2

SDC Comments	The site is considered suitable for development and is therefore proposed for 10 residential units.
Development Strategy Options	Baseline

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HO/21/00080
Otford Builder's Merchants, High Street, Otford, Kent



SITE DETAILS	
SHELAA Reference	HO/21/00080
Site Area (Ha)	0.46
Developable Area (Ha)	0.46
Brownfield / Greenfield	Brownfield
Planning History	Currently in commercial use. Proposed allocation in Proposed Submission Version (2018) Local Plan.
Previous SHELAA Ref (2018)	HO102
Site Description	This is a brownfield site, which lies within the urban confines of Otford. The site comprises a builders merchants with associated yard, office complex and car parking. Bounded by the High Street and residential units to the south, church hall to the east, residential units to the west and allotment gardens to the north.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	14 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Otford	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in the Green Belt	
Green Belt Stage 2	Not in the Green Belt	
Area of Outstanding Natural Beauty (AONB)	Fully within Kent Downs AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban - 61.41%; Grade 4 - 38.59%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	38.1% within Otford conservation area; Within 200m of 15 listed buildings	
Air Quality Management Area	None	
Contamination Issues	Cont Land Assessment (former commercial land use)	
Noise Pollution	Noise Assessment adjacent commercial	
Air Quality	No specific risk	
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	Completely within Otford	
Town and Local Centres	Within 800m of Otford High Street (walkable in 10 minutes)	
Train Station	Within 800m of Otford Station (walkable in 10 minutes)	

GREEN	AMBER	RED
22	4	1

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
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?	TBC
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	The site is a brownfield site situated within the urban confines of Otford, which is classified as a Local Service Centre in the Settlement Hierarchy 2022, and therefore the site is considered to be in a sustainable location, close to key services and facilities. The existing access off of Otford High Street could be utilised and it is considered that there is capacity on the transport network. Otford Builders Merchants is an existing business currently operating from the site and consideration should be given to the reprovision / relocation of this use. The site lies fully within the Kent Downs AONB, although is brownfield land, and there are no other constraints which would make the site unsuitable. Due to the unconstrained nature of the site and its location within the urban confines of a Local Service Centre, 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?	Deliverable
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Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO23

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 14 residential units.
Development Strategy Options	Baseline

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HO/21/00092
Garages, Conifer Way, Swanley, BR8 7UE



SITE DETAILS	
SHELAA Reference	HO/21/00092
Site Area (Ha)	0.19
Developable Area (Ha)	0.19
Brownfield / Greenfield	Brownfield
Planning History	No planning history – residential garages
Previous SHELAA Ref (2018)	N/A
Site Description	The site comprises 2 parcels of wholly brownfield land, which have been used for garaging in relation to the adjacent dwellings. They are both within the urban confines of Swanley and surrounded by residential development and small areas of scrub/woodland, one of which is a designated open space. Both parcels have existing access through Conifer Way and London Road, which runs somewhat centrally through Swanley, is close to the site.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	8 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Swanley	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in the Green Belt	
Green Belt Stage 2	Not in the Green Belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban - 100.0%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	Partially within AQMA 40.11%	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
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	Completely within Swanley	
Town and Local Centres	within 2km of Hextable, Upper Main Road; within 2km of Swanley - Town Centre (walkable and cycle friendly)	
Train Station	within 2km of Swanley Station (walkable and cycle friendly)	

GREEN	AMBER	RED
22	5	0

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
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?	TBC
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

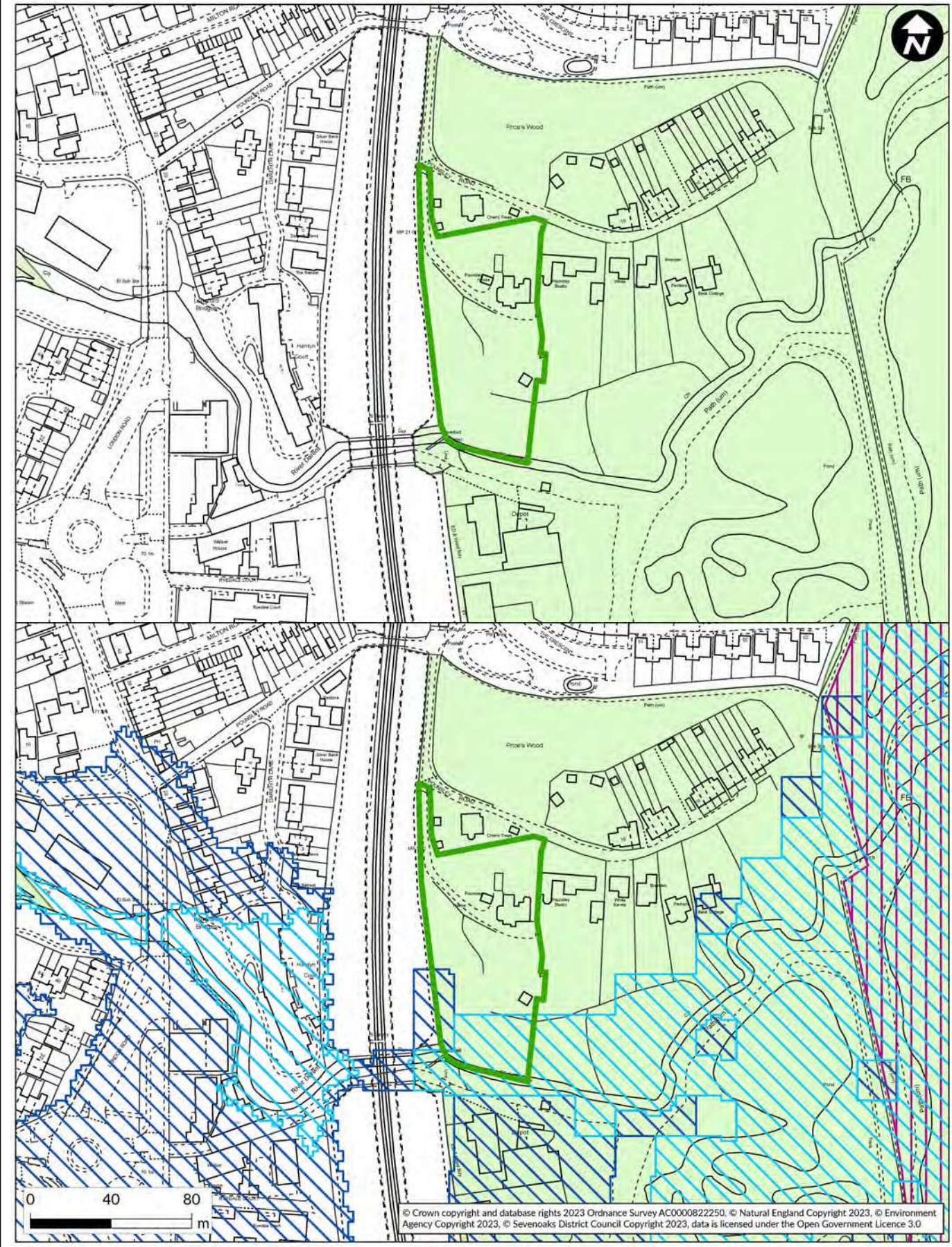
CONCLUSIONS	
Suitability	The site is a wholly brownfield site, split into two parcels off of Conifer Way, situated within the urban confines of Swanley. The site is within close proximity of Swanley Town Centre and is therefore considered to be in a sustainable location, close to existing key services and facilities. The site also benefits from existing access off of Conifer Way and there is considered to be capacity on the transport network. Swanley is classified as a Town in the Settlement Hierarchy and is therefore considered one of the most sustainable locations in the District. Due to the unconstrained nature of the site and its location within the urban confines of a top tier settlements, 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?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO11

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 8 residential units.
Development Strategy Options	Baseline

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HO/21/00124
Pounsley House, Pounsley Road, Dunton Green, Sevenoaks



SITE DETAILS	
SHELAA Reference	HO/21/00124
Site Area (Ha)	0.61
Developable Area (Ha)	0.5
Brownfield / Greenfield	Mixed
Planning History	No relevant planning history
Previous SHELAA Ref (2018)	N/A
Site Description	The site is adjacent to the northern boundary of Sevenoaks urban confines and wholly within the Green Belt. It comprises a detached dwelling, a number of outbuildings and two garden areas. To the north and east is a small ribbon of residential development, while the western boundary is denoted by a railway line. The site has an existing access gate off of Pounsley Road which could be utilised. The southern most portion of the site falls within both Flood Zone 3 and a biodiversity opportunity area.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	7 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	
Land Use (GF/PDL)	Mixed – greenfield and previously developed land	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	Yes – Open Spaces 2018	
Green Belt	In green belt adjacent to Sevenoaks	
Green Belt Stage 2	Partially recommended in isolation	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Low-Medium – 100%	
Agricultural Land Quality	Urban – 100%	
Flood Risk	24.05% in Flood Zone 2 and 18.53% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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 (former landfill site)	
Noise Pollution	Noise Assessment (railway)	
Air Quality	Air Quality Assessment- impact on A25 AQMA (traffic will need to go through AQMA)	
Mineral Safeguarding Area	5456.88m ² 88.84% within River Terrace Deposits; 529.97m ² 8.63% within Sub Alluvial River Terrace	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	100% within 400m of Sevenoaks	
Town and Local Centres	Access point within 800m of Dunton Green. Access point within 2km of Riverhead	

Train Station	Access point within 2km of Dunton Green	
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GREEN	AMBER	RED
15	10	2

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	18 months from the date of commencement and commencement within 9 months of any approval
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	<p>The site is located adjacent to the settlement boundary of Dunton Green, in Sevenoaks Urban Area. Sevenoaks Urban Area is identified as the Principal Town in the Settlement Hierarchy, and is therefore considered to be the most sustainable settlement in the District, close to key services and facilities and transport connections. The site benefits from an existing access from Pounsley Road, however there is considered to be limited capacity on the transport network and therefore improvements would be required. The site is a partially brownfield site within the Green Belt and is partially recommended for release in isolation, through the Green Belt Stage 2 Assessment. The site lies mostly within a Mineral Safeguarding Area and also within an allocated are of Open Space and these would need further consideration. There are no other constraints which would make the site unsuitable, and due to its location</p>

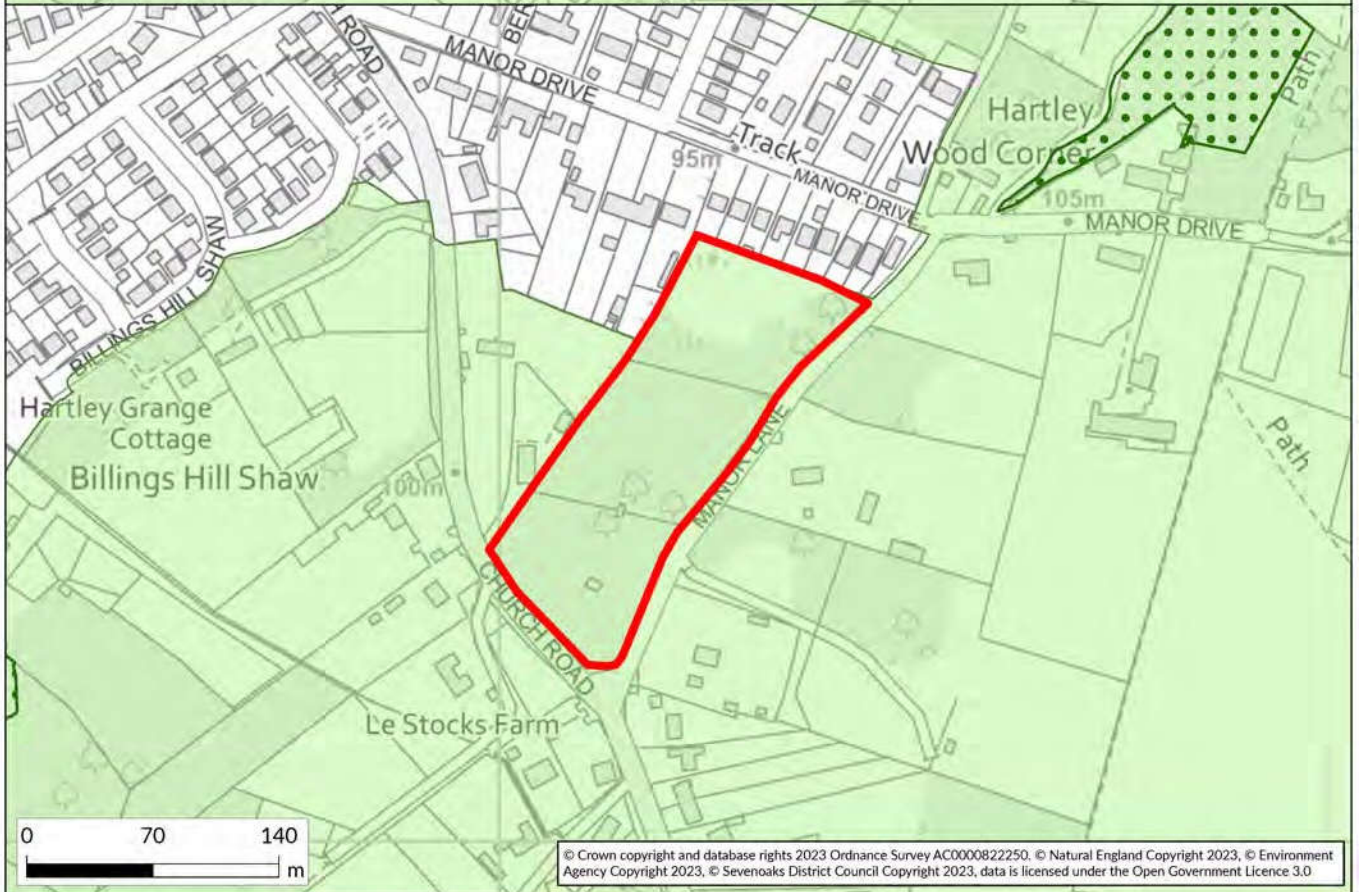
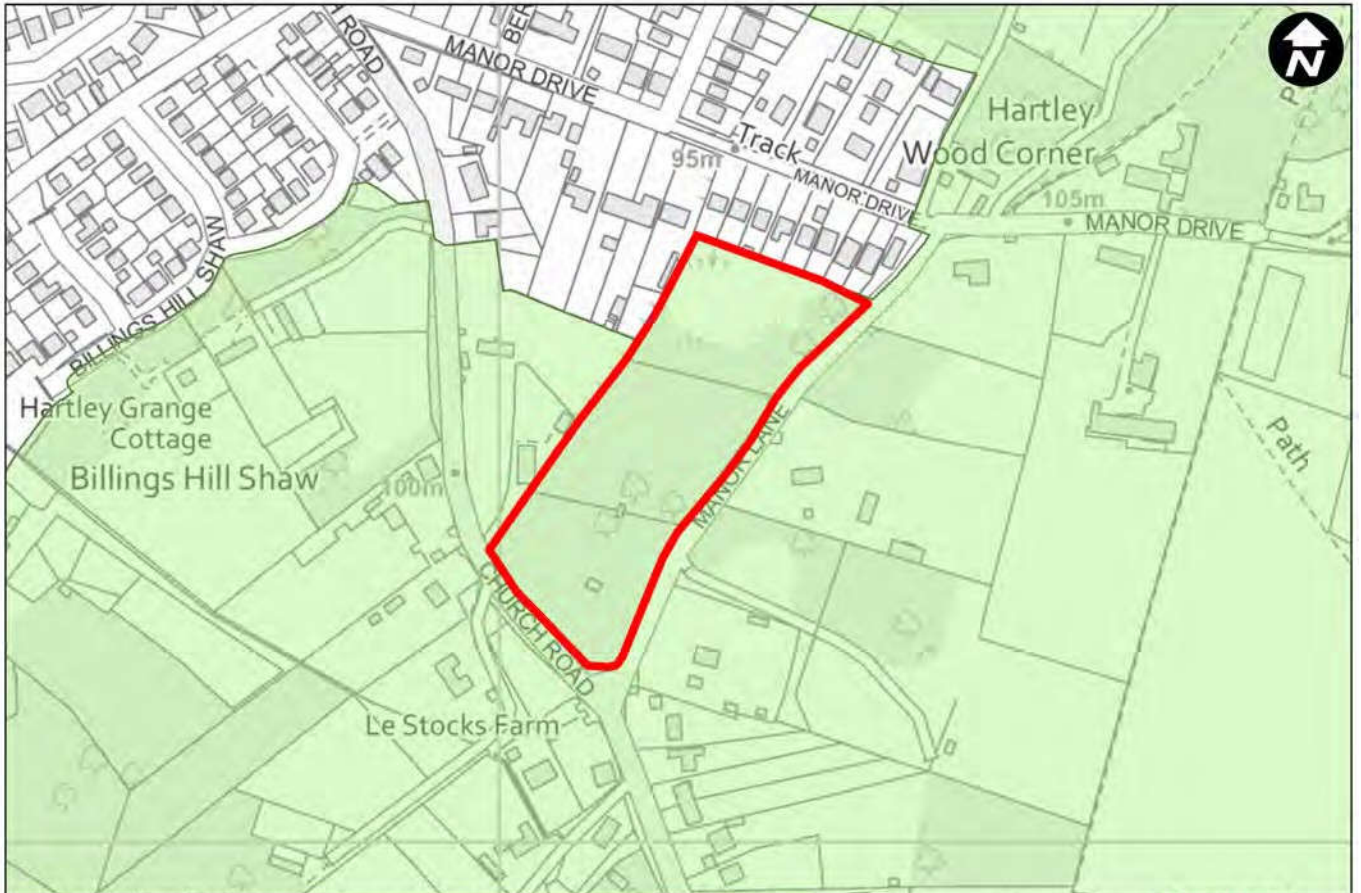
	adjacent to the settlement boundary of Sevenoaks Urban Area, the site is considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (Years 6-10)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO8

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 7 residential units. Due to the sites status as partially greenfield land in the Green Belt, and other constraints which require consideration, the site is considered Developable.
Development Strategy Options	Baseline

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HO/21/00137
Land to the west of Manor Lane, Hartley



SITE DETAILS	
SHELAA Reference	HO/21/00137
Site Area (Ha)	2.02
Developable Area (Ha)	2.02
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO151
Site Description	This is a greenfield site adjacent to the urban confines of Hartley. The site comprises a parcel of land containing an area of woodland. The site is bound by Manor Lane to the east, residential development to the north and west and Church Road to the south.
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 Hartley
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Hartley	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Hartley	
Green Belt Stage 2	Partially recommended in isolation	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Low-Medium - 100%	
Agricultural Land Quality	Urban - 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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 2 listed buildings	
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	Access difficult	
Network Capacity	Limited capacity on transport	
Settlement Classification	Within 250m of Hartley	
Town and Local Centres	Access point within 800m of Hartley, Cherry Trees. Access point within 2km of New Ash Green, Village Centre	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
19	5	3

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	2025 with a yield of 10 per year
Is there a developer interested in the site?	None known
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	None known

CONCLUSIONS	
Suitability	This is a greenfield site adjacent to the urban confines of Hartley, which is identified as a Service Village in the Settlement Hierarchy. The site is considered to be in a sustainable location, close to key services and facilities in Hartley. However, the site is within the Green Belt and only partially recommended for release through the Stage 2 Green Belt assessment. Access to the site is considered to be difficult and there is limited capacity on the transport network. Due to the majority of the site not being recommended from release from the Green Belt, 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
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	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 only a partial recommendation for release from the Green Belt. SDC have reconsidered the site boundary of this submission and a smaller element is proposed for allocation (HO25)
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HO/21/00137/B
Land to the west of Manor Lane, Hartley

CONCLUSIONS	
Suitability	The reduced site boundary follows the element of the site submission which is recommended for release from the Green Belt through the Stage 2 Green Belt assessment. Due to the unconstrained nature of this element of the site, and its sustainable location adjacent to the urban confines of Hartley, 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	HO25

SDC Comments	The site is adjacent to the urban confines of Hartley and recommended for release from the Green Belt. Therefore, the site is recommended for release from the Green Belt for 25 units (calculated at 40 DPH)
Development Strategy Options	Baseline



HO/21/00186
Land on the east side of London Road, West Kingsdown



SITE DETAILS	
SHELAA Reference	HO/21/00186
Site Area (Ha)	1.35
Developable Area (Ha)	1.35
Brownfield / Greenfield	Mixed
Planning History	1 temporary Gypsy and Traveller pitch (22/01447/FUL)
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield Green Belt site adjacent to the urban confines of West Kingsdown, currently used as grazing land, with a yard to the southern boundary. There is an existing access off London Road. There is currently one Gypsy and Traveller pitch for temporary use located on the site. The site is bound by residential to the south and east, London Road to the west. The north of the site is screened by a substantial tree buffer.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	15 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	Not 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	In the Green Belt adjacent to West Kingsdown	
Green Belt Stage 2	Recommended in isolation	
Area of Outstanding Natural Beauty (AONB)	35.6% within 100m buffer of Kent Downs	
Landscape Sensitivity	100.0% Medium	
Agricultural Land Quality	Urban - 27.34%; Other - 17.8%; Grade 3 - 54.86%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	78.5% 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	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	100.0% within 250m of West Kingsdown	
Town and Local Centres	Within 800m of West Kingsdown, Hever Road (walkable in 10 minutes)	

Train Station	Over 2km to nearest train station	
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GREEN	AMBER	RED
18.5	6.5	2

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 commencement on the site?	15 Per Year
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

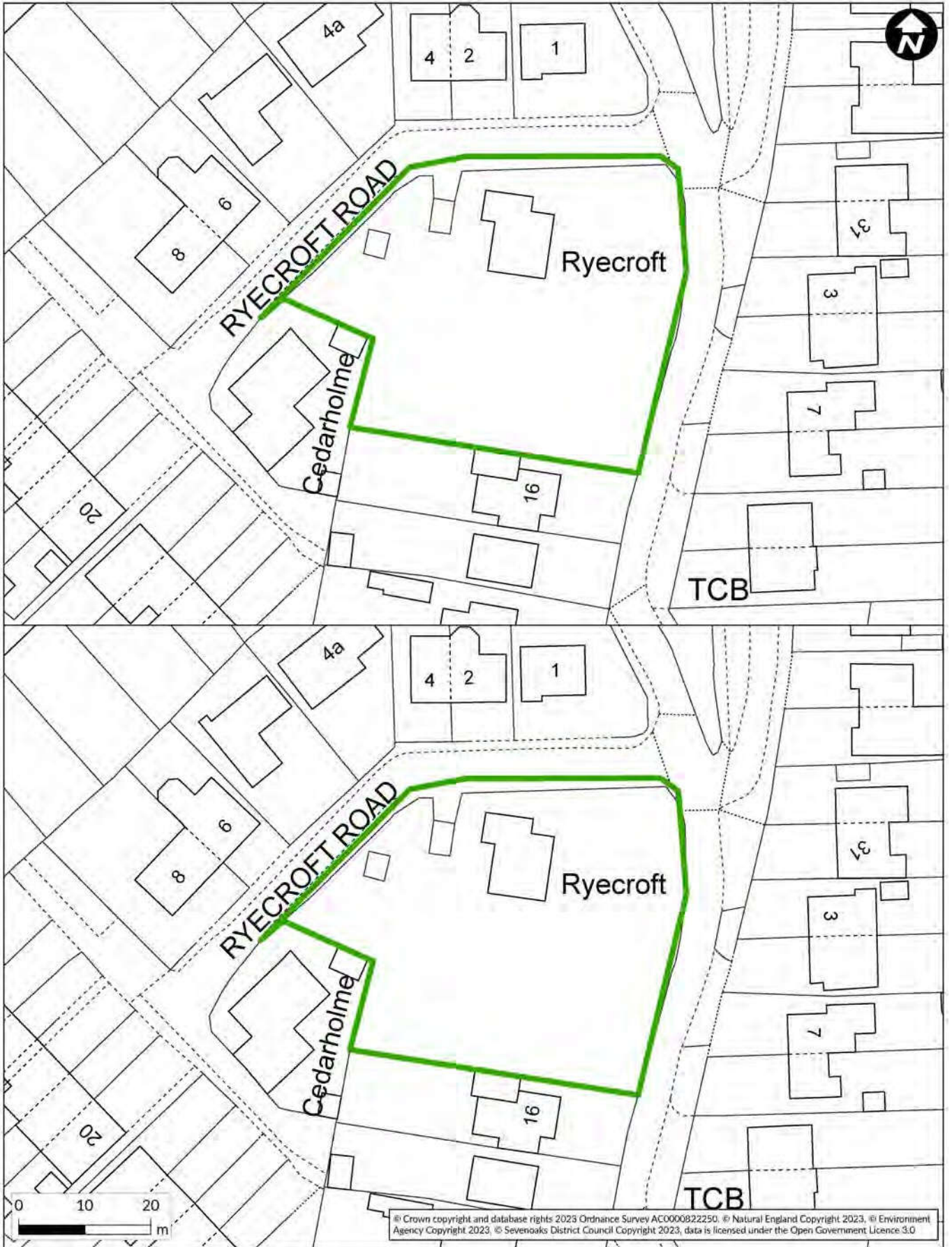
Suitability	<p>The site is located adjacent to the settlement boundary of West Kingsdown, which is a Service Village in the Settlement Hierarchy 2022, and therefore the site is considered to be in a sustainable location, close to key services and facilities, aside from access to a train station within walking distance. The site is greenfield Green Belt land but is recommended for release from the Green Belt, in isolation, through the Stage 2 Green Belt assessment. There is currently one Gypsy and Traveller pitch for temporary use on the site and consideration will need to be given to the reprovision / relocation of this use. There is considered to be capacity on the surrounding transport network, and there is an existing access to the site from London Road, however it is considered that a new access to the site would be required. There are no other constraints which would make the site unsuitable. Due to the unconstrained nature of the site and its location adjacent to</p>
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	the West Kingsdown, the site is considered to be 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 (Years 6-10)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO26

SDC Comments	The site is considered suitable for development and therefore is proposed for 15 residential units. Due to the sites current location, fully within the Green Belt, the site is considered to be Developable.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	HO/21/00202
Site Area (Ha)	0.22
Developable Area (Ha)	0.22
Brownfield / Greenfield	Partially Brownfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a partially brownfield site within the urban confines of Otford, containing a residential unit, garage and garden. The site is bound by residential on all sides, as well as Ryecroft Lane to the north and west, and Rye Lane to the east. There is a current access to the site off of Ryecroft Road which could be utilised.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	7 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Otford	
Land Use (GF/PDL)	Mixed – Greenfield and previously developed land	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in green belt	
Green Belt Stage 2	Not in green belt	
Area of Outstanding Natural Beauty (AONB)	Not within an AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	Cont Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	100% within River Terrace Deposits	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Completely within Otford	
Town and Local Centres	Access point within 800m of Otford High Street. Access point within 2km of Otford High Street, Otford Sevenoaks Road	
Train Station	Access point within 2km of Otford	

GREEN	AMBER	RED
22	5	0

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completion on the site?	Subject to planning, could be complete by 2025
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New Build, Conversion
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a partially brownfield site located within the urban confines of Otford, which is a Local Service Centre in the Settlement Hierarchy, and therefore one of the most sustainable settlements in the District, close to existing services and facilities. The site benefits from an existing access off Ryecroft Road which could be utilised. Rye Lane is a narrow rural lane which is considered to have limited capacity, and this would require further consideration. There are no other constraints which would make the site unsuitable. Due to the unconstrained nature of the site and its location within the urban confines of Otford, 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?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
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	Include in Plan
If 'Include' – Reg 18 Site Reference	HO24

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 7 residential units.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	HO/21/00226
Site Area (Ha)	3.29
Developable Area (Ha)	3.29
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO191
Site Description	This is a greenfield site located adjacent to the settlement boundary of Edenbridge. The site comprises two linked parcels to the west of Edenbridge, currently used for grazing. The site is bound by Hilders Lane to the north, residential development to the east and west and the railway line to the south. A Public Right of Way intersects the southern parcel from south-east to north-west.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	80 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In green belt adjacent to Edenbridge	
Green Belt Stage 2	Recommended in isolation and combination	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Medium-high - 100%	
Agricultural Land Quality	Grade 3 - 93.42%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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 3 listed buildings	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	Noise Assessment (railway)	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	Within 400m of Edenbridge	
Town and Local Centres	Access point within 2km of Edenbridge, Central Area and Edenbridge, Northern Fringe	
Train Station	Within 800m of Edenbridge, within 2km of Edenbridge Town	

GREEN	AMBER	RED
17.5	5.5	4

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?	TBC
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	New
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a greenfield Green Belt site situated adjacent to the urban confines of Edenbridge, which is identified as a Town in the Settlement Hierarchy, and therefore is considered to be in a sustainable location. The site is close to existing key services and facilities in Edenbridge Town, including access to two train stations, on different lines. The site lies fully within the Green Belt, however is recommended for release in both isolation and combination through the Stage 2 Green Belt assessment. The site is fully Medium-High landscape sensitivity which would require further consideration. The site would require a new access, as well as an additional access for emergency use. Capacity on the surrounding road network also needs consideration. There are no other constraints which would make the site unsuitable and therefore, due to the sites location adjacent to the urban confines of Edenbridge, 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.

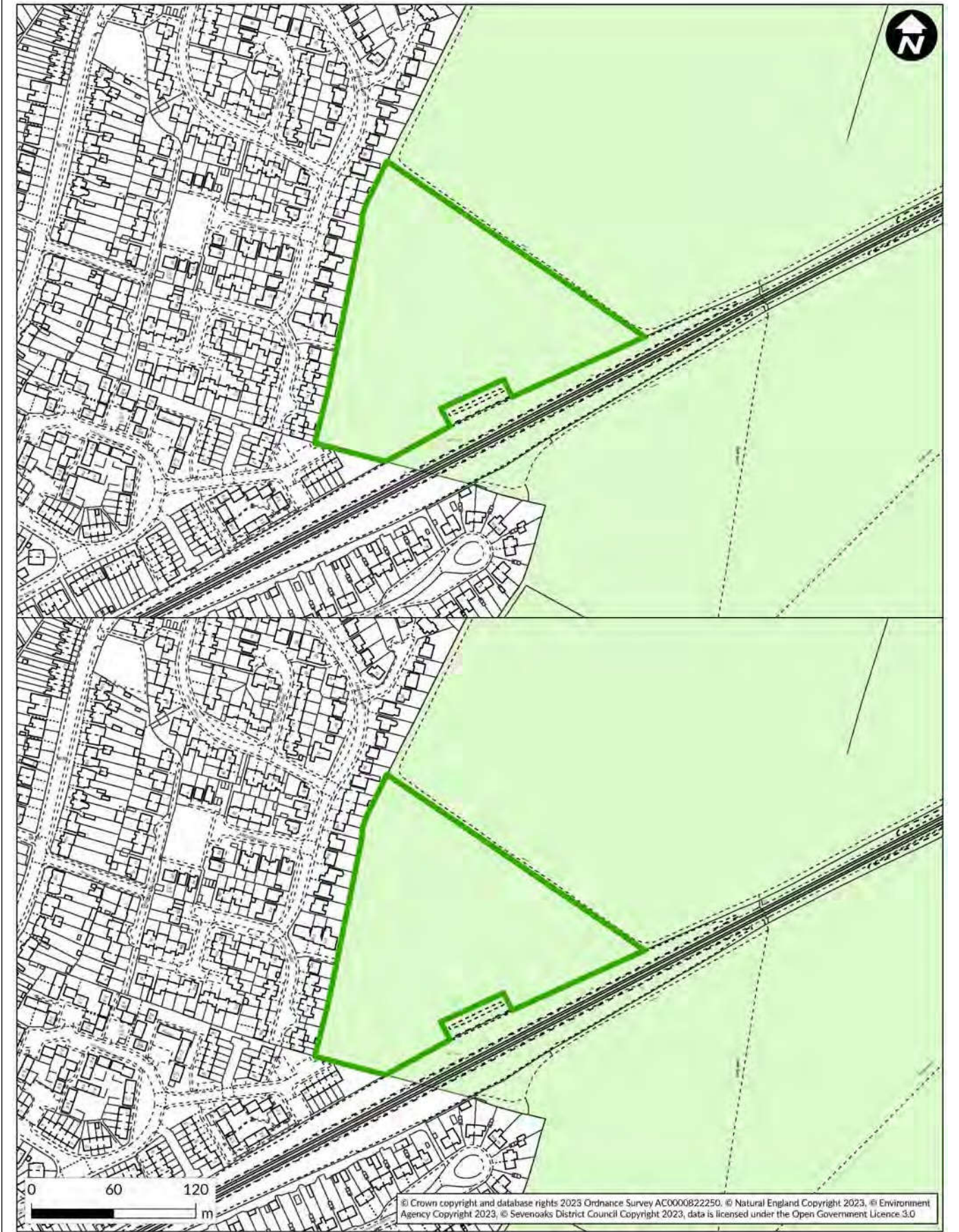
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' - Reg 18 Site Reference	HO15

SDC Comments	The site is considered suitable for development and is therefore proposed for allocation for 80 residential units.
Development Strategy Options	Baseline

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HO/21/00227
Land at Lullingstone Avenue, Swanley



SITE DETAILS	
SHELAA Reference	HO/21/00227
Site Area (Ha)	2.6
Developable Area (Ha)	2.6
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO213
Site Description	This is a greenfield site adjacent to the urban confines of Swanley. The site comprises a parcel of land containing an agricultural field used for grazing. The site is bound by residential at Archer Way and Lullingstone Avenue to the west, open countryside to the north and east, and the railway line to the south. Mature trees line the boundary with the railway line. There is an existing access to the site from Lullingstone Avenue.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	110 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Swanley	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the greenbelt adjacent to Swanley	
Green Belt Stage 2	Recommended in isolation	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Low-medium – 96.59%	
Agricultural Land Quality	Grade 2 – 95.4%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	Noise Assessment (railway)	
Air Quality	No specific risk	
Mineral Safeguarding Area	13344.05m ² 51.4% within River Terrace Deposits	
Site Access	New/additional access required	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within 400m of Swanley	
Town and Local Centres	Access point within 2km of Hextable, Upper Main Road. Access point within 2km of Swanley – Town Centre. Access point within 2km of Swanley – Manse Parade.	
Train Station	Within 2km of Swanley	

GREEN	AMBER	RED
18	7	2

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?	TBC
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 of Swanley, which is identified as a Town in the Settlement Hierarchy, and therefore is considered to be a sustainable location. The site is close to existing key services and facilities, including a train station. The site lies fully within the Green Belt, however is recommended for release in isolation through the Stage 2 Green Belt Assessment. The site is majority Grade 2 Agricultural Land Quality, which requires further consideration. There is an existing access off of Lullingstone Avenue, which could be used for a secondary emergency access, but it is considered that a new access is required. A noise assessment will also be required, due to proximity to the railway line. There are no other constraints which could make the site unsuitable, and therefore, due to the unconstrained nature of the site and its location adjacent to the urban confines of Swanley, 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.

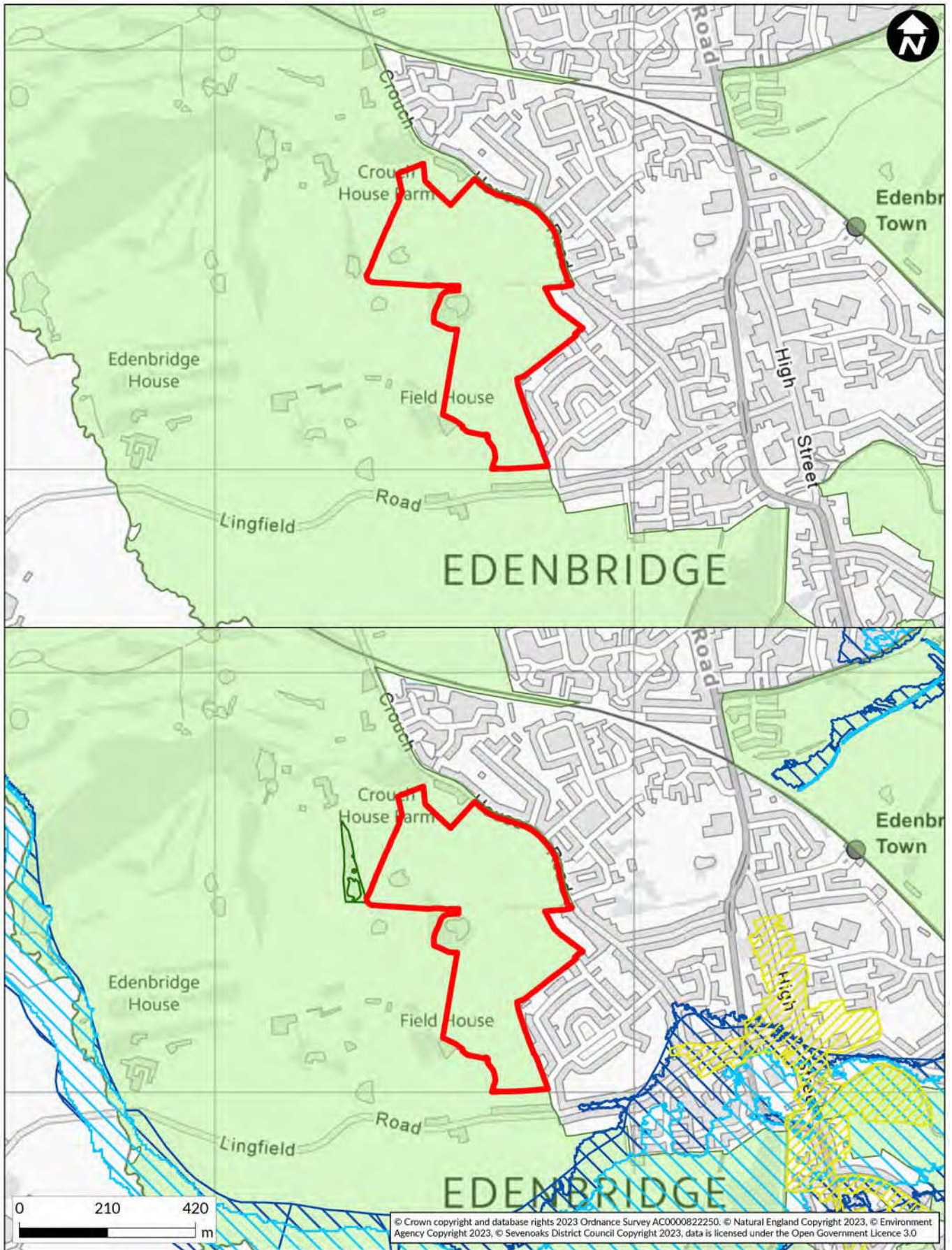
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' - Reg 18 Site Reference	HO14

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 110 residential units.
Development Strategy Options	Baseline

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HO/21/00228
Land at Crouch House Road, Edenbridge



SITE DETAILS	
SHELAA Reference	HO/21/00228
Site Area (Ha)	18.24
Developable Area (Ha)	18.24
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	MX51
Site Description	This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a large parcel of land to the west of Edenbridge, containing four agricultural fields separated by established hedgerows. Part of the land is used for grazing, with the remainder unused. The site is bound by Crouch House Road to and residential development to the north and east, residential development to the south and open countryside to the west.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Not within Urban Confines (Adjacent to Edenbridge)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within (but adjacent to Urban Confines of Edenbridge)	
Green Belt Stage 2	Partially Recommended in Isolation	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	100.0% Medium - High	
Agricultural Land Quality	Urban - 7.45%; Grade 3 - 92.55%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	0.21% within 15m buffer of Ancient & Semi-Natural Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings	
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	100.0% within 400m of Edenbridge	
Town and Local Centres	Within 800m of Edenbridge, Northern Fringe (walkable in 10 minutes)	
Train Station	Within 2km of Edenbridge Station (walkable and cycle friendly)	

GREEN	AMBER	RED
16	9	2

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?	Plan dependant - within 5 to 7 years of adoption/consent
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 adjacent to the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is considered to be in a sustainable location, close to key services and facilities in Edenbridge, including to two train stations. However, the site is within the Green Belt and only partially recommended for release through the Stage 2 Green Belt assessment. The site is also medium-high landscape sensitivity. Due to the majority of the site not being recommended from release from the Green Belt, 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 only a partial recommendation for release from the Green Belt. SDC have reconsidered the site boundary of this submission and a smaller element is proposed for allocation (HO16)
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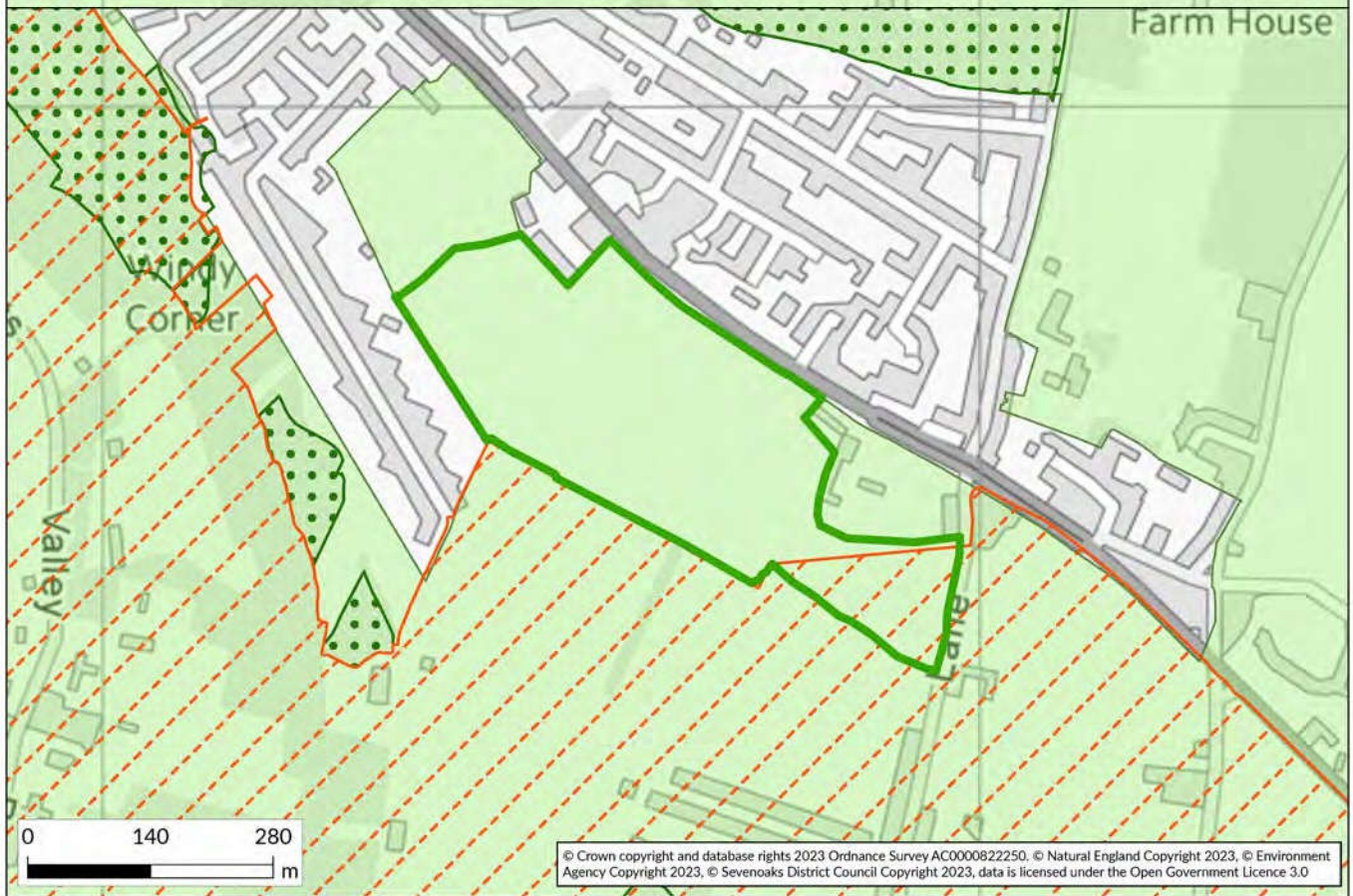
HO/21/00228/B
Land at Crouch House Road, Edenbridge

CONCLUSIONS	
Suitability	The reduced site boundary follows the element of the site submission which is recommended for release from the Green Belt through the Stage 2 Green Belt assessment. Due to the unconstrained nature of this element of the site, and its sustainable location adjacent to the urban confines of Edenbridge, 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	N/A

SDC Comments	The site is adjacent to the urban confines of Edenbridge and recommended for release from the Green Belt. Therefore, the site is recommended for release from the Green Belt for 91 units (calculated at 40 DPH)
Development Strategy Options	Baseline

HO/21/00231
Land at London Road, West Kingsdown



SITE DETAILS	
SHELAA Reference	HO/21/00231
Site Area (Ha)	12.77
Developable Area (Ha)	12.77
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO9
Site Description	This is a greenfield site adjacent to the urban confines of West Kingsdown. This is a large parcel containing an agricultural field. The site is bound by London Road to the north, residential development to the west, School Lane to the east and open countryside to the south. The site slopes gently upwards from north to south. Mature trees line the northern boundary of the site.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	189 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	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to West Kingsdown	
Green Belt Stage 2	Recommended in combination	
Area of Outstanding Natural Beauty (AONB)	12.85% within Kent Downs AONB	
Landscape Sensitivity	Low-medium – 99.76%	
Agricultural Land Quality	Grade 3 – 95.31%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	New/additional risk required	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within 250m of West Kingsdown	
Town and Local Centres	Access point within 2km of West Kingsdown, Hever Road	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
18	7	2

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?	It is anticipated the development could be completed within 3 to 4 years, assuming 1 housebuilder outlet completing at least 50 dwellings per annum.
Is there a developer interested in the site?	SKE has received a considerable number of developer enquiries regarding the site, but at this time has chosen to continue to promote the site itself.
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 of West Kingsdown. West Kingsdown is identified as 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, however does not benefit from access to a train station. The site lies fully within the Green Belt, however is recommended for release in combination through the Stage 2 Green Belt assessment. A new access would be required, as well as a secondary access for emergency use. There are no other constraints which would make the site unsuitable and therefore, due to the sites location adjacent to the urban confines of West Kingsdown and its unconstrained nature, 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.

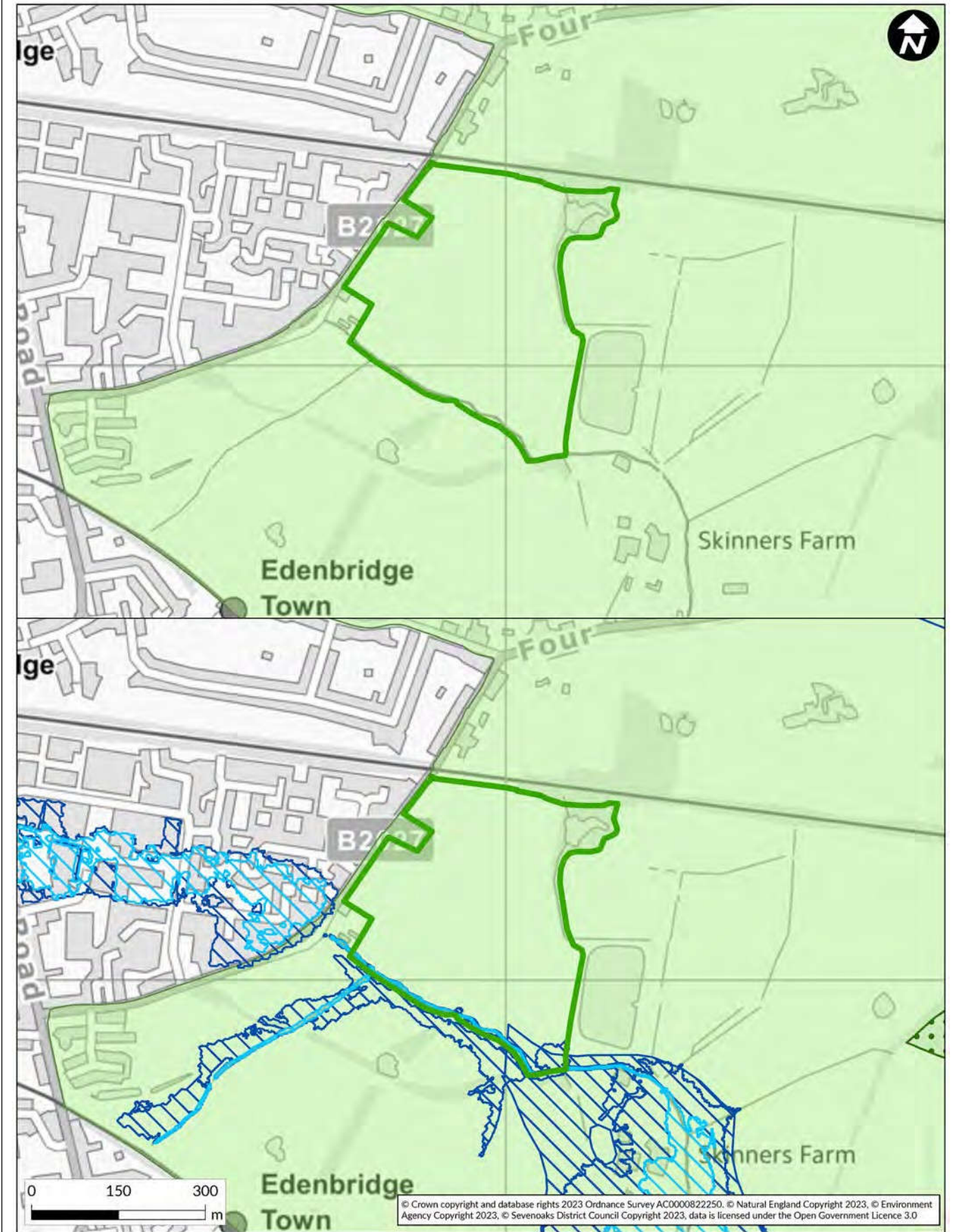
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' - Reg 18 Site Reference	HO27

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 189 residential units.
Development Strategy Options	Baseline

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HO/21/00233
Land north of Skinners Lane, Edenbridge



SITE DETAILS	
SHELAA Reference	HO/21/00233
Site Area (Ha)	14.39
Developable Area (Ha)	14.21
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	MX25, MX26 and HO190
Site Description	This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a number of fields in agricultural use. Bound by Four Elms Road and residential units to the west, Skinners Lane to the south, the railway line to the north and open countryside to the east. Mature trees and hedges line the western and southern boundaries of the site. A public right of way runs through the site from the south at Skinners Lane to the northern boundary.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	150 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	5.64m from Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Edenbridge	
Green Belt Stage 2	Recommended in combination	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Medium-high – 93.6%. Medium – 6.4%	
Agricultural Land Quality	Grade 3 – 90.98%. Grade 4 – 7.92%	
Flood Risk	4.81% in Flood Zone 2 and 0.94% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	Cont Land Assessment (former/adjacent use)	
Noise Pollution	Noise Assessment (railway)	
Air Quality	Odour assessment	
Mineral Safeguarding Area	218.97m ² 0.15% within River Terrace Deposits	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	92.5% within 400m of Edenbridge	
Town and Local Centres	Access point within 2km of Edenbridge, Central Area, Edenbridge Northern Fringe and Edenbridge Southern Fringe	

Train Station	Within 2km of Edenbridge and Edenbridge Town	
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GREEN	AMBER	RED
13.5	11.5	2

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?	Development could be completed within 3-5 years of commencement
Is there a developer interested in the site?	Cooper Estates - a subsidiary of CESL Ltd - is a development company
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 of Edenbridge. Edenbridge is identified as a town in the Settlement Hierarchy and is therefore considered to be in a sustainable location, close to existing key services and facilities, including access to two train stations. The site lies fully within the Green Belt, however is recommended for release in combination through the Stage 2 Green Belt assessment. The site does not have direct access and so a new access would be required, as well as a secondary access for emergency use. Limited capacity on the surrounding transport network will also need consideration. The site has majority Medium-High Landscape Sensitivity. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and 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 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	HO17

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 150 residential units.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	HO/21/00238
Site Area (Ha)	0.28
Developable Area (Ha)	0.28
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	HO384
Site Description	This is a brownfield site within the settlement boundary of New Ash Green. The site comprises a builders merchants, containing multiple buildings currently used for light industrial storage purposes. The site is bound by Butlers Place to the north, Ash Road to the south, Ash-cum-Ridley Fire Station to the west and a small number of residential dwellings to the east. There is an existing access to the site off Ash Road.
Site Type	New Build
When will this development be delivered?	Years 11+
SHELAA Yield	10 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Within the urban confines of New Ash Green
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Within New Ash Green	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in green belt	
Green Belt Stage 2	Not in green belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within landscape sensitivity area	
Agricultural Land Quality	Grade 3 - 35.24%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not near a SSSI	
SSSI Impact Zone	No risk	
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	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 New Ash Green	
Town and Local Centres	Access point within 800m of New Ash Green, Village Centre	
Train Station	Over 2km away from train station	

GREEN	AMBER	RED
24	2	1

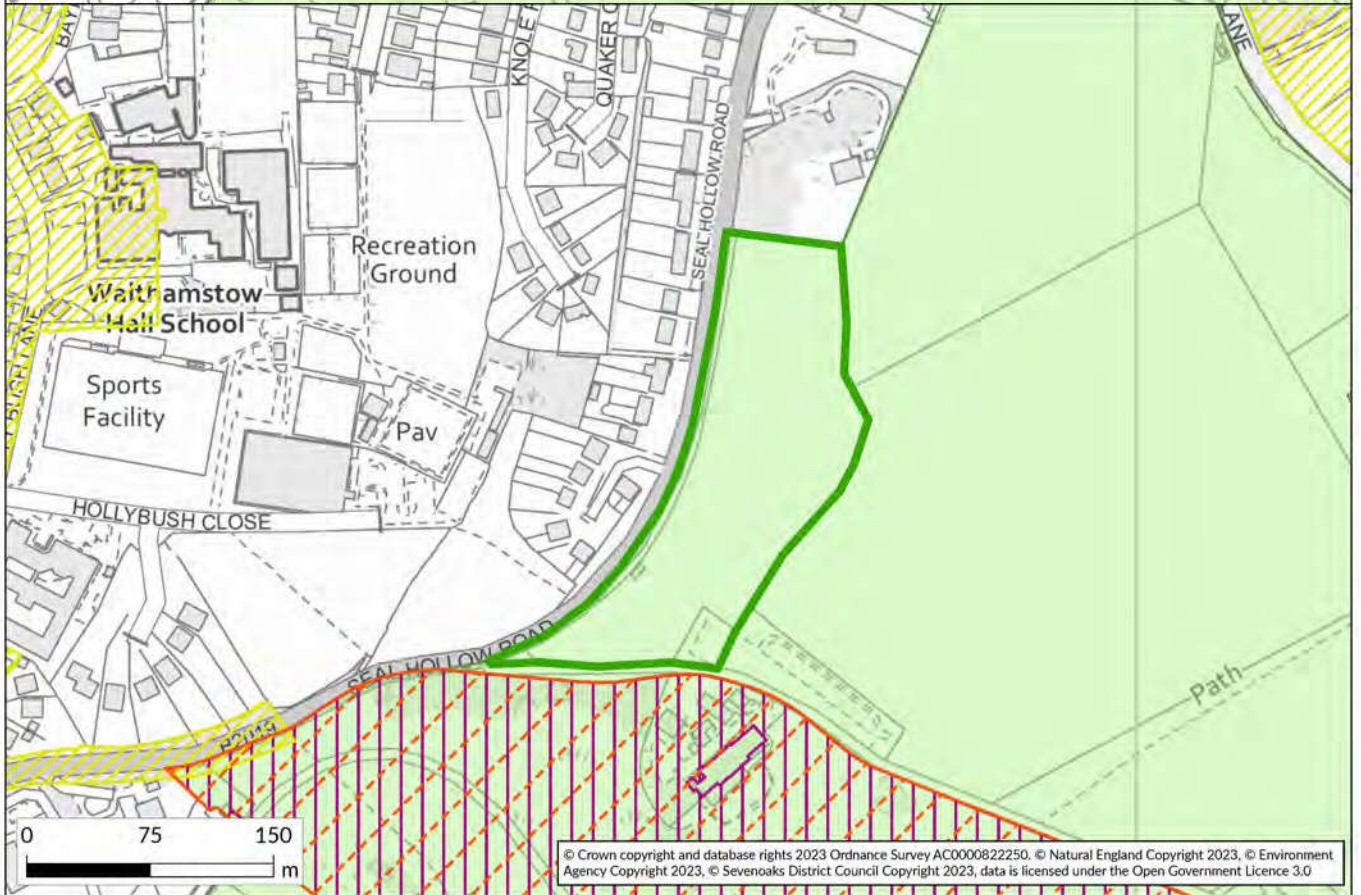
OTHER CONSIDERATIONS	
When will the site be available for development?	2031-2035
When do you anticipate commencement on the site?	2031-2035
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	TBC
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a brownfield site situated within the urban confines of New Ash Green, which is classified as a Local Service Centre in the Settlement Hierarchy 2022, and therefore is considered to be in a sustainable location, close to key services and facilities. The site does not benefit from access to a train station. The existing access off Ash Road could be utilised and it is considered that there is capacity on the transport network. There is an existing business on the site and consideration should be given to the reprovision / relocation of this use. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and its location within the urban confines of 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 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	HO21

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 10 residential units.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	HO/21/00254
Site Area (Ha)	2.46
Developable Area (Ha)	2.46
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO101
Site Description	This is a greenfield site situated adjacent to the urban confines of Sevenoaks Urban Area, currently comprising grazing land. The site is bound by Seal Hollow Road to the west, residential to the north, a practice range and a car park to the west and the entry road to Knole Park Golf Club to the south.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	16 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 Urban Area	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Sevenoaks	
Green Belt Stage 2	Recommended in isolation and combination	
Area of Outstanding Natural Beauty (AONB)	38.27% within 100m buffer of Kent Downs AONB	
Landscape Sensitivity	Medium-high - 89.74%	
Agricultural Land Quality	Grade 3 - 41.27%	
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	5.73% within 200m of Sevenoaks - The Vine conservation area; Within 200m of 3 listed buildings; 77.75% within 200m of KNOLE registered park / garden; Within 100m of 2 locally listed assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (highway)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	100% within Limestone - Hythe Formation - Kentish Ragstone	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network (contributions may still be sought)	
Settlement Classification	Within 400m of Sevenoaks	

Town and Local Centres	Access point within 800m of Sevenoaks – Town Centre. Access points within 2km of Sevenoaks – Town Centre, St Johns, Tubs Hill and Sevenoaks Station	
Train Station	Within 2km of Sevenoaks	

GREEN	AMBER	RED
12	12	3

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	We anticipate 2 residential units could be built by the estate building team every 12-18 months
Is there a developer interested in the site?	No developers have been consulted. The Knole Estate would wish to build the unit in house this would help create local employment.
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 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, including Sevenoaks Train Station. The site lies fully within the Green Belt, however is recommended for release, both in isolation and combination, through the Stage 2 Green Belt assessment. The site does not have direct access and so a new access is required, as well as consideration given to the limited capacity on the surrounding transport network. The site is mostly within Medium-high landscape sensitivity. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of

	the site and 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 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	HO9

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 16 residential units.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	HO/21/00273
Site Area (Ha)	0.19
Developable Area (Ha)	0.19
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO385
Site Description	This is a greenfield site within the urban confines of Sevenoaks Urban Area. The site comprises a parcel of land to the rear of 13 and 15 St Botolphs Road, used as a residential garden. The site is bound by mature trees leading onto St Botolphs Road, to the south, residential units to the west and north, and a green area consisting of Tree Preservation Order protected mature trees to the east. There is an existing access, in the form of an existing driveway.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	7 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Within Sevenoaks Urban Area	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in the Green Belt	
Green Belt Stage 2	Not in the Green Belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Non-agricultural 100%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	100.0% within 200m of Sevenoaks - Granville Road And Eardley Road conservation area; 21.36% within 200m of Sevenoaks - The Vine conservation area; Within 200m of 1 listed buildings; 0.4% contains locally listed asset 10057	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment (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	Completely within Sevenoaks	

Town and Local Centres	Up to 800m to Town and Local Centre (walkable in 10 minutes) Sevenoaks	
Train Station	Withing 800m of Sevenoaks Station (walkable in 10 minutes)	

GREEN	AMBER	RED
24	2	1

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate commencement on the site?	Within 2 years of work commencing
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	<p>This site is situated within the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town. It is therefore considered that the site is in a highly sustainable location, within walking distance of key services and facilities in Sevenoaks Town Centre, and within minutes walk of Sevenoaks Train Station. The site benefits from an existing access in the form of a driveway off of St Botolphs Road, which could be utilised, however this is steep and so improvements may be required. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and its highly sustainable location with Sevenoaks Urban Area, the site is considered suitable for development.</p>

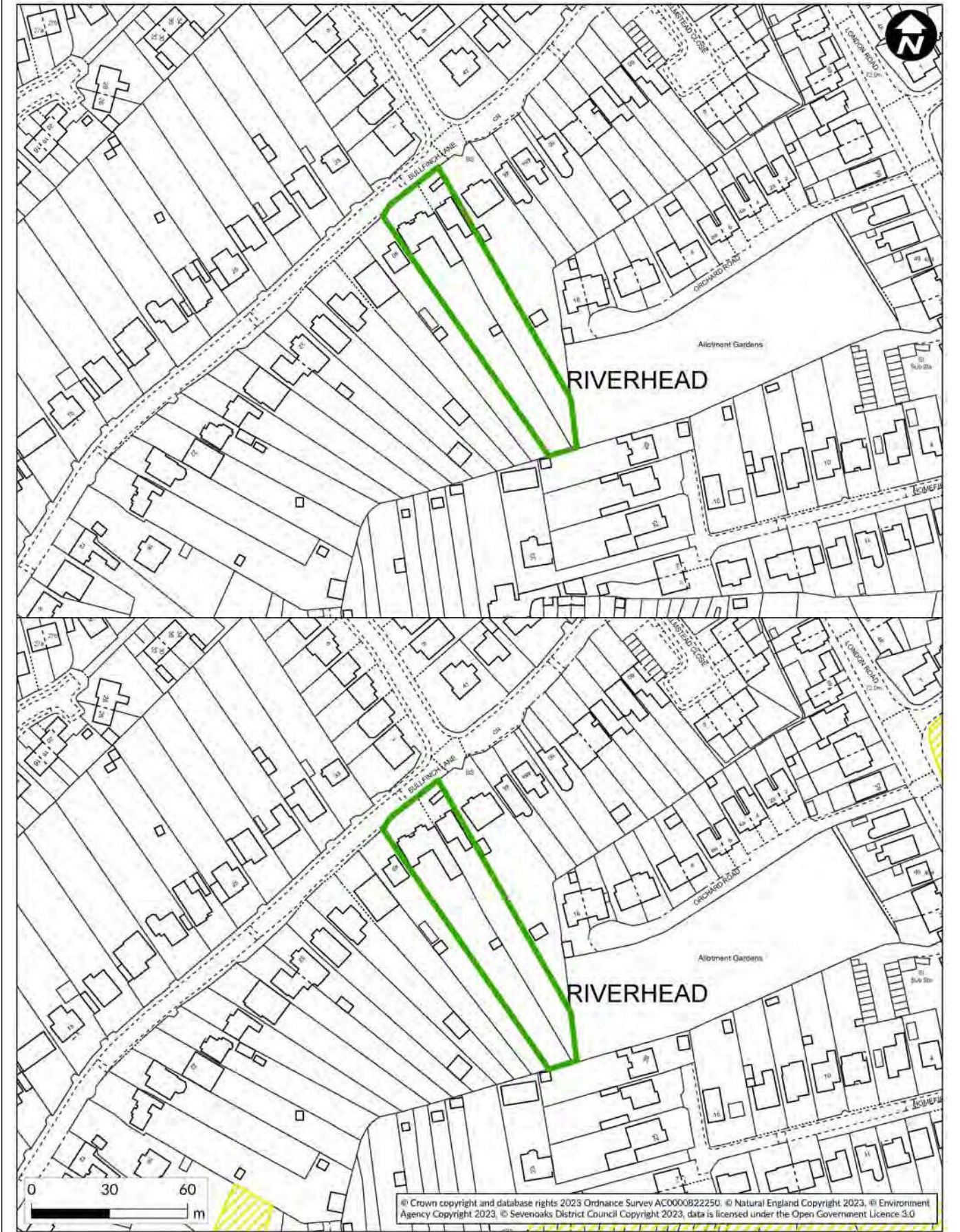
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO3

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 7 residential units
Development Strategy Options	Baseline

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HO/21/00277
42-44 Bullfinch Lane, Riverhead



SITE DETAILS	
SHELAA Reference	HO/21/00277
Site Area (Ha)	0.26
Developable Area (Ha)	0.26
Brownfield / Greenfield	Partially Brownfield
Planning History	None.
Previous SHELAA Ref (2018)	N/A
Site Description	This is a partially brownfield site situated within the urban confines of Sevenoaks Urban Area. The site comprises 2 residential dwellings, associated buildings and residential gardens. The site is bound by Bullfinch Lane to the north-west, residential to the south-east, west and south and allotments to the east. The site has two existing accesses in the form of residential driveways serving 42 and 44 Bullfinch Lane.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	5 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Within Sevenoaks Urban Area
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Sevenoaks	
Land Use (GF/PDL)	Mixed – greenfield and previously developed land	
Existing use	Yes (but will be reprovided)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not within green belt	
Green Belt Stage 2	Not within green belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a landscape sensitivity area	
Agricultural Land Quality	Urban – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	100.0% within 200m of Chipstead Common conservation area; 100.0% within 200m of Riverhead conservation area; Within 200m of 16 listed buildings	
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	1540.23m ² 58.77% within River Terrace Deposits	
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 Sevenoaks	

Town and Local Centres	Access point within 800m of Riverhead. Access points within 2km of Dunton Green, Tubs Hill and Sevenoaks Station	
Train Station	Within 2km of Dunton Green and Sevenoaks	

GREEN	AMBER	RED
22	5	0

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?	N/A
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 partially brownfield site within 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, including Dunton Green and Sevenoaks Railway Stations. The site benefits from two existing accesses, in the form of residential driveways, which could be utilised. There are no other constraints which would make the site unsuitable. Therefore, due to the sites location within the urban confines of a top tier settlement and the unconstrained nature of the site, this is considered to be a suitable location for development.
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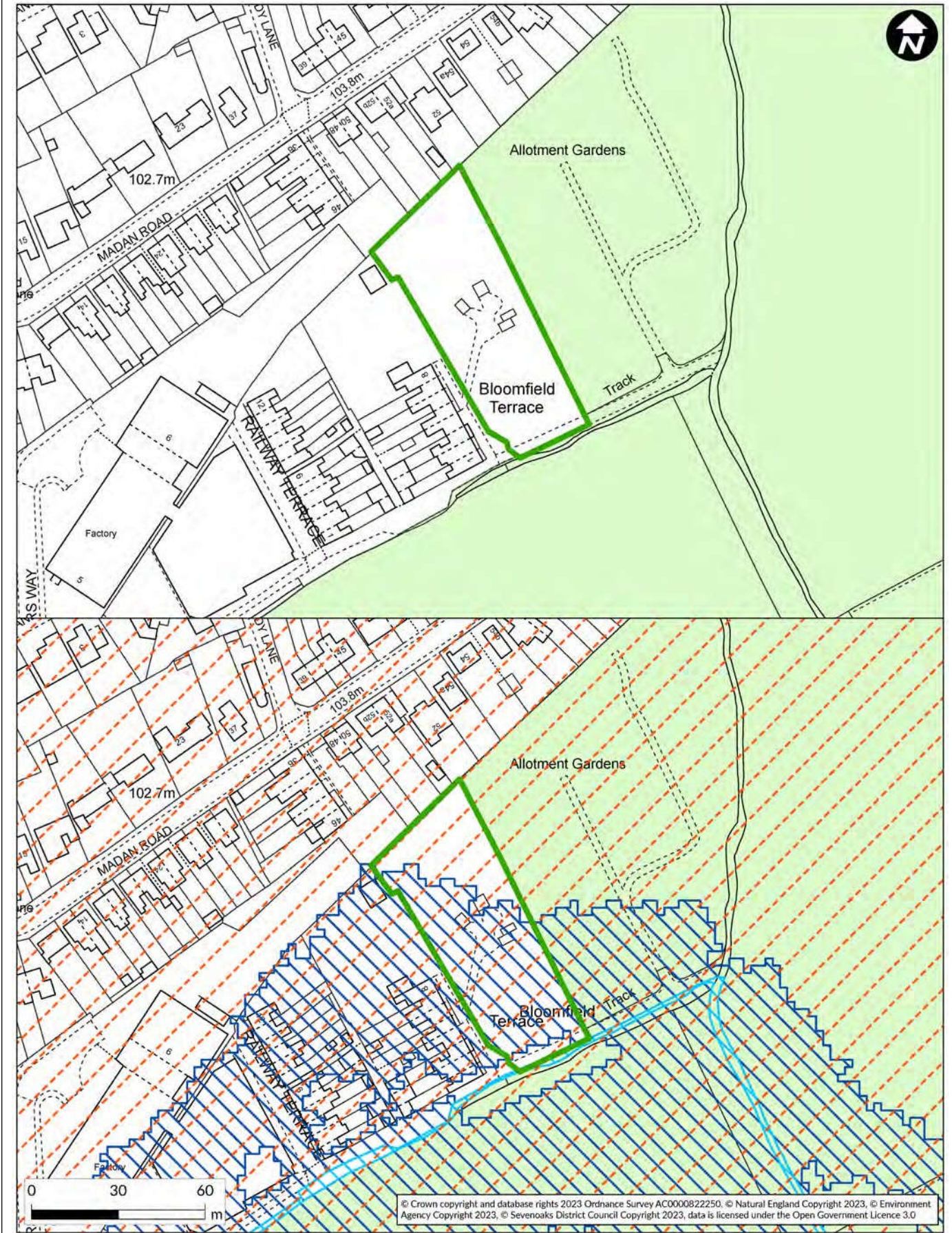
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO4

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 5 residential units.
Development Strategy Options	Baseline

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HO/21/00282
Land North-East of Bloomfield Terrace, Westerham



SITE DETAILS	
SHELAA Reference	HO/21/00282
Site Area (Ha)	0.32
Developable Area (Ha)	0.28
Brownfield / Greenfield	Partially brownfield
Planning History	None.
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site within the urban confines of Westerham. The site is currently leased to home owners of Bloomfield Terrace and forms additional garden space with a number of outbuildings. There is an existing access to the site in the form of a track.
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 – Within urban confines of Westerham
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	99.87% in Westerham	
Land Use (GF/PDL)	Mixed – greenfield and previously developed land	
Existing use	Yes (but will be reprovided)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	0.13% within green belt, 99.87% in Westerham urban confine	
Green Belt Stage 2	Not in green belt	
Area of Outstanding Natural Beauty (AONB)	100% within Kent Downs AONB	
Landscape Sensitivity	Medium – 0.13%	
Agricultural Land Quality	Urban – 100%	
Flood Risk	64.3% in Flood Zone 2 and 0.01% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	Cont Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	100% within Silica Sand - Construction Sandstone - Folkestone Formation	
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	Over 2km from train station	
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GREEN	AMBER	RED
17	8	2

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completion on the site?	Before 2025
Is there a developer interested in the site?	Developer would be the applicant
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	The only issue would be a construction phase one which is overcome by allowing a temporary road and access from Beggars lane across the adjoining field.

CONCLUSIONS	
Suitability	<p>This is a partially brownfield site located within the urban confines of Westerham, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although it does not benefit from access to a train station. The site is fully within the Kent Downs AONB. There is an existing access in the form of a track, however it is considered that new access is required. Consideration should also be given to the limited capacity on the surrounding transport network. There are no other constraints which would make the site unsuitable. Therefore, due to its unconstrained nature and location within the urban confines of a top tier settlement, 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 due to current lease to home owners of Bloomfield Terrace

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO19

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 10 residential units.
Development Strategy Options	Baseline

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HO/21/00287
Land at Cramptons Road, Sevenoaks



SITE DETAILS	
SHELAA Reference	HO/21/00287
Site Area (Ha)	1.73
Developable Area (Ha)	1.73
Brownfield / Greenfield	Brownfield
Planning History	ADMP Allocation – H1(b)
Previous SHELAA Ref (2018)	N/A
Site Description	This is a brownfield site within the urban confines of Sevenoaks Urban Area. The site forms part of the wider South East Water operational site, but is no longer required for operational purposes. The site comprises of hardstanding and three residential properties. The site is bound by the South East Water site to the north, residential to the west, industrial units to the south and the railway line to the east. The site benefits from an existing access off Cramptons Road.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	50 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within Sevenoaks Urban Area
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Sevenoaks Urban Area	
Land Use (GF/PDL)	Previously developed land	
Existing use	Yes (but will be reprovided)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in green belt	
Green Belt Stage 2	Not in green belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a landscape sensitivity area	
Agricultural Land Quality	Urban - 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	
Air Quality Management Area	None	
Contamination Issues	Cont Land Assessment (former land use)	
Noise Pollution	Noise Assessment (rail and local commercial activity)	
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 Sevenoaks	
Town and Local Centres	Access point within 800m of Sevenoaks. Access point within 2km of Sevenoaks.	
Train Station	Within 800m of Bat and Ball	

GREEN	AMBER	RED
22	5	0

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	2025 onwards- build out of circa 25 units per year
Is there a developer interested in the site?	Not at present.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town through the settlement hierarchy. Therefore, the site is considered to be in a highly sustainable location, close to existing key services and facilities and a short distance from Bat and Ball Train Station. There is an existing access to the site off Cramptons Road, which could be utilised. There are no other constraints that would make this site unsuitable. Therefore, due to the highly sustainable location and its unconstrained nature, 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 due to existing residents on site

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO5

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 50 residential units.
Development Strategy Options	Baseline

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HO/21/00289
Land east of London Road, Dunton Green, Sevenoaks



SITE DETAILS	
SHELAA Reference	HO/21/00289
Site Area (Ha)	9.53
Developable Area (Ha)	7.98
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	HO61, HO70, MX50
Site Description	This is a greenfield site adjacent to the settlement boundary of Dunton Green. The site comprises a parcel of land between London Road and the railway line, containing open fields and an area of ancient woodland. The site is bound by London Road to the west, the M26 motorway to the north, the railway line to the east and residential development to the south. Mature trees line the northern and eastern boundaries. A public right of way runs through the site from London Road. There is currently no vehicular access to the site.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	235 residential units
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Sevenoaks	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes (but will be reprovided)	
Existing allocation / designation	No	
Proposed use / designation	no	
Green Belt	99.63% within green belt	
Green Belt Stage 2	Whole parcel recommended	
Area of Outstanding Natural Beauty (AONB)	3.21% within 100m buffer of Kent Downs AONB	
Landscape Sensitivity	Medium - 99.63%	
Agricultural Land Quality	Grade 3 - 93.17%	
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	Partially within Ancient Woodland (11.2%)	
Presence of Heritage Assets	Within 200m of 2 listed buildings	
Air Quality Management Area	Partially within AQMA (11.75%)	
Contamination Issues	Cont Land Assessment (former land use)	
Noise Pollution	Noise Assessment (rail and M26)	
Air Quality	Air Quality Assessment (for site and impact on local AQMA)	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 400m of Sevenoaks	
Town and Local Centres	Access point within 800m of Dunton Green. Access point within 2km of Riverhead.	
Train Station	Within 800m of Dunton Green	

GREEN	AMBER	RED
12	13	2

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?	First completions would be within 18 months of a planning approval, with up to 70 dwellings developed per annum thereafter.
Is there a developer interested in the site?	Berkeley Homes
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 adjacent to the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town. The site is therefore considered to be in a highly sustainable location, close to key services and facilities and within walking distance of Dunton Green Train Station. The site lies fully within the Green Belt, however forms part of a whole Green Belt parcel recommended for release through the Stage 2 Green Belt assessment. The site does not currently have a vehicular access and so a new access would need to be provided, as well as a secondary access for emergency use. Consideration also needs to be given to the limited capacity on the surrounding transport network. There are no other constraints which would make the site unsuitable. Therefore, due to its highly sustainable location adjacent to the urban confines of a top tier settlement, and its constrained nature, the site is considered suitable for development.</p>

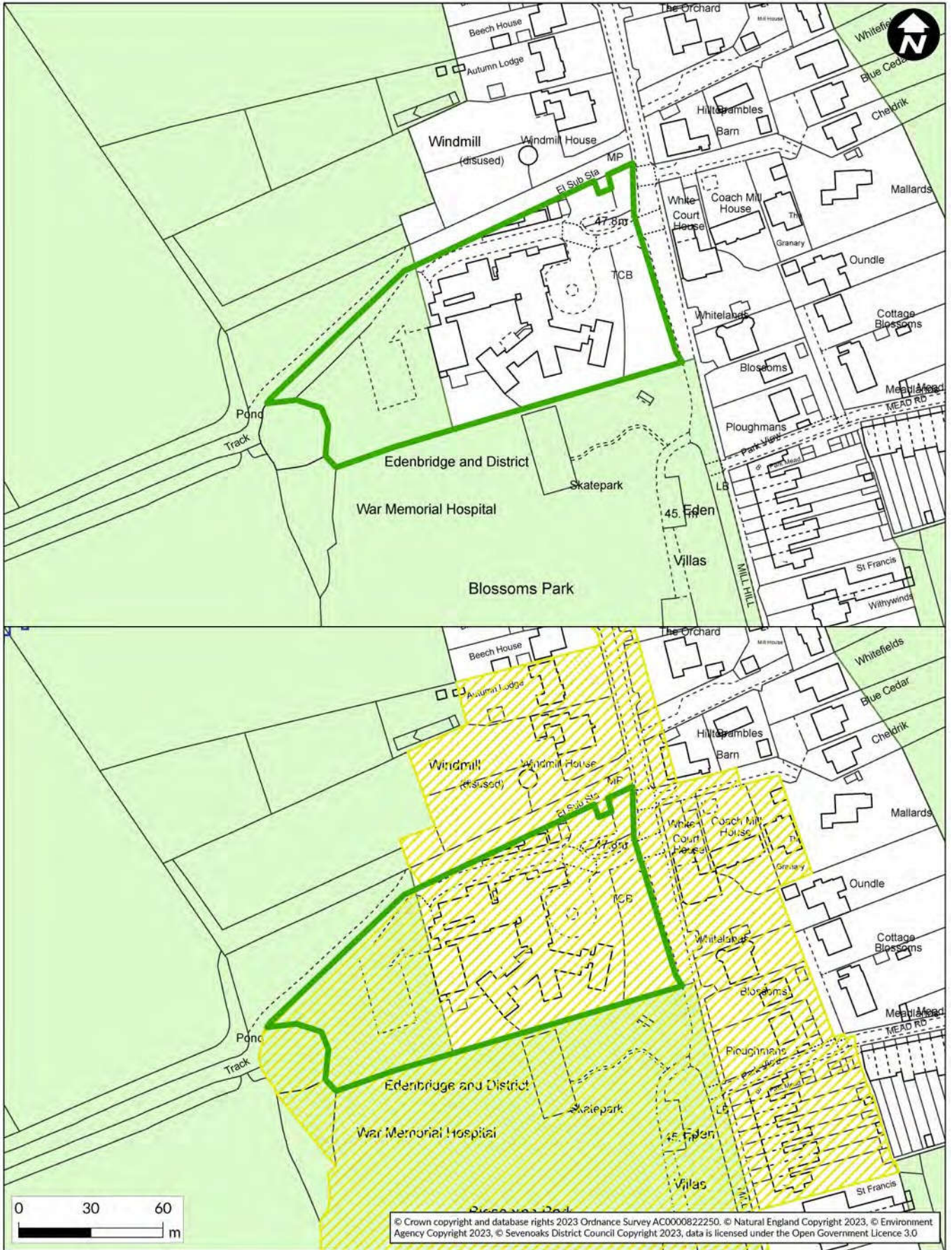
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO10

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 235 residential units.
Development Strategy Options	Baseline

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MX/21/00001
Edenbridge War Memorial Hospital



SITE DETAILS	
SHELAA Reference	MX/21/00001
Site Area (Ha)	1.06
Developable Area (Ha)	1.06
Brownfield / Greenfield	Partially brownfield
Planning History	None
Previous SHELAA Ref (2018)	HO364
Site Description	This is a partially brownfield site which lies partially within the urban confines of Edenbridge. The Edenbridge & District War Memorial Hospital occupies this site, which comprises hospital buildings, car parking and an area of grassland. The site is bound by Mill Hill to the east, residential development to the north, a recreation ground to the south and open countryside to the west. The site benefits from an existing access off Mill Hill.
Site Type	New Build and Conversion
When will this development be delivered?	Years 6-10
SHELAA Yield	34 residential units 10% Community Use Class C1/E
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	69.95% in Edenbridge	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	30.05% within green belt	
Green Belt Stage 2	Not within recommended area	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Medium - 30.05%	
Agricultural Land Quality	Grade 3 - 44.48%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	8.33% within 15m buffer of River Eden	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	100.0% within Edenbridge conservation area; Within 200m of 4 listed buildings	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (commercial)	
Air Quality	No specific risk	
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 Edenbridge	
Town and Local Centres	Access points within 800m of Edenbridge - Central area, Edenbridge - Southern Fringe. Access points within 2km of Edenbridge - Central Area, Edenbridge - Northern Fringe	

Train Station	Within 2km of Edenbridge Town	
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GREEN	AMBER	RED
18.5	7.5	1

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	N/A
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	Both
Exceptional Issues?	Yes
How to make site viable?	N/A

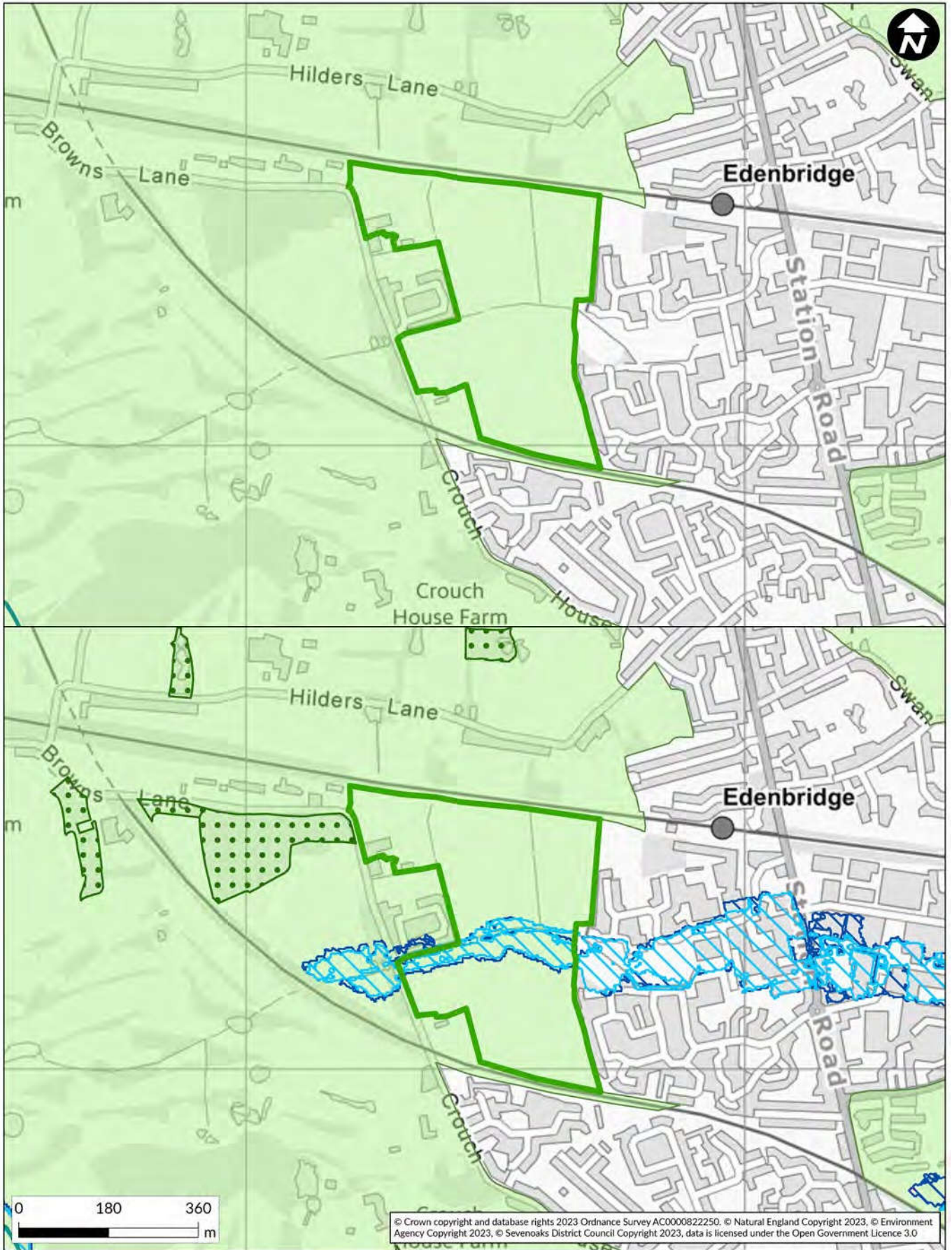
CONCLUSIONS	
Suitability	<p>This is a partially brownfield site which lies partially within the urban confines of Edenbridge, and partially in the Green Belt. Edenbridge is identified as a Town in the Settlement Hierarchy and therefore the site is considered to be in a sustainable location, close to key services and facilities as well as two train stations. The site currently comprises the Edenbridge & District War Memorial Hospital, although healthcare facilities are to be reprovided at the new health hub on Four Elms Road. An element of the site, to the west of the parcel, is within the Green Belt, and is not recommended for release through the Stage 2 Green Belt Assessment. The site benefits from an existing access off Mill Hill which could be utilised. There are no other constraints which would make the land unsuitable. Therefore, due to the site's unconstrained nature and its sustainable location within a top tier settlement, 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
If 'Include' – Reg 18 Site Reference	MX7

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for a mix of uses, including 34 residential units.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	MX/21/00009
Site Area (Ha)	17.92
Developable Area (Ha)	16.9
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO105, HO400, MX10
Site Description	The site comprises a large parcel of greenfield land in the Green belt adjacent to Edenbridge. There is a small element of brownfield land, in the form of an industrial park to the north-west of the parcel, included in the site boundary, which contains a number of workshops. The remainder of the site contains agricultural fields used for grazing, separated by trees and hedgerows. The site is bound to the north and south by railway lines, Crouch House Road and residential to the west, and residential to the east.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	450 residential units 1.4 ha of employment land Community use Open Space & Allotments
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	Adjacent to Edenbridge	
Land Use (GF/PDL)	Mixed – greenfield and previously developed land	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	99.95%	
Green Belt Stage 2	Fully recommended	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Medium-high – 99.95%	
Agricultural Land Quality	Grade 3 – 75.81%. Grade 4 – 24.19%.	
Flood Risk	10.21% in Flood Zone 2. 7.84% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	0.17% within 15m buffer of Ancient & Semi-Natural Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Cont Land Assessment (former use)	
Noise Pollution	Noise Assessment (rail and commercial)	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	93.65% within 400m of Edenbridge	
Town and Local Centres	Access points within 2km of Edenbridge – Central Area, Edenbridge – Northern Fringe and Edenbridge – Southern Fringe	

Train Station	Within 2km of Edenbridge and Edenbridge Town	
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GREEN	AMBER	RED
14.5	10.5	2

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	50 units per year = 11 years
Is there a developer interested in the site?	Yes - Dwyer Engineering Services Limited - to promote a low carbon sustainable development.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	Yes
How to make site viable?	N/A

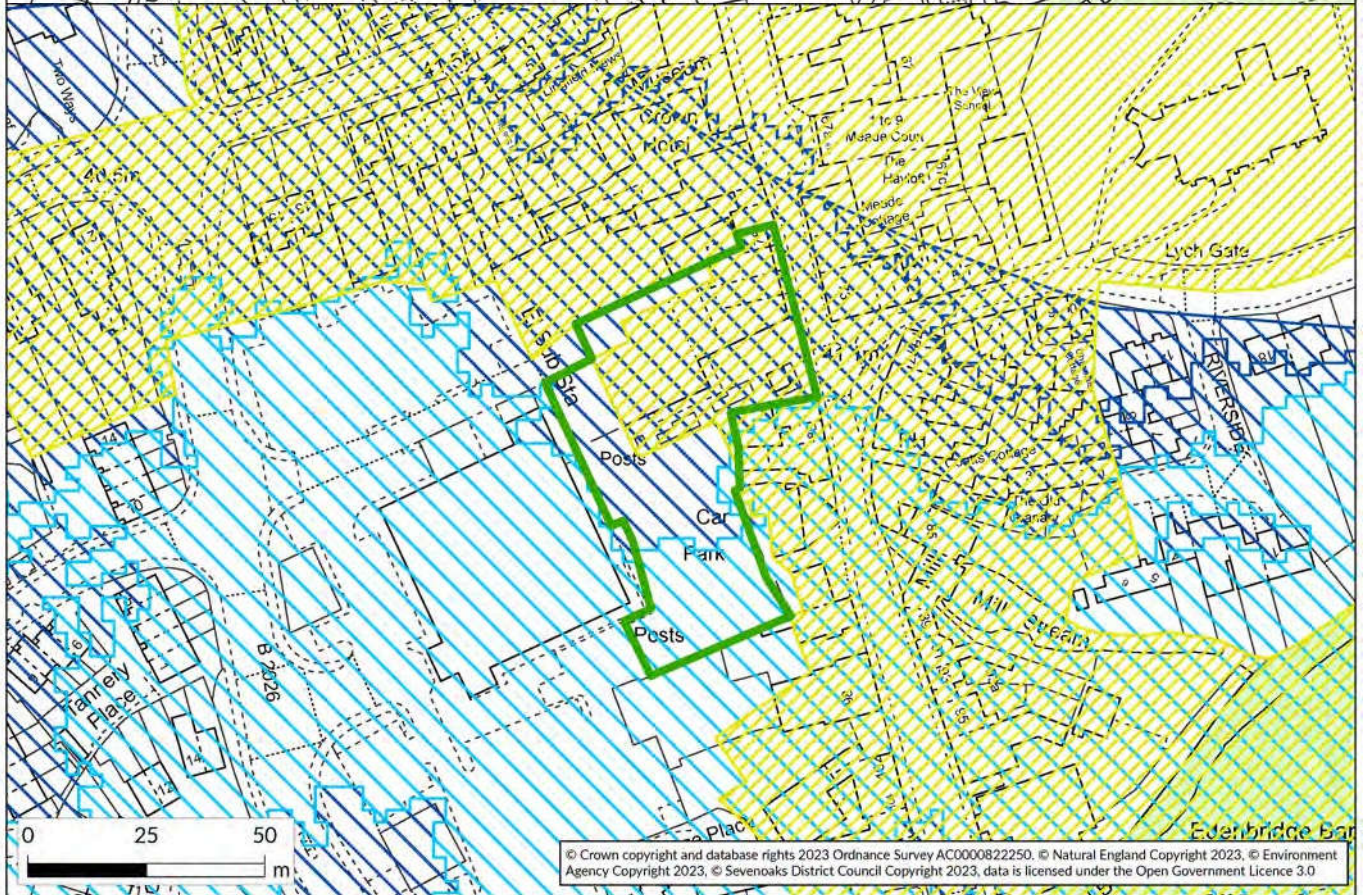
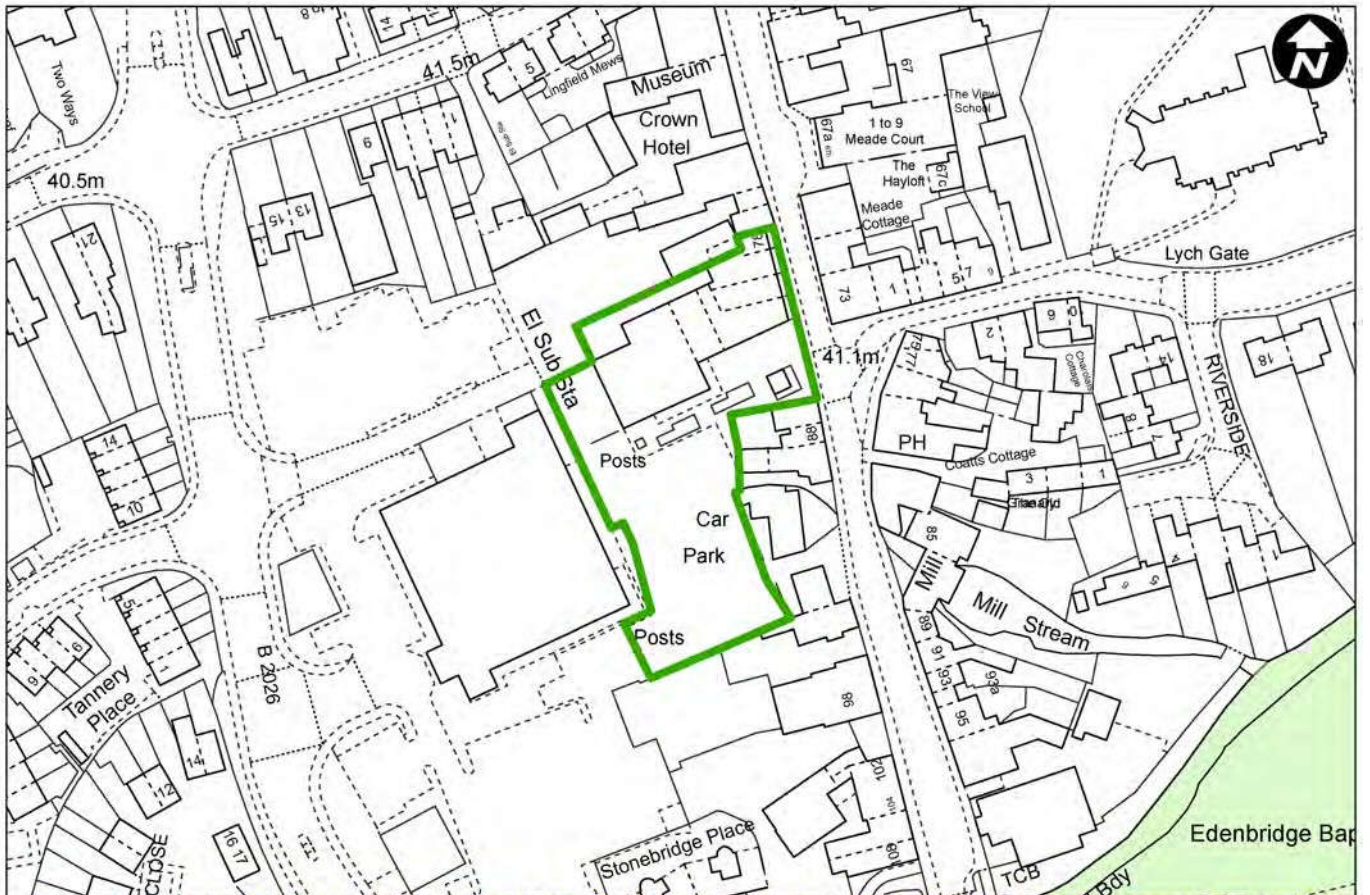
CONCLUSIONS	
Suitability	<p>This is a majority greenfield Green Belt site situated adjacent to the urban confines of Edenbridge, which is identified as a Town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to key services and facilities and benefits from access to two train stations. The site lies fully within the Green Belt and is recommended for release through the Stage 2 Green Belt assessment. Due to being enclosed by hard boundaries, it is considered that this site would be a logical extension to the urban confines of Edenbridge. The site is fully Medium-High landscape sensitivity. Flood Zone 2 and Flood Zone 3 run through the centre of the site from east to west, and this will need to be taken into account. The site would require new access as well as emergency access. There is also limited capacity on the surrounding road network, which will need further consideration. There are no other constraints which would make the site unsuitable and therefore, due to the sites location adjacent to the</p>

	urban confines of 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 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	MX10

SDC Comments	The site is considered suitable for development and is therefore proposed for allocation for a mix of uses, including 450 residential units and 1.4 ha of employment land.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	MX/21/00014
Site Area (Ha)	0.29
Developable Area (Ha)	0.29
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a brownfield site within the urban confines and town centre of Edenbridge. The site comprises a series of retail units, both in use and vacant, a car park and a pedestrian walkway between Waitrose and the High Street. The site is bound by the High Street to the east and retail and employment uses to the north, south and west. The site benefits from an existing access into the car park.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	14 residential units 30% Retail Public Car Park
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Within Edenbridge	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in the Green Belt	
Green Belt Stage 2	Not in the Green Belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban - 100.0%	
Flood Risk	100.0% in Flood Zone 2 and 24.25% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	43.93% within Edenbridge conservation area; 0.01% contains listed building THE CROWN HOTEL; 86-90, HIGH STREET; TANYARD HOUSE; 94 AND 96, HIGH STREET	
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	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Completely within Edenbridge	
Town and Local Centres	Within 800m of Edenbridge, Central Area (walkable in 10 minutes)	

Train Station	Within 800m of Edenbridge Town Station (walkable in 10 minutes)	
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GREEN	AMBER	RED
25	2	0

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	Once agreements are in place work could commence immediately.
Is there a developer interested in the site?	Yes
Any legal constraints?	Yes - 75-year Lease, however, positive discussion have been had. If the site was to be included in the Local Plan, this would be more inclined to progress.
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	Planning permission.

CONCLUSIONS	
Suitability	This is a brownfield site located within the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The sites location in Edenbridge Town Centre makes this a highly sustainable location, close to key services and facilities and with access to public transport, including two train stations. The site lies fully within Flood Zone 2, and partially within Edenbridge Conservation Area, which will require further consideration. The site benefits from an existing access into the car park which could be utilised. There are no other constraints which would make the site unsuitable. Therefore, due to the sites highly sustainable location in Edenbridge Town Centre, and its unconstrained nature, the site is considered suitable for development.

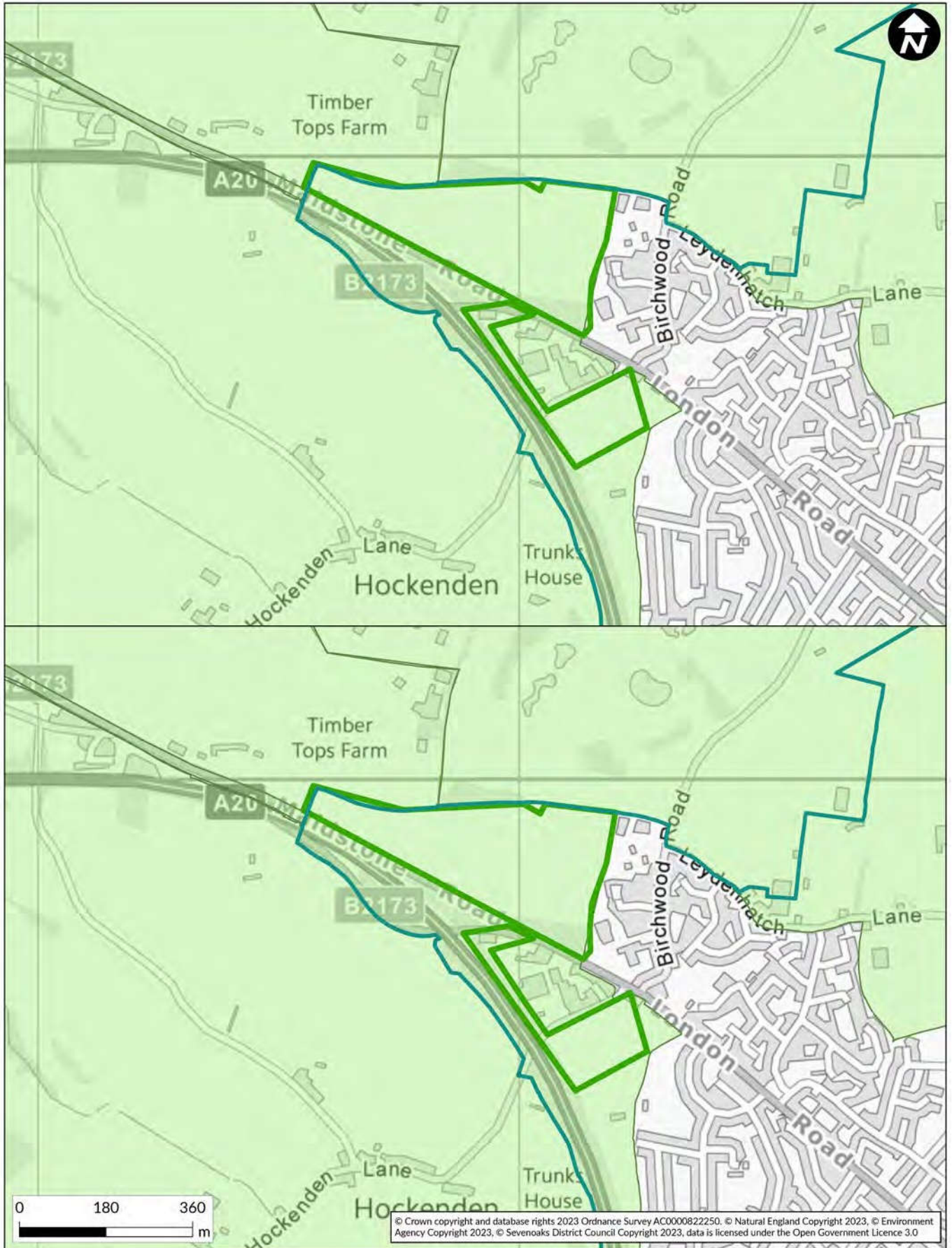
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10. The site promoter has identified a current 75 year lease on the site, which will need further exploration.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	MX8

SDC Comments	The site is considered suitable for development and is therefore proposed for allocation for a mix of uses, including 14 residential units. The site promoter did not put forward a number of units and so this has been calculated at 50 DPH, due to the sites location in Edenbridge Town Centre.
Development Strategy Options	Baseline

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MX/21/00027
Land North and South of Maidstone Road, Swanley



SITE DETAILS	
SHELAA Reference	MX/21/00027
Site Area (Ha)	14.25
Developable Area (Ha)	14.25
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO87, HO88, HO89
Site Description	This is a greenfield site adjacent to the urban confines of Swanley, split into two parcels north and south of Maidstone Road. The northern parcel is currently in agricultural use and is bound by Maidstone Road to the south, agricultural to the north and west, and residential to the east. This parcel has an existing access off Maidstone Road. The southern parcel currently forms agricultural land and surrounds built form, in industrial use, north of Hockenden Lane. The site is bound by the A20 to the west, agricultural and residential to the south and London Road and industrial uses to the east. The southern parcel has existing access off Hockenden Lane.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	140 residential units 3 ha of employment land
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Adjacent to Swanley	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	98.24% in green belt	
Green Belt Stage 2	Partially recommended in combination	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Medium - 98.08%	
Agricultural Land Quality	Grade 2 - 98.24%	
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 (6.72%)	
Contamination Issues	Contaminated Land Assessment (former land use)	
Noise Pollution	Noise Assessment (commercial and highway)	
Air Quality	Air Quality Assessment (for site and impact on local AQMA)	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Capacity on transport network (contributions towards improvement may still be sought)	
Settlement Classification	86.35% within 400m of Swanley	
Town and Local Centres	Access point within 2km of Swanley - Town Centre	
Train Station	Within 2km of Swanley	

GREEN	AMBER	RED
12	13	2

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?	N/A
Is there a developer interested in the site?	Yes – Consilium Land Ltd.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

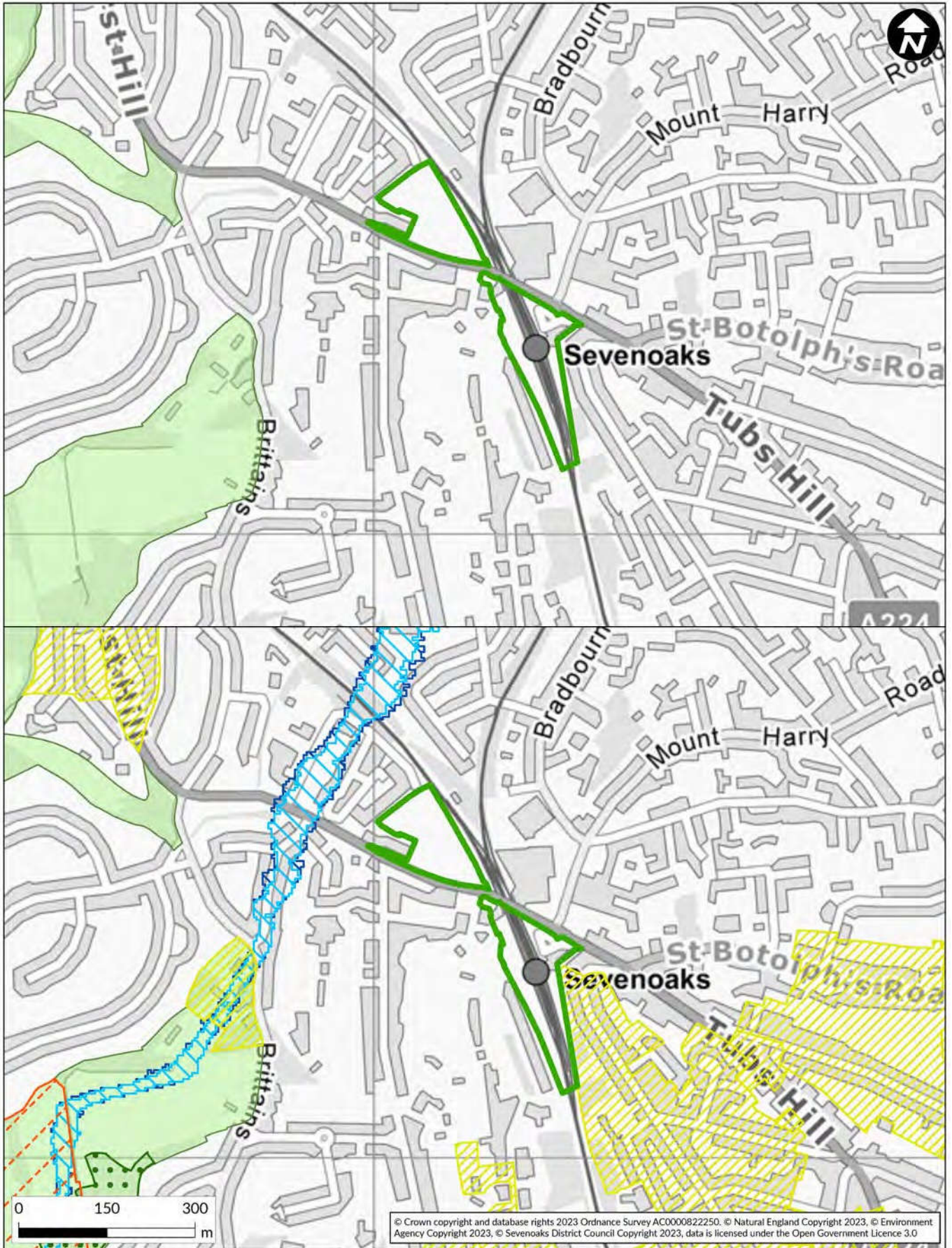
CONCLUSIONS	
Suitability	<p>This is a greenfield Green Belt site adjacent to the urban confines of Swanley, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to key services and facilities. The site lies within the Green Belt, but is partially recommended for release in combination through the Stage 2 Green Belt assessment. The site is majority Grade 2 Agricultural Land Quality which would need further consideration. Due to the sites proximity to the strategic road network, contaminated land, noise and air quality assessments are required. It is also considered that the current access to both parcels are not sufficient and so new access, including emergency access, would be required. There are no other constraints which would make the site unsuitable and therefore, due to the sustainable location adjacent to a top tier settlement, 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	MX6

SDC Comments	The site is considered suitable for development and is therefore proposed for allocation for a mix of uses, including 140 residential units and 3 ha of employment land.
Development Strategy Options	Baseline

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SITE DETAILS	
SHELAA Reference	MX/21/00036
Site Area (Ha)	3.69
Developable Area (Ha)	3.69
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a brownfield site located within the urban confines of Sevenoaks Urban Area, split into two parcels north and south of London Road, Sevenoaks. The southern parcel comprises Sevenoaks Railway Station, forecourt and car park and is bound by residential to the east and west, and London Road to the north. The railway line runs from north to south through the southern parcel. The northern parcel comprises a car park and is bound by residential to the west, the railway line to the north and London Road to the south. Both parcels benefit from existing access off of London Road and Morewood Close.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	184 residential units 15% Multi Storey Car Park 5% Community Use
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Within Sevenoaks Urban Area
Stage 1 Conclusion	PROGRESS TO STAGE 2

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Within Sevenoaks	
Land Use (GF/PDL)	Previously developed land	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not within green belt	
Green Belt Stage 2	Not within green belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban - 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	0.03% within Sevenoaks - Granville Road And Eardley Road conservation area; 0.05% contains listed building GAS LAMP STANDARD BY PATH TO SEVENOAKS STATION; Within 100m of 10 locally listed assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former land use)	
Noise Pollution	Noise Assessment (commercial and rail)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	1375.14m ² 3.73% within River Terrace Deposits	
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	Completely within green belt	
Town and Local Centres	Access points within 800m of Sevenoaks – Town Centre, Tubs Hill and Sevenoaks Station. Access points within 2km of Riverhead, Sevenoaks – Town Centre and St Johns	
Train Station	Within 800m of Sevenoaks and within 2km of Bat and Ball	

GREEN	AMBER	RED
21	6	0

OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	Not currently
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	Yes
How to make site viable?	N/A

CONCLUSIONS

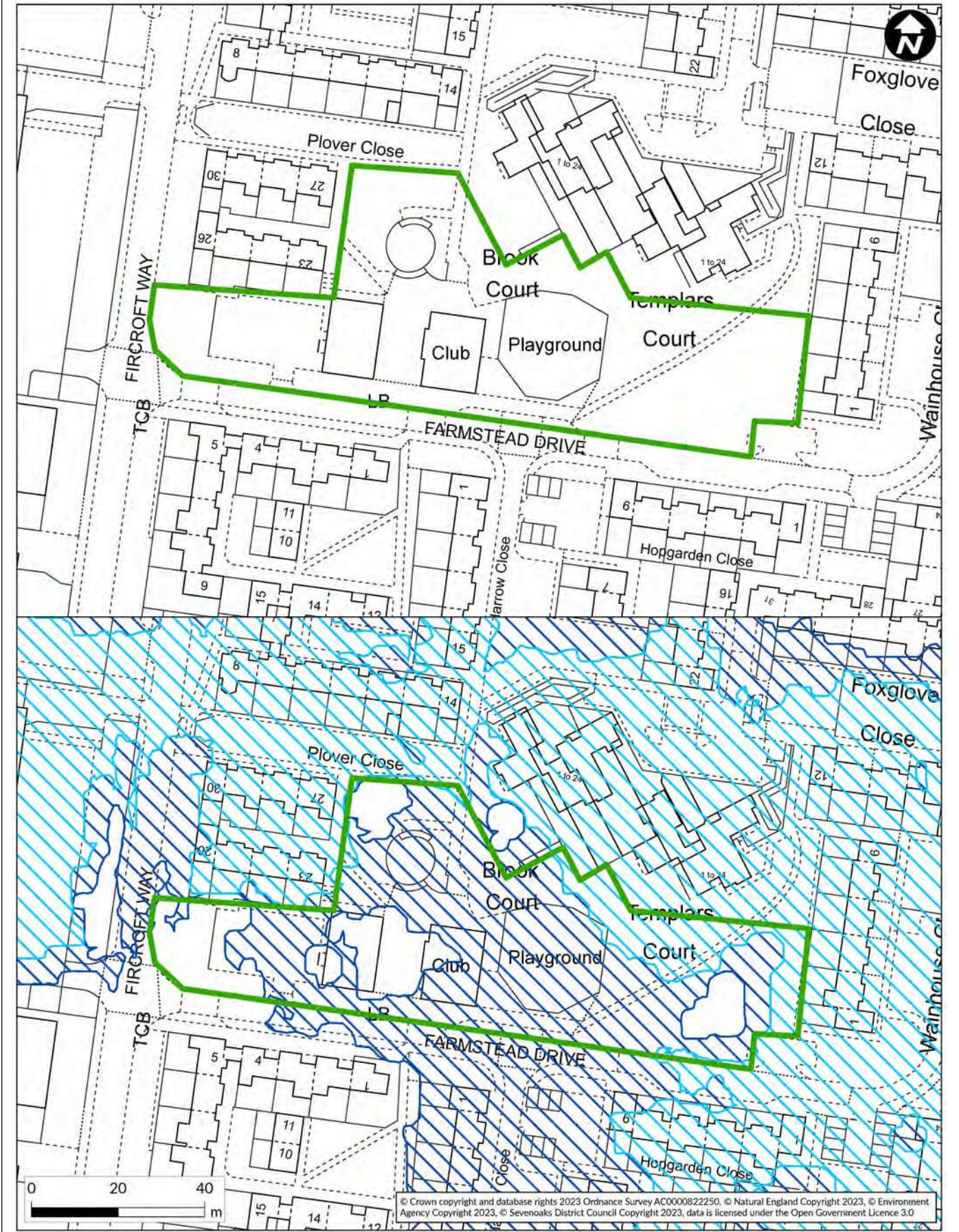
Suitability

This is a brownfield site within the urban confines of Sevenoaks Urban Area, which is identified as the principal town in the District's Settlement Hierarchy. The site is considered to be in a highly sustainable location, notwithstanding its proximity to public transport, just a short walk away from key services and facilities in Sevenoaks Town Centre. The sites proximity to the railway line requires contaminated land, noise and air quality assessments to be considered. There are no other constraints which would make this site unsuitable and

	therefore, unconstrained nature and highly sustainable location within the District's Principal Town boundary, 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	MX1

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for a mix of uses, including 184 residential units
Development Strategy Options	Baseline



SITE DETAILS	
SHELAA Reference	MX/21/00038
Site Area (Ha)	0.53
Developable Area (Ha)	0.53
Brownfield / Greenfield	Brownfield
Planning History	Current planning application with Resolution to Grant, subject to S106 Agreement (23/00925/FUL).
Previous SHELAA Ref (2018)	HO209
Site Description	This is a brownfield site within the urban confines of Edenbridge. The site comprises an area of green/amenity space, an existing play area, convenience shop, community centre and car park. The site is bound by residential properties at all sides, as well as Fircroft Way to the west, Plover Close to the north and Farmstead Drive to the south. The site benefits from existing access to the current car park.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	43 residential units Retail and Community use 35% Other uses
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Completely within Edenbridge	
Land Use (GF/PDL)	Mixed – greenfield and previously developed land	
Existing use	Yes (allocated use)	
Existing allocation / designation	Yes (Open Space Farmstead Drive AGS – 45.93%)	
Proposed use / designation	Yes (Open Spaces 2018)	
Green Belt	Not in green belt	
Green Belt Stage 2	Not in green belt	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban – 100%	
Flood Risk	78.05% in Flood Zone 2 and 14.1% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
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	Noise Assessment (commercial)	
Air Quality	No specific risk	
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 Edenbridge	
Town and Local Centres	Access points within 2km of Edenbridge – Central Area, Edenbridge – Northern Fringe and Edenbridge – Southern Fringe	

Train Station	Access points within 800m of Edenbridge, within 2km of Edenbridge and 2km of Edenbridge Town	
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GREEN	AMBER	RED
19	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?	N/A
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	The site is situated within the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a highly sustainable location, close to key services and facilities as well as two train stations. The site is partly within an existing Open Space allocation which will need further consideration. Contaminated land and noise assessments are also required. The site benefits from existing access to the current car park which could be utilised. There are no further constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and its location within the urban confines of a top tier settlement, the site is considered suitable for development.

Availability

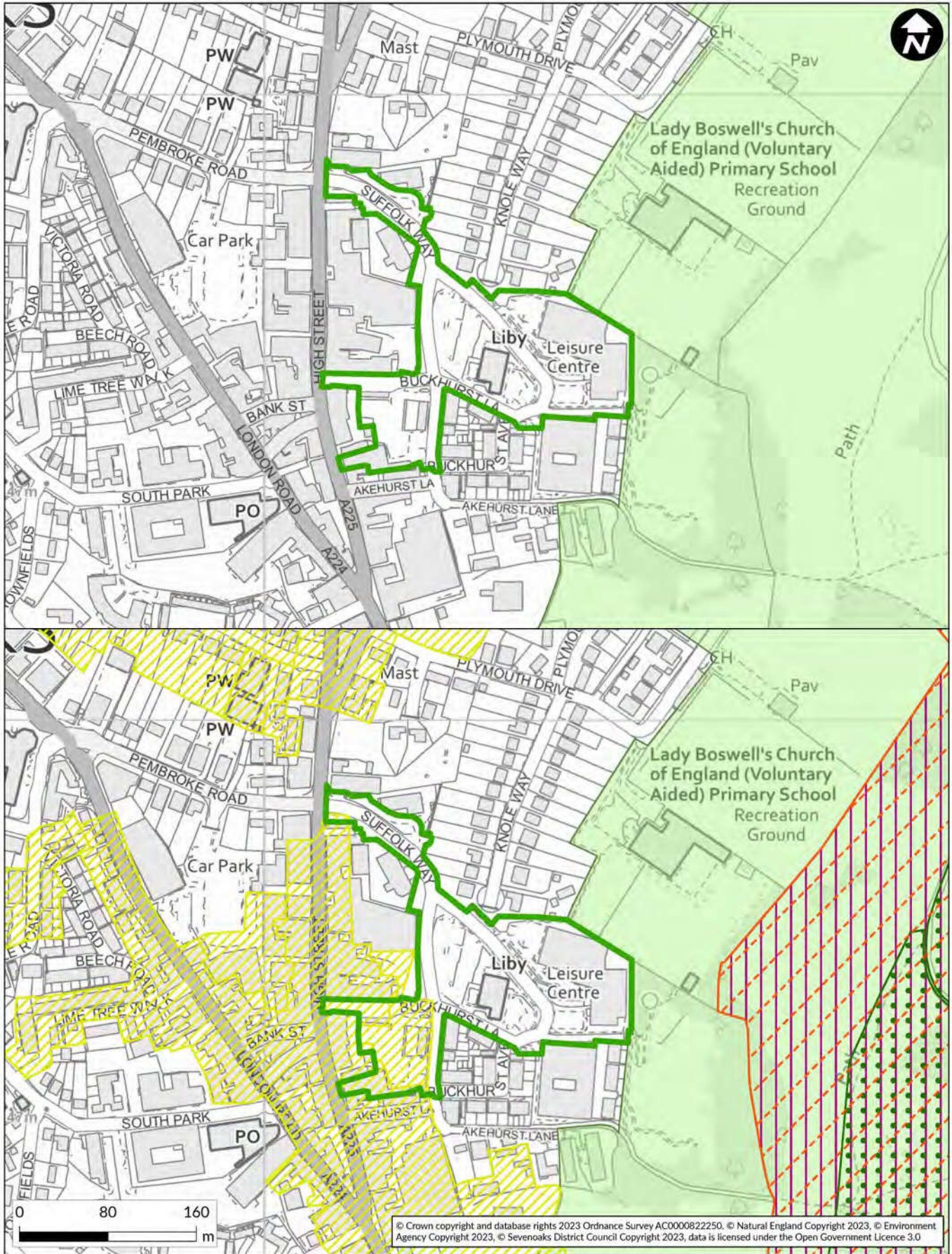
The site has been submitted by the landowner and is considered to be available in years 1-5.

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

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' - Reg 18 Site Reference	MX9

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for a mix of uses, including 43 residential units
Development Strategy Options	Baseline

MX/21/00049
Land east of High Street, Sevenoaks



SITE DETAILS	
SHELAA Reference	MX/21/00049
Site Area (Ha)	1.39
Developable Area (Ha)	1.37
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a brownfield site within the urban confines of Sevenoaks Urban Area. The site is within Sevenoaks Town Centre. The site comprises of a bus station, café, library, leisure centre and 3x car parks. The site is bound to the north by residential, retail and Land Boswell's Church of England Primary School, to the east by Knole Park, to the south by a multi-storey car park and residential use, and to the west by Sevenoaks Town Centre uses. The site has an existing highways network and benefits from existing access.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	300 residential units 0.1 ha of employment land 5% Retail use 15% Leisure 10% Community 10% Other uses
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Within Sevenoaks	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Not in the Green Belt	
Green Belt Stage 2	Not in the Green Belt	
Area of Outstanding Natural Beauty (AONB)	7.65% within 100m buffer of Kent Downs AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Non-agricultural (100%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	13.07% within Sevenoaks - High Street conservation area; Within 200m of 42 listed buildings; 79.95% within 200m of KNOLE registered park / garden; 3.65% contains locally listed asset 10412	
Air Quality Management Area	Partially within AQMA 1.36%	
Contamination Issues	Contaminated Land Assessment (former land use and made ground)	
Noise Pollution	Noise Assessment (commercial)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	Partially within Mineral Safeguarding Area 11.07%	
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	63.7% within 400m of Sevenoaks	
Town and Local Centres	Up to 800m to Town and Local Centre (walkable in 10 minutes) Sevenoaks Town	
Train Station	800m-2km to nearest train station (walkable and cycle friendly) Sevenoaks Station	

GREEN	AMBER	RED
19	8	0

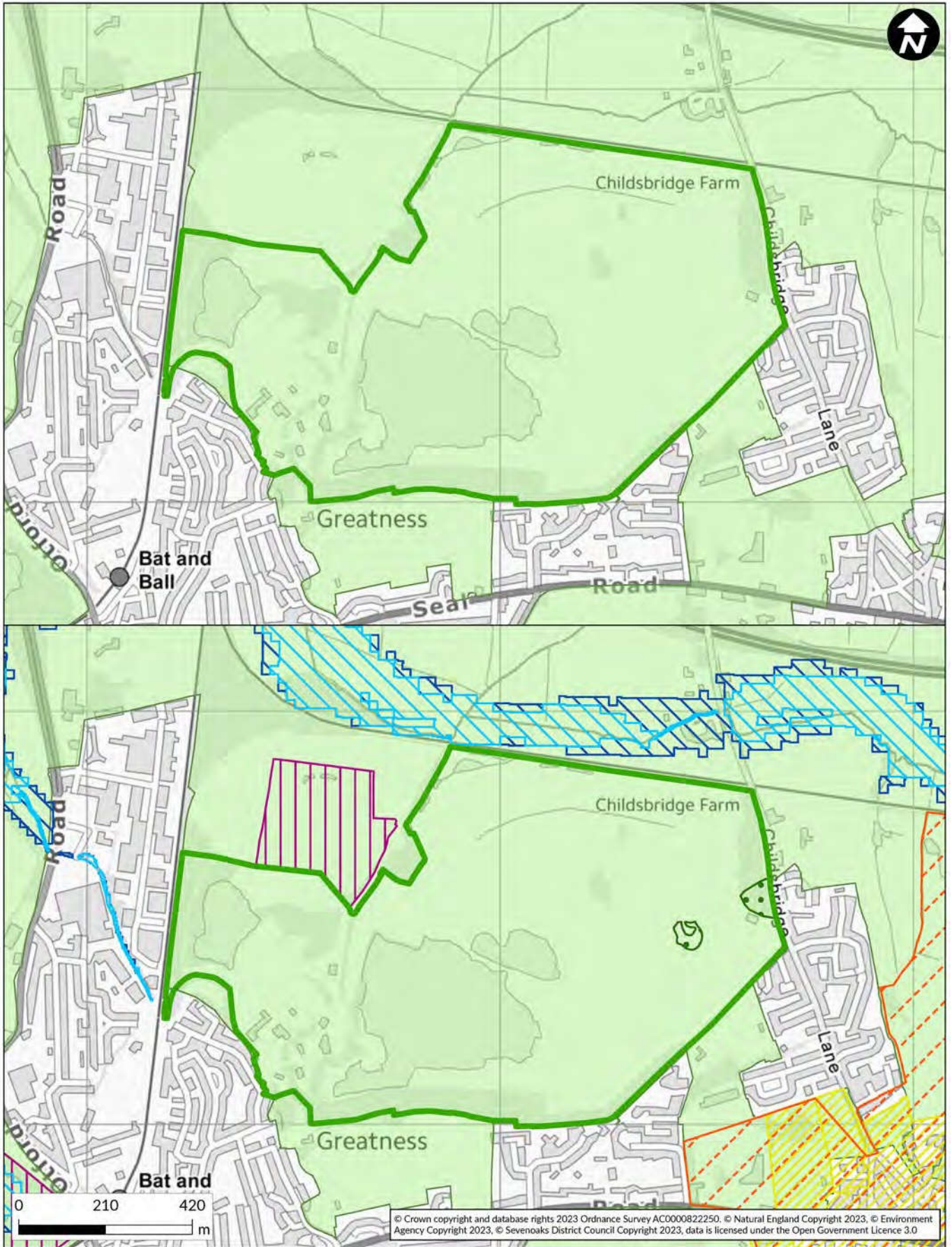
OTHER CONSIDERATIONS	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	Delivery to be phased. First phase to be completed by 2026
Is there a developer interested in the site?	N/A
Any legal constraints?	Yes (Library site is owned by KCC and so delivery options will need to be agreed)
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	no measures required at this time

CONCLUSIONS	
Suitability	This is a brownfield site within the urban confines of Sevenoaks Urban Area, which is the District's Principal Town. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities within the Town Centre, as well as access to public transport including Sevenoaks Train Station. Contaminated land, Noise and Air Quality assessments are required for this development. The site benefits from existing access and highways network which could be utilised. There are no other constraints which would make the site unsuitable and therefore, due to its highly sustainable location within the

	urban confines of the District's principal town, 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. The Library Site is owned by KCC, which requires further consideration.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	MX2

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for a mix of uses, including 300 residential units and 0.1 ha of employment land.
Development Strategy Options	Baseline



SITE DETAILS	
SHELAA Reference	MX/21/00050
Site Area (Ha)	93.26
Developable Area (Ha)	92.47
Brownfield / Greenfield	Partially Brownfield
Planning History	The site has a current planning application with resolution to grant, subject to S106 Agreement (22/00512/OUT)
Previous SHELAA Ref (2018)	MX43
Site Description	This is a partially brownfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a quarry utilised for mineral extraction, containing a number of buildings in use as site offices, former workers cottages and agricultural buildings, as well as a lake. The site is bound by railway lines to the north and west, and residential development to the south and east. The site benefits from existing access.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	950 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	Not within Urban Confines (adjacent to Sevenoaks)	
Land Use (GF/PDL)	Greenfield and Previously Developed Land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	99.91% within Green Belt, 0.09% in Sevenoaks urban confine	
Green Belt Stage 2	Partially within whole parcel recommended at Stage 1	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	99.91% Low - Medium	
Agricultural Land Quality	Grade 3 - 77.49%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Adjacent to Greatness Brickworks	
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 0.85%	
Presence of Heritage Assets	Within 200m of 1 listed buildings; 0.02% contains locally listed asset 10822	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (commercial and rail)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	Partially within Mineral Safeguarding Area 45.14%	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	63.7% within 400m of Sevenoaks	

Town and Local Centres	Up to 800m to Town and Local Centre (walkable in 10 minutes) Within 800m of St Johns, 2km of Kemsing, The Parade; 2km of Seal, High Street	
Train Station	Up to 800m to nearest train station (walkable in 10 minutes) Bat and Ball Station	

GREEN	AMBER	RED
12	15	0

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?	Appropriately 150 dwellings by 2027/2028. Thereafter, estimated average of approx. 50 dwellings per annum.
Is there a developer interested in the site?	Tarmac are in discussions with potential house builders regarding the delivery of the site, should planning permission be achieved.
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	Yes
How to make site viable?	Sufficient alternative uses to be explored including housing, office space, retail and other uses such as hotel.

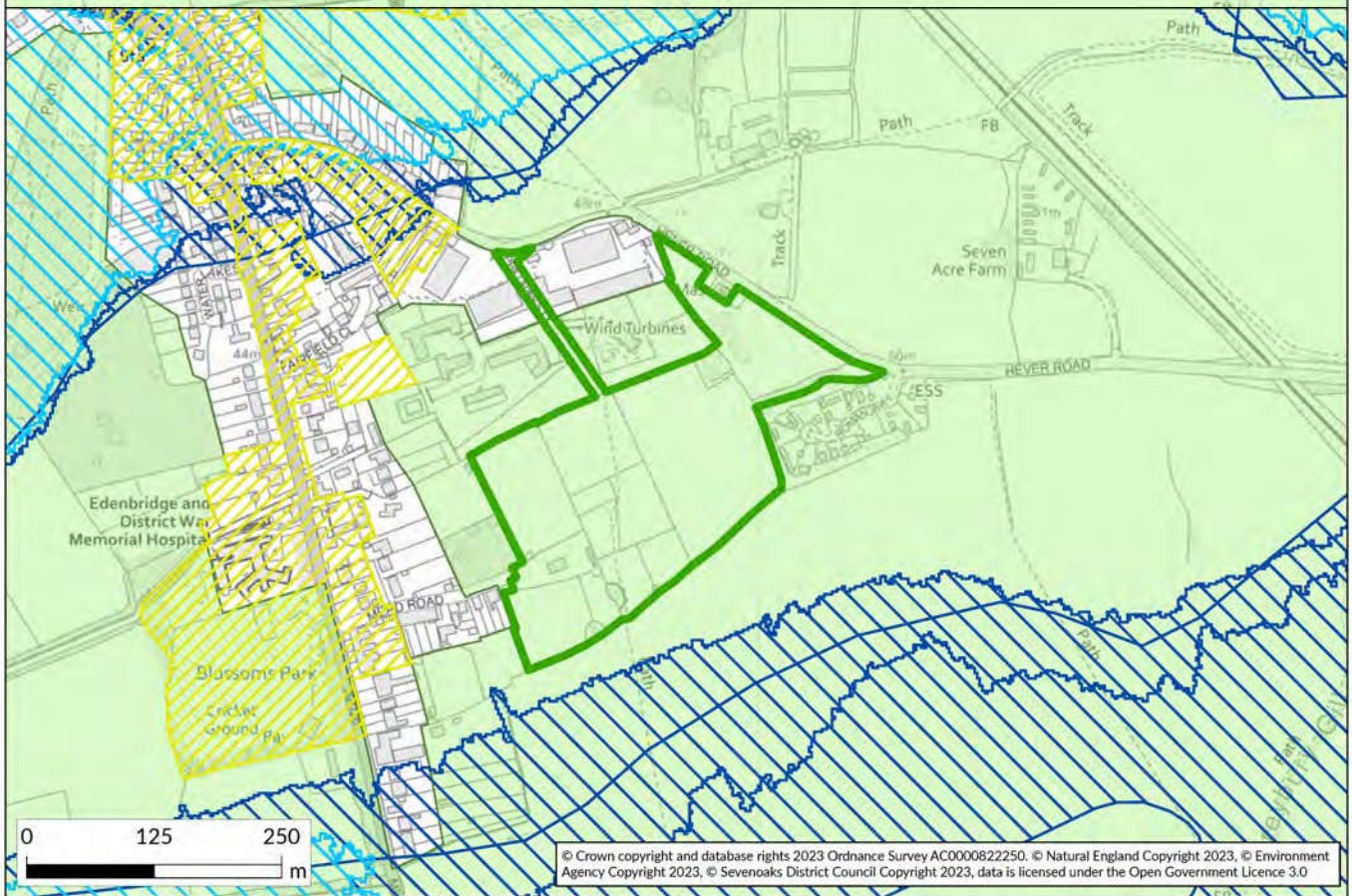
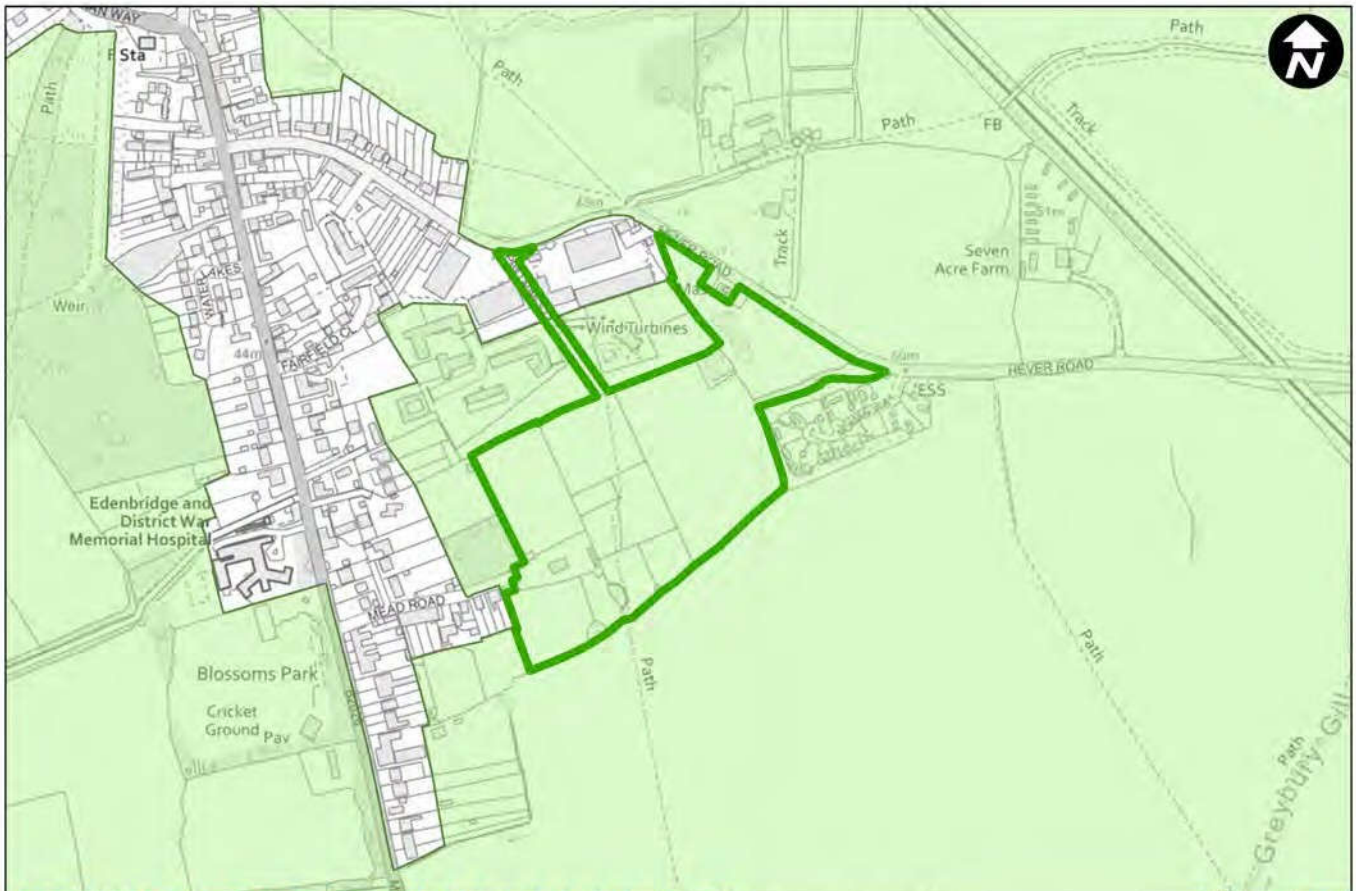
CONCLUSIONS	
Suitability	This is a partially brownfield site located adjacent to the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is therefore considered to be in a highly sustainable location, close to key services and facilities as well as Bat and Ball train station. The site lies fully within the Green Belt, and is partially within a whole parcel recommended for release through the Stage 2 Green Belt assessment. The existing access points onto Bat and Ball Road and Farm Road could be utilised, but the limited capacity on the surrounding transport network will require further consideration. The site lies adjacent to Greatness Brickworks Site of Special Scientific Interest (SSSI). Due to

	the sites land use, contaminated land, noise and air quality assessments are required. There are no overriding constraints on the site, and therefore due to its highly 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?	Deliverable

Overall Conclusion	Deliverable (1-5 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	MX4

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for a mix of uses, including 950 residential units.
Development Strategy Options	Baseline

MX/21/00051
Land East of Mead Road, Edenbridge



SITE DETAILS	
SHELAA Reference	MX/21/00051
Site Area (Ha)	6.79
Developable Area (Ha)	6.79
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	MX44
Site Description	This is a majority greenfield site adjacent to the urban confines of Edenbridge. The site comprises a parcel of land containing a residential dwelling and associated garden, stables and outbuildings, grazing land and agricultural fields. The site is bound by Hever Road to the north, commercial and residential development to the west, a public Gypsy and Traveller site to the east and open countryside to the south. Mature trees line the boundary of the site.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	120 residential units 5 public Gypsy and Traveller pitches
SHELAA Conclusion	Suitable

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

SHELAA STAGE 2 ASSESSMENT

Within Urban Confines	Not within Urban Confines (adjacent to Edenbridge)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	98.37% within Green Belt, 1.63% in Edenbridge urban confine	
Green Belt Stage 2	Not recommended for release	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	98.37% Medium	
Agricultural Land Quality	Urban 16.7%; Grade 3 - 83.3%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	0.08% within 15m buffer of River Eden	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	36.26% within 200m of Edenbridge conservation area; Within 200m of 2 listed buildings	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (commercial)	
Air Quality	No specific risk	
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	100.0% within 400m of Edenbridge	
Town and Local Centres	800m of Edenbridge, Central Area (walkable in 10 minutes)	

Train Station	2km of Edenbridge Town Station (walkable and cycle friendly)	
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GREEN	AMBER	RED
16.5	8.5	2

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?	2029 - between 30 to 40 dwellings per year.
Is there a developer interested in the site?	The Promoter has received numerous early expressions of interest from house builders in anticipation of the consented site being taken to market.
Any legal constraints?	No
Type of development?	New Build
Policy compliant Affordable Housing?	Yes
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	<p>This is a majority greenfield Green Belt site adjacent to the urban confines of Edenbridge, 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, and benefitting from access to two railway stations. The site lies fully within the Green Belt. Contaminated Land and Noise assessments are required. The existing access onto the site could be utilised, but a secondary access would be required for emergency use. There are no other constraints which would make the site unsuitable and therefore, due to the sites location adjacent to the urban confines of a top tier settlement, the site is considered to be 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 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	MX11

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 120 residential units and 5 public Gypsy and Traveller pitches.
Development Strategy Options	Baseline