








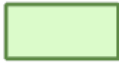



**Strategic Housing and Economic Land
Availability Assessment (SHELAA)
November 2023
Appendix E – Sites not included in Plan**

Map Key

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

| Site Reference | Address | Page No. |
|----------------|--|----------|
| EM/21/00001 | Chinhams Farm, West Kingsdown | 9 |
| EM/21/00009 | Land north of Westerham Road, adjacent to A25/A21 interchange, Chipstead | 14 |
| EM/21/00013 | Beechcroft Farm Industries, Chapel Wood Road, Ash | 19 |
| GT/21/00002 | Station Court Sevenoaks Road Halstead | 24 |
| GT/21/00003 | Land North of 34 Ashen Grove Road, Knatts Valley, TN15 6YE | 29 |
| HO/21/00009 | Meadow View Cottages, London Road, Dunton Green | 34 |
| HO/21/00010 | Land adjoining Otford Telephone exchange | 39 |
| HO/21/00022 | Footpath Nursery, New Barn Road, Swanley | 44 |
| HO/21/00034 | Land Adjacent to 69 Hever Road, West Kingsdown, Kent. TN15 6ED | 49 |
| HO/21/00044 | Land west of Lingfield Road Recreation Ground and East of Skeynes Farm Cotts, Lingfield Road, Edenbridge | 54 |
| HO/21/00045 | Land at New Winterton, Farley Lane, Westerham, Kent TN16 1UD | 59 |
| HO/21/00047 | Richardson's Farm, West Kingsdown | 64 |
| HO/21/00049 | Land at Corner of Church Road and Manor Lane, Hartley, Kent | 69 |
| HO/21/00053 | Land to rear of Pilgrims Way East, Otford, Sevenoaks TN14 5QW | 74 |
| HO/21/00054 | Froghole Farm, Chevening Road, Chipstead, Sevenoaks, Kent TN13 2SA | 79 |
| HO/21/00058 | Orchard Farm, Fawkham Road, Longfield, Kent | 84 |

| Site Reference | Address | Page No. |
|----------------|---|----------|
| HO/21/00062 | Land adjacent to Banckside and Downs Valley, Hartley | 89 |
| HO/21/00074 | Land between The Grove and Kingsingfield Road, West Kingsdown | 94 |
| HO/21/00083 | West of Fawkham Road, Longfield | 99 |
| HO/21/00088 | Land off Farley Lane, Westerham | 104 |
| HO/21/00091 | Land at Green Court Sports Club, Green Court Road, Swanley | 109 |
| HO/21/00095 | Access off Highlands Hill Road, Swanley | 114 |
| HO/21/00098 | Park Farm, Otford | 119 |
| HO/21/00099 | North of Park Farm, Otford | 124 |
| HO/21/00104 | Land between Meadowview and Craigneuk, Kingsingfield Road, West Kingsdown, Kent, TN15 6LJ | 129 |
| HO/21/00105 | Pembroke Business Centre and Pembroke House, College Road, Swanley, BR8 7PS | 134 |
| HO/21/00106 | Land at The Laurels, High Street, Edenbridge, TN8 5AX | 139 |
| HO/21/00110 | Kent and Surrey Golf Driving Range, Crouch House Road, Edenbridge | 144 |
| HO/21/00112 | Land south of Bakers Yard, Otford Road | 149 |
| HO/21/00117 | 101 London Road, Sevenoaks | 154 |
| HO/21/00118 | Land off Morewood Close, Sevenoaks | 159 |
| HO/21/00119 | Land at Four Elms Road, Edenbridge | 164 |
| HO/21/00121 | Land to the West of Crouch House Road, Edenbridge | 169 |

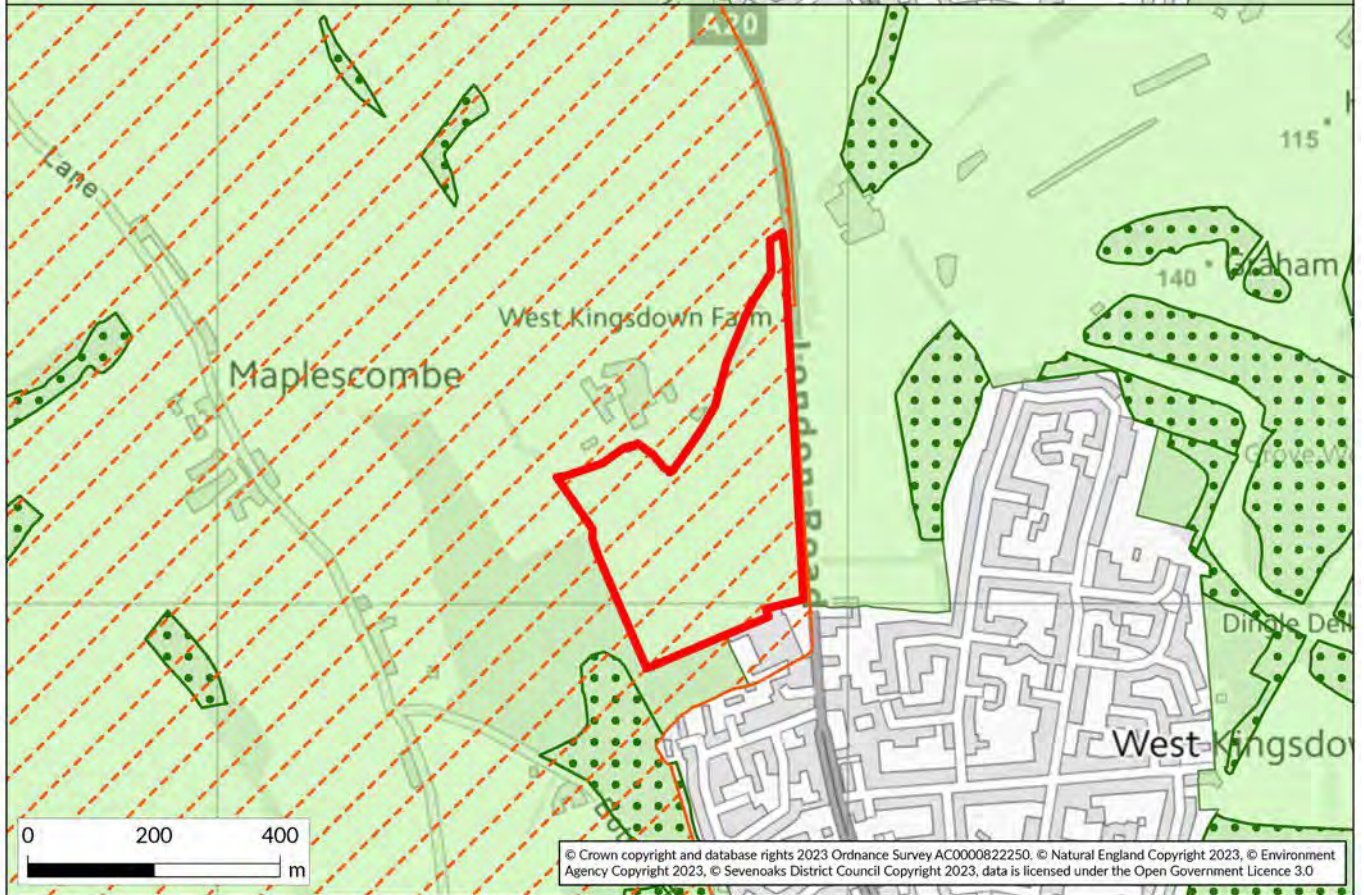
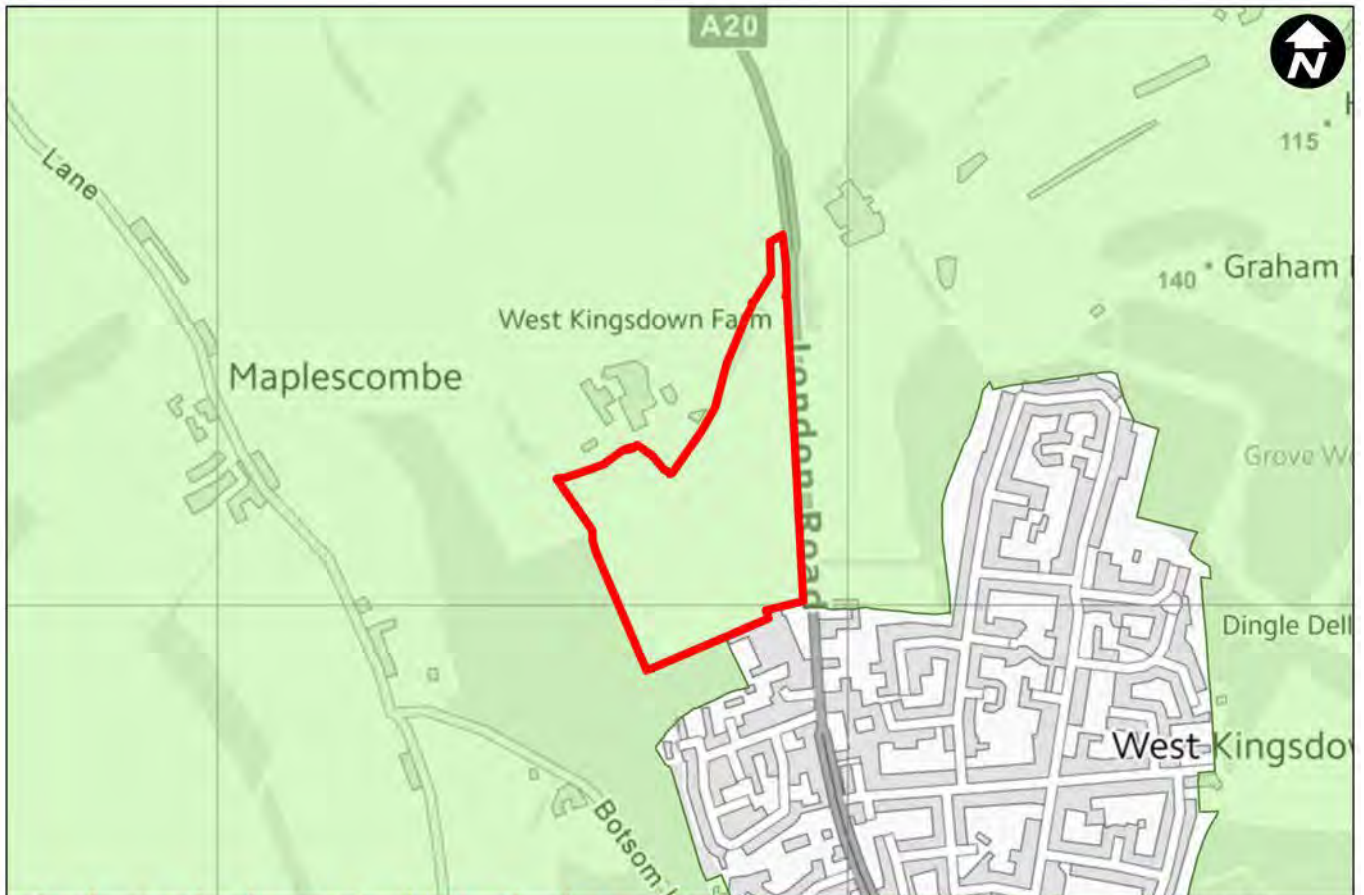
| Site Reference | Address | Page No. |
|----------------|---|----------|
| HO/21/00131 | Land north west of Stones Cross Road, Crockenhill | 174 |
| HO/21/00133 | The Gables & College Road Nurseries, Hextable, Swanley, BR8 7LT | 179 |
| HO/21/00136 | Land on north side of the A25, east of Ash Platt Road, west of Lavender Fields Care Home | 184 |
| HO/21/00137 | Land to the west of Manor Lane, Hartley | 189 |
| HO/21/00140 | Land to the east of Swanley Park New Barn Road Swanley | 194 |
| HO/21/00146 | The Old Robinsons Nursery Site, Goldsel Road, Swanley, Kent, BR8 8BF | 199 |
| HO/21/00147 | Land north of the Junction at College Road and New Barn Road, Hextable, BR8 7PS | 204 |
| HO/21/00155 | Green Farm, School Lane, West Kingsdown | 209 |
| HO/21/00159 | Land west of Chapel Wood Road, New Ash Green | 214 |
| HO/21/00160 | Land north of Manor Lane, New Ash Green | 219 |
| HO/21/00162 | Skeynes Land adjacent to Kent & Surrey Golf Course, Crouch House Road, Edenbridge, Kent TN8 5LQ | 224 |
| HO/21/00163 | Stonehouse Farm, Stonehouse Lane, Halstead, Kent, TN14 7HH | 229 |
| HO/21/00164 | Land west of New Ash Green | 234 |
| HO/21/00165 | Land north of Beechenlea Lane, Swanley | 239 |
| HO/21/00168 | Land at Lingfield Road, Edenbridge | 244 |

| Site Reference | Address | Page No. |
|----------------|---|----------|
| HO/21/00177 | Chapel Wood Enterprises Site, Ash Road, Hartley, DA3 8HA | 249 |
| HO/21/00184 | Land adjacent Kingsingfield Road (site A), West Kingsdown, TN15 6LJ | 254 |
| HO/21/00185 | Land adjacent Kingsingfield Road (site B), West Kingsdown, TN15 6LJ | 259 |
| HO/21/00187 | Land West of Ashgrove Road, Sevenoaks, TN13 1SX | 264 |
| HO/21/00190 | Land to the north of Swan Lane and East of Fairmead Road | 269 |
| HO/21/00194 | Land Rear of Olinda, Ash Road, Hartley | 274 |
| HO/21/00203 | Hopgarden Farm, Telston Lane, Otford, TN14 5JZ | 279 |
| HO/21/00205 | Land west of Morants Close, Dunton Green, TN13 2TH | 284 |
| HO/21/00206 | Land and buildings on the east side of Swanley By Pass, Swanley, BR8 7JA | 289 |
| HO/21/00212 | Land east of Madan Road, Westerham | 294 |
| HO/21/00213 | Land north of Farley Lane, Westerham | 299 |
| HO/21/00215 | Land south of Madan Road, Westerham | 304 |
| HO/21/00216 | Land west of Beggars Lane, Westerham | 309 |
| HO/21/00219 | Land East of Fawkham Road West Kingsdown | 314 |
| HO/21/00222 | Land South of Sidney Gardens, Otford TN14 5PP | 319 |

| Site Reference | Address | Page No. |
|----------------|---|----------|
| HO/21/00224 | Land west of Ashcombe, Hilders Lane, Edenbridge | 324 |
| HO/21/00225 | Land at Lake View Far, Rye Lane, Sevenoaks | 329 |
| HO/21/00228 | Land at Crouch House Road, Edenbridge | 334 |
| HO/21/00229 | Land and buildings known as Englefield, College Road, Hextable | 339 |
| HO/21/00232 | Land south west of Skinners Farm, Edenbridge | 344 |
| HO/21/00248 | Brittains Lane, Kippington, Sevenoaks | 349 |
| HO/21/00257 | Land south of 6 Tavern Cottages, Back Lane, Godden Green | 354 |
| HO/21/00264 | Land west of allotments, Bradbourne Vale Road, Sevenoaks, TN13 3QQ | 359 |
| HO/21/00265 | Land west of Stonehouse Lane, Halstead, TN14 7HH | 364 |
| HO/21/00268 | Grove Farm and adjoining Land, The Grove, West Kingsdown | 369 |
| HO/21/00271 | Land west of Hale Lane, Otford | 374 |
| HO/21/00272 | Eaglesfield Equestrian Centre, New Ash Green, Sevenoaks | 379 |
| HO/21/00274 | Former Birchwood Primary School, Russett Way, Swanley | 384 |
| HO/21/00275 | Former Oasis Academy, 37 Egerton Avenue, Hextable | 389 |
| HO/21/00279 | Land to the rear of 34 Chipstead Park, Sevenoaks | 394 |
| HO/21/00280 | Land at Slides Farm, North Ash Road, New Ash Green | 399 |

| Site Reference | Address | Page No. |
|----------------|--|----------|
| HO/21/00281 | Land Off Gracious Lane, Sevenoaks | 404 |
| HO/21/00288 | Windy Ridge and land to the rear, Hartley, Longfield | 409 |
| HO/21/00295 | Rear of 1 - 31 Pilgrims Way Cottages, Pilgrims Way, Kensing | 414 |
| HO/21/00298 | Frog Farm, Pilgrims Way West, Otford, Sevenoaks | 419 |
| MX/21/00003 | Units 1-7 Westerham Trade Centre | 424 |
| MX/21/00011 | Gay Dawn Farm, Fawkham Road | 429 |
| MX/21/00016 | Sevenoaks Station Car Park, Morewood Close, Sevenoaks, TN13 2HU | 434 |
| MX/21/00021 | Kent and Surrey Golf and Country Club, Crouch House Road, Edenbridge, TN8 5LQ | 439 |
| MX/21/00023 | Bakers Yard, Otford Road, Sevenoaks | 444 |
| MX/21/00024 | Land South of Former Park and Ride | 449 |
| MX/21/00026 | Land to the North of Old Otford Road | 454 |
| MX/21/00031 | Land West of Beechenlea Lane, Swanley | 459 |
| MX/21/00033 | Sevenoaks Garden Centre, Dryhill Lane, Sundridge | 464 |
| MX/21/00041 | Land South of Redhill Road, New Ash Green | 469 |
| MX/21/00045 | Land at Pedham Place Golf Club, Swanley | 474 |
| MX/21/00047 | Broke Hill Golf Course, Halstead, Sevenoaks | 479 |
| MX/21/00048 | Land between Hartfield Road and Hever Road, Edenbridge | 484 |

EM/21/00001
Chinhams Farm, West Kingsdown



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| SITE DETAILS | |
|--|--|
| SHELAA Reference | EM/21/00001 |
| Site Area (Ha) | 12.2 |
| Developable Area (Ha) | 12.2 |
| Brownfield / Greenfield | Greenfield |
| Planning History | Agricultural |
| Previous SHELAA Ref (2018) | Part of HO164 |
| Site Description | The site lies adjacent to the northwestern edge of the urban confines of West Kingsdown. It comprises a parcel of agricultural land forming part of Chinhams Farm and is bound by London Road to the east (which includes the existing access), industrial and residential development to the south and open countryside to the west and north. The land undulates and rises gently from north to south. |
| 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 West Kingsdown |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Adjacent to West Kingsdown | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In the Green Belt adjacent to West Kingsdown | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | High - 99.9% | |
| Agricultural Land Quality | Grade 3 - 99.94% | |
| 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 an Ancient Woodland | |
| Presence of Heritage Assets | 10.95% within 200m of Scheduled Monument 'Two Milestones' at West Kingsdown | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (agricultural land) | |
| 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 | Partially within 250m of West Kingsdown | |
| Town and Local Centres | Within 2km of West Kingsdown and Hever Road | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15 | 7 | 5 |

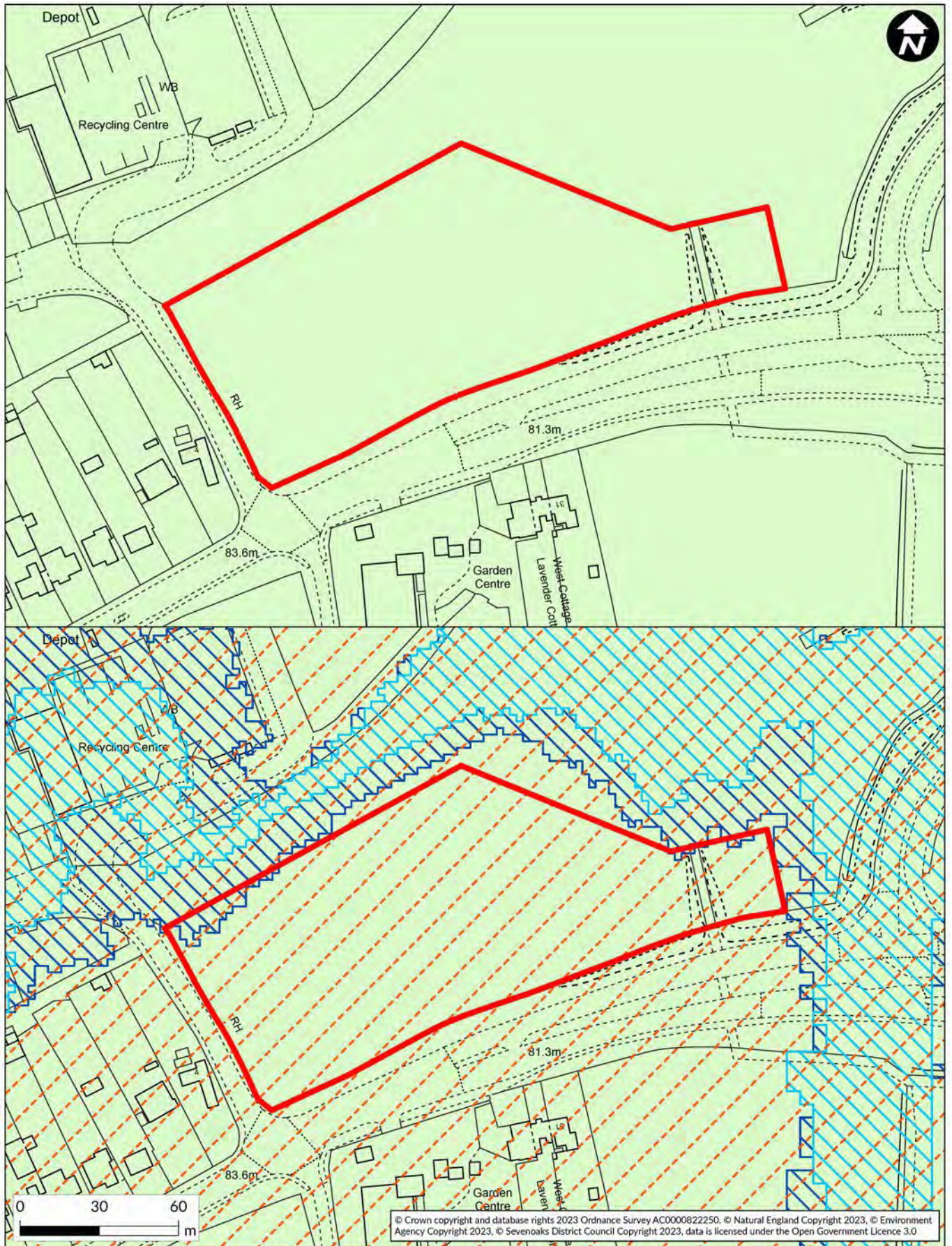
| OTHER CONSIDERATIONS | |
|--|-----------------|
| When will the site be available for development? | By 2025 |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completions on the site? | TBC |
| Is there a developer interested in the site? | Developer owned |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

| CONCLUSIONS | |
|--------------------------------------|---|
| Suitable? | This is a greenfield site which lies wholly within both the Green Belt and the Kent Downs Area of Outstanding Natural Beauty. The site is sustainably located being on the edge of the urban confines of West Kingsdown, which is a service village within the settlement hierarchy with access to a range of services and facilities. However, the Stage 2 Green Belt Assessment has assessed the site to be strongly performing Green Belt which is not recommended for release. The site also has a high landscape sensitivity, and due to its overall highly constrained nature, it is considered unsuitable for development. |
| 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 | Not currently developable. |
| Overall Conclusion | Not currently developable. |
| | Do not include in Plan |
| If 'Include' – Reg 18 Site Reference | N/A |

| | |
|--------------|---|
| SDC Comments | The site is adjacent to the settlement boundary of West Kingsdown Urban Area but is highly constrained by strongly performing Green Belt, the Kent Downs AONB and overall high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|---|

EM/21/00009

Land north of Westerham Road, adjacent to A25/A21 interchange, Chipstead



| SITE DETAILS | |
|--|--|
| SHELAA Reference | EM/21/00009 |
| Site Area (Ha) | 1.5 |
| Developable Area (Ha) | 1.5 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history – agricultural use |
| Previous SHELAA Ref (2018) | EM11 |
| Site Description | The site forms part of a larger area of pasture/agricultural land which is largely open although contained by varying degrees of hedging and woodland around its boundary. It is bound by the A25 and A21 to the south and east, a household waste site to the north and a linear form of residential development to the west. There is an area of commercial activity to the south on the opposite side of the A25. |
| 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 – 260.42m from Sevenoaks urban confines |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|-------------|
| Within Urban Confines | 260.42m from Sevenoaks urban confines | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | Completely within the Green Belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | 100% within the Kent Downs AONB | Red |
| Landscape Sensitivity | Medium - 100% | Yellow |
| Agricultural Land Quality | Grade 3 - 96.67% | Yellow |
| Flood Risk | Flood Zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | Requires consultation | Yellow |
| Local Wildlife Site | Not within an LWS | Light Green |
| Local Nature Reserve | Not within an LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | 4.59% within 200m of Chipstead Conservation Area | Yellow |
| Air Quality Management Area | Partially within AQMA - 58.72% | Yellow |
| Contamination Issues | Contaminated Land Assessment (agricultural land and proximity to landfill) | Yellow |
| Noise Pollution | No specific risk | Light Green |
| Air Quality | Air Quality Assessment impact of site on AQMA and potential exposure for future residents (adjacent to AQMA from M25/A25) | Red |
| Mineral Safeguarding Area | Within Mineral Safeguarding Area | Red |
| Site Access | New/additional access required | Yellow |
| Network Capacity | Limited capacity on transport network and requires improvements | Yellow |
| Settlement Classification | Partially within 400m of Sevenoaks | Light Green |
| Town and Local Centres | Over 2km from Sevenoaks | Red |
| Train Station | Over 2km from a train station | Red |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 10 | 9 | 8 |

| 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? | 2026-2030 |
| 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? | This is a greenfield site which lies wholly within both the Green Belt and the Kent Downs Area of Outstanding Natural Beauty. The site forms part of a parcel of land assessed to be strongly performing Green Belt which is not recommended for release. Although partly within 400m of the urban confines of Sevenoaks, the site is over 2km (using walking routes) from the town centre and train station. Due to the site being highly constrained and its distance from services and facilities, it is considered to be unsuitable for development. |
| 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? | Not currently developable. |

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

| | |
|--------------|--|
| SDC Comments | The site is within the buffer zone of the settlement boundary of Sevenoaks urban confines but is highly constrained by strongly performing Green Belt and the Kent Downs AONB. It is also over 2km from the nearest train station and town centre. Therefore, the site is not proposed for allocation. |
|--------------|--|

EM/21/00013
Beechcroft Farm Industries, Chapel Wood Road, Ash



| SITE DETAILS | |
|--|--|
| SHELAA Reference | EM/21/0013 |
| Site Area (Ha) | 4.08 |
| Developable Area (Ha) | 4.08 |
| Brownfield / Greenfield | Mixed |
| Planning History | Applications relating to the existing commercial use. |
| Previous SHELAA Ref (2018) | EM2 |
| Site Description | The site lies adjacent to the southwestern edge of the urban confines of New Ash Green. It comprises a parcel of existing employment land in commercial use and greenfield land to the west and south. The site as a whole is largely tree lined, with access taken from Chapel Wood Road. |
| 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 urban confines of New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Adjacent to New Ash Green | |
| Land Use (GF/PDL) | Mixed | |
| Existing use | Yes, but providing additional floorspace | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In the Green Belt adjacent to New Ash Green | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium - 99.87% | |
| 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 an LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | Within 200m of a listed building | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (commercial land 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 250m of New Ash Green | |
| Town and Local Centres | Within 800m of New Ash Green | |
| Train Station | Over 2km from train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 18 | 7 | 2 |

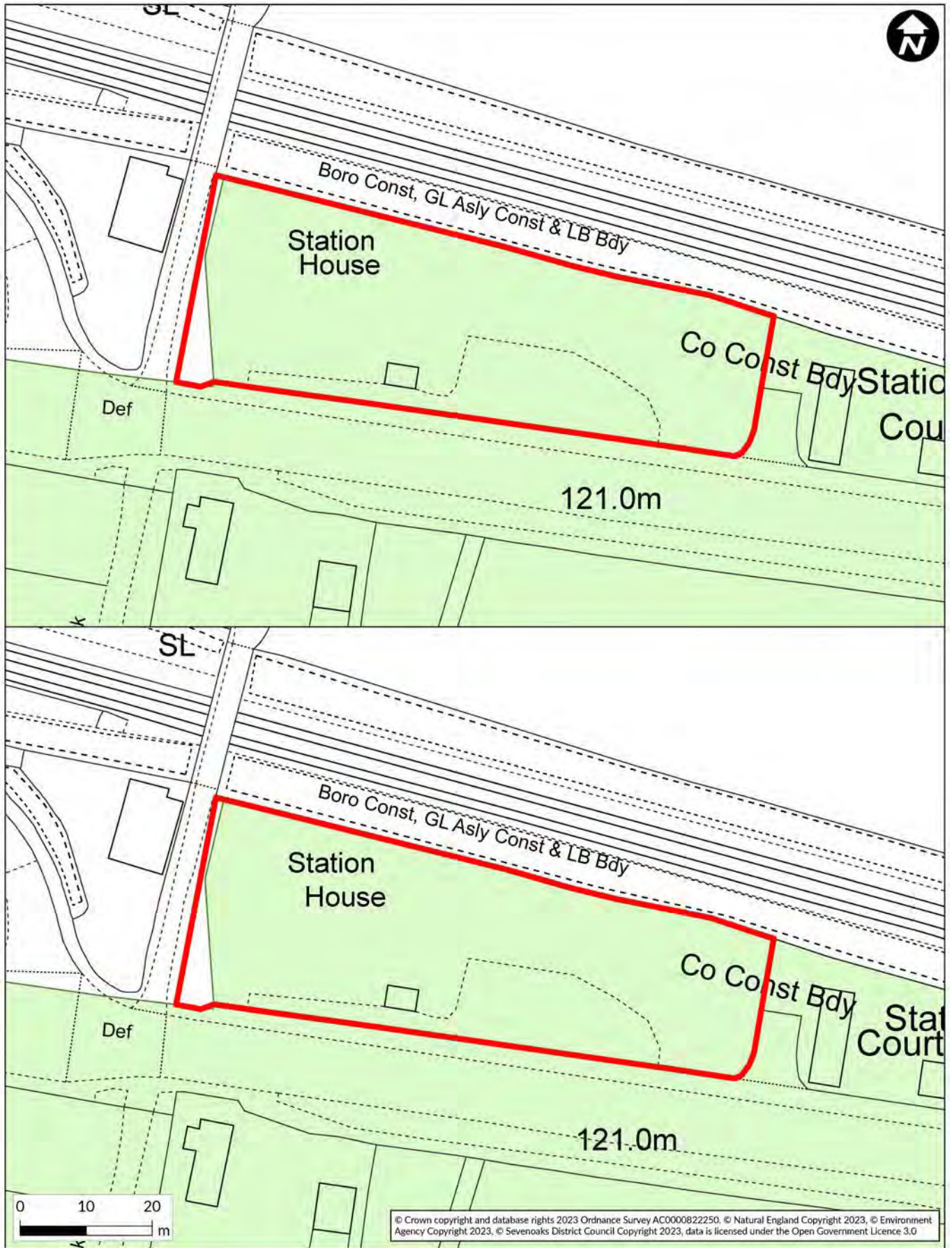
| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | Now |
| When do you anticipate completion on the site? | By 2025 |
| Is there a developer interested in the site? | No |
| Any legal constraints?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

| CONCLUSIONS | |
|-------------------------|---|
| Suitable? | This is a mixed greenfield/brownfield site which lies wholly within the Green Belt. The site is sustainably located being on the edge of the urban confines of New Ash Green which is a service village within the settlement hierarchy with access to a range of services and facilities, although it does not benefit from access to a train station. However, the Stage 2 Green Belt Assessment has assessed the site to be strongly performing Green Belt which is not recommended for release. Due to this high-level constraint, the site is considered unsuitable for development. |
| Availability | The site has been submitted on behalf of the landowner and is considered to be available in years 6-10. |
| Achievability | No constrains 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 site is adjacent to the settlement boundary of New Ash Green Urban Area but is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|---|

GT/21/00002
Station Court Sevenoaks Road Halstead



| SITE DETAILS | |
|--|---|
| SHELAA Reference | GT/21/00002 |
| Site Area (Ha) | 0.23 |
| Developable Area (Ha) | 0.23 |
| Brownfield / Greenfield | Brownfield |
| Planning History | Former railway yard. Site adjacent to existing site for permanent Gypsy and Traveller use. |
| Previous SHELAA Ref (2018) | GT4 |
| Site Description | An extension to the adjacent existing Gypsy and Traveller site with permanent permission. The site is hardstanding and therefore is a brownfield site within the Green Belt and located within a walkable distance of Knockholt railway station. 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 adjacent to the existing site. |
| Site Type | Gypsy and Traveller |
| When will this development be delivered? | By 2025 |
| SHELAA Yield | 10 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 | 815.31m from Pratts Bottom | Yellow |
| Land Use (GF/PDL) | 100% Greenfield | Red |
| Existing use | No existing use | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | 99.74% SDC Green belt, 0.74% Bromley Green belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | Light Green |
| Landscape Sensitivity | Not within a landscape sensitivity area | Light Green |
| Agricultural Land Quality | Grade 3 - 96.74% | Yellow |
| Flood Risk | Flood Zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within an SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | Not within a LWS | Light Green |
| Local Nature Reserve | Not within an LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | Not applicable | Light Green |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | Contaminated Land Assessment (former commercial land use) | Yellow |
| Noise Pollution | Noise Assessment (Railway line) | Yellow |
| Air Quality | No specific risk | Light Green |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | Existing access (contributions towards improvements may still be sought) | Light Green |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | Light Green |
| Settlement Classification | Within/adjacent to hamlets or in open countryside | Red |
| Town and Local Centres | Over 2km from a town or local centre | Red |
| Train Station | Within 800m of Knockholt | Light Green |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 18 | 4 | 5 |

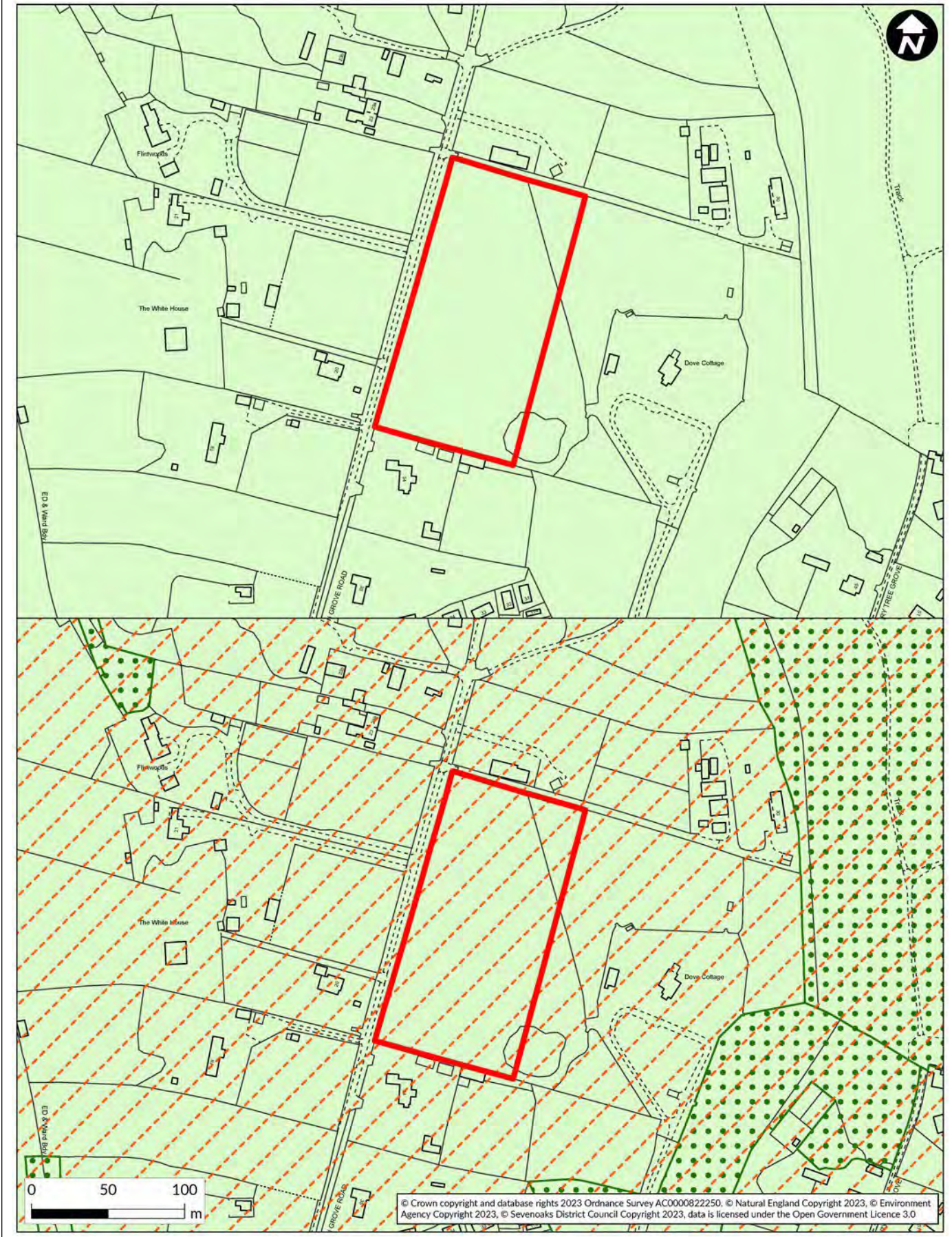
| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completions on the site? | By 2025, subject to planning permission |
| Is there a developer interested in the site? | Owner |
| 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 located adjacent to the existing permanent Gypsy and Traveller site at Station Court, London Road, Halstead. The existing access off London Road could be utilised. Although the site is located within the Green Belt and 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) |
| | Do not include in Plan |
| If 'Include' – Reg 18 Site Reference | N/A |

| | |
|--------------|--|
| SDC Comments | The site is considered suitable for development, however the wider site boundary has been submitted under SHELAA reference GT/21/00004 for 12 pitches and therefore, to avoid double counting, this site is not included for allocation. |
|--------------|--|

GT/21/00003
Land North of 34 Ashen Grove Road, Knatts Valley, TN15 6YE



SITE DETAILS

| | |
|--|--|
| SHELAA Reference | GT/21/00003 |
| Site Area (Ha) | 1.68 |
| Developable Area (Ha) | 1.68 |
| Brownfield / Greenfield | Greenfield |
| Planning History | N/A |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a proposal for a new Gypsy and Traveller site on an agricultural field in Knatts Valley. The site is greenfield land fully within the Green Belt and lies fully within the AONB. The site lies more than 2km from a town or local centre and from a train station. |
| Site Type | Gypsy and Traveller |
| When will this development be delivered? | By 2025 |
| SHELAA Yield | 9 pitches |
| SHELAA Conclusion | Unsuitable |

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 | 1092.42m from West Kingsdown | Yellow |
| Land Use (GF/PDL) | 100% Greenfield | Red |
| Existing use | No existing use | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | Completely within the Green Belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs | Red |
| Landscape Sensitivity | Not within a Landscape Sensitivity Area | Light Green |
| Agricultural Land Quality | Other - 100% | Light Green |
| Flood Risk | Flood Zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | Not within an LWS | Light Green |
| Local Nature Reserve | Not within a LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | Not applicable | Light Green |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | Contaminated Land Assessment (former farm land) | Yellow |
| Noise Pollution | No specific risk | Light Green |
| Air Quality | No specific list | Light Green |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | New/additional access required | Yellow |
| Network Capacity | Limited capacity on transport network and requires improvement | Yellow |
| Settlement Classification | Within/adjacent to hamlets or in open countryside | Red |
| Town and Local Centres | Over 2km from Town or Local Centre | Red |
| Train Station | Over 2km from train station | Red |

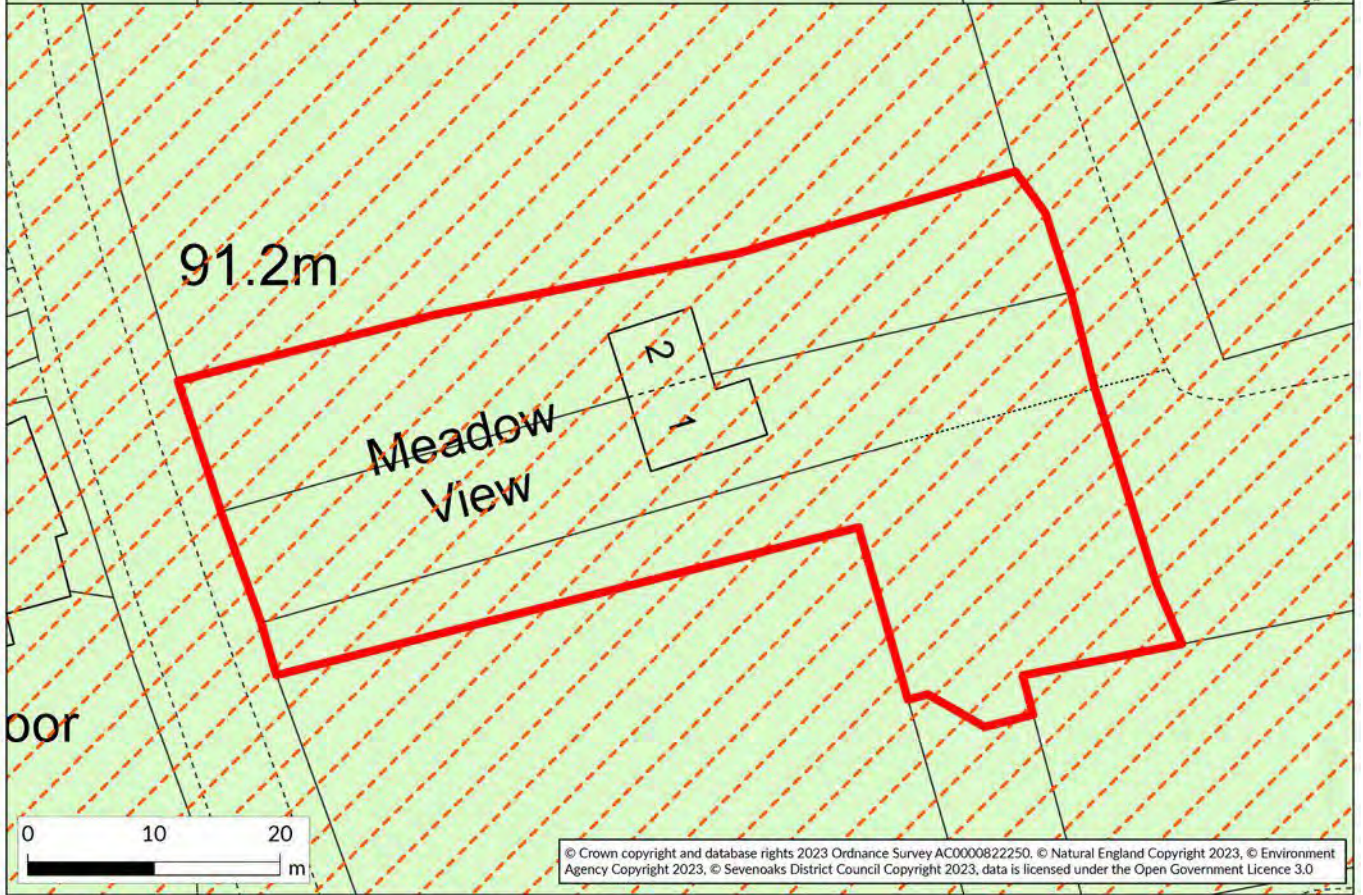
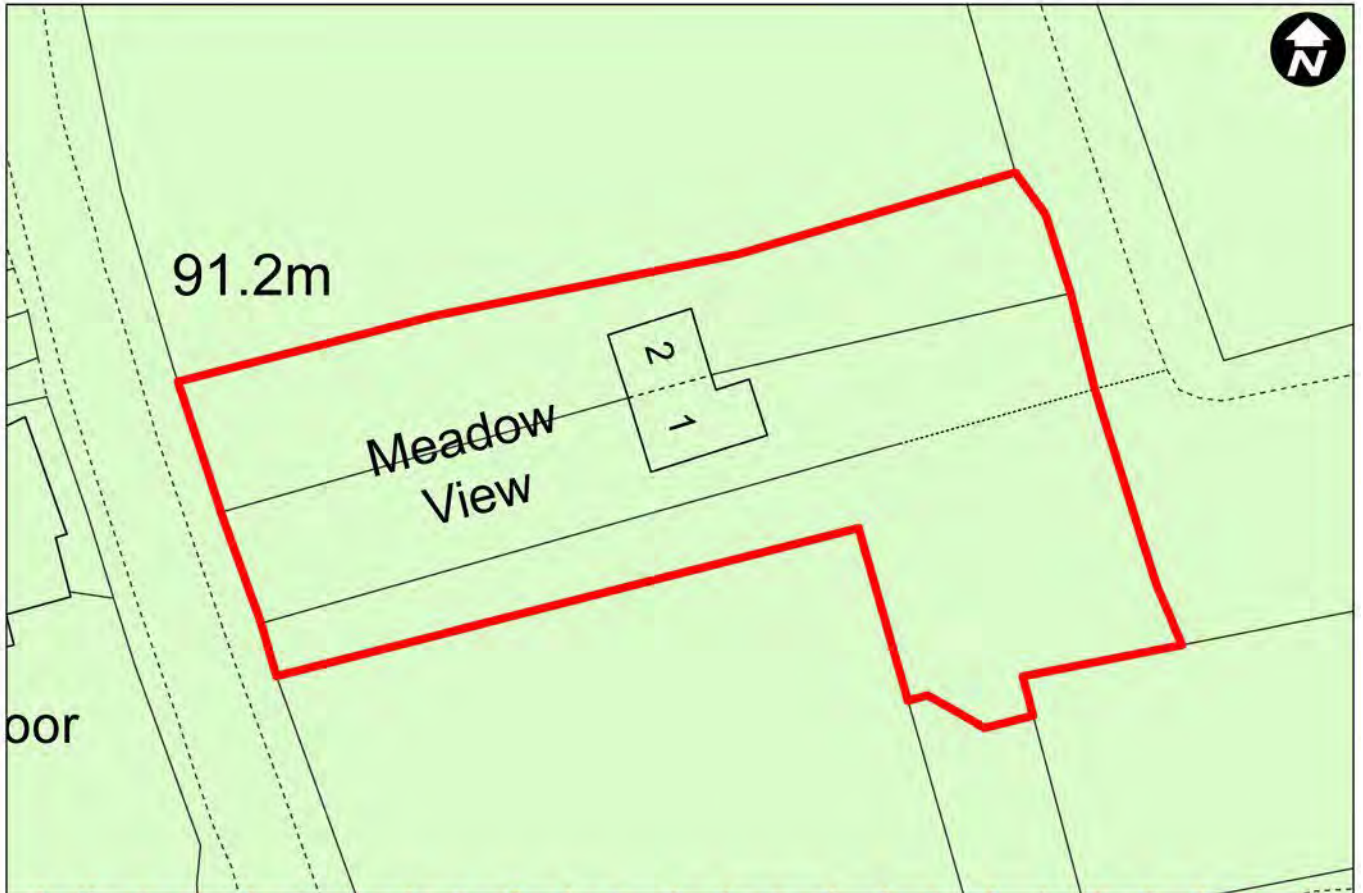
| GREEN | AMBER | RED |
|-------|-------|-----|
| 16 | 4 | 7 |

| 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? | Gypsy and Traveller pitches |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | The site is a greenfield site in Knatts Valley, which is classified as a hamlet in the Settlement Hierarchy 2022, and has limited access to services and facilities. The site also lies over 2km from a Town or Local Centre, as well as from a train station. The site lies fully within the Kent Downs AONB. It is therefore considered that this site is unsuitable for Gypsy and Traveller use. |
| 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 | This site is considered unsuitable for development, due to its unsustainable location and its position within the AONB. The site is therefore not proposed for allocation. |
|--------------|--|



SITE DETAILS

| | |
|--|---|
| SHELAA Reference | HO/21/00009 |
| Site Area (Ha) | 0.26 |
| Developable Area (Ha) | 0.26 |
| Brownfield / Greenfield | Partially Brownfield |
| Planning History | Residential use |
| Previous SHELAA Ref (2018) | HO41 and forms part of wider submission HO40 |
| Site Description | The site comprises residential dwellings and gardens and lies within the Green Belt to the north of Dunton Green. Bound by London Road to the west, Donnington Manor to the north, open countryside to the east and residential development to the south. Mature trees line the north and south boundaries of the site. |
| 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 – within buffer of Sevenoaks Urban Area development confines boundary. |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | 391.84m from Sevenoaks | |
| Land Use (GF/PDL) | Mixed | |
| Existing use | Yes but will be reprovided | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within Green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs | |
| Landscape Sensitivity | Low-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 a 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 farm land) | |
| 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 | 6.2% within 400m of Sevenoaks | |
| Town and Local Centres | Within 2km of Dunton Green, within 2km of Riverhead | |
| Train Station | Within 2km of Dunton Green | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 6 | 4 |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | 2026-2030 |
| 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? | No |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | N/A |
| How to make site viable? | N/A |

CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a partially brownfield site which lies within the Green Belt but is not adjacent to the urban confines boundary for Sevenoaks Urban Area. The site is located well for sustainability, being within walking distance of services and facilities in Dunton Green, which forms part of Sevenoaks Urban Area in the Settlement Hierarchy, as well as being a good distance for access to Dunton Green Railway Station. However, the site lies fully within strong Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. The site also lies fully within the Kent Downs Area of Outstanding Natural Beauty (AONB) and is wholly Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines boundary, this site is considered unsuitable 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 site is not adjacent to the settlement boundary of Sevenoaks Urban Area, and is highly constrained by strong Green Belt, the Kent Downs AONB and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00010
Land adjoining Otford Telephone exchange



SITE DETAILS

| | |
|--|---|
| SHELAA Reference | HO/21/00010 |
| Site Area (Ha) | 0.5 |
| Developable Area (Ha) | 0.5 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history. Agricultural field. |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site, currently an agricultural field, which lies adjacent to the settlement boundary of Otford. The site is bound by Shoreham Road (A225) to the west, residential use to the north and south, and agricultural to the east. Public Right of Way SR60 runs directly through the centre of the site from east to west. |
| 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 Otford. |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Adjacent to Otford | |
| Land Use (GF/PDL) | 100% Greenfield | |
| Existing use | Yes but will be reprovided | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In Green Belt adjacent to Otford | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs | |
| Landscape Sensitivity | Medium (100%) | |
| Agricultural Land Quality | Grade 3 (38.75%) | |
| 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 | Cont Land Assessment (former commercial land use) | |
| 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% within 250m of Otford | |
| Town and Local Centres | Within 2km of Kemsing, The Parade; within 2km of Otford High St; Otford, Sevenoaks Road | |
| Train Station | Within 2km of Otford train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15.5 | 8.5 | 3 |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | 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? | No |

| CONCLUSIONS | |
|--------------------------|--|
| Suitability | The site is a greenfield lies fully within the Green Belt and is adjacent to the settlement boundary to Otford. The site is located well in terms of sustainability, within a good distance for access to Otford train station as well as key services and facilities within Otford. However, the site lies fully within strong Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs Area of Outstanding Natural Beauty (AONB). Due to the constrained nature of this site, this site is considered to be unsuitable 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 site is highly constrained by strong Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |

HO/21/00022
Footpath Nursery, New Barn Road, Swanley



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00022 |
| Site Area (Ha) | 2.07 |
| Developable Area (Ha) | 0.71 |
| Brownfield / Greenfield | Mixed |
| Planning History | No planning history. Formerly used as a horticultural nursery. |
| Previous SHELAA Ref (2018) | MX45 |
| Site Description | The site comprises a former horticultural nursery with some accompanying paraphernalia remaining and a significant area of overgrown scrubland and woodland. It is entirely covered by a TPO and bounded by New Barn Road to the north, residential development to the east and west and woodland 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 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 | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In the Green Belt but adjacent to Swanley | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100% Low OR Low Medium | |
| Agricultural Land Quality | Grade 2 - 65.66% | |
| 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 | Contaminated Land Assessment (former use) | |
| Noise Pollution | No specific risk | |
| Air Quality | Air Quality Assessment- impact of development on adjacent junctions (Traffic to move through AQMA) | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 0.35% | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 100.0% within 400m of Swanley | |
| Town and Local Centres | 2km of Hextable, Upper Main Road; 2km of Swanley Town Centre | |
| Train Station | 2km of Swanley Station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15.5 | 10 | 1.5 |

| 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? | N/A |
| 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? | None |

| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a partially brownfield 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 existing key services and facilities, including Swanley Train Station. However, the site is within strong Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also partly Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, it 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 site is highly constrained by strong performing Green Belt and partly Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00034
Land Adjacent to 69 Hever Road, West Kingsdown, Kent. TN15 6ED



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00034 |
| Site Area (Ha) | 6.32 |
| Developable Area (Ha) | 6.32 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history. Open field in part equestrian use. |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site comprising an open field which is partly used for equestrian purposes and slopes downwards from the east. Public Right of Way SD264 runs east/west through the centre of the site, and it is largely bounded by ancient woodland. The land opens to residential development in the southeastern and southwestern corners. |
| 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 West Kingsdown |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Partially adjacent to West Kingsdown | |
| Land Use (GF/PDL) | 100% Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 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 | 18.66% within 15m buffer | |
| Presence of Heritage Assets | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (former farm land) | |
| Noise Pollution | Noise Assessment (Brands Hatch) | |
| 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 | 72.42% within 250m of West Kingsdown | |
| Town and Local Centres | At least 1 proposed access point is within 800m of West Kingsdown, Hever Road; At least 1 proposed access point is within 2km of West Kingsdown, Hever Road | |

| | | |
|---------------|--|------------|
| Train Station | All proposed access points are over 2km from a railway station | |
| GREEN | AMBER | RED |
| 16 | 8 | 3 |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completions 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 greenfield site adjacent to the urban confines of West Kingsdown, which is identified as a Service Village through the Settlement Hierarchy. This site is therefore considered to be in a sustainable location, close to key services and facilities, although does not benefit from access to a train station. However, the site is fully within moderate Green Belt, and is not recommended for release through the Stage 2 Green Belt Assessment. Due to the constrained nature of the site, it 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 site is fully within the Green Belt, not recommended for release. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00044

Land west of Lingfield Road Recreation Ground and East of Skeynes Farm Cottages, Lingfield Road, Edenbridge



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00044 |
| Site Area (Ha) | 3.19 |
| Developable Area (Ha) | 3.19 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history – currently in agricultural use. |
| Previous SHELAA Ref (2018) | HO369 |
| Site Description | This is a greenfield site comprising a parcel of land at the western edge of Edenbridge. It forms part of an agricultural holding and is bounded by Lindfield Road to the north, residential development to the east and west and open countryside to the south. The land is flat with a mature hedgerow lining the northern boundary. |
| 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 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 | 99.96% within Green Belt, 0.04% in Edenbridge urban confine | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 20.98%: Medium - High; 78.48%: Medium | |
| Agricultural Land Quality | Urban 39.41%; Grade 3 60.59% | |
| 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 | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (former farmland) | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 70.21% 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 | 100.0% within 400m of Edenbridge | |

| | | |
|------------------------|---|--|
| Town and Local Centres | 800m of Edenbridge, Central Area; 800m of Edenbridge, Southern Fringe; 2km of Edenbridge, Northern Fringe | |
| Train Station | 2km of Edenbridge Town Station | |

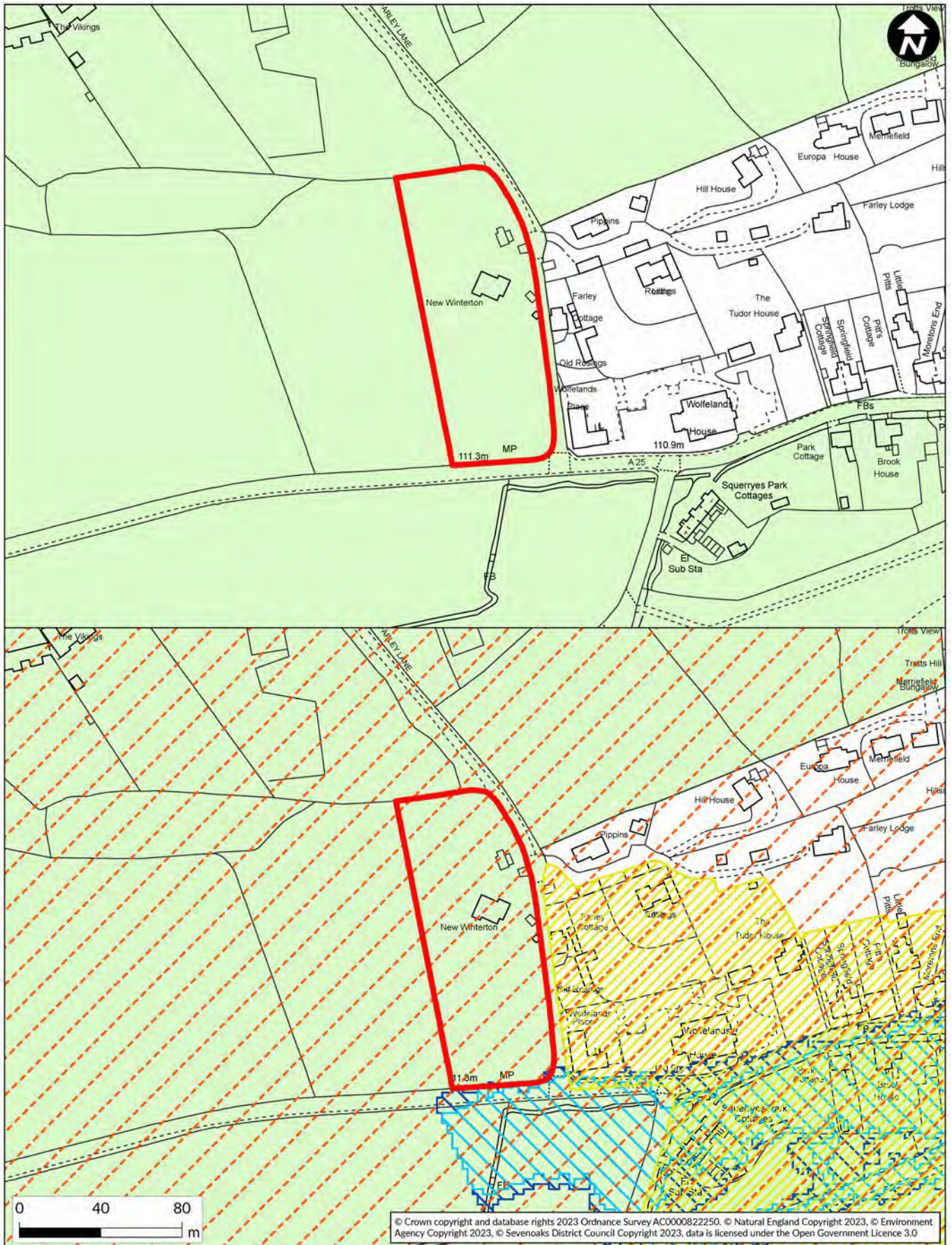
| | | |
|--------------|--------------|------------|
| GREEN | AMBER | RED |
| 16.5 | 6.5 | 3 |

| 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? | Phase 1 2024/5 30 units Phase 2 2025/6 50 units Phase 3 2026/8 10 or 27 units (balance according to final capacity) |
| Is there a developer interested in the site? | Not yet as the site is designated as Green Belt. Discussions have been ongoing since 2017 and this is the only barrier to developer purchase. |
| 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 located adjacent to the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be located sustainably, close to key services and facilities, including two train stations. However, the site is fully within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, the site 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 site is strongly performing Green Belt, not recommended for release. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00045
Land at New Winterton, Farley Lane, Westerham, Kent TN16 1UD



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00045 |
| Site Area (Ha) | 0.79 |
| Developable Area (Ha) | 0.79 |
| Brownfield / Greenfield | Mixed |
| Planning History | No planning history – currently in residential use. |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | The site comprises an existing residential dwelling with a large curtilage which is landscaped and includes a number of mature trees and hedging. It is located at the southwestern corner of Westerham and is bounded by the A25 to the south, Farley Lane to the east and woodland to the north and west. |
| 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 Westerham |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Westerham) | |
| Land Use (GF/PDL) | Mixed – Greenfield and Previously Developed Land | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within (but adjacent to Urban Confines of Westerham) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Within Kent Downs AONB | |
| Landscape Sensitivity | Medium (100%) | |
| Agricultural Land Quality | Urban 2.64%; Grade 3 - 71.37%; Grade 4 - 26.0% | |
| Flood Risk | Flood Zone 2 | |
| 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 | 100.0% within 200m of Westerham conservation area; Within 200m of 9 listed buildings; 100.0% within 200m of SQUERRYES COURT registered park / garden | |
| Air Quality Management Area | Partially within AQMA 0.92% | |
| Contamination Issues | No specific risk | |
| Noise Pollution | No specific risk | |
| Air Quality | Air Quality Assessment- impact on receptors at southern end of site from A25/ impact on A25 AQMA(traffic will need to go through AQMA) | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 3.33% | |
| Site Access | New/additional access required | |

| | | |
|---------------------------|--------------------------------------|--|
| Network Capacity | No capacity on transport network | |
| Settlement Classification | 100.0% within 400m of Westerham | |
| Town and Local Centres | Within 800m of Westerham Town Centre | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 11.5 | 11.5 | 4 |

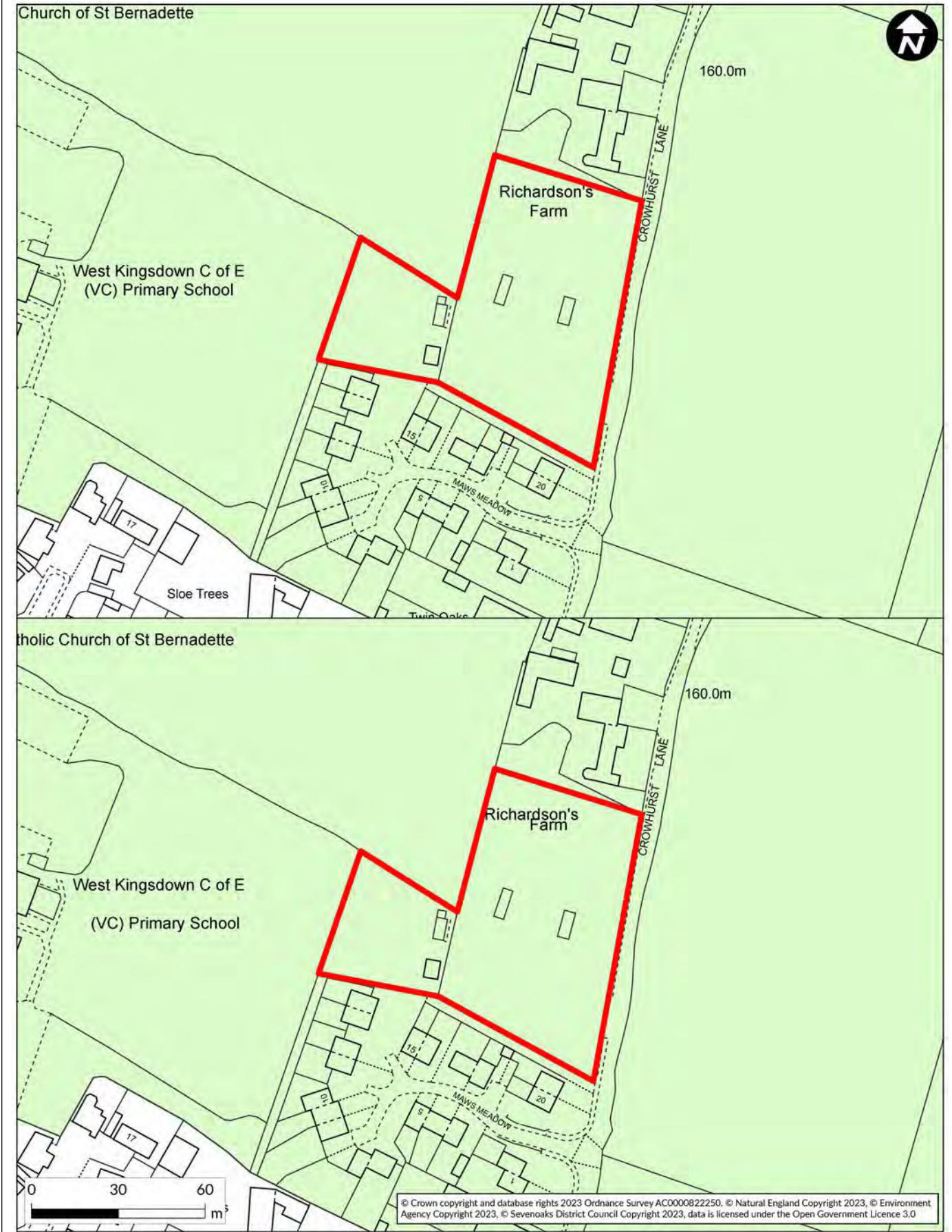
| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | By 2025 |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | Five completions per annum |
| Is there a developer interested in the site? | There will be strong developer interest for this site |
| 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 adjacent to the urban confines of Westerham, which is identified as a town in the Settlement Hierarchy. Therefore, the site is considered to be located sustainably, close to key services and facilities, although does not benefit from access to a train station. However, the site is fully within the Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies within the Kent Downs Area of Outstanding Natural Beauty (AONB). Due to the constrained nature of the site, the site 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 site is highly constrained by Green Belt, which is not recommended for release, and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00047
Richardson's Farm, West Kingsdown



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| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00047 |
| Site Area (Ha) | 0.64 |
| Developable Area (Ha) | 0.64 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site at the southeastern corner of West Kingsdown. It comprises overgrown scrubland/woodland and is bounded by Crowhurst Lane to the east, residential development to the north and south and a primary school and open field to the west. |
| 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 - within buffer of 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 | 100% within Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within 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 use) | |
| 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 West Kingsdown | |
| Town and Local Centres | 800m-2km to Town and Local Centre (walkable and cycle friendly) within 2km of West Kingsdown, Hever Road | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 16 | 7 | 4 |

| 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 | This is a greenfield site located in the Green Belt near to West Kingsdown, which is identified as a service village in the Settlement Hierarchy. Therefore, the site is considered to be in a sustainable location, close to key services and facilities, although does not benefit from access to a train station. The site is not directly adjacent to the urban confines boundary. However, the site lies fully within the Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. Due to the constrained nature of the site, and the fact that it is not located directly adjacent to the settlement boundary, the site 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 site is not directly adjacent to the settlement boundary of West Kingsdown, and is constrained by Green Belt land, not recommended for release. Therefore, the site is not proposed for allocation, |
|--------------|---|

HO/21/00049
Land at Corner of Church Road and Manor Lane, Hartley, Kent



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00049 |
| Site Area (Ha) | 0.62 |
| Developable Area (Ha) | 0.62 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history |
| Previous SHELAA Ref (2018) | Part of HO151 |
| Site Description | The site forms part of a wider parcel of land which appears to be largely wooded, although its stated use is as a former cherry orchard. It is bounded by Manor Lane and Church Road to the south and east with a mixture of woodland and residential development to the north and west. |
| 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 - Within settlement buffer of Hartley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Not 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 | 100% within Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| 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 2 listed building | |
| 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 network and requires improvements | |
| Settlement Classification | 100.0% within 250m of Hartley | |
| Town and Local Centres | Up to 800m to Hartley Local Centre (walkable in 10 minutes) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 19 | 3 | 5 |

| 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? | N/A |
| How to make site viable? | N/A |

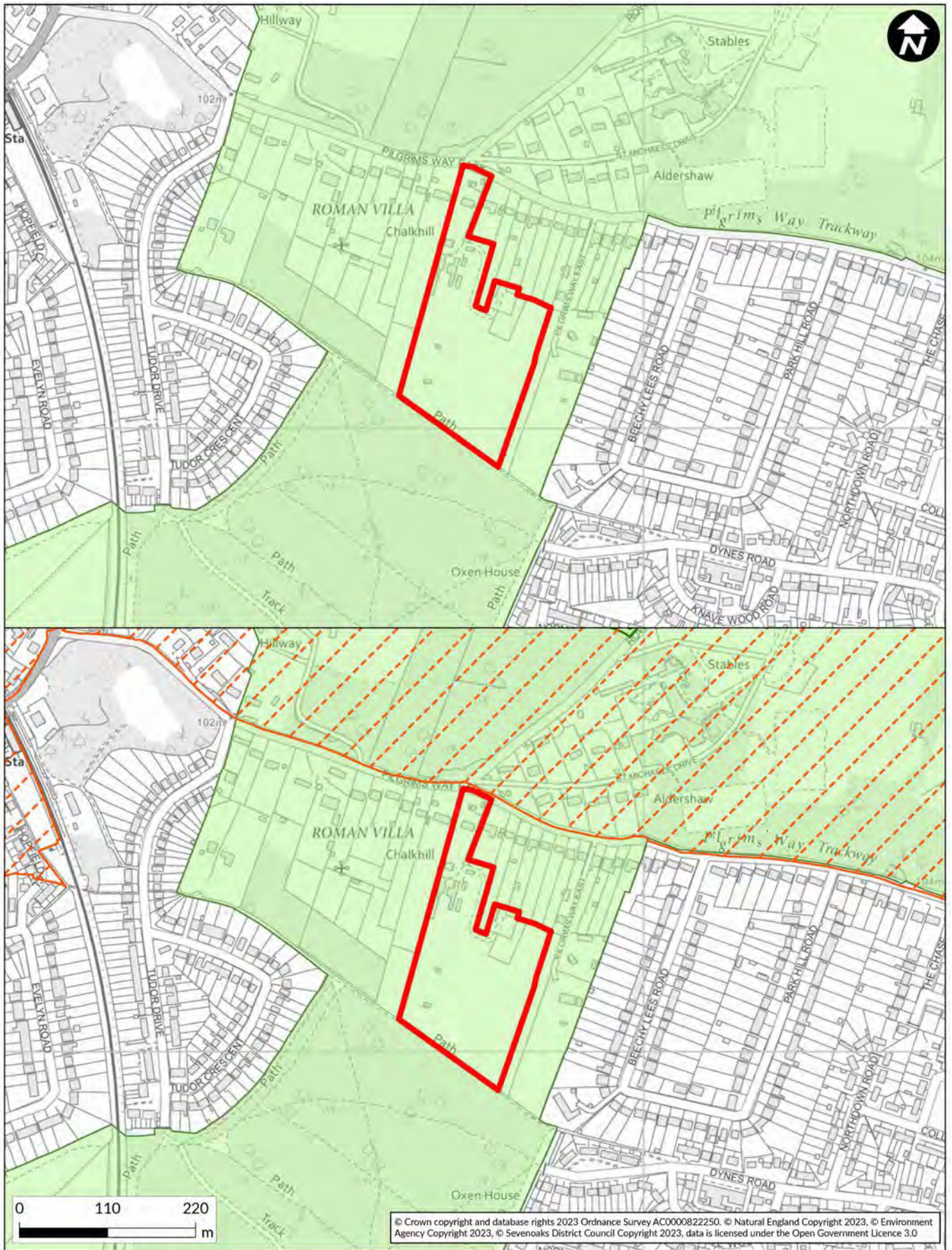
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield site which lies within the Green Belt, but it not adjacent to the urban confines boundary for Hartley, which is the nearest settlement. However, the site lies fully within the strong Green Belt and the land is not recommended for release through the Stage 2 Green Belt Assessment. The site is not located well for sustainability, and lies over 2km from the nearest railway station It is also considered that access to this site would be difficult. Due to the constrained nature of the site, difficult access, and that the site is not directly adjacent to a top tier settlement, this site is considered unsuitable 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 site is not adjacent to the settlement boundary for Hartley, and is highly constrained by strong Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00053
Land to rear of Pilgrims Way East, Otford, Sevenoaks TN14 5QW



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00053 |
| Site Area (Ha) | 3.41 |
| Developable Area (Ha) | 3.41 |
| Brownfield / Greenfield | Mixed |
| Planning History | No relevant planning history |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | The site comprises a large portion of garden land extending southwards to the boundary with Public Right of Way SR49A and forms somewhat of a gap separating Otford and Kemsing. It hosts a number of derelict outbuildings and sheds and features some mature trees. The site is surrounded by other large residential gardens and is adjacent to the Kent Downs AONB. |
| 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 – within buffer of Otford urban confines |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Kemsing) | |
| Land Use (GF/PDL) | Mixed – Greenfield and Previously Developed Land | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | 100% Within Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 11.17% within 100m buffer of Kent Downs | |
| Landscape Sensitivity | Low OR Low Medium (100%) | |
| Agricultural Land Quality | Urban 9.2%; Grade 3 28.78%; Grade 4 62.03% | |
| 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 | 7.71% contains Scheduled Monument Otford Roman villa; 9.4% within 100m of Otford Court Kent Compendium historic park / garden | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (former farm land) | |
| Noise Pollution | No specific risk | |
| Air Quality | AQ Assessment- Impact of development on nearby roads | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 89.51% within 250m of Otford | |

| | | |
|------------------------|---|--|
| Town and Local Centres | 800m-2km to Town and Local Centre (walkable and cycle friendly) within 2km of Kensing, The Parade; within 2km of Otford High Street | |
| Train Station | Up to 800m to nearest train station (Otford Station) (walkable in 10 minutes) | |

| | | |
|--------------|--------------|------------|
| GREEN | AMBER | RED |
| 15.5 | 9.5 | 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? | 25 units within 12 - 18 months |
| 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 |

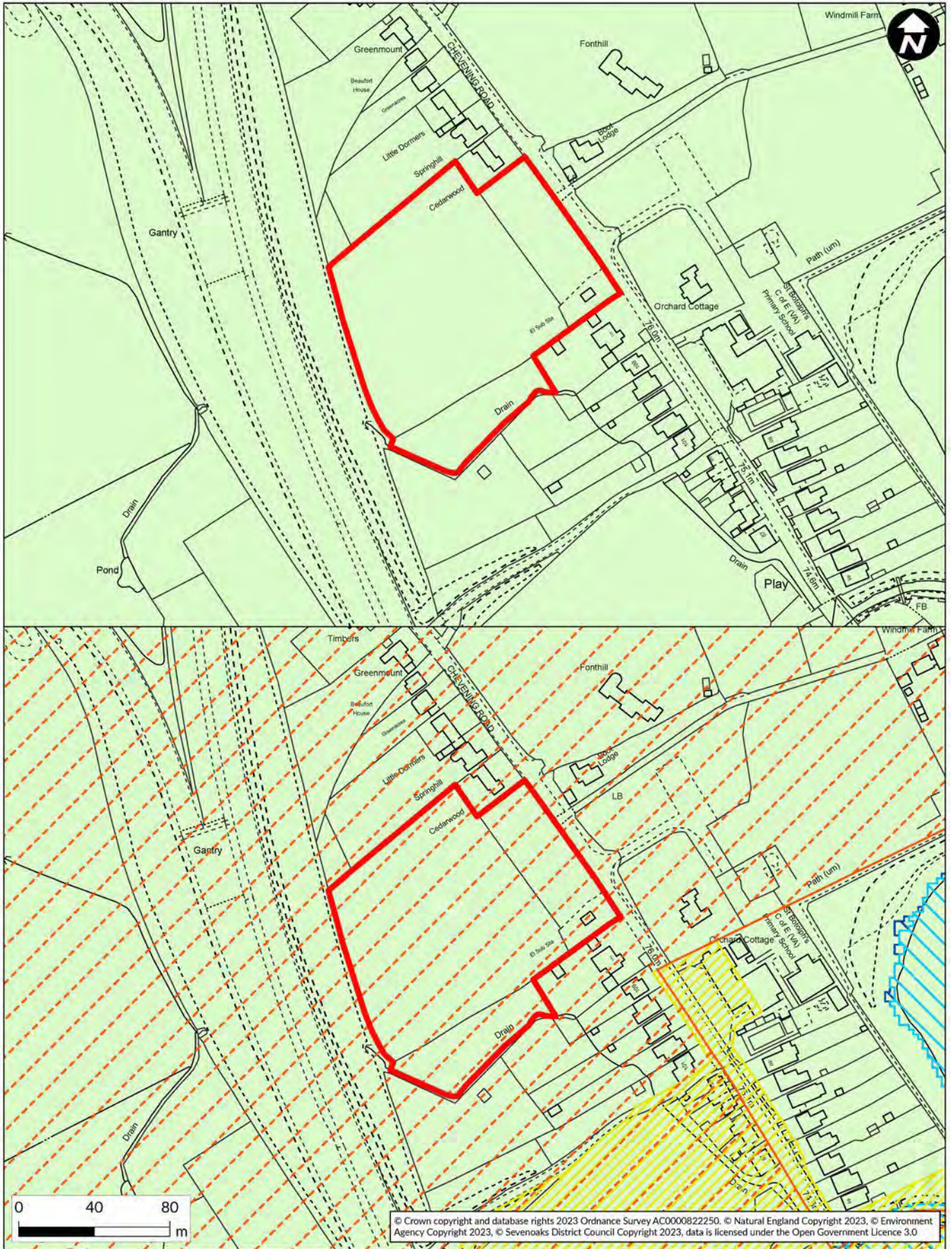
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a partially brownfield site which lies within the Green Belt, but is not directly adjacent to the settlement boundary for Otford. The site is located well for sustainability, being within walking distance of services and facilities in Otford, which is a Local Service Centre in the Settlement Hierarchy, as well as being a short distance from Otford Railway Station. However, the site lies fully within strong Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. The site also has a key role in preventing the merging of Otford and Kemsing urban confines. Due to the constrained nature of the site, and that the site is not directly adjacent to the |
| | urban confines boundary, this site is considered unsuitable 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 site is not directly adjacent to the settlement boundary of Otford, and is highly constrained by strong Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00054
Froghole Farm, Chevening Road, Chipstead, Sevenoaks, Kent TN13 2SA



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00054 |
| Site Area (Ha) | 1.52 |
| Developable Area (Ha) | 1.52 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No relevant planning history |
| Previous SHELAA Ref (2018) | HO53, MX49 |
| Site Description | The site is largely an open field used for grazing with one remaining outbuilding to the southeast. It is situated off the northeastern corner of the urban confines of Sevenoaks with a wooded boundary separating it from the A21. It is otherwise surrounded by a linear form of residential development with large gardens. The site is entirely within both the Green Belt and the Kent Downs AONB. |
| 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 – within buffer of Sevenoaks Urban Area urban confines |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|-------------|
| Within Urban Confines | Not within Urban Confines (adjacent to Sevenoaks) | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No existing | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | Completely within the Green Belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Fully within Kent Downs AONB | Red |
| Landscape Sensitivity | Medium 100% | Yellow |
| Agricultural Land Quality | Non-agricultural (100%) | Light Green |
| Flood Risk | Flood Zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | Not within a LWS | Light Green |
| Local Nature Reserve | Not within an LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | 100.0% within 200m of Chipstead conservation area | Yellow |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | Contaminated Land Assessment (adjacent to historic landfill) | Yellow |
| Noise Pollution | Noise Assessment at southern part of the site (M25/A21) | Yellow |
| Air Quality | Air Quality Assessment- impact on A25 AQMA (traffic will need to go through AQMA) | Yellow |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | New/additional access required | Yellow |
| Network Capacity | Limited capacity on transport network and requires improvements | Yellow |
| Settlement Classification | 100.0% within 400m of Sevenoaks | Light Green |
| Town and Local Centres | Within 2km of Dunton Green; within 2km of Riverhead (walkable and cycle friendly) | Yellow |

| | | |
|---------------|-----------------------------------|-----|
| Train Station | Over 2km to nearest train station | |
| GREEN | AMBER | RED |
| 13 | 9 | 5 |

| 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? | If PP can be attained in the coming year the site could be commenced immediately and would take 24 months to complete |
| Is there a developer interested in the site? | Yes (Country House Homes) |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | No |
| How to make site viable? | The only requirement that we need is a planning approval |

CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield site which lies fully within the Green Belt, but is not directly adjacent to the settlement boundary for Sevenoaks Urban Area. The site is located well for key services and facilities, being within walking and cycling distance of both Dunton Green and Riverhead. However, the site is located within a parcel of moderate Green Belt strength, and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs Area of Outstanding Natural Beauty. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines of Sevenoaks Urban Area, the site 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 site is not adjacent to the settlement boundary of Sevenoaks Urban Area, and is highly constrained by the Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00058
Orchard Farm, Fawkham Road, Longfield, Kent



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00058 |
| Site Area (Ha) | 0.81 |
| Developable Area (Ha) | 0.81 |
| Brownfield / Greenfield | Mixed |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | The site is split into two parcels of land, both of which are immediately south of a railway line denoting the border with Dartford Borough. The western parcel comprises a builder's yard containing several commercial and storage buildings. The eastern parcel forms an area of scrub and woodland, and the two parcels are separated by Fawkham Road and Orchard Farm. The site is surrounded by residential and commercial development to the north and east and open countryside to the south and west. |
| 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 - within buffer of Hartley urban confines |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | 127.83m from Hartley | |
| 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 | Completely within 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 – 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 commercial land use) | |
| Noise Pollution | Noise Assessment (Railway line) | |
| 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 | 44.44% within 250m of Hartley | |
| Town and Local Centres | Within 800m of Longfield | |
| Train Station | Within 800m of Longfield | |

| 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? | Circa. 18 month / 2 years post commencement on Site. |
| Is there a developer interested in the site? | Skillcrown Ltd |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

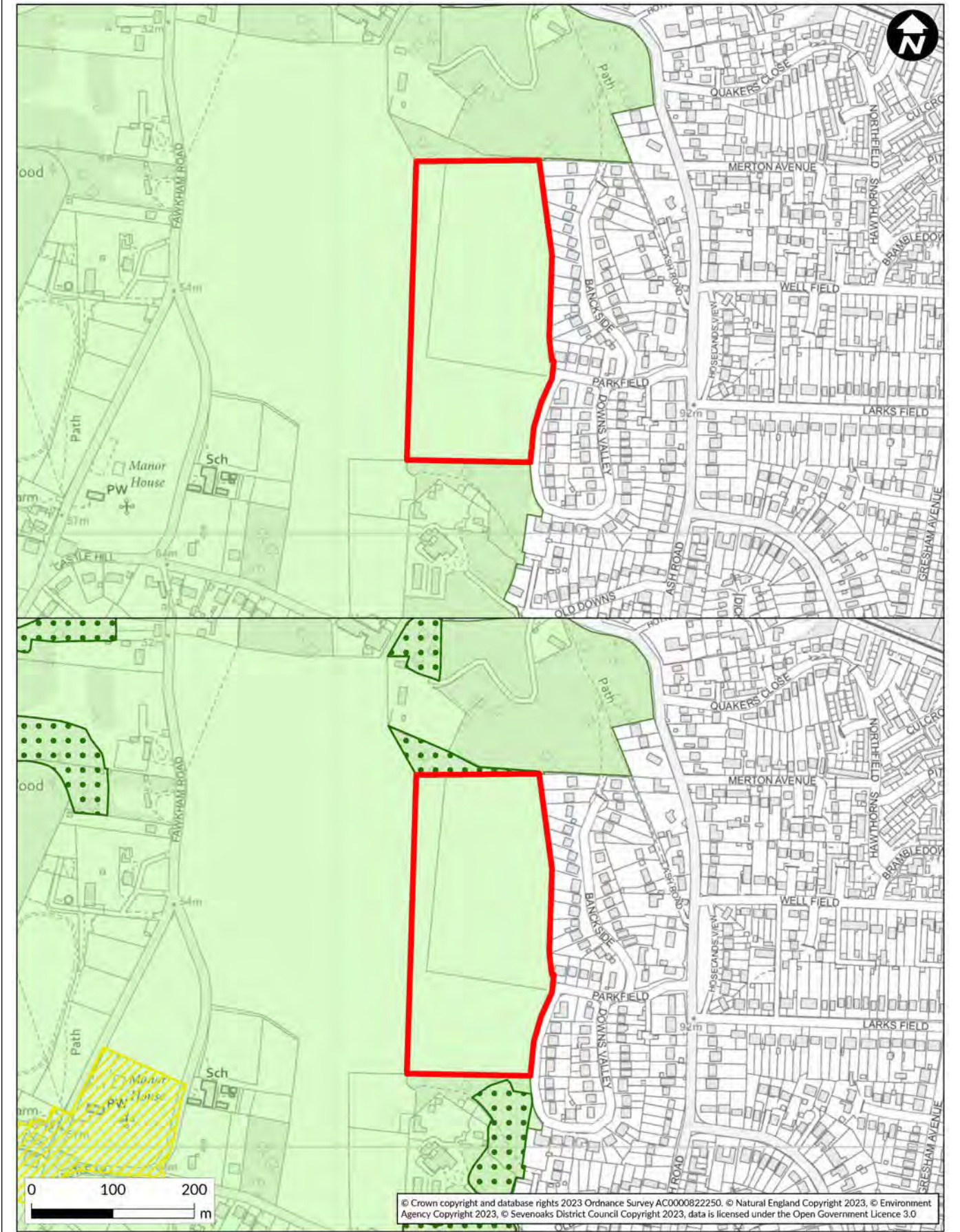
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a mixed site, both previously developed land and greenfield, which lies within the Green Belt. The site is not directly adjacent to the urban confines of Hartley, which is the closest top-tier settlement. The site is located well in terms of sustainability, within walking distance of key services and facilities in Longfield, as well as the train station. However, the site is strong Green Belt land and is not recommended for release through the Stage 2 Green Belt Assessment. Due to the strong Green Belt constraint, and that the site is not directly adjacent to the urban confines boundary, this site is considered unsuitable 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 site is not adjacent to the settlement boundary of Hartley and is highly constrained by strong Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00062
Land adjacent to Banckside and Downs Valley, Hartley



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00062 |
| Site Area (Ha) | 6.08 |
| Developable Area (Ha) | 6.08 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history – agricultural use |
| Previous SHELAA Ref (2018) | HO163 |
| Site Description | The site forms a rectangular parcel of agricultural land adjacent to the western urban confines of Hartley. It is surrounded by residential development to the east, woodland to the north (some of which is ancient woodland), and a wider area of agricultural land to the south and west. The Open Spaces Study 2018 identifies the land as part of an area of natural and semi-natural open space. The site is elevated above road level. |
| 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 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 | Yes - Open Spaces 2018 | |
| Green Belt | 99.96% within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Low-Medium 99.81% | |
| Agricultural Land Quality | Grade 3 - 100% | |
| 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 | Partially adjacent (4.18%) within 15m buffer of Ancient Woodland | |
| Presence of Heritage Assets | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | Within 250m of Hartley | |
| Town and Local Centres | Access points within 2km of Hartley, Cherry Trees and Longfield | |
| Train Station | Within 2km of Longfield | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 16 | 7 | 4 |

| 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 | This is a greenfield Green Belt site adjacent to the urban confines of Hartley, which is identified as a Service Village in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including being within walking distance of Longfield Train Station. However, the site is strong Green Belt land, which is not recommended for release through the Stage 2 Green Belt assessment. The site also lies within designated Open Space. Due to the constrained nature of the site, it 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 site is strong Green Belt land, not recommended for release, and designated open space. Therefore, the site is not proposed for allocation. |
|--------------|---|

| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00074 |
| Site Area (Ha) | 0.33 |
| Developable Area (Ha) | 0.33 |
| Brownfield / Greenfield | Greenfield |
| Planning History | The wider area had outline planning permission in 1938 but this was never implemented. Currently unused greenfield land. |
| Previous SHELAA Ref (2018) | HO375 |
| Site Description | The site comprises a flat, narrow strip of land which is partly wooded and surrounded by open countryside, much of which has also been promoted for residential development. When taken as a whole, these sites adjoin the southern urban confines of West Kingsdown, but in isolation this site is somewhat separated from it. It falls entirely within both the Green Belt and Kent Downs AONB. |
| 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 - within buffer of West Kingsdown Urban Confines |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--------------------------------------|--------|
| Within Urban Confines | 229.03m from West Kingsdown | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No existing use | Green |
| Existing allocation / designation | No | Green |
| Proposed use / designation | No | Green |
| Green Belt | Completely within green belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | Red |
| Landscape Sensitivity | Low-Medium 100% | Green |
| Agricultural Land Quality | Grade 3 (100%) | Yellow |
| Flood Risk | Flood zone 1 | Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Green |
| SSSI Impact Zone | No risk | Green |
| Local Wildlife Site | Not within a LWS | Green |
| Local Nature Reserve | Not within an LNR | Green |
| Ancient Woodland | Not within Ancient Woodland | Green |
| Presence of Heritage Assets | Not applicable | Green |
| Air Quality Management Area | None | Green |
| Contamination Issues | No specific risk | Green |
| Noise Pollution | No specific risk | Green |
| Air Quality | No specific risk | Green |
| Mineral Safeguarding Area | None | Green |
| Site Access | Access difficult | Red |
| Network Capacity | No capacity on transport network | Red |
| Settlement Classification | 76.25% within 250m of West Kingsdown | Green |
| Town and Local Centres | Over 2km from a town or local centre | Red |
| Train Station | Over 2km from a train station | Red |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 2 | 8 |

OTHER CONSIDERATIONS

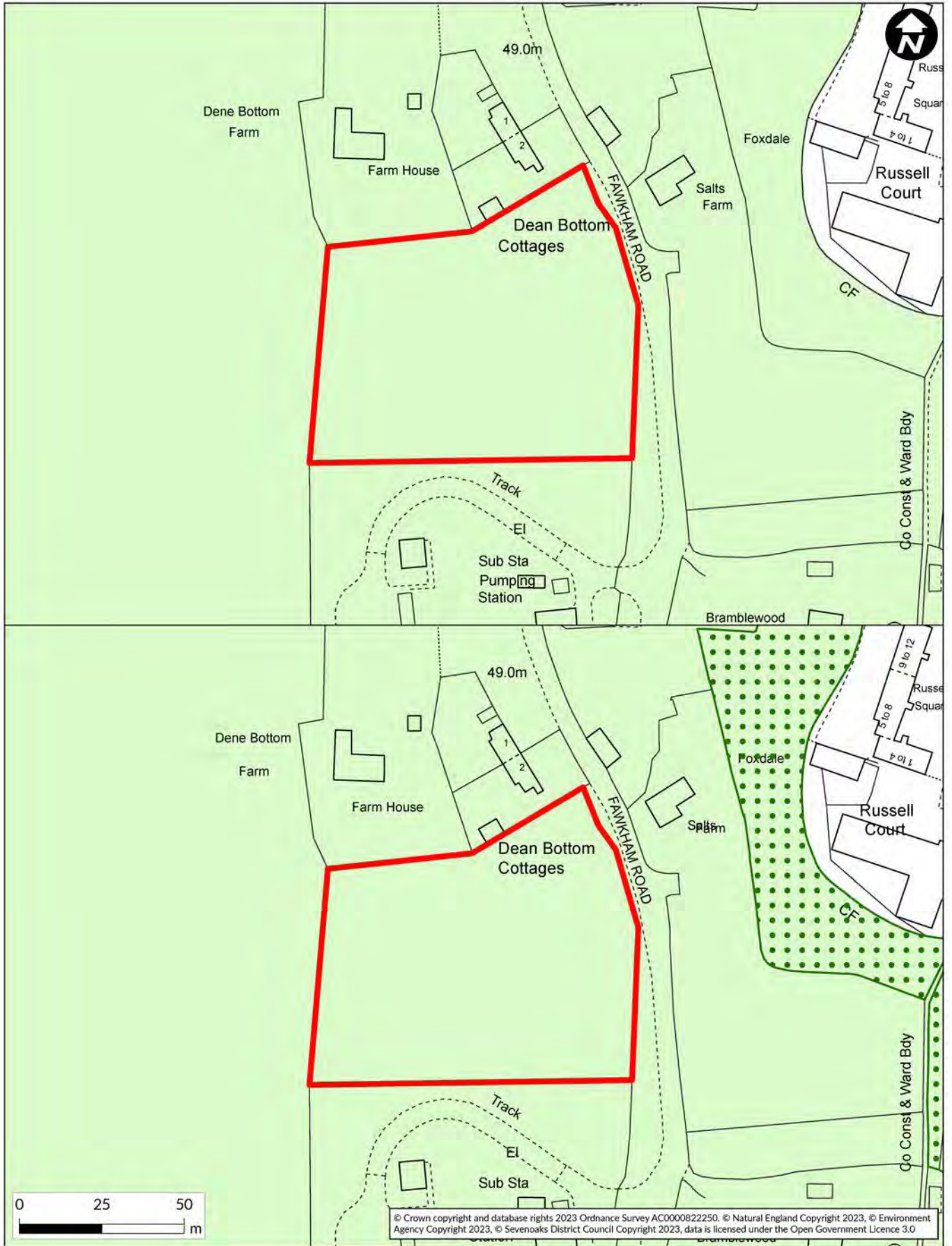
| | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | Now |
| When do you anticipate completion on the site? | 2025 |
| Is there a developer interested in the site? | N/A |
| Any legal constraints? | No |
| Type of development?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

CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield site which lies within the Green Belt, but is not adjacent to the urban confines boundary of West Kingsdown. The site is not located well for sustainability, being over 2km from a town or local centre, and from a train station. The site is also strong Green Belt land and is not recommended for release through the Stage 2 Green Belt Assessment. The site lies fully within the Kent Downs AONB. It is considered that there is no capacity on the surrounding transport network, and access to the site would be difficult. Due to the constrained nature of the site, and its location within strong Green Belt and the Kent Downs AONB, this site 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 site is not adjacent to the settlement boundary of West Kingsdown and is highly constrained by strong Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |

HO/21/00083
Land West of Fawkham Road, Longfield



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00083 |
| Site Area (Ha) | 0.7 |
| Developable Area (Ha) | 0.7 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history – agricultural use |
| Previous SHELAA Ref (2018) | HO166 / HO317 |
| Site Description | The site comprises an agricultural parcel of land within a wider holding and is separated from the urban confines of Longfield by Fawkham Road and Salts Farm. It is surrounded by a water works to the south, Fawkham Road to the east and sparse residential development to the north before opening into the countryside to the west. The site is wholly within the Green Belt and there is an area of ancient woodland within its vicinity. |
| 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 – Within buffer of urban confines of Hartley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | 56.8m from Hartley | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Not within a landscape sensitivity area | |
| Agricultural Land Quality | Grade 3 – 100% | |
| Flood Risk | Flood zone 1 | |
| Site of Special Scientific Interest (SSSI) | Now 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 (adjacent Water Supply Works station) | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | Within 250m of Hartley | |
| Town and Local Centres | Access point within 800m Longfield, access point within 2km Longfield | |
| Train Station | Within 800m Longfield | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 18 | 6 | 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? | 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 |

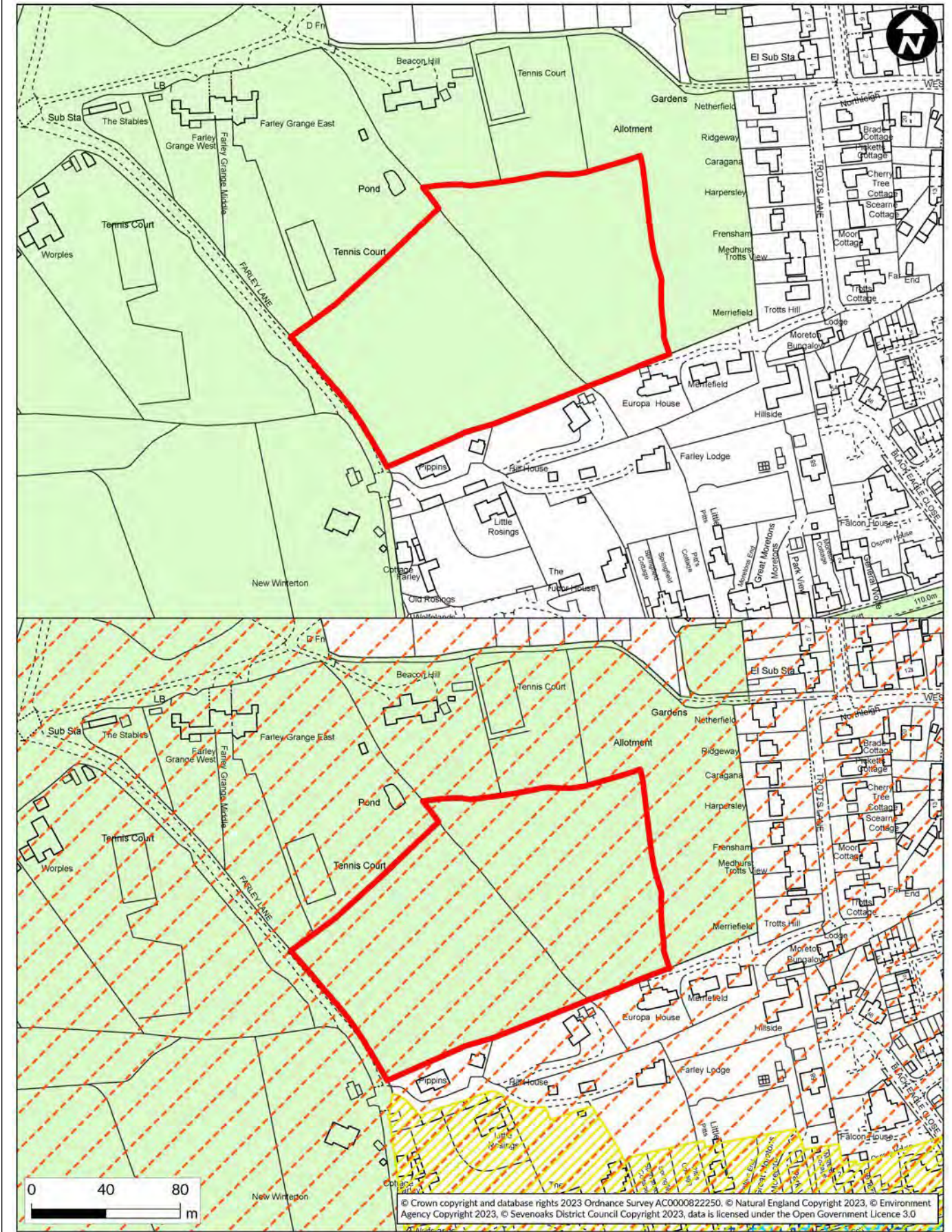
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site within the Green Belt, but is not directly adjacent to the settlement boundary for Hartley, which is the nearest urban confines boundary. The site is located well in terms of sustainability, being within walking distance of key services and facilities at Longfield, as well as Longfield Train Station. However, the site is located within strong Green Belt land and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site and that the site is not directly adjacent to the settlement boundary, this site 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 site is not adjacent to the settlement boundary of Hartley, and is constrained by strong Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00088
Land off Farley Lane, Westerham



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00088 |
| Site Area (Ha) | 2.03 |
| Developable Area (Ha) | 2.03 |
| Brownfield / Greenfield | Greenfield |
| Planning History | No planning history |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | The site comprises an area of mature woodland partly adjacent to the southwestern urban confines of Westerham. It is surrounded by Farley Allotments to the east, residential development to the north and south and further woodland to the west. The land is wholly within both the Green Belt and the Kent Downs AONB. |
| 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 Westerham |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|-------------|
| Within Urban Confines | Adjacent to Westerham | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No existing use | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | In green belt adjacent to Westerham | Yellow |
| Green Belt Stage 2 | Recommended in combination | Light Green |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | Red |
| Landscape Sensitivity | Medium - 100% | Yellow |
| Agricultural Land Quality | Grade 3 - 100% | Yellow |
| Flood Risk | Flood Zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | Requires consultation | Yellow |
| Local Wildlife Site | Not within a LWS | Light Green |
| Local Nature Reserve | Not within an LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | 100.0% within 200m of Westerham conservation area; Within 200m of 13 listed buildings; 40.33% within 200m of SQUERRYES COURT registered park / garden | Yellow |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | No specific risk | Light Green |
| Noise Pollution | No specific risk | Light Green |
| Air Quality | Air Quality Assessment- impact on A25 AQMA (traffic will need to go through AQMA) | Yellow |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | New/additional access required | Yellow |
| Network Capacity | No capacity on transport network | Red |
| Settlement Classification | Within 400m of Westerham | Light Green |
| Town and Local Centres | Access point within 800m of Westerham Town Centre, access point within 2km Westerham Town Centre | Light Green |

| | | |
|---------------|-------------------------------|-----|
| Train Station | Over 2km from a train station | |
| GREEN | AMBER | RED |
| 15 | 8 | 4 |

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

| CONCLUSIONS | |
|--------------------------------------|--|
| Suitability | This is a greenfield site which lies within the Green Belt adjacent to Westerham, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to key services and facilities, although does not benefit from access to a train station. The site lies fully within the Green Belt, although is recommended for release through the Stage 2 Green Belt Assessment. The site also lies fully within the Kent Downs AONB. Development on this site would result in loss of woodland and there is considered to be no capacity on the surrounding transport network. Due to the loss of woodland and capacity on transport network, this site 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 development would result in a loss of woodland, There is also no capacity on the transport network. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00091
Land at Green Court Sports Club, Green Court Road, Swanley



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00091 |
| Site Area (Ha) | 2.27 |
| Developable Area (Ha) | 0.34 |
| Brownfield / Greenfield | Mixed |
| Planning History | Sports club including pitch and clubhouse |
| Previous SHELAA Ref (2018) | HO39 |
| Site Description | The land comprises a clubhouse and pitch in sports use and is situated adjacent to the southern confines of Swanley urban area, although separate from its built form by the A20. Public Right of Way SD86 runs along its northern and western boundary. The site is otherwise surrounded by a small area of linear residential development, open countryside and a railway line which denotes the district boundary with Bromley. |
| 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 Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Adjacent to Swanley | |
| Land Use (GF/PDL) | Mixed – greenfield and previously developed land | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In green belt adjacent to Swanley | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium – 100% | |
| Agricultural Land Quality | Grade 2 – 84.89% | |
| 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 | Within 200m of 2 listed buildings | |
| Air Quality Management Area | Partially within AQMA (0.04%) | |
| Contamination Issues | No specific risk | |
| Noise Pollution | Noise Assessment (Swanley bypass and railway line) | |
| Air Quality | Air Quality Assessment- Impact on Swanley 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 | Access point within 800m of Crockenhill, Broadway, access point within 2km Swanley Town Centre | |

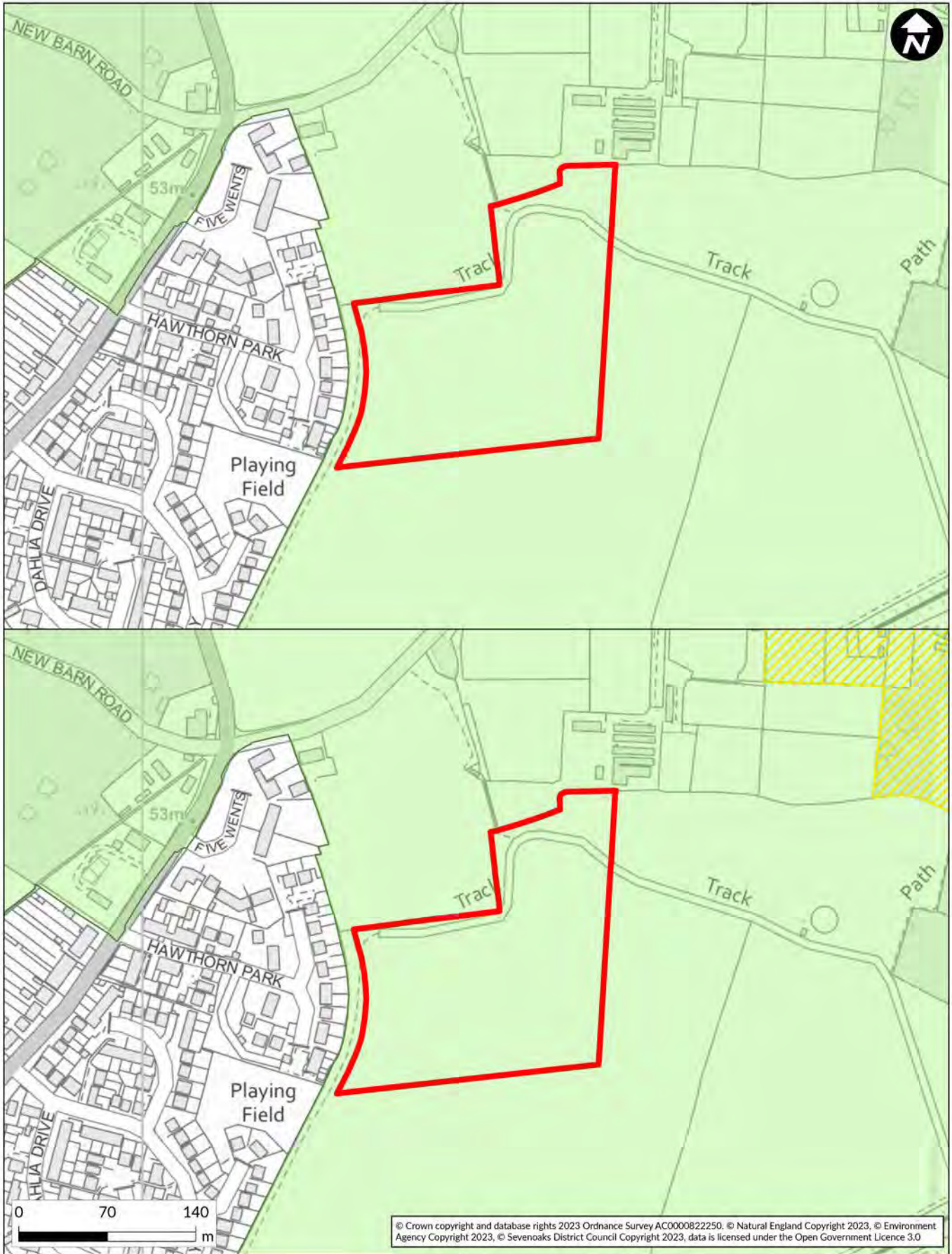
| | | | |
|---------------|-----------------------|-----|--|
| Train Station | Within 2km of Swanley | | |
| GREEN | AMBER | RED | |
| 15 | 10 | 2 | |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | N/A |
| When do you anticipate completion on the site? | N/A |
| 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 mostly brownfield site located within the Green Belt adjacent to the urban confines of Swanley. The site is considered to be in a sustainable location, within walking distance of key services and facilities in Swanley and Crockenhill, as well as to Swanley Train Station. However, the site lies fully within strong Green Belt which is not recommended for release through the Stage 2 Green Belt Assessment. The site also has a key role in preventing the merging of the urban confines of Swanley and Crockenhill. The site is also mostly Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, the site is considered unsuitable 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 site is highly constrained by strong Green Belt land and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00095
Access off Highlands Hill Road, Swanley



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00095 |
| Site Area (Ha) | 3.23 |
| Developable Area (Ha) | 16.9 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | MX54b |
| Site Description | This is a greenfield site adjacent to the urban confines of Swanley. The site comprises a parcel of land containing agricultural fields. The site is bound by residential development to the west, and agricultural land to the north, east and south. There is a current informal access from adjacent agricultural land. |
| 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 Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | 12.26m from Swanley | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | Yes but will be reprovided | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Low-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 a LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | 10.34% within 200m of Swanley Village conservation area; Within 200m of 2 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (former farm land) | |
| Noise Pollution | Noise Assessment adjacent commercial | |
| Air Quality | Air Quality Assessment- Impact on Swanley AQMA | |
| Mineral Safeguarding Area | 5234.58m ² 16.23% within River Terrace Deposits | |
| Site Access | Access difficult | |
| Network Capacity | Limited capacity on transport networks | |
| 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 | |

| | | |
|---------------|-----------------------|--|
| Train Station | Within 2km of Swanley | |
|---------------|-----------------------|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 13 | 10 | 4 |

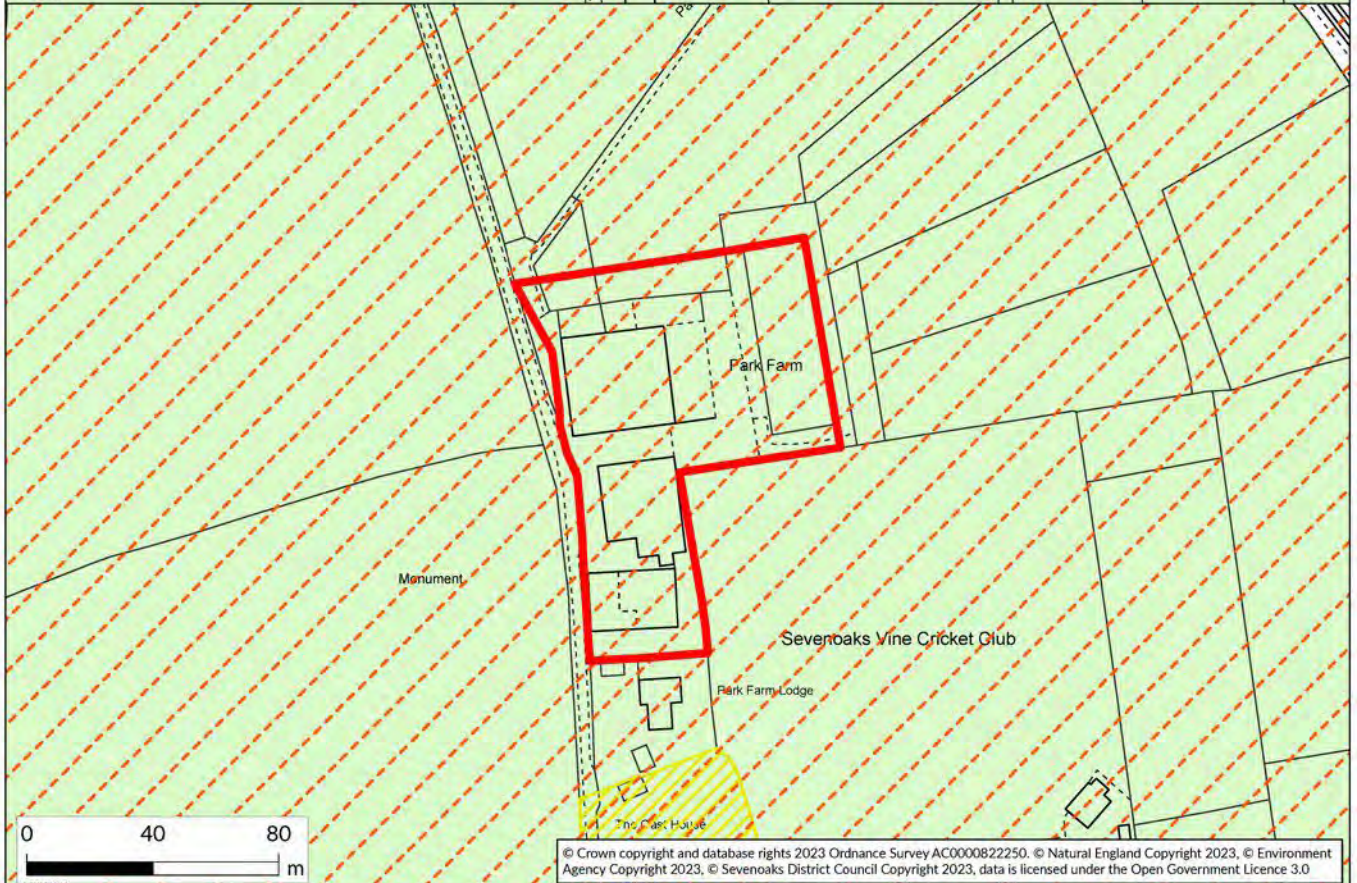
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | Now |
| When do you anticipate completion on the site? | Immediately |
| Is there a developer interested in the site? | Countryside is developing the adjacent Harrington Nursery. The development has been laid out to include suitable access to our land. No formal negotiations have been entered into, but conceptual interest by Countryside has been indicated. |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | Only suitable Planning Approval. |

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | This is a greenfield site within the Green Belt adjacent to the settlement boundary of Swanley, which is identified as a town within the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, with access to key services and facilities, and Swanley Train Station. However, the site is strong Green Belt land and is not recommended for release through the Stage 2 Green Belt assessment. The site is also Grade 2 Agricultural Land Quality. Access to the site is considered to be difficult. Due to the constrained nature of the site, it is considered unsuitable 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 site is highly constrained by strong Green Belt and Grade 2 Agricultural Land Quality. Access to the site would also be difficult. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00098
Park Farm, Otford



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| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00098 |
| Site Area (Ha) | 0.78 |
| Developable Area (Ha) | 0.13 |
| Brownfield / Greenfield | Brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO316 |
| Site Description | This is a brownfield site in the Green Belt near Otford. The site comprises a stables and livery. The site is bound by agricultural to the north, east and west, and residential and a cricket club to the south. The site has an existing access. |
| Site Type | New Build and Conversion |
| 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 – within buffer of urban confines of Otford |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--------|
| Within Urban Confines | 162.51m from Otford | Yellow |
| Land Use (GF/PDL) | Previously developed land | Green |
| Existing use | Yes (although not allocated) | Yellow |
| Existing allocation / designation | No | Green |
| Proposed use / designation | No | Green |
| Green Belt | Within green belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | Red |
| Landscape Sensitivity | Medium - 100% | Yellow |
| Agricultural Land Quality | Grade 2 - 83.06% | Green |
| Flood Risk | Flood zone 1 | Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Green |
| SSSI Impact Zone | No risk | Green |
| Local Wildlife Site | Not within an LWS | Green |
| Local Nature Reserve | Not within a LNR | Green |
| Ancient Woodland | Not within Ancient Woodland | Green |
| Presence of Heritage Assets | 100.0% within 200m of Otford conservation area | Yellow |
| Air Quality Management Area | None | Green |
| Contamination Issues | Cont Land Assessment (former commercial land use) | Yellow |
| Noise Pollution | Assessment of impact of traffic along private road to High Street (Impact on existing residential)/ Noise Assessment Railway line | Yellow |
| Air Quality | No specific risk | Green |
| Mineral Safeguarding Area | No | Green |
| Site Access | Access difficult | Red |
| Network Capacity | No capacity on transport network | Red |
| Settlement Classification | 96.93% within 250m of Otford | Green |
| Town and Local Centres | Access point within 800m of Otford, High Street and Otford, Sevenoaks Road. Access point within 2km of Kemsing, The Parade | Green |

| | | |
|---------------|-----------------------|-----|
| Train Station | Within 800m of Otford | |
| GREEN | AMBER | RED |
| 15.5 | 6 | 5.5 |

| 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? | Both |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

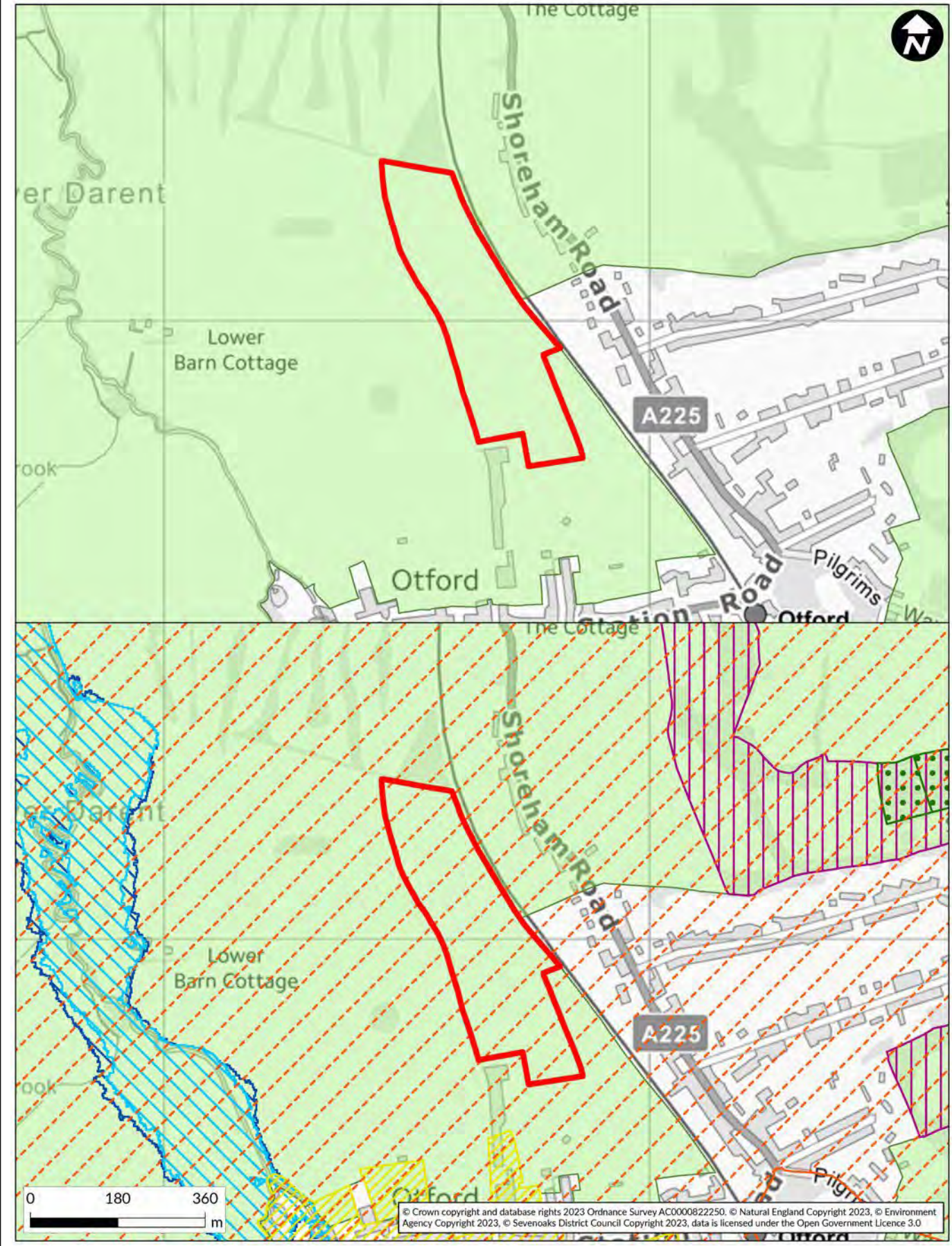
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a brownfield site within the Green Belt, near Otford, which is identified as a Local Service Centre in the Settlement Hierarchy. However, the site does not lie directly adjacent to the settlement boundary. The site is considered to be in a sustainable location, close to key services and facilities in Otford, including Otford Train Station. However, the site lies fully within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. The site also lies fully within the Kent Downs AONB and is Grade 2 Agricultural Land Quality. Access to the site is considered to be difficult and there is considered to be no capacity on the surrounding transport network. Due to the constrained nature of the site, and that it is not directly adjacent to the settlement boundary, the site 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 site is not directly adjacent to the settlement boundary of Otford, and is highly constrained by strong Green Belt, AONB and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00099
Land North of Park Farm, Otford



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00099 |
| Site Area (Ha) | 10.9 |
| Developable Area (Ha) | 10.9 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO316 |
| Site Description | This is a greenfield site adjacent to Otford. The site comprises agricultural land currently used as grazing land. Bound by the railway line to the east and agricultural land to the north, west and 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 Otford |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|-------------|
| Within Urban Confines | Adjacent to Otford | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | Yes but will be reprovided | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | In the green belt adjacent to Otford | Yellow |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | Red |
| Landscape Sensitivity | Medium - 100% | Yellow |
| Agricultural Land Quality | Grade 2 - 100% | Red |
| Flood Risk | Flood zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | Not within an LWS | Light Green |
| Local Nature Reserve | Not within a LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | 11.51% within 200m of Otford conservation area | Yellow |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | Contaminated Land Assessment (former commercial land use) | Yellow |
| Noise Pollution | Assessment of impact of traffic along private road to High Street (Impact on existing residential)/ Noise Assessment Railway line | Yellow |
| Air Quality | No specific risk | Light Green |
| Mineral Safeguarding Area | No | Light Green |
| Site Access | Access difficult | Red |
| Network Capacity | No capacity on transport network | Red |
| Settlement Classification | 83.89% within 250m of Otford | Light Green |
| Town and Local Centres | Access point within 800m of Otford High Street and Otford, Sevenoaks Road. Access point within 2km of Otford, Sevenoaks Road | Light Green |

| | | |
|---------------|-----------------------------------|-----|
| Train Station | Within 2km of Otford and Shoreham | |
| GREEN | AMBER | RED |
| 14 | 7 | 6 |

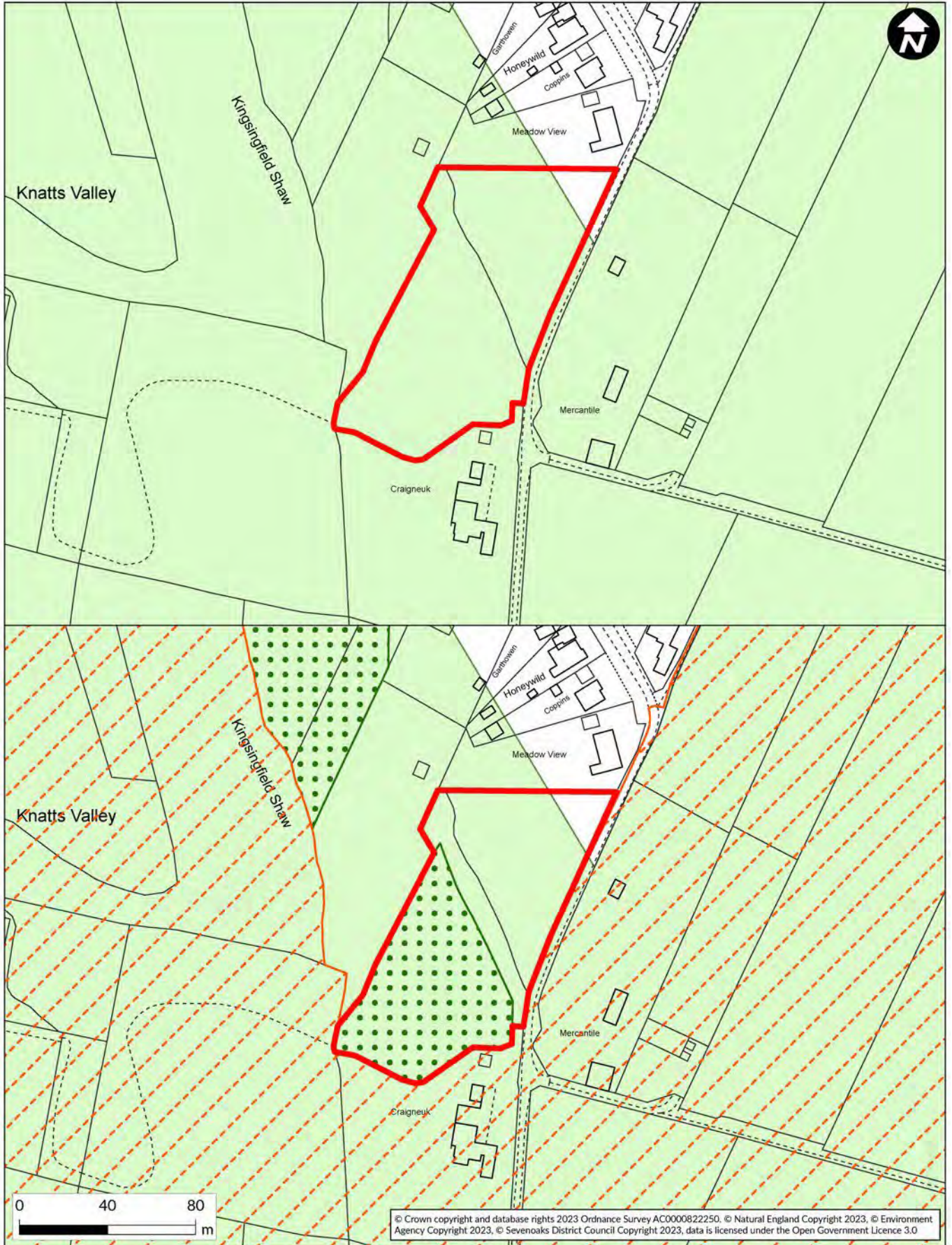
| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | By 2025 |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | TBC |
| Is there a developer interested in the site? | TBC |
| Any legal constraints?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

| CONCLUSIONS | |
|--------------------------------------|--|
| Suitability | This is a greenfield site in the Green Belt adjacent to the urban confines of Otford, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is considered to be in a sustainable location, close to key services and facilities in Otford, and Otford Train Station. However, the site lies fully within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. The site is also fully within the Kent Downs AONB and Grade 2 Agricultural Land Quality. It is considered that there is no capacity on the surrounding transport network and that access would be difficult. Due to the constrained nature of the site, it is considered to be unsuitable 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 site is highly constrained by strong Green Belt, the Kent Downs AONB and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00104

Land between Meadowview and Craigneuk, Kingsingfield Road, West Kingsdown, Kent, TN15 6LJ



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00104 |
| Site Area (Ha) | 0.93 |
| Developable Area (Ha) | 0.47 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO299 |
| Site Description | This is a greenfield site adjacent to (and partially within) the urban confines of West Kingsdown. The site comprises a parcel of land at the end of Kingsingfield Road containing a fenced grass field, used for grazing and area of woodland. The site is bound by residential development to the north, open countryside to the east and south, and woodland to the west. |
| 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 (and partially within) urban confines of West Kingsdown |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|-------------|
| Within Urban Confines | 4.73% in West Kingsdown | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No existing use | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | 95.27% within Green Belt, 4.73% in West Kingsdown urban confine | Yellow |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | Light Green |
| Landscape Sensitivity | Low-Medium – 95.27% | Light Green |
| Agricultural Land Quality | Grade 4 – 97.97%. Grade 3 – 1.12% | Light Green |
| Flood Risk | Flood zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | 4.47% within 15m buffer of Knatts Valley, West Kingsdown | Yellow |
| Local Nature Reserve | Not within a LNR | Light Green |
| Ancient Woodland | 49.96% within Ancient & Semi-Natural Woodland | Yellow |
| Presence of Heritage Assets | Not applicable | Light Green |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | No specific risk | Light Green |
| Noise Pollution | No specific risk | Light Green |
| Air Quality | No specific risk | Light Green |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | New/additional access required | Yellow |
| Network Capacity | Limited capacity on transport network and requires improvement | Yellow |
| Settlement Classification | Within 250m of West Kingsdown | Light Green |
| Town and Local Centres | Access point within 2km of West Kingsdown, Hever Road | Yellow |
| Train Station | Over 2km from train station | Red |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 7 | 3 |

| OTHER CONSIDERATIONS | |
|--|------------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | Don't know |
| Is there a developer interested in the site? | Don't know |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield Green Belt site adjacent to, and partially within, the urban confines of West Kingsdown, 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 West Kingsdown, although does not benefit from access to a train station. However, the site is fully within strongly performing Green Belt which is not recommended for release through the Stage 2 Green Belt Assessment. The site is partially within Ancient and Semi-Natural Woodland and is adjacent to the Kent Downs AONB. Due to the constrained nature of the site, it is considered that the land is not 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 site is highly constrained by strongly performing Green Belt and Ancient and Semi-Natural woodland. Therefore, the site is not proposed for allocation. |
|--------------|---|



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00105 |
| Site Area (Ha) | 1.02 |
| Developable Area (Ha) | 0.47 |
| Brownfield / Greenfield | Brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO239, MX32 |
| Site Description | This is a brownfield site near the urban confines of Swanley. The site currently comprises a number of uses including a business centre to the rear, containing small start-up units and associated car parking, a residential mobile home and garden and a former dwelling. The site is bound by Leydenhatch Lane to the south, nurseries to the north and west and industrial to the east. The site has an existing access off Leydenhatch Lane. |
| 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 – within buffer of urban confines of Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | 180.41m from Swanley | |
| Land Use (GF/PDL) | Mixed – greenfield and previously developed land | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Low-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 a LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | 82.17% within 100m of Swanley Park Kent Compendium historic park / garden | |
| Air Quality Management Area | None | |
| Contamination Issues | Cont Land Assessment (former commercial land use) | |
| Noise Pollution | Noise Assessment adjacent commercial | |
| Air Quality | Air Quality Assessment- Impact on Swanley AQMA | |
| Mineral Safeguarding Area | No | |
| Site Access | Existing access (contributions towards improvements may still be sought) | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | Within 400m of Swanley | |
| Town and Local Centres | Access point within 2km of Hextable, Upper Main Road and Swanley – Town Centre | |

| | | |
|---------------|-----------------------|-----|
| Train Station | Within 2km of Swanley | |
| GREEN | AMBER | RED |
| 14 | 10 | 3 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | Now |
| When do you anticipate completion on the site? | Within 18 months of commencement |
| Is there a developer interested in the site? | Blackthorn Homes are currently working in partnership with the landowners, and are capable of taking the development forward - the company has recently completed a scheme of four houses in Hextable. |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

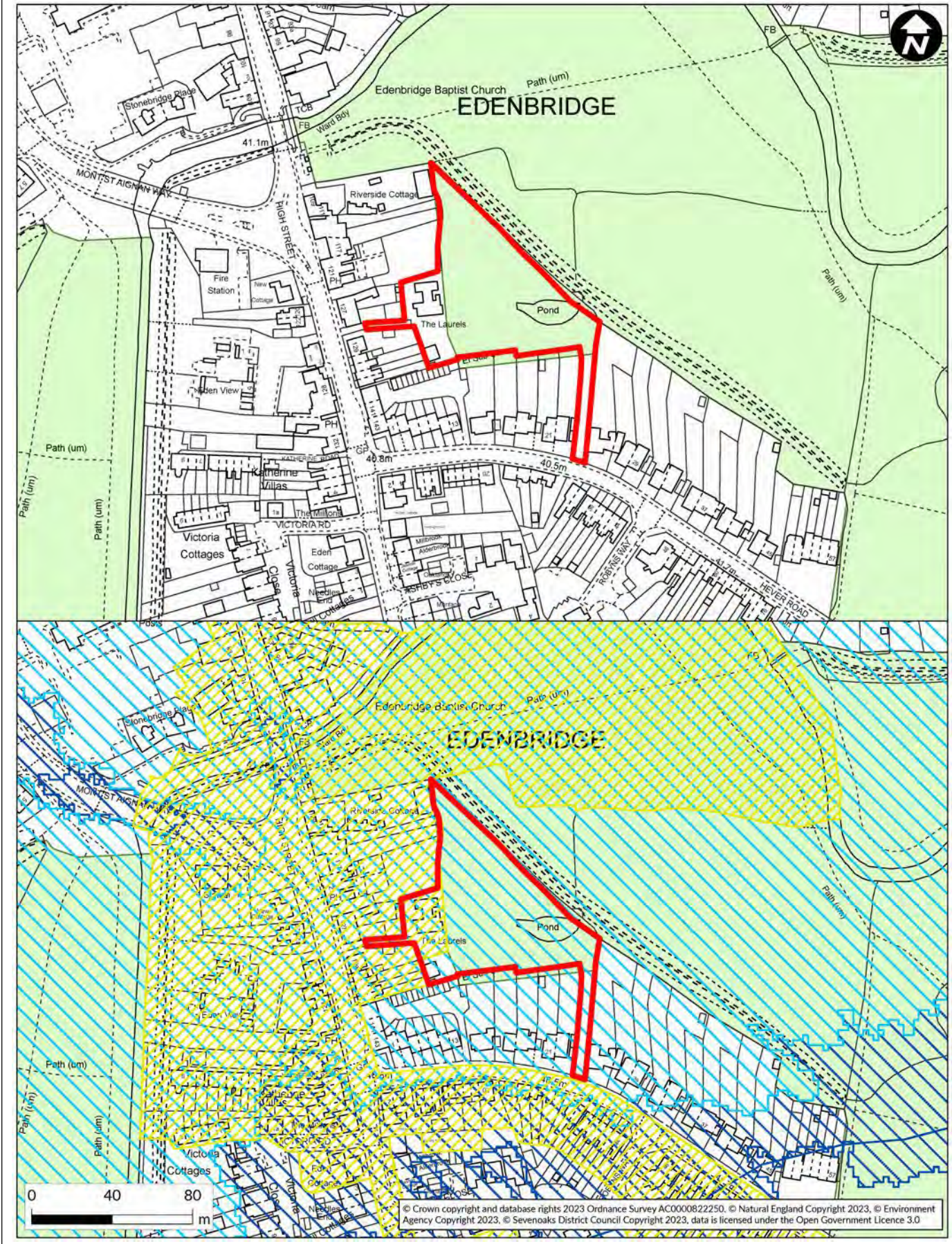
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a brownfield site in the Green Belt near Swanley, which is identified as a town in the Settlement Hierarchy. The site does not lie directly adjacent to the urban confines of Swanley. The site is considered to be in a sustainable location, close to key services and facilities in Swanley and Hextable, as well as Swanley Town Centre. However, the site lies fully within strongly performing Green Belt which is not recommended for release through the Stage 2 Green belt Assessment. The site is also fully Grade 2 Agricultural Land Value. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines boundary of Swanley, the site 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 site is not directly adjacent to the settlement boundary of Swanley, and is highly constrained by strong Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00106
Land at The Laurels, High Street, Edenbridge, TN8 5AX



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00106 |
| Site Area (Ha) | 0.52 |
| Developable Area (Ha) | 0.33 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a partially brownfield site adjacent to (and partially within) the urban confines of Edenbridge. The site comprises a residential dwelling and associated garden. The site is bound by residential to the south and west, and agricultural to the north-east. The site has an existing access off High Street. |
| 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 (and partially within) urban confines of Edenbridge |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | 23.47% in 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 | 76.53% within Green Belt, 23.47% in Edenbridge urban confine | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium 76.53% | |
| Agricultural Land Quality | Urban – 100% | |
| Flood Risk | 100% in Flood Zone 2 and 100% in Flood Zone 3 | |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | |
| SSSI Impact Zone | No risk | |
| Local Wildlife Site | 36.09% within River Eden | |
| Local Nature Reserve | Not within a LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | 13.7% within Edenbridge conservation area; Within 200m of 22 listed buildings | |
| Air Quality Management Area | No | |
| Contamination Issues | No specific risk | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | 760.75m ² 14.55% within Sub Alluvial River Terrace | |
| 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 | Up to 800m to Edenbridge Town Centre (walkable in 10 minutes) | |

| | | |
|---------------|--|--|
| Train Station | Within 2km of Edenbridge and Edenbridge Town Station | |
|---------------|--|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 8 | 2 |

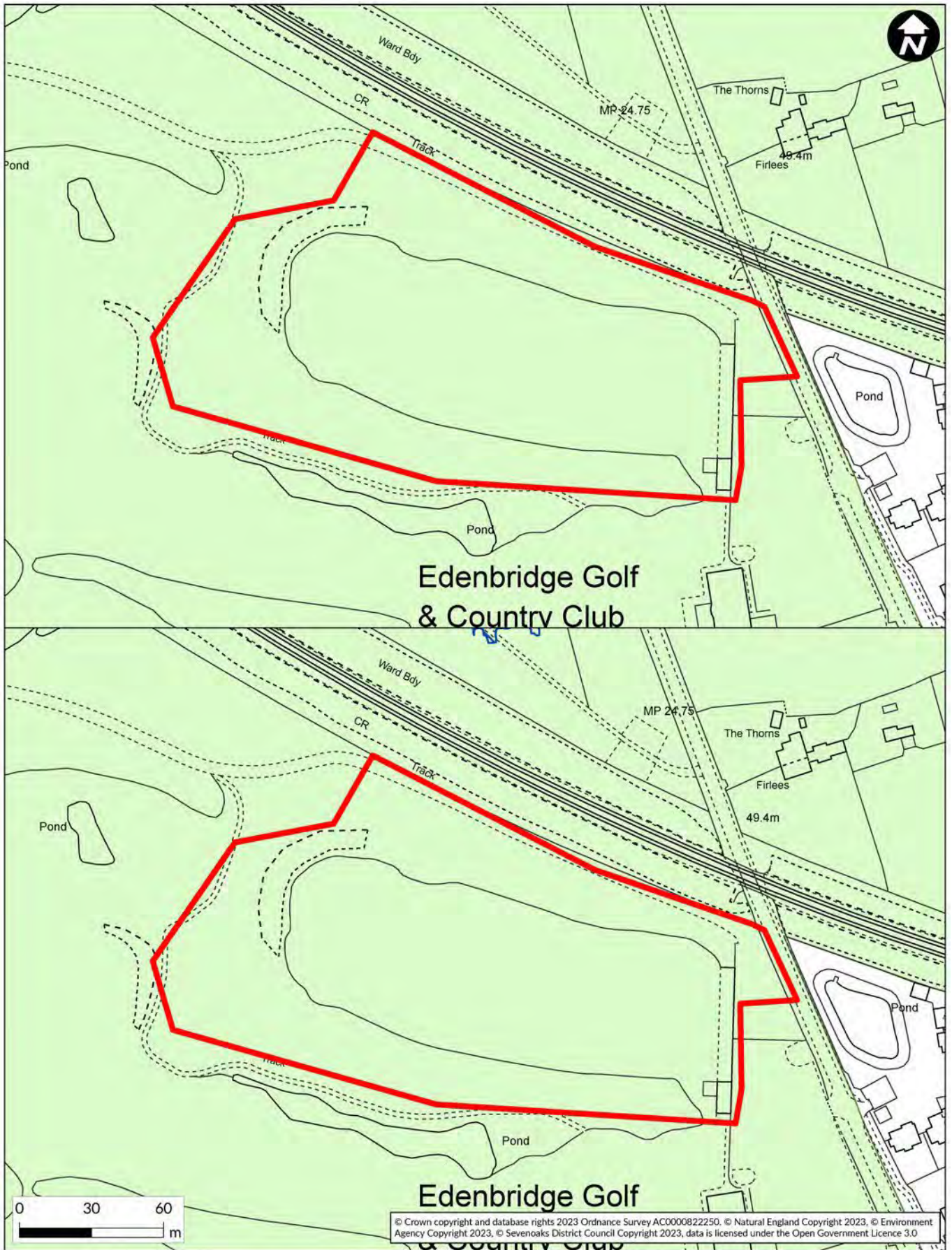
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | Now |
| When do you anticipate completion on the site? | Completion of site within 18 months of commencement |
| Is there a developer interested in the site? | Blackthorn Homes are representing the landowner, and capable of developing the site. |
| 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 which is adjacent to, and partially within, the urban confines of Edenbridge, which is identified as town in the Settlement Hierarchy. The site is considered to be in a sustainable location, within close proximity to key services and facilities, including two train stations. However, the site lies partially within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. The site also lies fully within Flood Zone 2 and Flood Zone 3. The site has an existing access which could be utilised. Due to the constrained nature of the site, it is considered that the site is not 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 site is highly constrained by strongly performing Green Belt, Flood Zone 2 and Flood Zone 3. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00110
Kent and Surrey Golf Driving Range, Crouch House Road, Edenbridge, Kent



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00110 |
| Site Area (Ha) | 2.51 |
| Developable Area (Ha) | 2.51 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO331, MX38 |
| Site Description | This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a golf driving range. The site is bound by Crouch House Road to the east, the railway line to the south, and golf course to the south and west. The site has an existing access off Crouch House Road. |
| 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 Edenbridge |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | 5.51m from Edenbridge | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within the green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium-High - 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 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 (previous farmland and potentially made ground) | |
| Noise Pollution | Noise Assessment (railway) | |
| Air Quality | AQ Assessment- Impact of development on nearby roads | |
| Mineral Safeguarding Area | No | |
| Site Access | New/additional access required | |
| Network Capacity | Capacity on transport networks (contributions towards improvements may still be required) | |
| Settlement Classification | Within 400m of Edenbridge | |
| Town and Local Centres | Access points within 2km of Edenbridge, Central Area, Northern Fringe and Southern Fringe | |
| Train Station | Access point within 2km of Edenbridge and Edenbridge Town | |

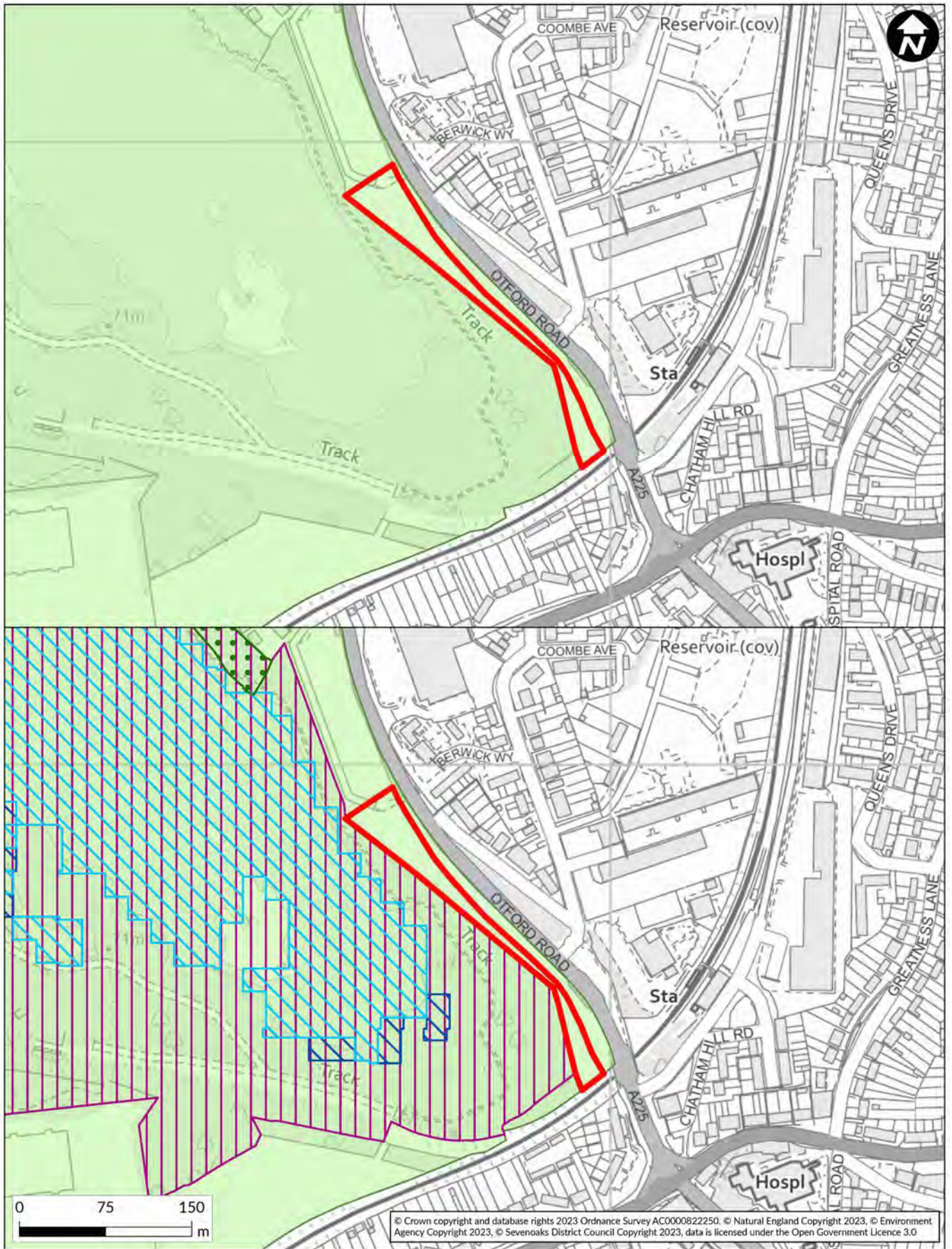
| GREEN | AMBER | RED |
|-------|-------|-----|
| 14 | 10 | 3 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | Completion by 2024-2025. One phase. This site can come forward quickly and is readily available. |
| Is there a developer interested in the site? | Yes- Trinity Square Developments Ltd. |
| 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 within the Green Belt 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, and with access to two train stations in Edenbridge. However, the site lies within strongly performing Green Belt which is not recommended for release through the Stage 2 Green Belt assessment. The site is also Medium-High landscape sensitivity. There is an existing access which could be utilised, however it is considered that an additional access would be required. Due to the constrained nature of the site, it is considered that the site is not 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 site is highly constrained by strongly performing Green Belt and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00112
Land south of Bakers Yard, Otford Road



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00112 |
| Site Area (Ha) | 0.56 |
| Developable Area (Ha) | 0.56 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | MX21 |
| Site Description | This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises agricultural land. The site is bound by Otford Road to the east, the railway line and residential to the south, and agricultural land to the north and west. |
| Site Type | New Build |
| When will this development be delivered? | Years 1-5 |
| SHELAA Yield | 0 |
| SHELAA Conclusion | Unsuitable |

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

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Adjacent to Sevenoaks | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In 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-Medium – 100% | |
| Agricultural Land Quality | Grade 4 – 10.48% | |
| Flood Risk | Flood zone 1 | |
| Site of Special Scientific Interest (SSSI) | 0.02% within Sevenoaks Gravel Pits | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | Not within an LWS | |
| Local Nature Reserve | Not within a LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | Within 200m of 1 listed buildings | |
| Air Quality Management Area | 13.74% within 50m of AQMA13/NO2/2014 | |
| Contamination Issues | No specific risk | |
| Noise Pollution | Noise Assessment (railway at southern part of the site) | |
| Air Quality | Air Quality Assessment- impact on A25 AQMA (traffic will need to go through AQMA) | |
| Mineral Safeguarding Area | 3009.02m ² 54.18% within Silica Sand - Construction Sandstone - Folkestone Formation | |
| Site Access | New/additional access required | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | Within 400m of Sevenoaks | |
| Town and Local Centres | Access point within 800m of St Johns. Access points within 2km of St Johns | |
| Train Station | Access point within 800m of bat and ball | |

| 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? | Within 5 years |
| Is there a developer interested in the site? | Kent House Partnership |
| 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 within the Green Belt, 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 considered to be in a sustainable location, close to key services and facilities, including within walking distance of Bat and Ball Station and Sevenoaks Hospital. However, the site lies within the Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site does not benefit from an existing access. Due to the constrained nature of the site, it is considered that the site is not 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 site is constrained by Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Therefore, the site is not proposed for allocation. |
|--------------|---|

| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00117 |
| Site Area (Ha) | 0.25 |
| Developable Area (Ha) | 0.25 |
| 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. The site comprises West Kent Housing Association offices and car park. The site is bound to the west by Argyle Road, north and east by London Road, and south by residential. The site has an existing access off Argyle Road. |
| 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 - 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 (Offices) | |
| Existing allocation / designation | Yes (Offices) | |
| 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 | 24.72% within Sevenoaks - High Street conservation area; Within 200m of 15 listed buildings; Within 100m of 11 locally listed assets | |
| Air Quality Management Area | 83.39% within AQMA10/NO2/2007 | |
| Contamination Issues | Cont Land Assessment (former commercial land use) | |
| Noise Pollution | Noise Assessment (Traffic) | |
| Air Quality | Air Quality Assessment- impact of air quality on residents and impact on Sevenoaks Town Centre 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 Sevenoaks | |
| Town and Local Centres | Within 800m of Sevenoaks - Town Centre (walkable in 10 minutes) | |
| Train Station | Within 800m of Sevenoaks Station (walkable in 10 minutes) | |

| 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? | New Build |
| Exceptional Issues? | No |
| 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 District's principal town in the Settlement Hierarchy. The site is considered to be in a highly sustainable location, within Sevenoaks Town Centre, close to key services and facilities and Sevenoaks Train Station. However, the site is allocated for office use. The site has an existing access off Argyle Road. Due to the existing allocation for office use, this site is considered unsuitable for residential 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 site is allocated for office use. Therefore, the site is not proposed for allocation for residential use. |
|--------------|---|

HO/21/00118
Land off Morewood Close, Sevenoaks



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00118 |
| Site Area (Ha) | 0.46 |
| Developable Area (Ha) | 0.46 |
| Brownfield / Greenfield | Brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO167 |
| Site Description | This is a brownfield site located within the urban confines of Sevenoaks Urban Area. The site comprises a temporary car park. Mature trees line the north-west and north-east boundaries. The site is bound by Morewood Close to the east, a courthouse to the south, footpath to the west and the railway line to the north. There is existing access to the site from Morewood Close. |
| 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 - 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) | Previously Developed Land | |
| Existing use | Yes - Previously Developed Land | |
| Existing allocation / designation | Yes - ADMP EMP1 (h): Morewood Close, Sevenoaks - Intersect Area = 4586.71m ² 100.0% | |
| 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 | 100% Urban | |
| 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 commercial land use) | |
| Noise Pollution | Noise Assessment (railway) | |
| Air Quality | Air Quality Assessment- impact of traffic from development on adjacent AQMA | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 5.88% | |
| Site Access | Existing access (contributions towards improvements may still be sought) | |
| Network Capacity | N/A | |
| Settlement Classification | Within Sevenoaks | |
| Town and Local Centres | Up to 800m to Town and Local Centre (walkable in 10 minutes) Riverhead | |

| | | |
|---------------|--|--|
| Train Station | Sevenoaks Station Walkable in 10 minutes) | |
|---------------|--|--|

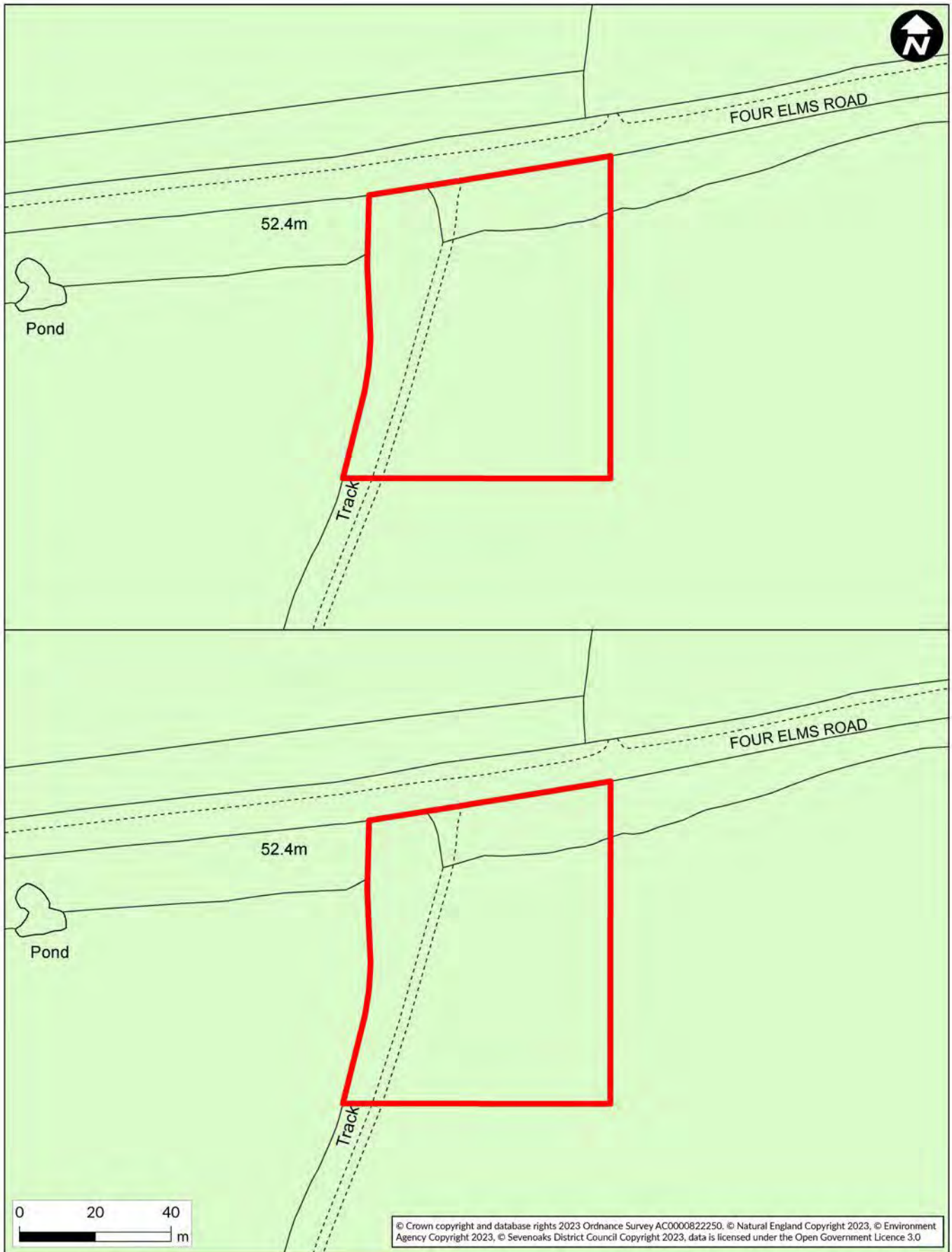
| GREEN | AMBER | RED |
|-------|-------|-----|
| 20 | 4 | 2 |

| 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? | New Build |
| Exceptional Issues? | No |
| 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 District's principal town in the Settlement Hierarchy. The site is considered to be in a highly sustainable location, close to key services and facilities and Sevenoaks Train Station. However, the site is allocated for employment use. The site has an existing access off Morewood Close. Due to the existing allocation for employment use, this site is considered unsuitable for residential 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 site is allocated for employment use in the Allocations and Development Management Plan. Therefore, the site is not proposed for allocation for residential use. |
|--------------|--|

HO/21/00119
Land at Four Elms Road, Edenbridge



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00119 |
| Site Area (Ha) | 0.52 |
| Developable Area (Ha) | 0.52 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site near Edenbridge. The site comprises part of an agricultural field, with hedgerow boundaries. The site is bound by Four Elms Road to the north and agricultural to the east, south and west. There is existing access to the site from Four Elms Road and a track runs from north to south through the site. |
| 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 - within buffer of urban confines of Edenbridge |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | 349.97 from Edenbridge | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | Yes but will be reprovided | |
| Existing allocation / designation | No | |
| Proposed use / designation | Open Spaces 2018 | |
| Green Belt | Within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium-High - 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 | Requires consultation | |
| Local Wildlife Site | Not within a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | None | |
| Site Access | Existing access (contributions towards improvements may still be sought) | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | 63.47% within 400m of Edenbridge | |
| Town and Local Centres | Within 2km of Edenbridge, Northern Fringe | |
| Train Station | Within 2km of Edenbridge | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 18 | 5 | 4 |

| 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 |
| 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 |

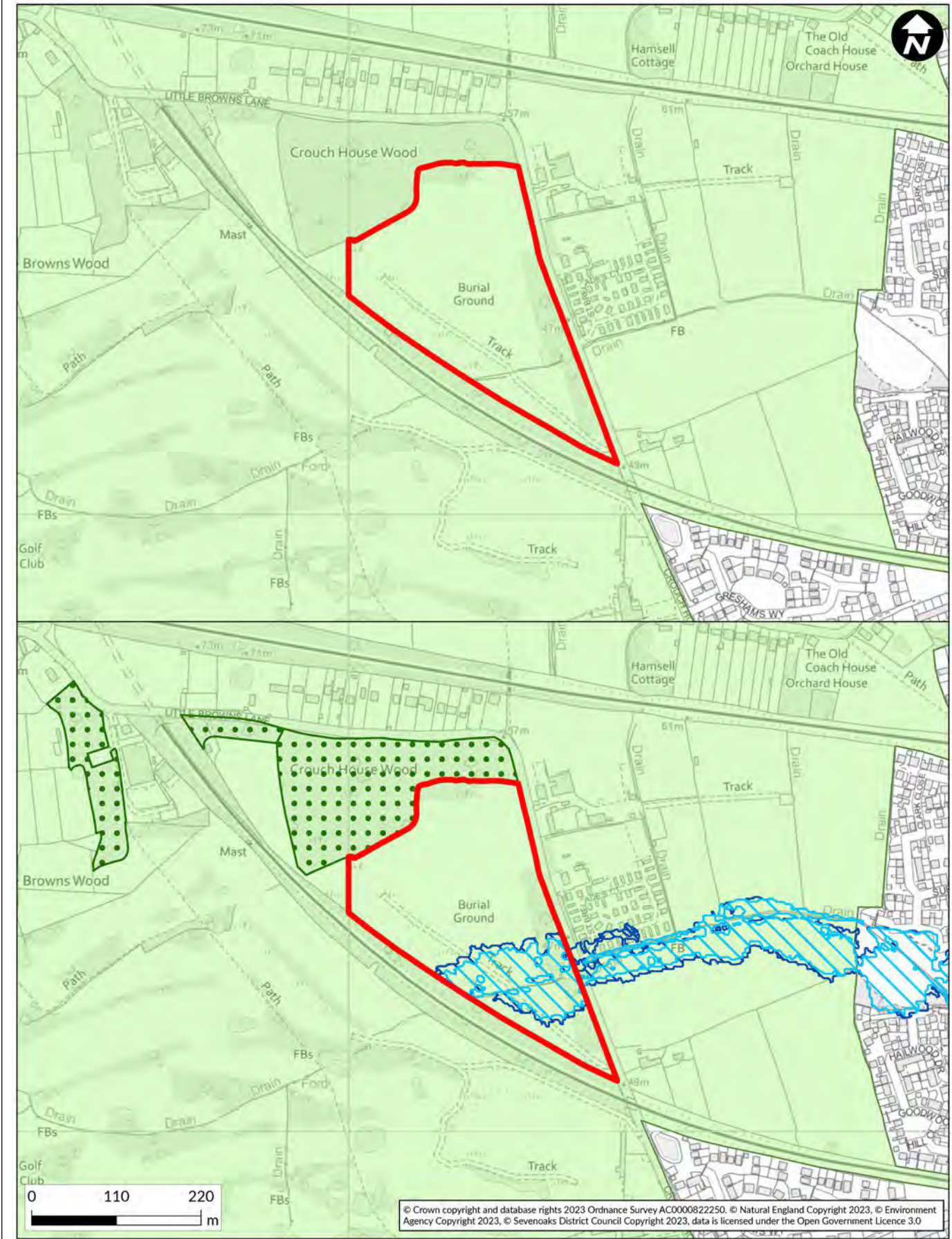
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield Green Belt site near Edenbridge, which is identified as a town within the Settlement Hierarchy. The site is not directly adjacent to the urban confines boundary. The site is considered to be in a sustainable location, close to key services and facilities in Edenbridge, including two stations. However, the site lies within strongly performing Green Belt, which is not recommended for release through the Stage 2 Green Belt assessment. The site is also Medium-High Landscape Sensitivity. There is an existing access on the site which could be utilised. Due to the constrained nature of the site, and that it is not directly adjacent to the settlement boundary of Edenbridge, it is considered that this site is not 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 site is not adjacent to the settlement boundary of Edenbridge, and is highly constrained by strongly performing Green Belt and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|---------------------|---|

HO/21/00121
Land to the West of Crouch House Road, Edenbridge



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00121 |
| Site Area (Ha) | 6.61 |
| Developable Area (Ha) | 6.29 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO426 |
| Site Description | This is a predominantly Green Belt site near Edenbridge. The site comprises the Eden Valley Woodland Burial Ground. The site is bound by the railway to the west and south, woodland to the north and Crouch House Road to the east. There is an existing access off Crouch House Road at the southern point of the site. A footpath runs through the site from the south to the north-west. |
| 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 - within buffer adjacent to urban confines of Edenbridge |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | 60.26m from Edenbridge | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | Open spaces 2018 | |
| Green Belt | Within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium-High - 100% | |
| Agricultural Land Quality | Grade 3 - 100% | |
| Flood Risk | 19.93% in Flood Zone 2 and 15.21% 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 | 6.34% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (former burial ground) | |
| Noise Pollution | Noise Assessment (railway) | |
| Air Quality | AQ Assessment- Impact of development on nearby roads | |
| Mineral Safeguarding Area | No | |
| Site Access | New/additional access required | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | 61.76% within 400m of Edenbridge | |
| Town and Local Centres | 800m-2km to Town and Local Centre (walkable and cycle friendly) | |

| | | |
|---------------|--|------------|
| Train Station | Access points within 2km of Edenbridge and Edenbridge Town | |
| GREEN | AMBER | RED |
| 11 | 11 | 5 |

| 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? | Could be completed in one phase of development. |
| Is there a developer interested in the site? | Yes- Trinity Square Developments. |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a predominantly greenfield site in the Green Belt adjacent to Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is considered to be in a sustainable location, close to key services and facilities in Edenbridge, including two train stations. However, the site lies fully within the Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is an open space designation, and consideration would also need to be given to the loss of the burial ground. The site is also medium-high landscape sensitivity. There is an existing access to the site which could be utilised. Due to the constrained nature of the site, that the site is not directly adjacent to the settlement boundary and the loss of open space & burial ground, the site 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 site is not adjacent to the settlement boundary of Edenbridge, and is highly constrained by strong Green Belt, and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00131
Land north west of Stones Cross Road, Crockenhill



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00131 |
| Site Area (Ha) | 3.15 |
| Developable Area (Ha) | 2.02 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO71 |
| Site Description | This is a greenfield site in Crockenhill. The site comprises agricultural land, other than a stable building to the north. The site is bound by woodland to the southern and western boundaries, agricultural to the east and north. There is an existing access to the site from Stones Cross Road. |
| 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 - within the buffer of urban confines of Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|-------------|
| Within Urban Confines | 308.33m from Swanley | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No existing use | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | Within the green belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | Light Green |
| Landscape Sensitivity | Medium - 100% | Yellow |
| Agricultural Land Quality | Grade 2 - 100% | Red |
| Flood Risk | Flood zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | Not within an LWS | Light Green |
| Local Nature Reserve | Not within a LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | Within 200m of 1 listed buildings | Yellow |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | Cont Land Assessment (former use) | Yellow |
| Noise Pollution | Noise Assessment (adjacent commercial) | Yellow |
| Air Quality | Air Quality Assessment- Impact on Swanley AQMA | Yellow |
| Mineral Safeguarding Area | No | Light Green |
| Site Access | New/additional access required | Yellow |
| Network Capacity | Limited capacity on transport network and requires improvements | Yellow |
| Settlement Classification | 28.8% within 400m of Swanley | Light Green |
| Town and Local Centres | Access points within 800m of Crockenhill. Broadway. Access point within 2km of Swanley Town Centre | Light Green |
| Train Station | Access point within 2km of Swanley | Yellow |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 14 | 9 | 4 |

| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | This site can be delivered quickly in the early period of the plan. |
| Is there a developer interested in the site? | Not known. |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

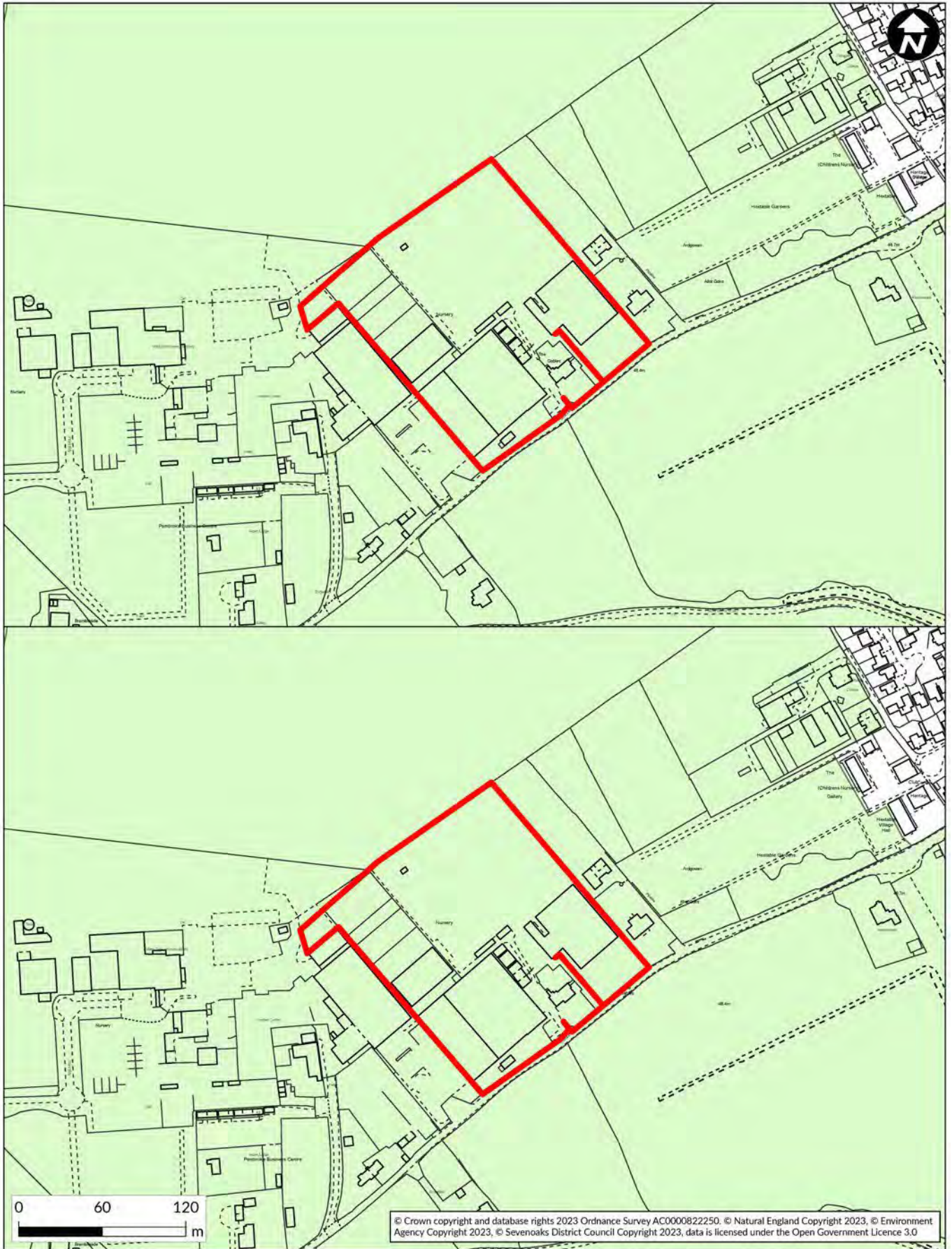
| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a greenfield site in the Green Belt near Crockenhill. The site falls within the buffer of the urban confines of Swanley, which is identified as a town in the Settlement Hierarchy, but the site is not directly adjacent to the settlement boundary. It is considered that the site is sustainably located, close to key services and facilities in Crockenhill and Swanley, as well as Swanley Train Station. However, the site lies within strongly performing Green Belt and is not proposed for release through the Stage 2 Green Belt assessment. The site is also Grade 2 Agricultural Land Quality. It is considered that a new access would be required. Due to the constrained nature of the site, and that the site is not adjacent to the urban confines boundary of a top tier settlement, the site 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 site is not directly adjacent to the settlement boundary of Swanley, and is highly constrained by strong Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00133

The Gables & College Road Nurseries, Hextable, Swanley, BR8 7LT



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00133 |
| Site Area (Ha) | 2.98 |
| Developable Area (Ha) | 2.98 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO19, HO106 |
| Site Description | This is a partially brownfield site near Swanley. The site comprises a former horticultural nursery containing a number of buildings/sheds, a residential dwelling, a number of former glasshouses in a poor state of repair and an area of scrubland to the north. The site is bound by Collage Road to the south, industrial use to the west, open countryside to the north and residential use to the east. There is an existing access off College Road. |
| 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 – within buffer of urban confines of Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | 191.75m from Hextable | |
| 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 | Within the green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Low-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 a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | 36.77% within 100m of Hextable Gardens Kent Compendium historic park / garden | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated 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 | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 40.16% within 400m of Swanley | |
| Town and Local Centres | Up to 800m to Town and Local Centre (walkable in 10 minutes) | |
| Train Station | Over 2km from a train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 6 | 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? | Subject to capacity studies and early pre-application discussions with Local Planning Authority to determine the number that they would support. |
| Is there a developer interested in the site? | Kisiel Group. Offer accepted on the land. |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

CONCLUSIONS

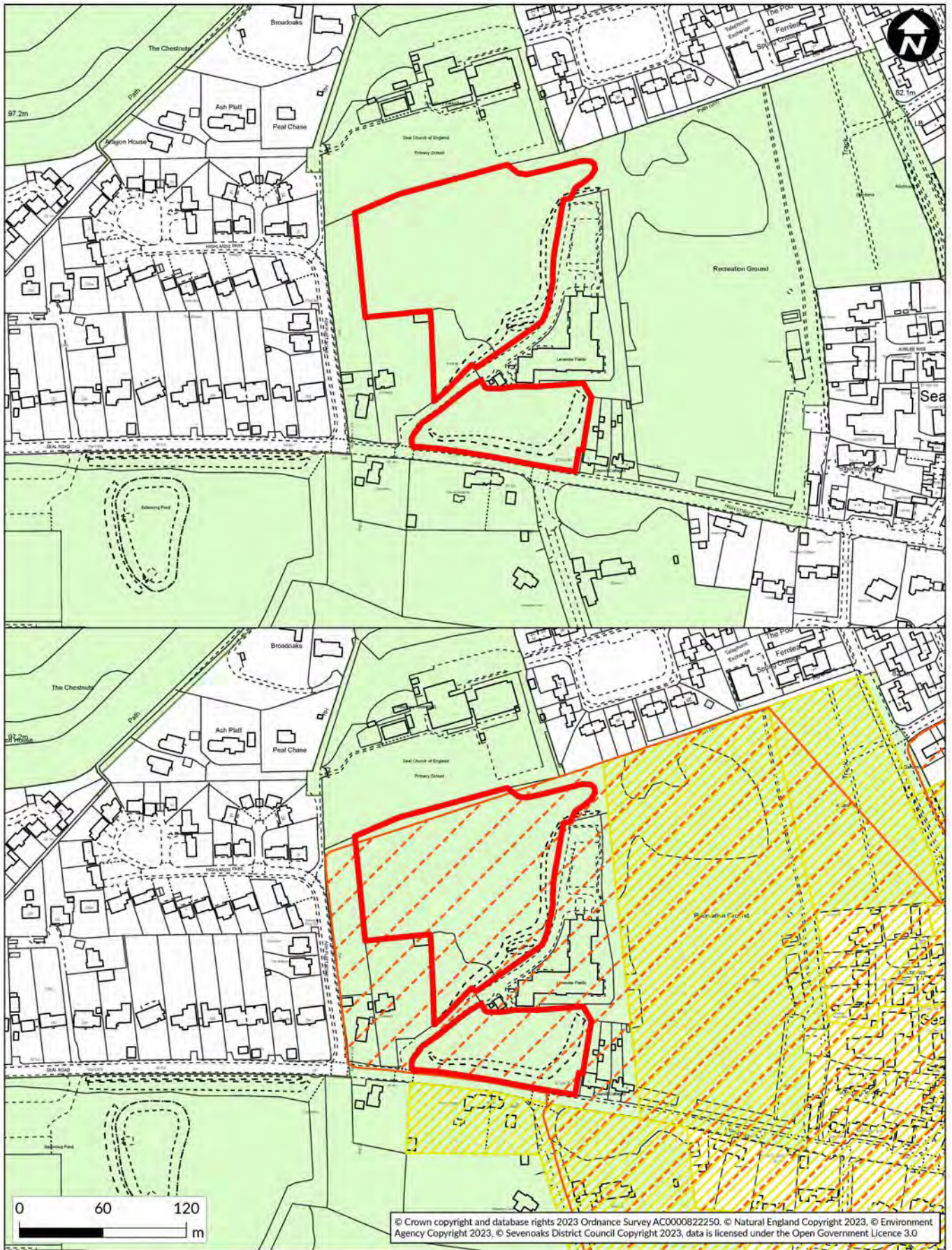
| | |
|--------------------------|---|
| Suitability | This is a partially brownfield site in the Green Belt between the urban confines of Swanley and Hextable. Swanley is identified as a town in the Settlement Hierarchy, whilst Hextable is identified as a village. The site is not directly adjacent to the urban confines boundary of either settlement. The site is considered to be in a sustainable location, close to key services and facilities. However, the site is located within strongly performing Green Belt which is not recommended for release through the Stage 2 Green Belt assessment. The site is also Grade 2 Agricultural Land Quality. There is an existing access to off College Road which could be utilised. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines, the site is not 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? | Not currently developable |

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

| | |
|--------------|--|
| SDC Comments | The site is not directly adjacent to the settlement boundary of Swanley, and is highly constrained by strong Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00136

Land on north side of the A25, east of Ash Platt Road, west of Lavender Fields Care Home



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00136 |
| Site Area (Ha) | 2.22 |
| Developable Area (Ha) | 2.15 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO250 |
| Site Description | This is a greenfield site, in two parcels, between Sevenoaks Urban Area and Seal. The site comprises a former sand pit and landfill. The site is bound by the A25 to the south, residential development to the west, school to the north and a care home and recreation ground to the east. The site has an existing access off the A25. |
| 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 - within buffer of urban confines of Sevenoaks Urban Area |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | 9.46m from Seal | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | Yes but will be reprovided | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 96.72% within Kent Downs AONB | |
| Landscape Sensitivity | Medium-High - 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 | 100.0% within 200m of Seal conservation area; 93.26% within 200m of Wildernesse conservation area; Within 200m of 2 listed buildings | |
| Air Quality Management Area | Partially within AQMA (3.13%) | |
| Contamination Issues | Contaminated Land Assessment (historic landfill site) | |
| Noise Pollution | Noise Assessment (adjacent commercial) | |
| Air Quality | Air Quality Assessment- impact on A25 AQMA (traffic will need to go through AQMA) | |
| Mineral Safeguarding Area | 18172.28m2 81.94% within River Terrace Deposits; 100% within Silica Sand - Construction Sandstone - Folkestone Formation | |
| Site Access | Existing access (contributions towards improvements may still be sought) | |
| Network Capacity | Limited capacity on transport network and requires improvements | |

| | | |
|---------------------------|--|--|
| Settlement Classification | 100% within Sevenoaks | |
| Town and Local Centres | Access point within 800m of Seal, High Street. Access points within 2km of St Johns | |
| Train Station | Access point within 2km of Bat and Ball | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 13 | 10 | 4 |

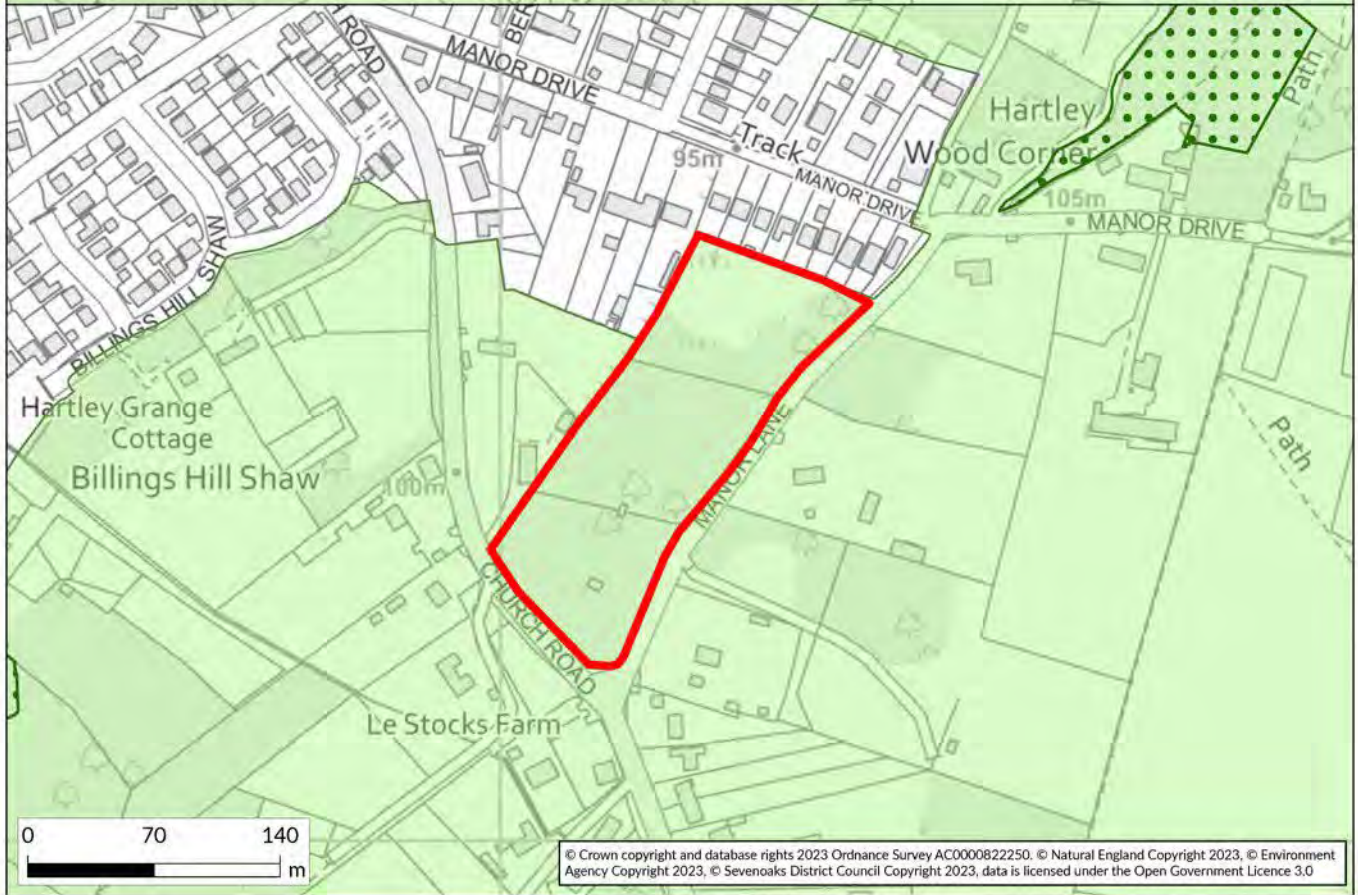
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | By 2025 (with potential to build the whole site out by 2025) |
| Is there a developer interested in the site? | PMG Regeneration Ltd |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | This is a greenfield site in the Green Belt between the urban confines of Sevenoaks Urban Area and Seal. Sevenoaks Urban Area is identified as the District's principal town in the Settlement Hierarchy, while Seal is identified as a village. The site is not directly adjacent to either urban confines boundary. The site is considered to be in a highly sustainable location, close to key services and facilities and to Bat and Ball Train Station. However, the site lies within strongly performing Green Belt which is not recommended for release through the Stage 2 Green Belt Assessment. The site also lies full within the Kent Downs AONB and medium-high landscape sensitivity. Due to the constrained nature of the site, and that it is not directly adjacent to an urban confines boundary, the site is not 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? | Not currently developable |

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

| | |
|--------------|--|
| SDC Comments | The site is not directly adjacent to the settlement boundary of Sevenoaks Urban Area, and is highly constrained by strong Green Belt, the Kent Downs AONB and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|--|

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 |

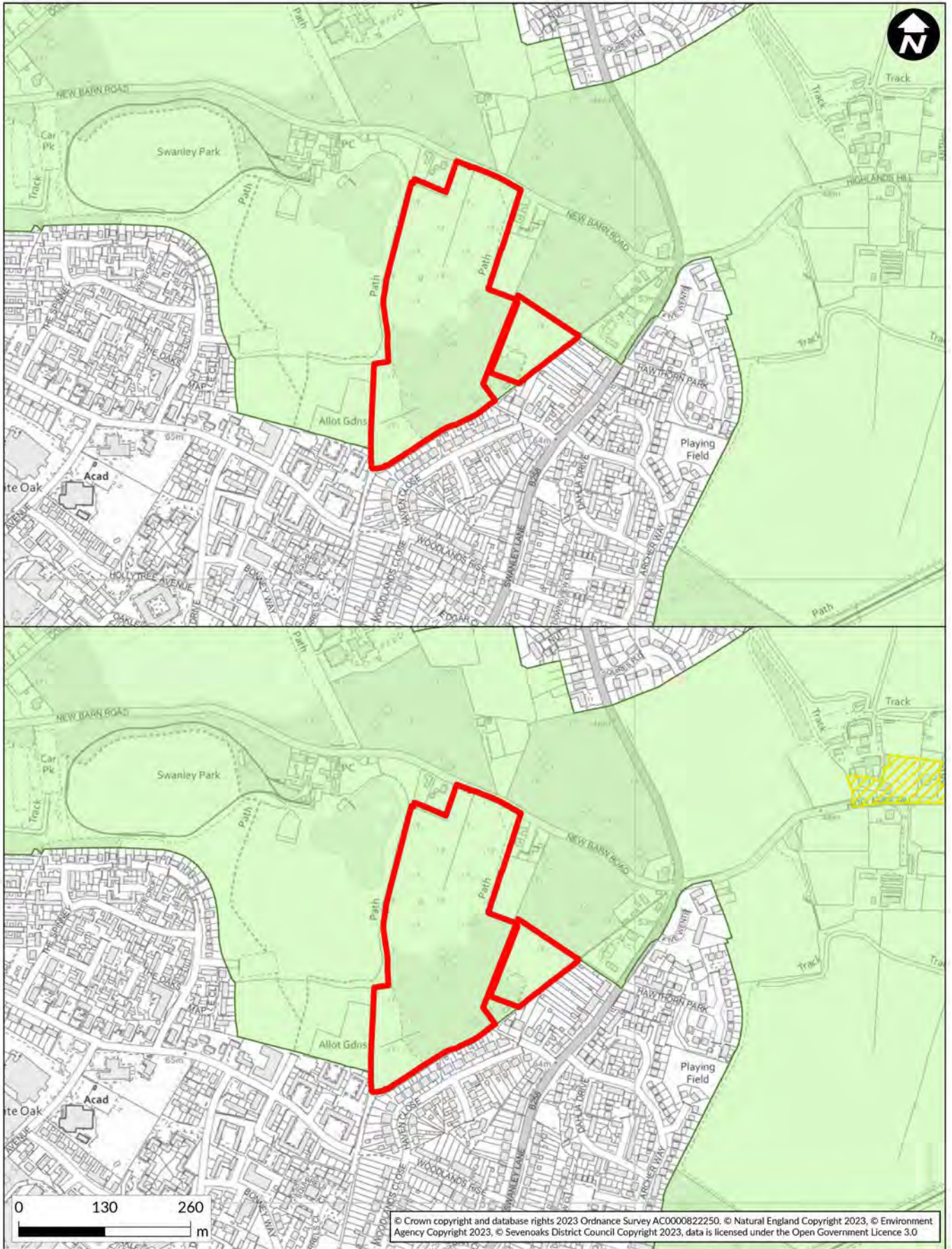
CONCLUSIONS

| | |
|--------------------------|--|
| 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 |
| | 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) |
|--------------|---|

HO/21/00140
Land to the east of Swanley Park New Barn Road Swanley



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00240 |
| Site Area (Ha) | 7.64 |
| Developable Area (Ha) | 2.98 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO141 |
| Site Description | This is a greenfield site adjacent to the urban confines of Swanley. The site comprises a large area of woodland. The site is bound by New Barn Road to the north, residential development to the east and south and Swanley Park to the west. |
| 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 Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--------|
| Within Urban Confines | Adjacent to Swanley | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No existing use | Green |
| Existing allocation / designation | No | Green |
| Proposed use / designation | No | Green |
| Green Belt | Green belt adjacent to Swanley | Yellow |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | Green |
| Landscape Sensitivity | Low-Medium 99.56% | Green |
| Agricultural Land Quality | Grade 2 - 61.0%. Urban - 39% | Red |
| Flood Risk | Flood zone 1 | Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Green |
| SSSI Impact Zone | No risk | Green |
| Local Wildlife Site | Not within an LWS | Green |
| Local Nature Reserve | Not within a LNR | Green |
| Ancient Woodland | Not within Ancient Woodland | Green |
| Presence of Heritage Assets | 56.87% within 100m of Swanley Park Kent Compendium historic park / garden | Yellow |
| Air Quality Management Area | None | Green |
| Contamination Issues | Cont Land Assessment (former nursery site) | Yellow |
| Noise Pollution | No specific risk | Green |
| Air Quality | Air Quality Assessment- Impact on Swanley AQMA/ impact on neighbouring junctions | Yellow |
| Mineral Safeguarding Area | None | Green |
| Site Access | New/Additional access | Yellow |
| Network Capacity | Limited capacity on transport network and requires improvements | Yellow |
| Settlement Classification | 100.0% within 400m of Swanley | Green |
| Town and Local Centres | Access points within 2km of Hextable, Upper Main Road and Swanley - Town Centre | Yellow |
| Train Station | Access point within 2km of Swanley | Yellow |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15.5 | 9 | 2.5 |

| 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? | None |

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | This is a greenfield site in the Green Belt adjacent to Swanley, which is identified as a town in the Settlement Hierarchy. The site is considered to be in sustainable location, close to key services and facilities and Swanley Train Station. However, the site is in strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. Additionally, the site is 61% Grade 2 Agricultural Land Quality. Due to the constrained nature of the site in the Green Belt, the site is not 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? | Not currently developable |

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

| | |
|--------------|---|
| SDC Comments | The site is highly constrained by strongly performing Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00146
The Old Robinsons Nursery Site, Goldsel Road, Swanley, Kent, BR8 8BF



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00146 |
| Site Area (Ha) | 0.81 |
| Developable Area (Ha) | 0.16 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO286 |
| Site Description | This is a partially brownfield site near Swanley. The site comprises a residential dwelling and outbuildings, as well as agricultural land to the north-east of the site. The site is bound by Goldsel Road to the north-west, residential to the south-west, agricultural to the south and north-east. There is an existing access off Green Court Road. |
| 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 - within buffer of urban confines of Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | 202.28m from Crockenhill | |
| 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 | Within the green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium – 100% | |
| Agricultural Land Quality | Grade 2 – 79.92% | |
| 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 | Within 200m of 2 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (former use) | |
| Noise Pollution | Noise Assessment (Goldsel Road) | |
| 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 | 96.36% within 400m of Swanley | |
| Town and Local Centres | Access point within 800m of Crockenhill, Broadway. Access point within 2km of Swanley Town Centre | |
| Train Station | Access point within 2km of Swanley Town Centre | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15 | 9 | 3 |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | 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 in the Green Belt between Swanley, which is identified as a town in the Settlement Hierarchy, and Crockenhill, which is identified as a village. The site is not directly adjacent to the settlement boundary. The site is considered to be in a sustainable location, close to key services and facilities in Swanley and Crockenhill, as well as Swanley Train Station. However, the site lies within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt Assessment. The site is also Grade 2 Agricultural Land Quality. A new access would be required. Due to the constrained nature of the site, and that it is not directly adjacent to the urban confines boundary, this site 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 site is highly constrained by strongly performing Green Belt land and Grade 2 Agricultural Land Quality. Therefore the site is not proposed for allocation. |
|--------------|---|

HO/21/00147

Land north of the Junction at College Road and New Barn Road, Hextable, BR8 7PS



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00147 |
| Site Area (Ha) | 0.3 |
| Developable Area (Ha) | 0.16 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO247 |
| Site Description | This is a partially brownfield site near Hextable. The site comprises a parcel of land containing a Gypsy and Traveller pitch, stable block, and a field used for grazing horses. Bound by College Road to the south, access track to the east, business centre to the north and offices to the west. A hedgerow lines the eastern boundary of the site. There is an existing access off the track to the east of the site. |
| 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 – within buffer of urban confines of Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | 206.0m from Swanley | |
| Land Use (GF/PDL) | Mixed – greenfield and previously developed land | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within the green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Low-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 a LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | 89.6% within 100m of Swanley Park Kent Compendium historic park / garden | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment- Former land use/ accumulations of waste | |
| Noise Pollution | Noise Assessment (Road junction/adjacent commercial use) | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | Within 400m of Swanley | |
| Town and Local Centres | Access point within 2km of Hextable, Upper Main Road and Swanley- Town Centre | |
| Train Station | Access point within 2km of Swanley | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 14 | 10 | 3 |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | 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 |

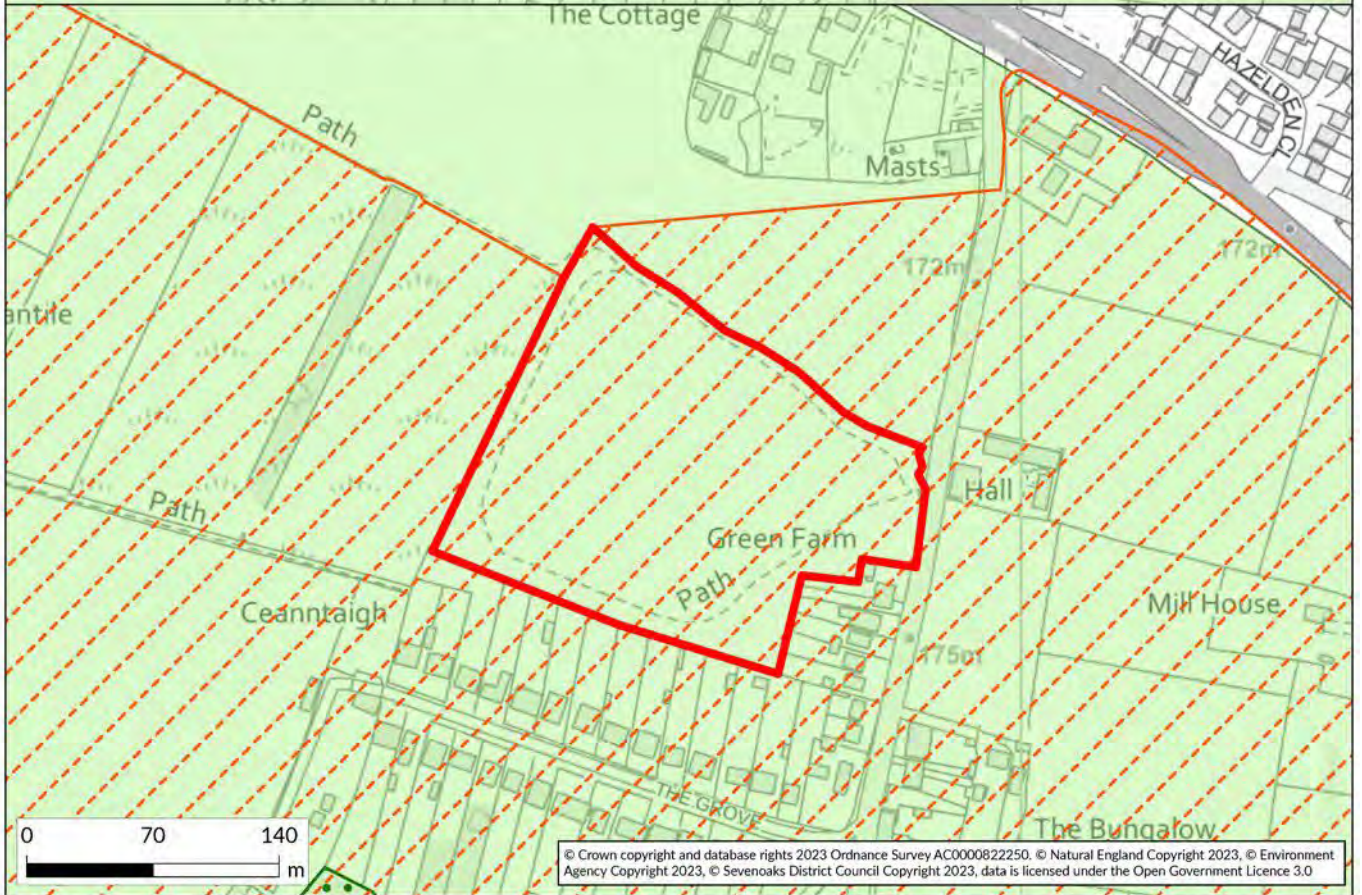
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a partially brownfield site within the Green Belt between the settlement boundaries of Swanley, which is identified as a town in the Settlement Hierarchy, and Hextable, which is identified as a village. The site is not directly adjacent to an urban confines boundary. The site is considered to be in a sustainable location, close to key services and facilities, and Swanley Train Station. However, the site lies within strongly performing Green Belt which is not recommended for release through the Stage 2 Green Belt assessment and is also Grade 2 Agricultural Land Quality. A new access to the site would be required. Due to the constrained nature of the site, and that it is not directly adjacent to the urban confines boundary of a top tier settlement, the site 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 site is not directly adjacent to the urban confines boundary of Swanley. It is also highly constrained by strong performing Green Belt and partly Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00155
Green Farm, School Lane, West Kingsdown



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| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00155 |
| Site Area (Ha) | 3.7 |
| Developable Area (Ha) | 3.7 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO153 |
| Site Description | This is a greenfield site adjacent to West Kingsdown. The site comprises a parcel of land containing an agricultural field used for grazing. The site is bound by School Lane to the east, residential development to the south and open countryside to the west and north. The topography of the site is very flat. |
| 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 – within buffer of urban confines of West Kingsdown |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|-------------|
| Within Urban Confines | 187.98m from West Kingsdown | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | Yes but will be reprovided | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | Within the green belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | Red |
| Landscape Sensitivity | Low-Medium – 100% | Light Green |
| Agricultural Land Quality | Grade 3 – 66.96% | Light Green |
| Flood Risk | Flood zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | Not within an LWS | Light Green |
| Local Nature Reserve | Not within a LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | Within 200m of 1 listed buildings | Yellow |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | Contaminated Land Assessment (former farm land) | Yellow |
| Noise Pollution | No specific risk | Light Green |
| Air Quality | No specific risk | Light Green |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | New/additional access required | Yellow |
| Network Capacity | Limited capacity on transport network and requires improvements | Yellow |
| Settlement Classification | 30.19% within 250m of West Kingsdown | Light Green |
| Town and Local Centres | Access point within 2km of West Kingsdown, Hever Road | Yellow |
| Train Station | Over 2km from nearest train station | Red |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15.5 | 6.5 | 5 |

| 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? | 2026-2030 |
| 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? | Consideration of the Green Belt and AONB constraints and how mitigation could be put in place to reduce the impact on the Green Belt and AONB. |

CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site in the buffer of the urban confines of West Kingsdown, which is identified as a service village in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, however does not benefit from access to a train station. The site is also not directly adjacent to the urban confines boundary. The site is within strong Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also fully within the Kent Downs AONB. Due to the constrained nature of the site, and that it is not directly adjacent to the settlement boundary for West Kingsdown, the site is not 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? | Not currently developable |

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

| | |
|--------------|--|
| SDC Comments | The site is not directly adjacent to the settlement boundary for West Kingsdown and is highly constrained by strong performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00159
Land west of Chapel Wood Road, New Ash Green



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00159 |
| Site Area (Ha) | 9.73 |
| Developable Area (Ha) | 9.73 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | MX6 |
| Site Description | This is a greenfield site adjacent to the urban confines of New Ash Green. The site comprises a parcel of land containing an agricultural field, used for grazing. The site is bound by Chapel Wood Road to the south, residential development to the east, and woodland to the north and west. |
| 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 New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Adjacent to New Ash Green | |
| 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 New Ash Green | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Low-Medium – 100% | |
| Agricultural Land Quality | Grade 3 – 95.98% | |
| 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 | 6.67% 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 | Contaminated Land Assessment (former farmland) | |
| Noise Pollution | No specific risk | |
| Air Quality | Air Quality Assessment - impact of development on nearby roads dependent on scale and density | |
| 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 | 84.27% within 250m of New Ash Green | |
| Town and Local Centres | Access point within 800m of New Ash Green. Access points within 2km of Hartley, Cherry Trees and New Ash Green, Village Centre | |

| | | |
|---------------|----------------------------------|--|
| Train Station | Over 2km away from train station | |
|---------------|----------------------------------|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 16 | 8 | 3 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | At this stage it is too early to give such information given the need to confirm details of the scheme and secure necessary consents. However Hallam Land Management would look to bring the site forward for development as soon as possible. |
| Is there a developer interested in the site? | Hallam Land Management are actively promoting the site through the Local Plan process and have a Planning Promotion Agreement in place with the landowner |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | We do not highlight any issues with regard to viability at this stage. |

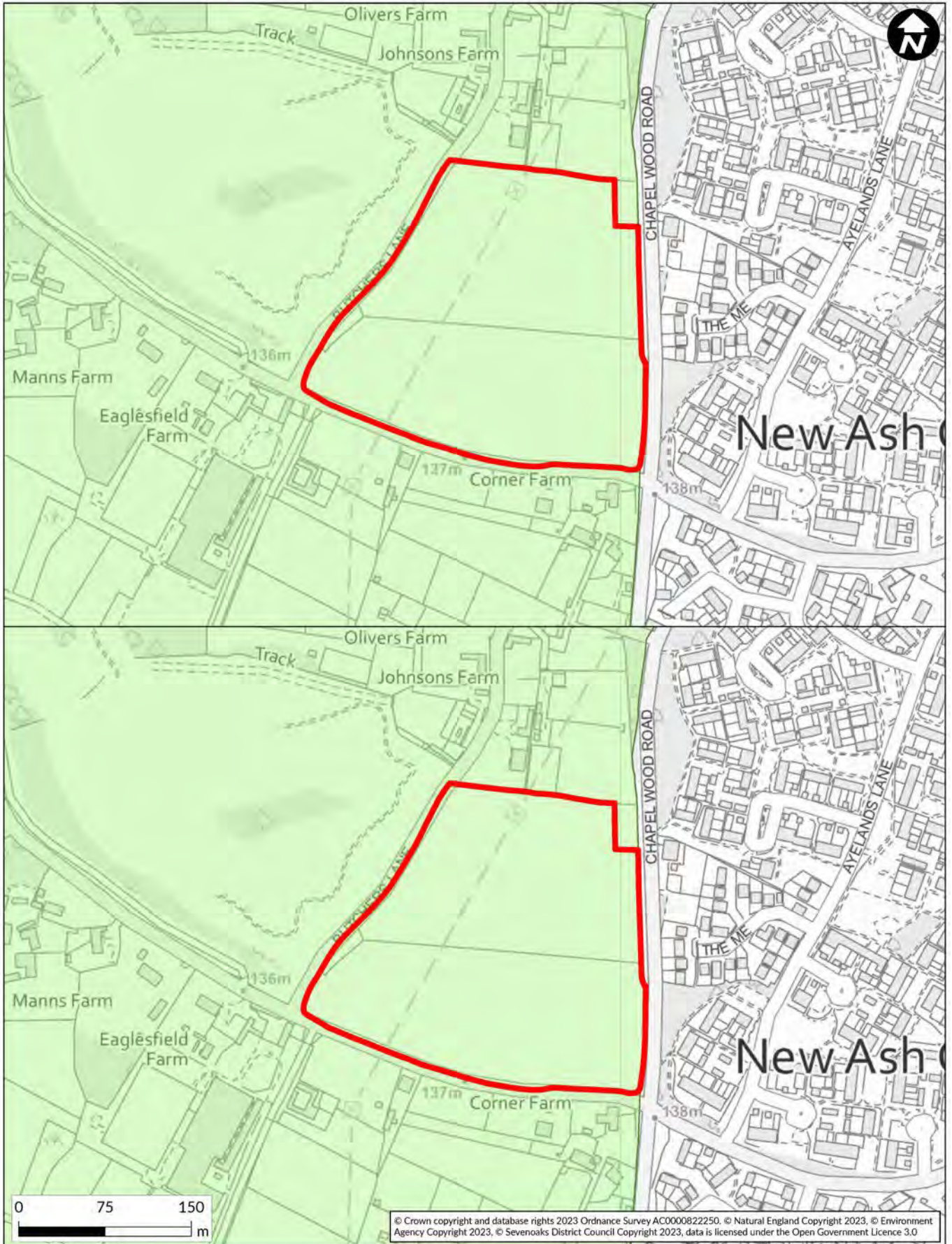
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield site adjacent to the urban confines of New Ash Green, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00160
Land north of Manor Lane, New Ash Green



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00160 |
| Site Area (Ha) | 5.81 |
| Developable Area (Ha) | 5.81 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO72 |
| Site Description | This is a greenfield site adjacent to the urban confines of New Ash Green. The site comprises a parcel of land forming part of an open agricultural field, used for grazing. The site is bound by Chapel Wood Road to the east, Manor Lane to the south, Butchers Lane to the west and agricultural use to the north. |
| 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 New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|-------------|
| Within Urban Confines | Adjacent to New Ash Green | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | Yes but will be reprovided | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | In the green belt adjacent to New Ash Green | Yellow |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | Light Green |
| Landscape Sensitivity | Low-Medium – 100% | Light Green |
| Agricultural Land Quality | Grade 3 – 100% | Yellow |
| Flood Risk | Flood zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | No risk | Light Green |
| Local Wildlife Site | Not within an LWS | Light Green |
| Local Nature Reserve | Not within a LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | Within 200m of 3 listed buildings | Yellow |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | Contaminated Land Assessment (former farmland) | Yellow |
| Noise Pollution | No specific risk | Light Green |
| Air Quality | Air Quality Assessment - impact of development on nearby roads dependent on scale and density | Yellow |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | New/additional access required | Yellow |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | Light Green |
| Settlement Classification | 95.49% within 250m of New Ash Green | Light Green |
| Town and Local Centres | Access point within 800m of New Ash Green, village centre. Access point within 2km of New Ash Green, Village Centre. | Light Green |

| | | |
|---------------|-------------------------------------|-----|
| Train Station | Over 2km from nearest train station | |
| GREEN | AMBER | RED |
| 17 | 7 | 3 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | At this stage it is too early to give such information given the need to confirm details of the scheme and secure necessary consents. However Hallam Land Management would look to bring the site forward for development as soon as possible. |
| Is there a developer interested in the site? | Hallam Land Management are actively promoting the site through the Local Plan process and have a Planning Promotion Agreement in place with the landowner. |
| Any legal constraints? | No |
| Type of development? | New build |
| Exceptional Issues? | No |
| How to make site viable? | We do not highlight any issues with regard to viability at this stage. |

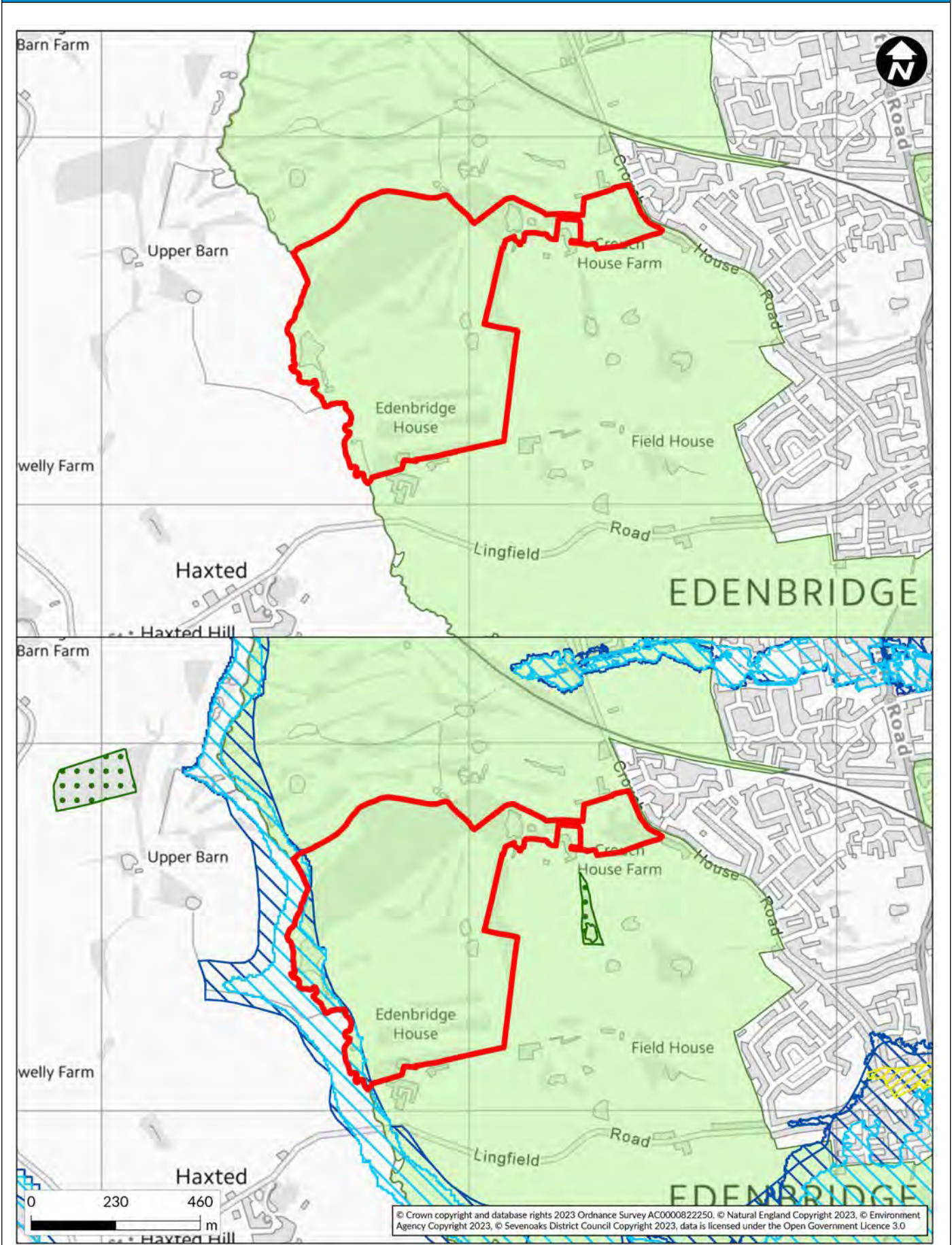
| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a greenfield site adjacent to the urban confines of New Ash Green, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strong performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00162

Keynes Land adjacent to Kent & Surrey Golf Course, Crouch House Road, Edenbridge, Kent
TN8 5LQ



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00162 |
| Site Area (Ha) | 39.54 |
| Developable Area (Ha) | 39.54 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO330 |
| 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, also directly adjacent to the district boundary with Tandridge District. The majority of the site comprises a redundant golf course, with the remaining land, to the east of the site, forming part of the curtilage to Crouch House Farm and tennis courts. The site is bound by Crouch House Road to the east, a golf course to the north and open countryside to the west and 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 Edenbridge |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | 9.19m from Edenbridge | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within green belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Medium-High - 96.99% | |
| Agricultural Land Quality | Grade 3 - 99.8% | |
| Flood Risk | 7.7% in Flood Zone 2 and 5.91% in Flood Zone 3 | |
| 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 | Within 200m of 3 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (likely made ground) | |
| Noise Pollution | Noise Assessment (adjacent commercial) | |
| Air Quality | AQ Assessment- Impact of development on nearby roads dependant on scale and density | |
| Mineral Safeguarding Area | 40569.32m ² 10.26% within Sub Alluvial River Terrace | |
| Site Access | Access difficult | |
| Network Capacity | No capacity on transport network | |
| Settlement Classification | 10.58% within 400m of Edenbridge | |
| Town and Local Centres | Access points within 2km of Edenbridge Central, Northern Fringe and Southern Fringe | |
| Train Station | Access points within 2km of Edenbridge and Edenbridge Town | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 10 | 12 | 5 |

| 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? | 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 greenfield 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 existing key services and facilities, as well as benefitting from access to two train stations. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also medium-high landscape sensitivity, and there is considered to be no capacity on the surrounding transport network as well as access to the site being difficult. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00163
Stonehouse Farm, Stonehouse Lane, Halstead, Kent, TN14 7HH



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00163 |
| Site Area (Ha) | 3.78 |
| Developable Area (Ha) | 3.78 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a partially brownfield site in Pratts Bottom. The site comprises a former commercial stud farm with a range of building, as well as two residential properties. The site is bound by Stonehouse Lane to the north and east, residential to the west and agricultural to the west and south. There is an existing access off Stonehouse Lane. |
| 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 - within buffer of urban confines to Pratts Bottom |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--------|
| Within Urban Confines | Not within Urban Confines (adjacent to Pratts Bottom) | Yellow |
| Land Use (GF/PDL) | Mixed - Greenfield and Previously Developed Land | Yellow |
| Existing use | Yes (although not allocated) | Yellow |
| Existing allocation / designation | No | Green |
| Proposed use / designation | No | Green |
| Green Belt | Completely within the Green Belt | Red |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | Green |
| Landscape Sensitivity | Not within a Landscape Sensitivity Area | Green |
| Agricultural Land Quality | Urban - 8.75%; Grade 3 - 91.25% | Yellow |
| Flood Risk | Flood Zone 1 | Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Green |
| SSSI Impact Zone | No risk | Green |
| Local Wildlife Site | Not within a LWS | Green |
| Local Nature Reserve | Not within an LNR | Green |
| Ancient Woodland | 0.45% within 15m buffer of Ancient & Semi-Natural Woodland | Yellow |
| Presence of Heritage Assets | Not applicable | Green |
| Air Quality Management Area | None | Green |
| Contamination Issues | Contaminated Land Assessment (appears to be a former quarry) | Yellow |
| Noise Pollution | No specific risk | Green |
| Air Quality | No specific risk | Green |
| Mineral Safeguarding Area | None | Green |
| Site Access | Access difficult | Red |
| Network Capacity | No capacity on transport network | Red |
| Settlement Classification | 69.64% within 400m of Greater London Large Built-Up Area | Green |
| Town and Local Centres | Over 2km to Town and Local Centre | Red |

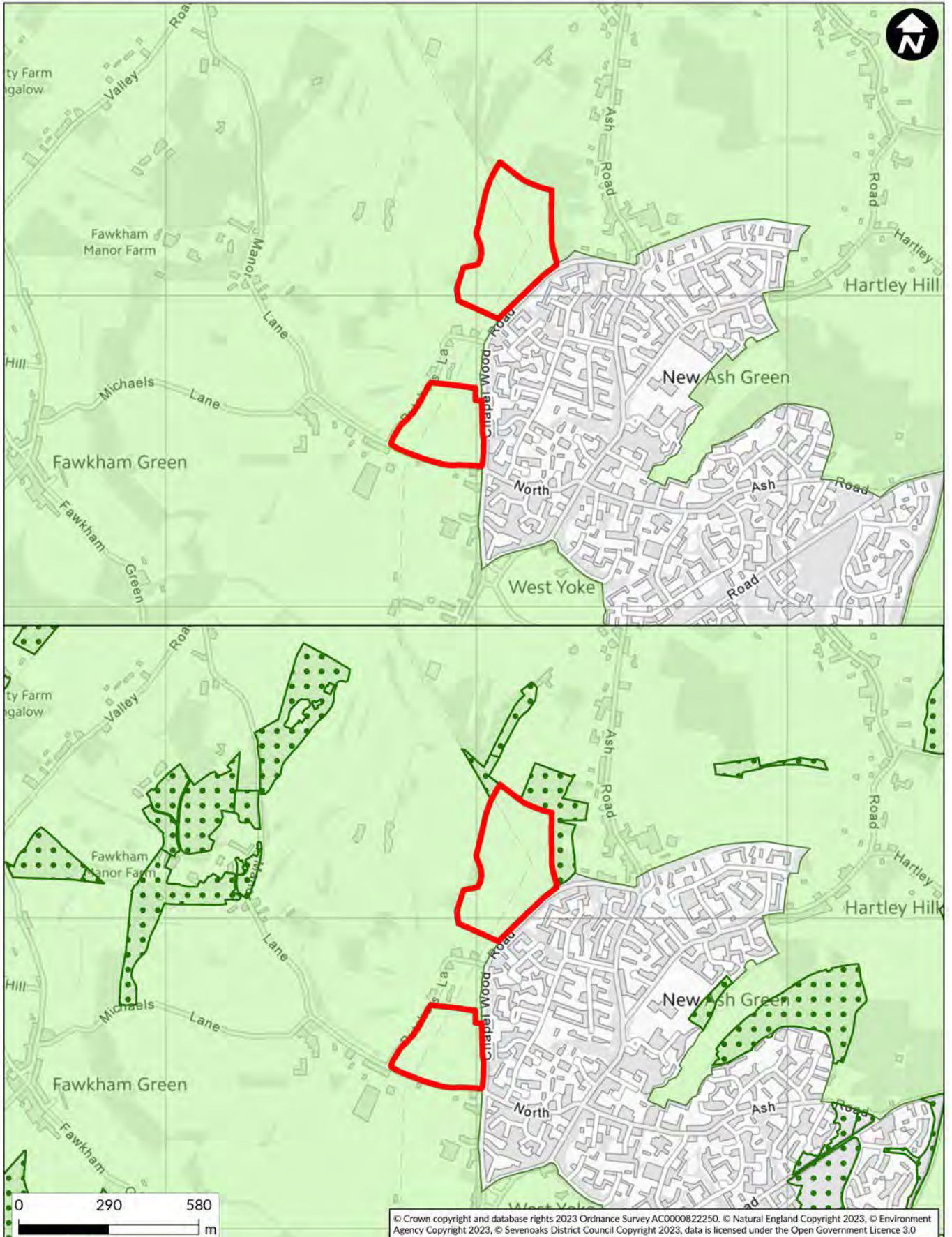
| | | |
|---------------|---|------------|
| Train Station | At least 1 proposed access point is within 2km of Knockholt Station (walkable and cycle friendly) | |
| GREEN | AMBER | RED |
| 15 | 7 | 5 |

| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | Years 1 - 5 of the Plan |
| Is there a developer interested in the site? | Yes, there have been a number of enquiries. |
| 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 near to the urban confines of Pratts Bottom, which is identified as a hamlet in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location for public transport options, within walking distance of Knockholt Station, however is not within close proximity of key services and facilities. The site is within strong Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. It is considered that access to the site would be difficult and that there is no capacity on the surrounding transport network. Due to the constrained nature of the site, and its location not being adjacent to a top tier settlement, it 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 site is not adjacent to a top tier settlement and is constrained by strong performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00164
Land west of New Ash Green



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00164 |
| Site Area (Ha) | 15.54 |
| Developable Area (Ha) | 15.54 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO72, MX6 |
| Site Description | This is a greenfield site, split into two parcels, adjacent to New Ash Green. These two parcels have also been submitted separately, under HO/21/00159 and HO/21/00160. The northern parcel comprises a parcel of land containing an agricultural field, used for grazing. The parcel is bound by Chapel Wood Road to the south, residential development to the east, and woodland to the north and west. The southern parcel comprises a parcel of land forming part of an open agricultural field, used for grazing. The site is bound by Chapel Wood Road to the east, Manor Lane to the south, Butchers Lane to the west and agricultural use to the north. |
| 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 New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to New Ash Green) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In Green Belt (But adjacent to Urban Confines of New Ash Green) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Other 2.52%; Grade 3 - 97.48% | |
| 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 | 4.18% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Within 200m of 3 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | Cont Land Assessment (former farmland) | |
| Noise Pollution | No specific risk | |
| Air Quality | Air Quality Assessment - impact of development on nearby roads dependent on scale and density | |
| 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 | 88.46% within 250m of New Ash Green | |
| Town and Local Centres | Within 800m of New Ash Green, Village Centre (walkable in 10 minutes) | |

| | | |
|---------------|-----------------------------------|-----|
| Train Station | Over 2km to nearest train station | |
| GREEN | AMBER | RED |
| 16 | 8 | 3 |

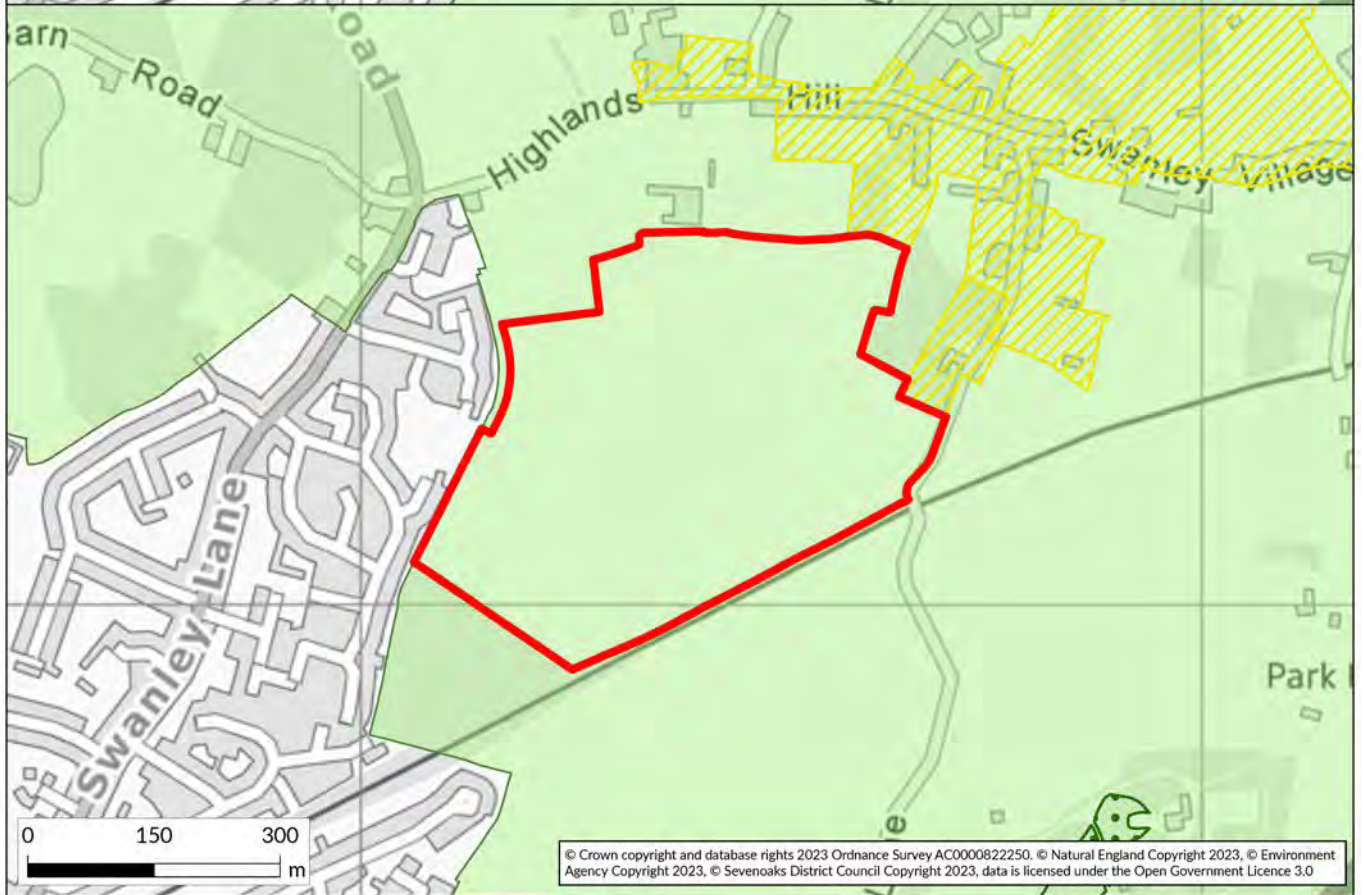
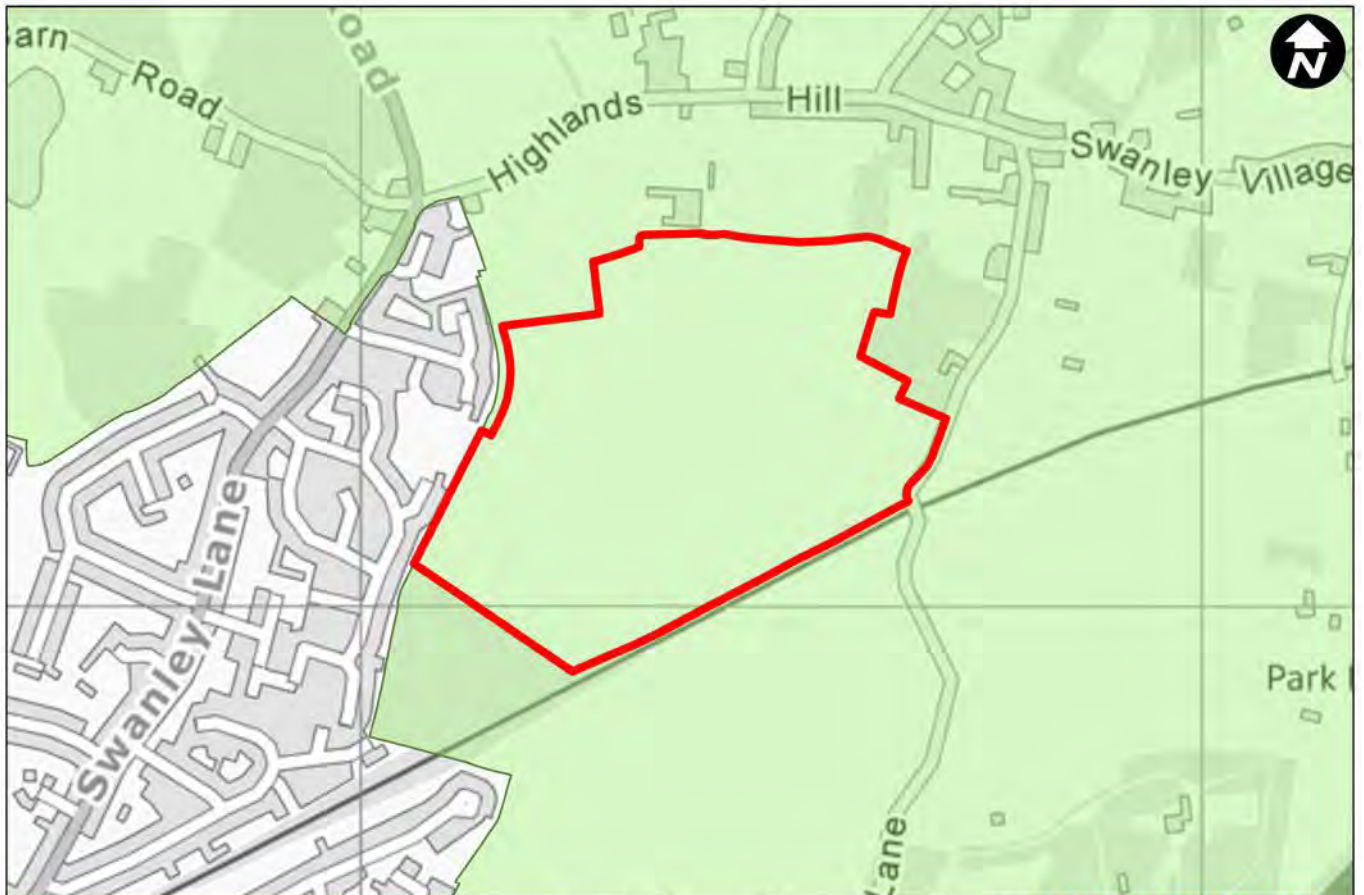
| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | At this stage it is too early to give such information given the need to confirm details of the scheme and secure necessary consents. However, Hallam Land Management would look to bring the site forward for development as soon as possible. |
| Is there a developer interested in the site? | Hallam Land Management are actively promoting the site through the Local Plan process and have a Planning Promotion Agreement in place with the landowner. |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | No |
| How to make site viable? | We do not highlight any issues with regard to viability at this stage. |

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | This is a greenfield site, split into two parcels, adjacent to the urban confines of New Ash Green, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strong performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00165
Land north of Beechenlea Lane, Swanley



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| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00165 |
| Site Area (Ha) | 20.7 |
| Developable Area (Ha) | 20.7 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO84, MX54b |
| Site Description | This is a greenfield site adjacent to the urban confines of Swanley. The site comprises a large parcel of land containing an agricultural field, use for arable crop production. The site is bound by Archer Way to the west, railway Lane to the south, Beechenlea Lane to the east and open countryside to the north. |
| 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 Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Swanley) | |
| 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 Swanley | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 99.55% Low - Medium | |
| Agricultural Land Quality | Grade 2 - 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 | 37.41% within 200m of Swanley Village conservation area; Within 200m of 6 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | Cont Land Assessment (former farm land) | |
| Noise Pollution | Noise Assessment (railway) | |
| Air Quality | Air Quality Assessment- Impact on Swanley AQMA | |
| Mineral Safeguarding Area | 9.37% within River Terrace Deposits | |
| Site Access | Access difficult | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 84.86% within 400m of 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 |
|-------|-------|-----|
| 13 | 10 | 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? | Completions are anticipated by 2030 with approx. 50-60 annual dwellings delivered per year |
| Is there a developer interested in the site? | The site is being promoted by Landhold Capital on behalf of Southern & Regional Developments. |
| 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 Swanley, 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, as well as Swanley Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, it 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 site is constrained by strong performing Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00168
Land at Lingfield Road, Edenbridge



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00168 |
| Site Area (Ha) | 2.12 |
| Developable Area (Ha) | 2.12 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site in Edenbridge. The site comprises a large parcel of farmland. The site is bound by Lingfield Road to the south, residential to the east and west and agricultural land to the north, east and west. There is an existing access off Lingfield Road. |
| 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 – within buffer of 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 | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Medium - High | |
| Agricultural Land Quality | Urban - 4.15%; Grade 3 - 95.85% | |
| 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 | New/additional access required | |
| 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 | Within 800m of Edenbridge, Central Area (walkable in 10 minutes) | |
| Train Station | Within 2km of Edenbridge Town Station (walkable and cycle friendly) | |

| 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? | By 2025 |
| When do you anticipate completion on the site? | N/A |
| 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 |

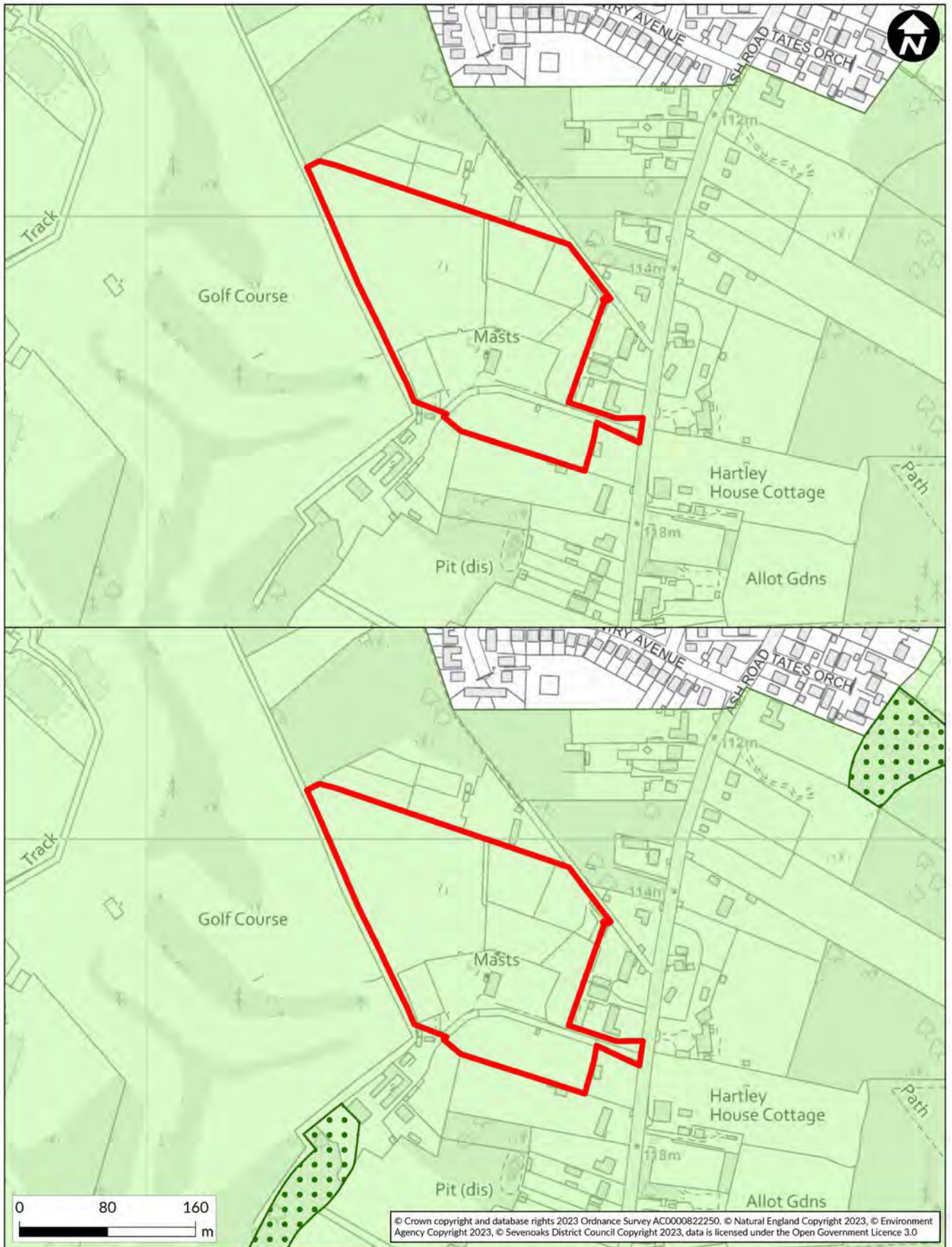
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site adjacent to Edenbridge, 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 in Edenbridge, including two train stations. The site does not directly border the urban confines of Edenbridge. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also medium-high landscape sensitivity. Due to the constrained nature of the site, and that it does not lie directly adjacent to Edenbridge urban confines, it 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 site does not lie directly adjacent to the urban confines of Edenbridge and is constrained by strongly performing Green Belt and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00177
Chapel Wood Enterprises Site, Ash Road, Hartley, DA3 8HA



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00177 |
| Site Area (Ha) | 4.21 |
| Developable Area (Ha) | 4.21 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO52, HO361, HO405 |
| Site Description | This is a partially brownfield site near Hartley. The site comprises a transport depot, including commercial buildings, hard-standing, waste ground and paddocks. The site is bound to the north and south by residential, to the east by Ash Road and a golf course to the west. There is an existing access off Ash Road. |
| 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 - within buffer of urban confines of Hartley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Hartley) | |
| Land Use (GF/PDL) | Mixed - Greenfield and Previously Developed Land | |
| Existing use | Transport Depot, commercial buildings, telecom antenna and formal paddocks | |
| Existing allocation / designation | No | |
| Proposed use / designation | Yes - Open Spaces 2018 177: Chantry Avenue Woodland, Hartley Natural & Semi Natural - 0.48% | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 2.29%; Grade 3 - 97.71% | |
| 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 | Cont Land Assessment (former use) | |
| Noise Pollution | Noise Assessment (adjacent commercial) | |
| Air Quality | AQ Assessment- Impact of development on nearby roads | |
| 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 | 71.36% within 250m of Hartley | |

| | | |
|------------------------|--|--|
| Town and Local Centres | Within 2km of Hartley, Cherry Trees; within 2km of New Ash Green, Village Centre (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 14 | 9 | 4 |

OTHER CONSIDERATIONS

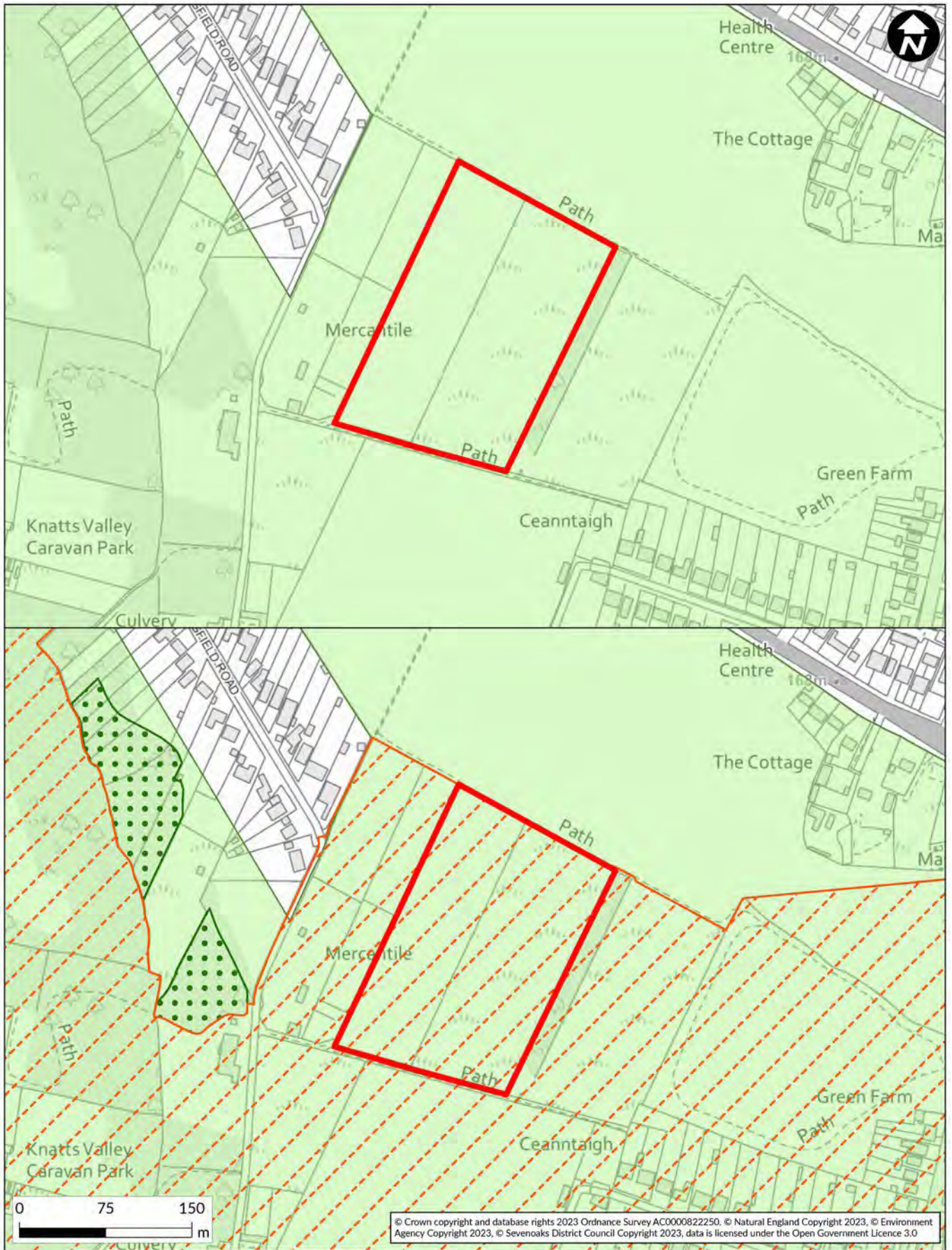
| | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate commencement on the site? | 42 units by 2025 - subject to grant of planning consent. |
| Is there a developer interested in the site? | N/A |
| 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 near Hartley, which is identified as a service village in the Settlement Hierarchy. The site is not directly adjacent to the urban confines boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines, it 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 site is not directly adjacent to the urban confines of Hartley and is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00184
Land adjacent Kingsingfield Road (site A), West Kingsdown, TN15 6LJ



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00159 |
| Site Area (Ha) | 3.62 |
| Developable Area (Ha) | 3.62 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO277 |
| Site Description | This is a greenfield site near the urban confines of West Kingsdown. The site comprises agricultural land used for grazing. The site is bound by open countryside to the north, east, south and west. The topography of the site is flat. There are footpaths running along both the northern and southern boundary. |
| 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 - within buffer of 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 | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Grade 3 - 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 | 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 | No capacity on transport network | |
| Settlement Classification | 100.0% within 250m of West Kingsdown | |
| Town and Local Centres | All proposed access points are over 2km from a town or local centre | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 3 | 7 |

| 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? | 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 | This is a greenfield site a short distance from the urban confines of West Kingsdown, which is identified as a service village in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is considered to be in a sustainable location, close to existing services and facilities in West Kingsdown, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines of a top tier settlement, the site it 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 site is not directly adjacent to the urban confines of a West Kingsdown and is highly constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00185
Land adjacent Kingsingfield Road (site B), West Kingsdown, TN15 6LJ



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| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00185 |
| Site Area (Ha) | 1.89 |
| Developable Area (Ha) | 1.89 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO277 |
| Site Description | This is a greenfield site near the urban confines of West Kingsdown. The site comprises agricultural land used for grazing. The site is bound by residential development to the southeast and open countryside to the north, east, south and west. The topography of the site is flat. There are footpaths running along both the northern and southern boundary of the site. |
| 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 - within buffer of 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 | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Grade 3 - 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 | 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 | No capacity on transport network | |
| Settlement Classification | 100.0% within 250m of West Kingsdown | |
| Town and Local Centres | All proposed access points are over 2km from a town or local centre | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 3 | 7 |

| 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? | 10 per year, to be completed in 2 years. |
| Is there a developer interested in the site? | N/A |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

| CONCLUSIONS | |
|--------------------------------------|---|
| Suitability | This is a greenfield site a short distance from the urban confines of West Kingsdown, which is identified as a service village in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is considered to be in a sustainable location, close to existing services and facilities in West Kingsdown, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines of a top tier settlement, the site it 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 site is not directly adjacent to the urban confines of a West Kingsdown and is highly constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00187
Land West of Ashgrove Road, Sevenoaks, TN13 1SX



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00187 |
| Site Area (Ha) | 2.46 |
| Developable Area (Ha) | 2.46 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site adjacent to Sevenoaks Urban Area. The site comprises a parcel of land in agricultural use. The site is bound by Ashgrove Road to the west, residential properties to the north, Grove Road to the west and agricultural land 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 Sevenoaks Urban Area |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In the Green Belt adjacent to Sevenoaks | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium - High | |
| Agricultural Land Quality | Urban 27.22%; Grade 3 72.78% | |
| 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; Within 100m of 3 locally listed assets | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area: 39.58% within Limestone - Hythe Formation - Kentish Ragstone; 22.7% within Silica Sand - Construction Sandstone - Folkestone Formation | |
| Site Access | New/additional access required | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | 100.0% within 400m of Sevenoaks | |

| | | |
|------------------------|--|--|
| Town and Local Centres | Within 2km of Sevenoaks - Town Centre (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| | | |
|--------------|--------------|------------|
| GREEN | AMBER | RED |
| 15 | 7 | 5 |

| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | Now |
| When do you anticipate completion on the site? | Following the receipt of planning permission, the site will be built out in across 18mths- 2 years. |
| 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 |

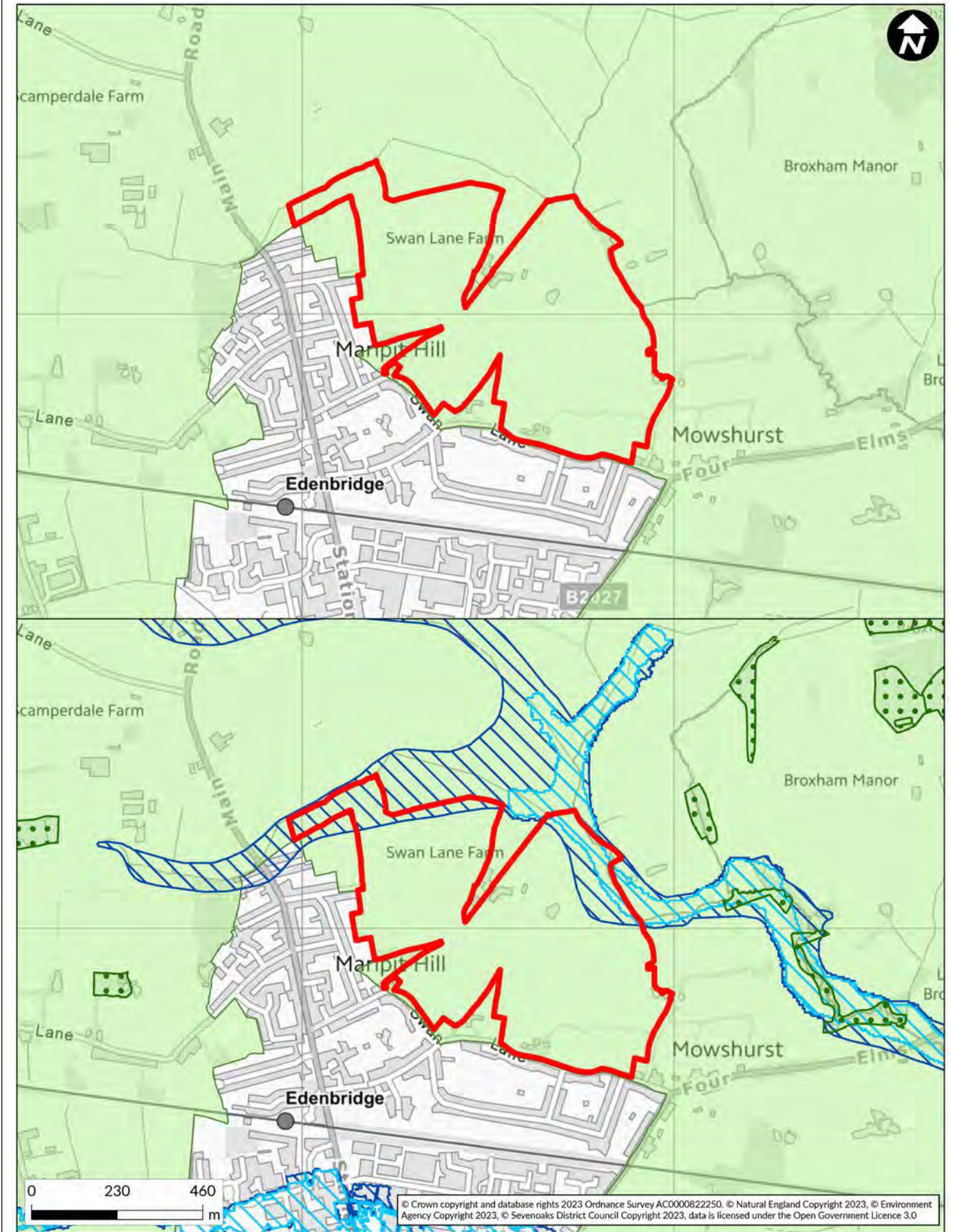
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield site adjacent to the urban confines of 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 existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Additionally, the site is fully within the Kent Downs AONB and medium-high landscape sensitivity. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt, the Kent Downs AONB and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00190
Land to the north of Swan Lane and East of Fairmead Road



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00190 |
| Site Area (Ha) | 43.27 |
| Developable Area (Ha) | 43.27 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO279 |
| Site Description | This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a large parcel of land to the north-east of Edenbridge used for grazing, and incorporates a couple of agricultural buildings at Swan Lane Farm. The site is bound by residential development to the south and west, and agricultural land to the north and east. |
| 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 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 | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In the Green Belt adjacent to 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 6.37%; Grade 3 72.67%; Grade 4 - 20.96% | |
| Flood Risk | 14.45% in Flood Zone 2 and 3.2% in Flood Zone 3 | |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | Not within a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | 0.04% contains listed building Swan Lane Barn at Swan Lane Farm | |
| 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 | Partially within Mineral Safeguarding Area 2.63% within Sub Alluvial River Terrace | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 84.31% within 400m of Edenbridge | |
| Town and Local Centres | Within 2km of Edenbridge, Central Area (walkable and cycle friendly) | |

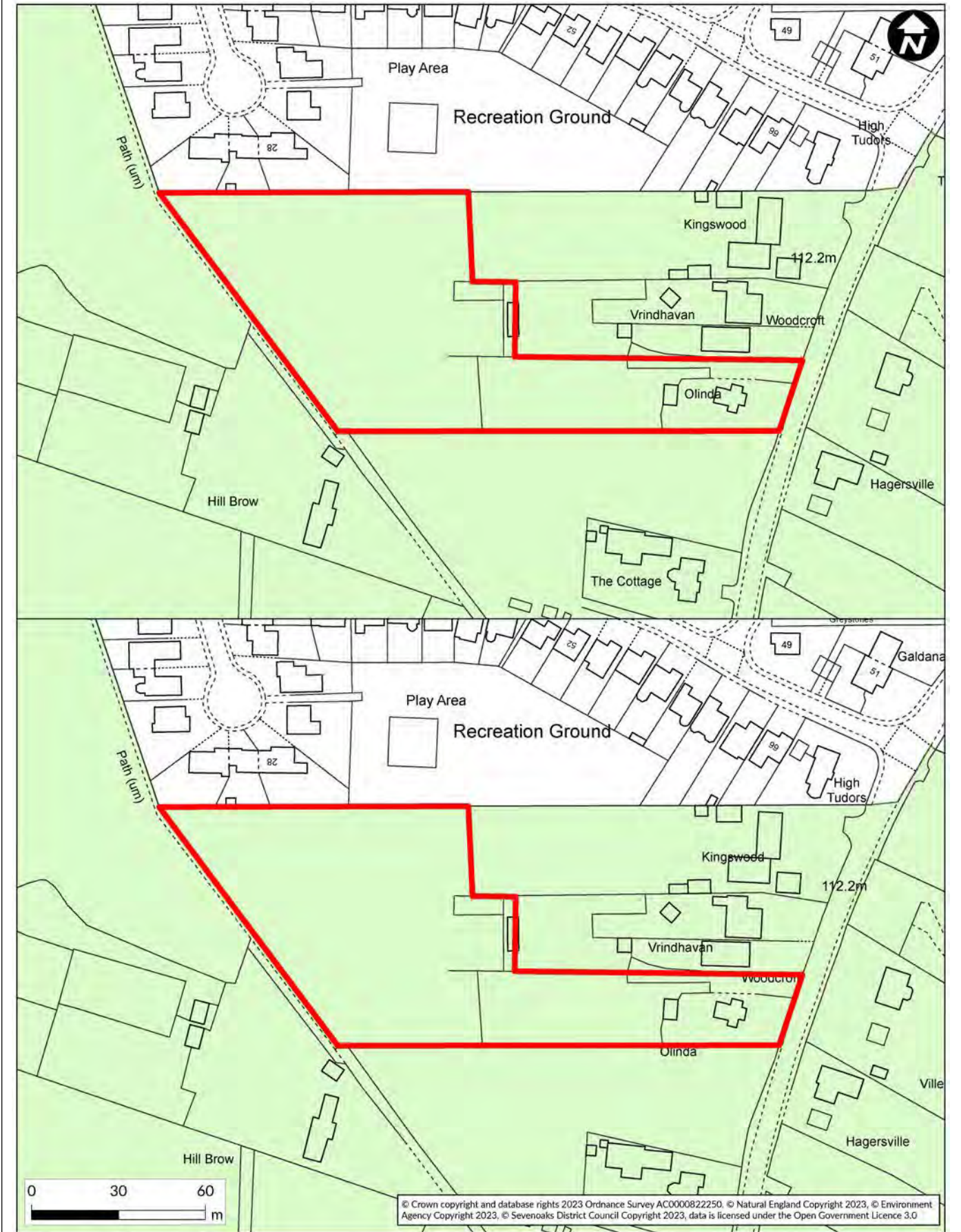
| | | |
|---------------|---|-----|
| Train Station | Within 800m of Edenbridge Station (walkable in 10 minutes) | |
| GREEN | AMBER | RED |
| 13.5 | 11.5 | 2 |

| 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? | 26 - 100 27- 150 28 - 150 29 - 150 30 - 50 |
| Is there a developer interested in the site? | Several developers are interested in the site, a selection has not yet been made. |
| 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 therefore considered to be in a sustainable location, close to existing key services and facilities, including access to two train stations. The site is within the Green Belt and a small element, to the north-west of the site, is recommended for release through the Stage 2 Green Belt Assessment. The site is medium-high landscape sensitivity. Due to the constrained nature of the site, and that the majority of the site is not recommended for release from the Green Belt, it 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 site is constrained by medium-high landscape sensitivity and the majority of the site is not recommended for release from the Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00194
Land Rear of Olinda, Ash Road, Hartley



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00194 |
| Site Area (Ha) | 0.95 |
| Developable Area (Ha) | 0.95 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO66, HO168 |
| Site Description | This is a partially brownfield site adjacent to the urban confines of Hartley. The site comprises a residential dwelling and associated garden, outbuilding and scrubland to the rear. The site is bound by Ash Road to the east, residential and a recreation ground to the north and open countryside to the west and south. There is an existing access off Ash Road. |
| 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 | Not within Urban Confines (Not within Urban Confines) | |
| Land Use (GF/PDL) | Mixed - Greenfield and Previously Developed Land | |
| 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 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 95.51%; Grade 3 - 4.49% | |
| 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 | 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 Hartley | |
| Town and Local Centres | Within 800m of Hartley, Cherry Trees (walkable in 10 minutes) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 20.5 | 4.5 | 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? | 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 partially brownfield site adjacent to the urban confines of Hartley, which is identified as a service village in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00203
Hopgarden Farm, Telston Lane, Otford, TN14 5JZ



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| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00203 |
| Site Area (Ha) | 0.54 |
| Developable Area (Ha) | 0.54 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site adjacent to the urban confines of Otford. The site comprises a parcel of woodland. The site is bound by residential to the north and south, Telston Lane to the west and agricultural land to the east. |
| 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 Otford |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Otford) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | In the Green Belt but adjacent to Otford | |
| Green Belt Stage 2 | Recommended in Isolation | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Medium | |
| Agricultural Land Quality | Urban - 1.59%; Grade 3 - 98.41% | |
| 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 | None | |
| Site Access | Access difficult | |
| Network Capacity | No capacity on transport network | |
| Settlement Classification | 100.0% within 250m of Otford | |
| Town and Local Centres | Within 2km of Dunton Green and Otford High Street (walkable and cycle friendly) | |
| Train Station | Within 2km of Dunton Green and Otford Station (walkable and cycle friendly) | |

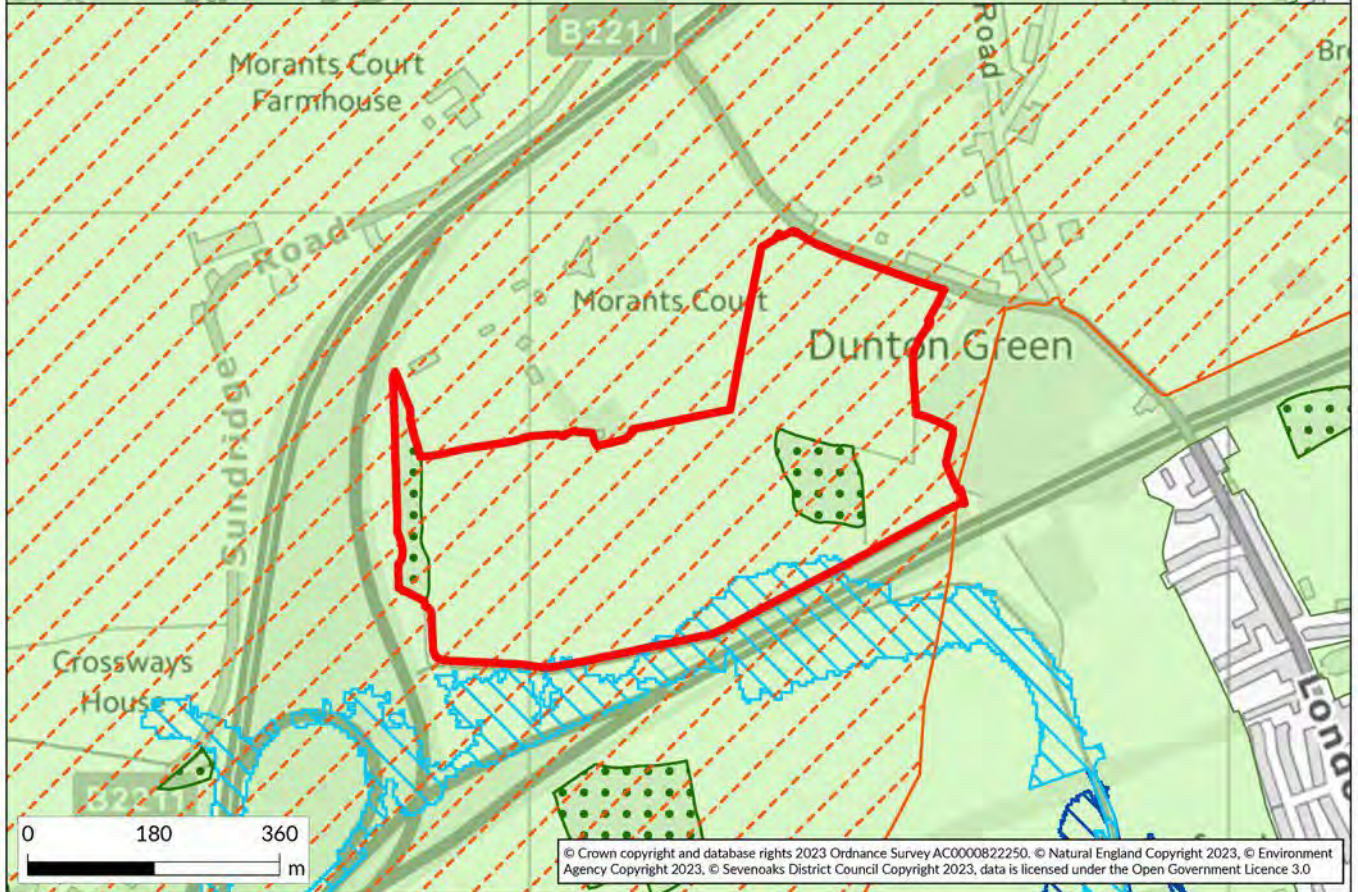
| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 7 | 3 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| 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 |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

| CONCLUSIONS | |
|--------------------------------------|---|
| Suitability | This is a greenfield site adjacent to the urban confines of Otford, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including Dunton Green and Otford Station. The site is within the Green Belt and is recommended for release in isolation through the Stage 2 Green Belt assessment. However, it is considered that there is no capacity on the surrounding transport network. Additionally, the proposed access off Telston Lane is considered to be difficult due to being a private road. Due to access and capacity issues, the site 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 | There are access and capacity for the site. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00205
Land west of Morants Close, Dunton Green, TN13 2TH



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00205 |
| Site Area (Ha) | 27.33 |
| Developable Area (Ha) | 22.24 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO28 |
| Site Description | This is a greenfield site adjacent to Sevenoaks Urban Area. The site comprises a large parcel of agricultural land. The site is bound by Morants Court Road to the west, the M26 motorway to the south, the A21 to the west and agricultural land to the north. |
| 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 – within buffer of urban confines of Sevenoaks Urban Area |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 99.95% within Kent Downs AONB | |
| Landscape Sensitivity | 12.83% Low - Medium; 87.17% Medium | |
| Agricultural Land Quality | Grade 3 - 91.36%; Grade 2 - 8.64% | |
| Flood Risk | 3.67% in Flood Zone 2 and 3.67% in Flood Zone 3 | |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | Not within a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | 8.1% within Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | 6.11% within 100m of Morants Court Kent Compendium historic park / garden | |
| Air Quality Management Area | 2.76% within AQMA2/NO2/2005; AQMA3/NO2/2005 | |
| Contamination Issues | Contaminated Land Assessment (former land use and nearby land) | |
| Noise Pollution | Noise Assessment (Motorways) | |
| Air Quality | Air Quality Assessment | |
| Mineral Safeguarding Area | None | |
| Site Access | Access difficult | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | 9.58% within 400m of Sevenoaks | |
| Town and Local Centres | Within 2km of Dunton Green (walkable and cycle friendly) | |

| | | |
|---------------|---|--|
| Train Station | Within 2km of Dunton Green Station (walkable and cycle friendly) | |
|---------------|---|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 9 | 13 | 5 |

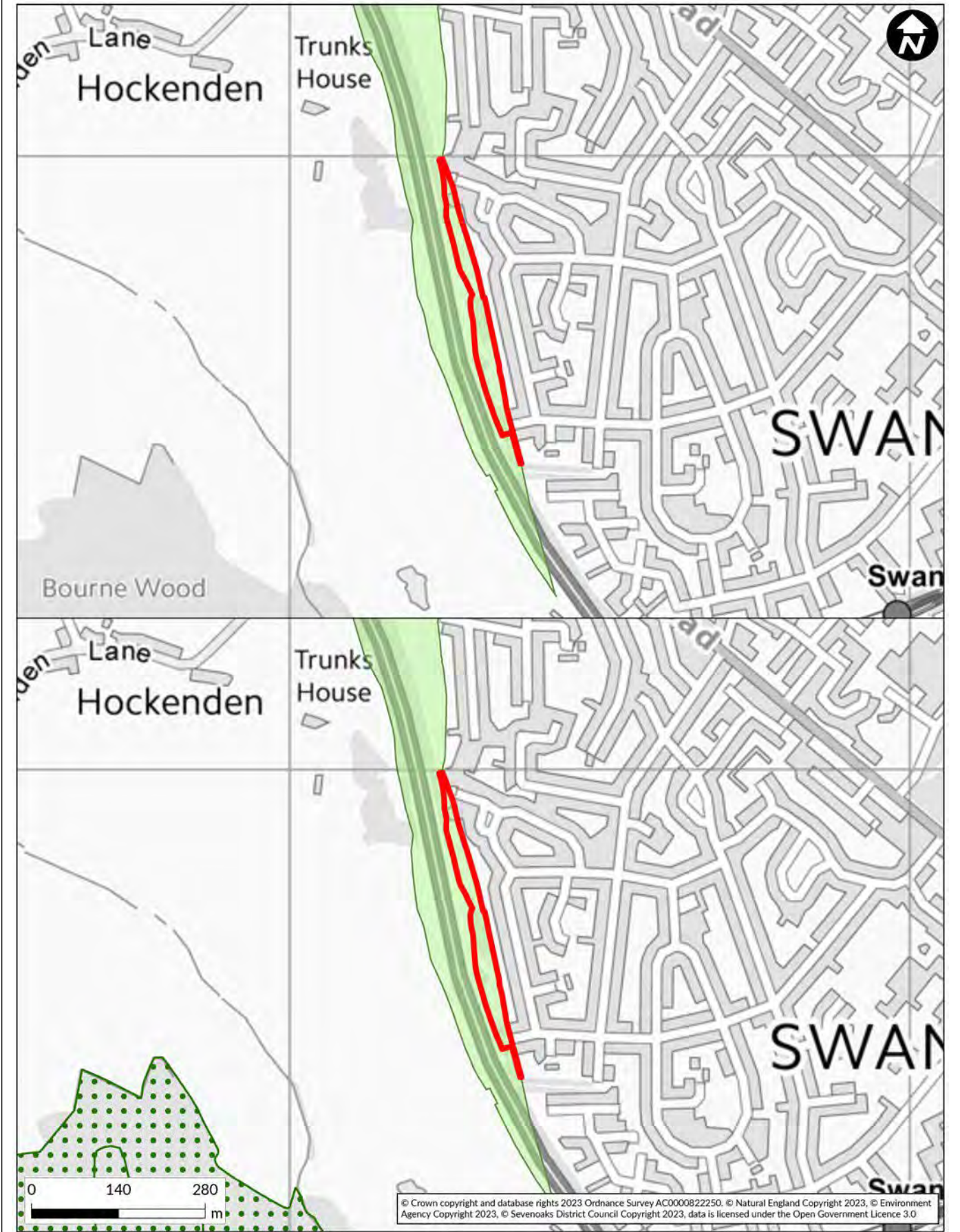
| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | By 2025 |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | TBC |
| Is there a developer interested in the site? | TBC |
| Any legal constraints?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

CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield site in the Green Belt near to the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including Dunton Green Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Additionally, the site is fully within the Kent Downs AONB and it is considered that access to the site would be difficult. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines of a top tier settlement, the site is not 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? | Not currently developable |

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

| | |
|--------------|---|
| SDC Comments | The site is not directly adjacent to the urban confines boundary of Sevenoaks Urban Area. The site is also highly constrained by strongly performing Green Belt and the AONB. Therefore, the site is not proposed for allocation. |
|--------------|---|



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00206 |
| Site Area (Ha) | 1.06 |
| Developable Area (Ha) | 0.44 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO241 |
| Site Description | This is a greenfield site partially within the urban confines of Swanley. The site comprises a narrow strip of land which was a former piggery, containing scrubland and partly demolished buildings. The site is bound to the west by the A20 and residential development to the east. |
| 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 – Partially within Swanley urban confines |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Partially within Swanley | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | Open Spaces 2018 206: Farm Avenue, Swanley Natural & Semi Natural 87.45% | |
| Green Belt | Partially within Green Belt 97.46% | |
| Green Belt Stage 2 | Recommended in Combination and Isolation | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 97.46% Medium | |
| 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 | 58.14% within AQMA4/NO2/2005 | |
| Contamination Issues | Contaminated Land Assessment (former land use and made ground) | |
| Noise Pollution | Noise Assessment (A20) | |
| Air Quality | Air Quality Assessment- Impact of A20 | |
| 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 400m of Swanley | |
| Town and Local Centres | Within 2km of Swanley - Town Centre (Walkable and cycle friendly) | |
| Train Station | Within 2km of Swanley Station (Walkable and cycle friendly) | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15 | 10 | 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? | Following grant of planning permission as soon as possible |
| 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 |

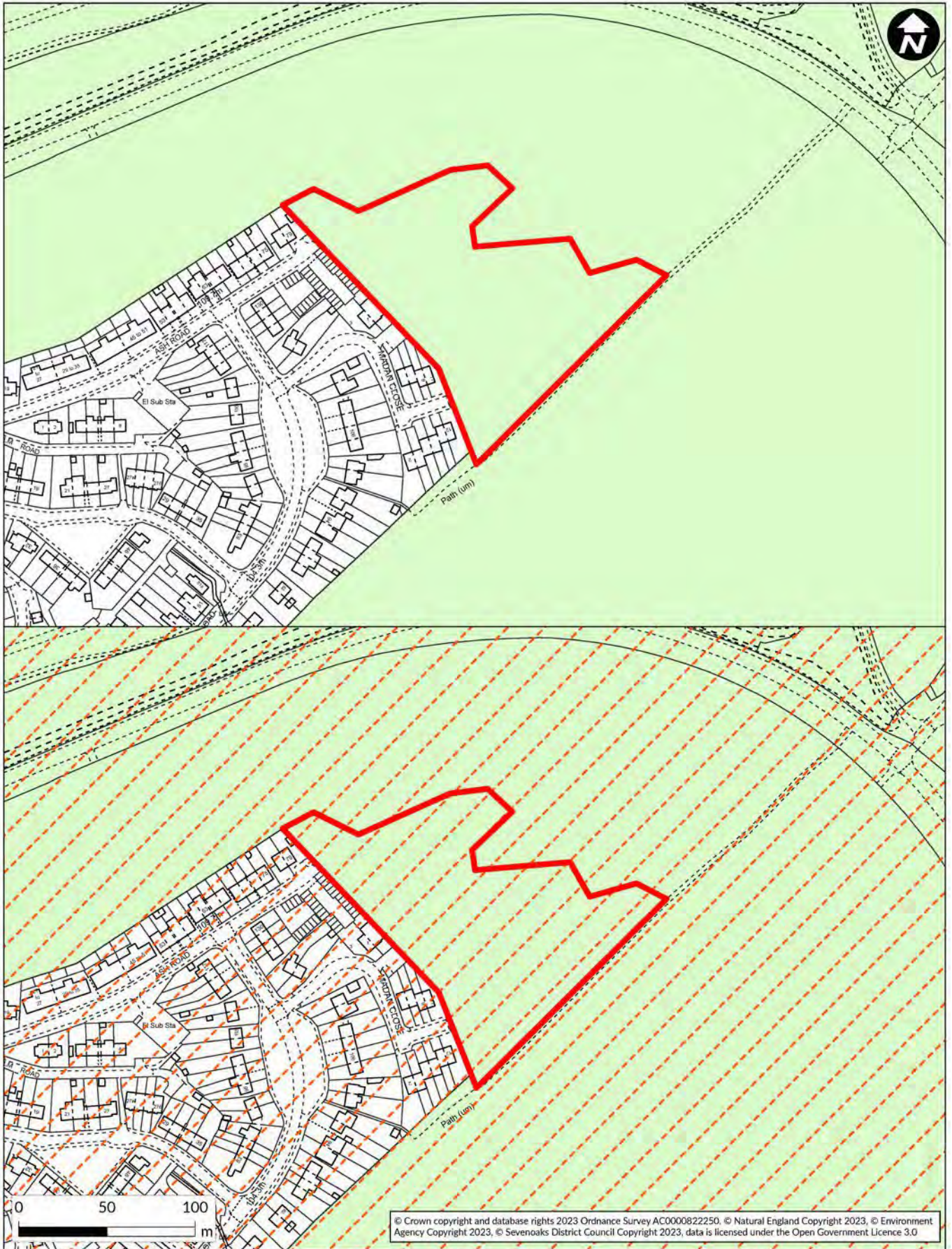
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site adjacent to and partially within 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 existing key services and facilities, as well as Swanley Train Station. This site is within the Green Belt and is recommended for release, both in isolation and combination, through the Stage 2 Green Belt assessment. However, the site lies within an area of designated open space (Farm Avenue, Swanley Natural & Semi Natural). Due to the sites proximity to the A20, Contaminated Land, Noise and Air Quality Assessments would be required. A new access would also be required. Due to the sites location within designated open space and likely environmental health issues, this site 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 site is constrained by designated open space. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00212
Land east of Madan Road, Westerham



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00212 |
| Site Area (Ha) | 1.5 |
| Developable Area (Ha) | 1.44 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO374 |
| Site Description | This is a greenfield site adjacent to the urban confines of Westerham. The site comprises a parcel of land containing part of an agricultural field. The site is bound to the west by residential developments and to the north, east and south by open countryside. A public footpath runs along the south-eastern boundary of the site. |
| 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 Westerham |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Westerham) | |
| 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 Westerham | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium | |
| Agricultural Land Quality | Urban 0.3%; Grade 3 99.7% | |
| 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 | Not applicable | |
| Air Quality Management Area | 4.01% within AQMA2/NO2/2005 | |
| Contamination Issues | No specific risk | |
| Noise Pollution | Noise Assessment (M25) | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 14.55% | |
| 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 Westerham | |
| Town and Local Centres | Within 2km of Westerham Town Centre (Walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 14 | 9 | 4 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | Two years from commencement in a single phase. |
| Is there a developer interested in the site? | Yes |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

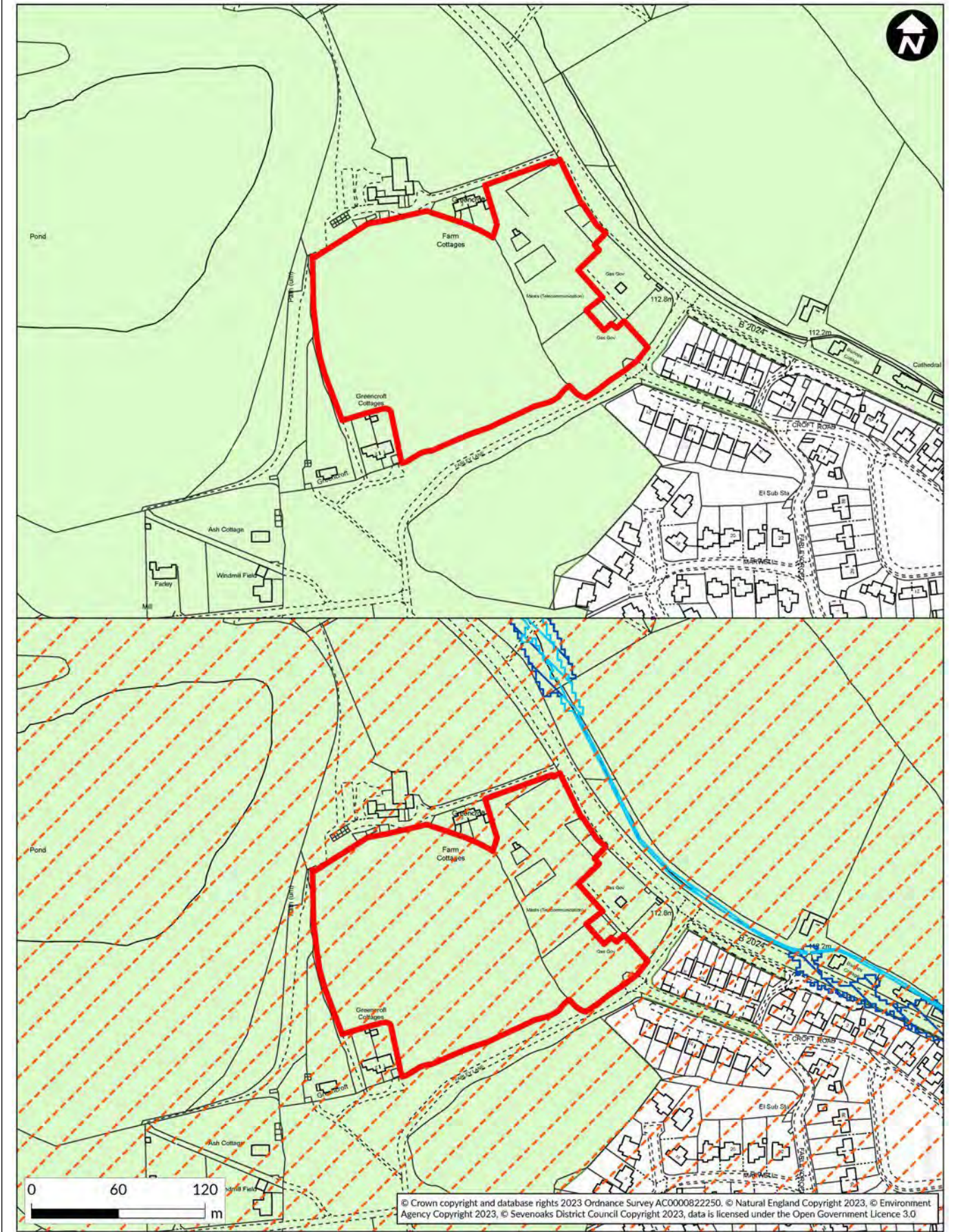
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site adjacent to the urban confines of 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 the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00213
Land north of Farley Lane, Westerham



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00213 |
| Site Area (Ha) | 2.91 |
| Developable Area (Ha) | 2.91 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO372 |
| Site Description | This is a greenfield site adjacent to the urban confines of Westerham. The site comprises a parcel of land containing two agricultural fields. The site is bound by Croydon Road and gas compound to the east, Farley Lane to the south and open countryside to the west and north. |
| 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 Westerham |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Westerham) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt (but adjacent to Urban Confines of Westerham) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium | |
| Agricultural Land Quality | Urban - 2.09%; Grade 3 - 97.91% | |
| 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 | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | Contaminated Land Assessment (former use) | |
| Noise Pollution | Noise Assessment (highway) | |
| 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 Westerham | |
| Town and Local Centres | Within 2km of Westerham Town Centre (Walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 13 | 10 | 4 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | Two years from commencement in a single phase. |
| 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 |

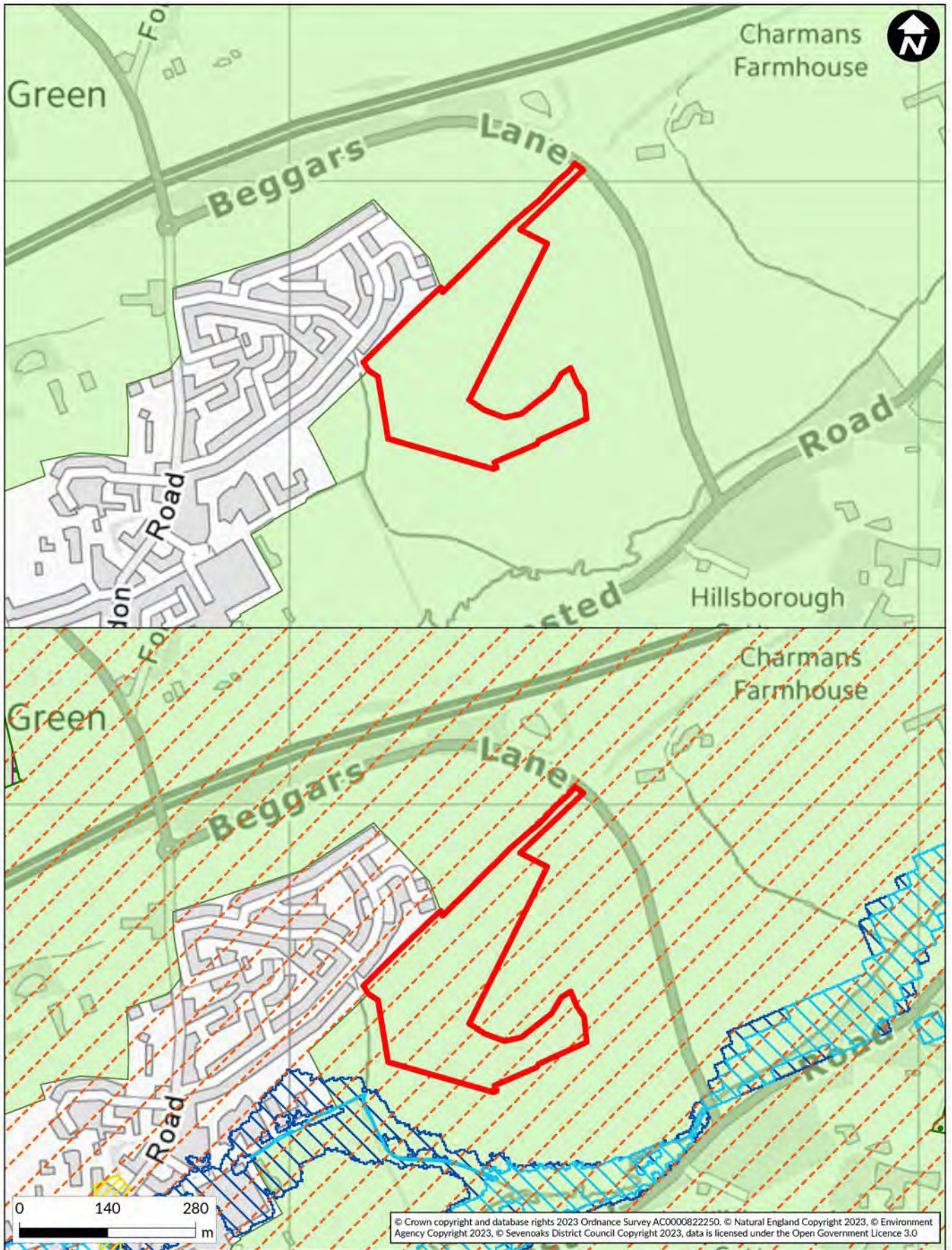
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site adjacent to the urban confines of 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 the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00215
Land south of Madan Road, Westerham



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00215 |
| Site Area (Ha) | 6.46 |
| Developable Area (Ha) | 6.46 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO374 |
| Site Description | This is a greenfield Green Belt site adjacent to the urban confines of Westerham. The site comprises a parcel of land containing an agricultural field. The site is bound by agricultural land and residential development to the north, allotments to the west and agricultural land to the east and south. |
| Site Type | New Build |
| When will this development be delivered? | Years 11+ |
| SHELAA Yield | 0 |
| SHELAA Conclusion | Unsuitable |

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

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Westerham) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Adjacent to the Urban Confines of Westerham | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium | |
| Agricultural Land Quality | Urban - 6.32%; Grade 3 - 93.68% | |
| 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 | Not applicable | |
| Air Quality Management Area | Partially within AQMA 1.26% | |
| Contamination Issues | Contaminated Land Assessment (former use) | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 94.79% | |
| Site Access | Access difficult | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 100.0% within 400m of Westerham | |
| Town and Local Centres | Within 2km of Westerham Town Centre (Walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 12 | 10 | 5 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2031-2035 |
| When do you anticipate completion on the site? | Two years from commencement in a single phase. |
| Is there a developer interested in the site? | Yes |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | No |
| How to make site viable? | N/A |

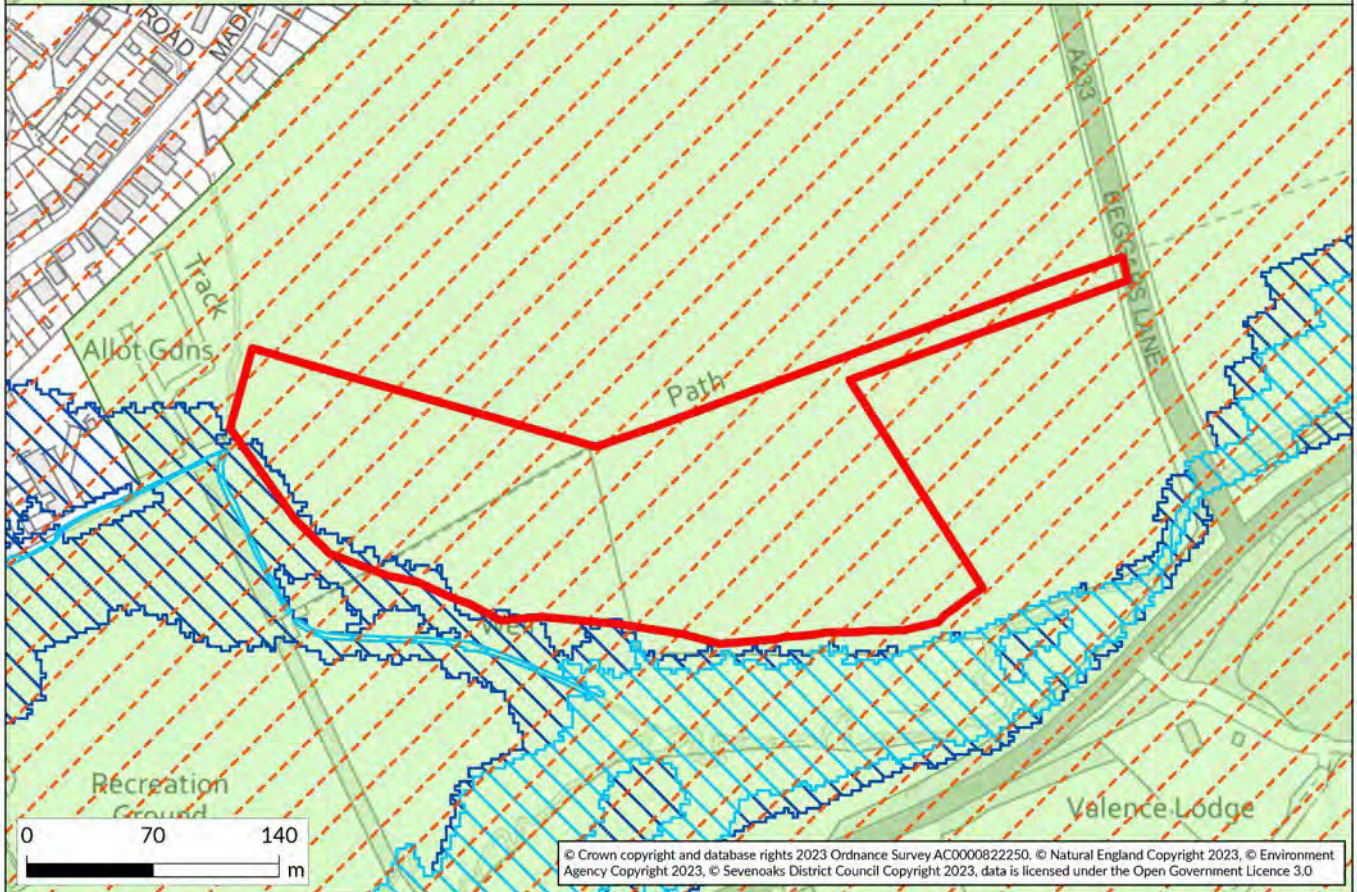
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site adjacent to the urban confines of 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 the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00216
Land west of Beggars Lane, Westerham



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| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00216 |
| Site Area (Ha) | 4.54 |
| Developable Area (Ha) | 4.54 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO374 |
| Site Description | This is a greenfield site near the urban confines of Westerham. The site comprises a parcel of land containing agricultural fields. The site is bound by Beggars Lane to the east, allotments to the west and agricultural land to the north and 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 – within buffer of urban confines of Westerham |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Westerham) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium | |
| Agricultural Land Quality | Grade 3 100.0% | |
| 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 | 0.48% within 100m of Valence Kent Compendium historic park / garden | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 92.09% within Silica Sand; 17.98% Sub Alluvial River Terrace | |
| Site Access | Access difficult | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 90.21% within 400m of Westerham | |
| Town and Local Centres | Within 2km of Brasted High Street and The Green; within 2km of Westerham Town Centre (walkable and cycle friendly) | |

| | | |
|---------------|-----------------------------------|--|
| Train Station | Over 2km to nearest train station | |
|---------------|-----------------------------------|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 13 | 8 | 6 |

| 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? | Two years from commencement in a single phase. |
| 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 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 the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Access is also considered to be difficult. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00219
Land East of Fawkham Road West Kingsdown



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| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00219 |
| Site Area (Ha) | 5.11 |
| Developable Area (Ha) | 5.11 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO90 |
| Site Description | This is a greenfield site adjacent to the urban confines of West Kingsdown. The site comprises an area of woodland. The site is bound by Fawkham Road to the west, West Kingsdown Church of England Primary School and a church to the south and woodland to the north and east. |
| 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 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 | Adjacent to urban confines of West Kingsdown | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Medium | |
| Agricultural Land Quality | Other - 0.66%; Grade 3 - 99.34% | |
| 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 | 0.67% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | Noise Assessment (motorway) | |
| 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 2km of West Kingsdown, Hever Road (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 16 | 8 | 3 |

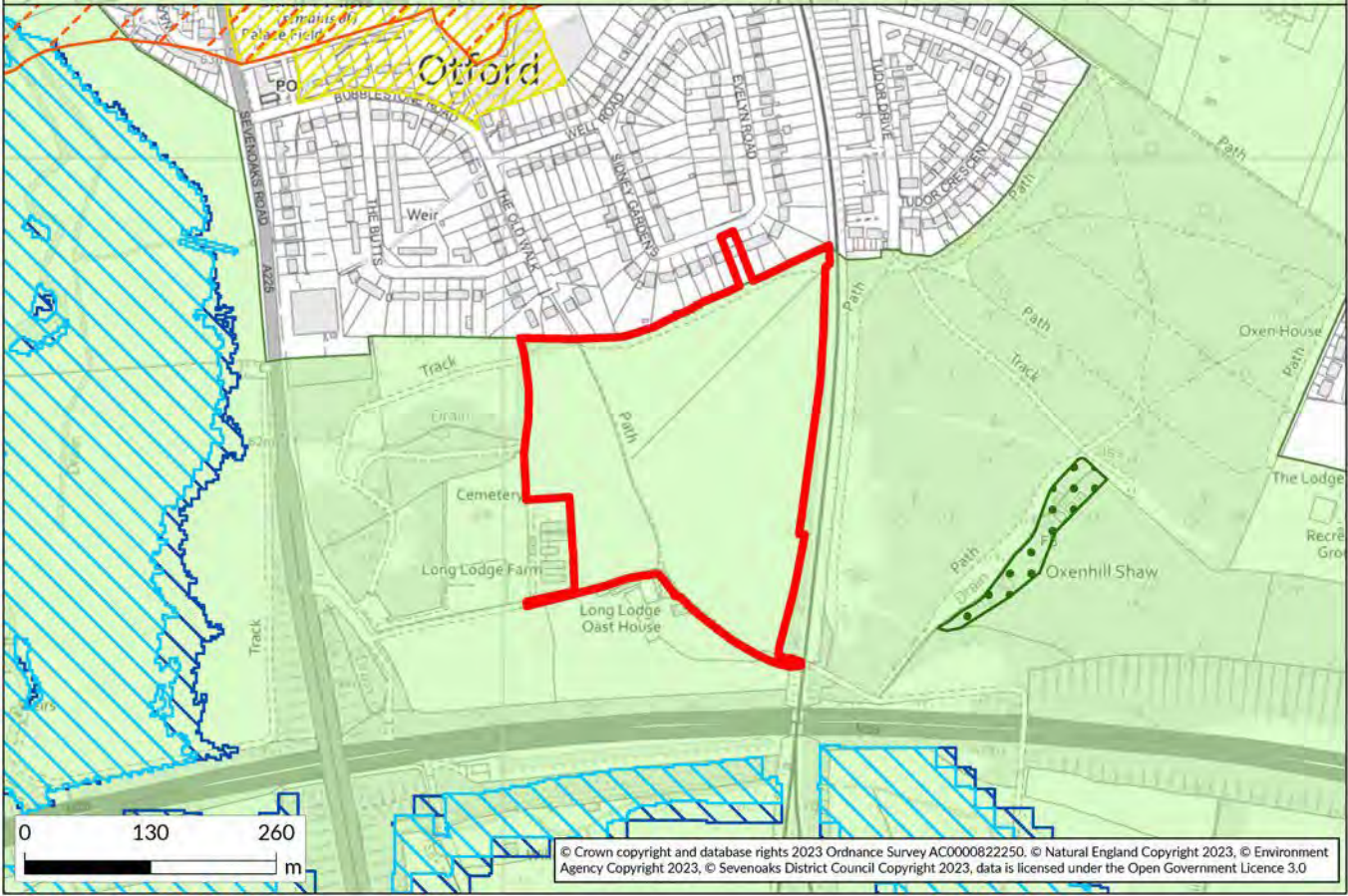
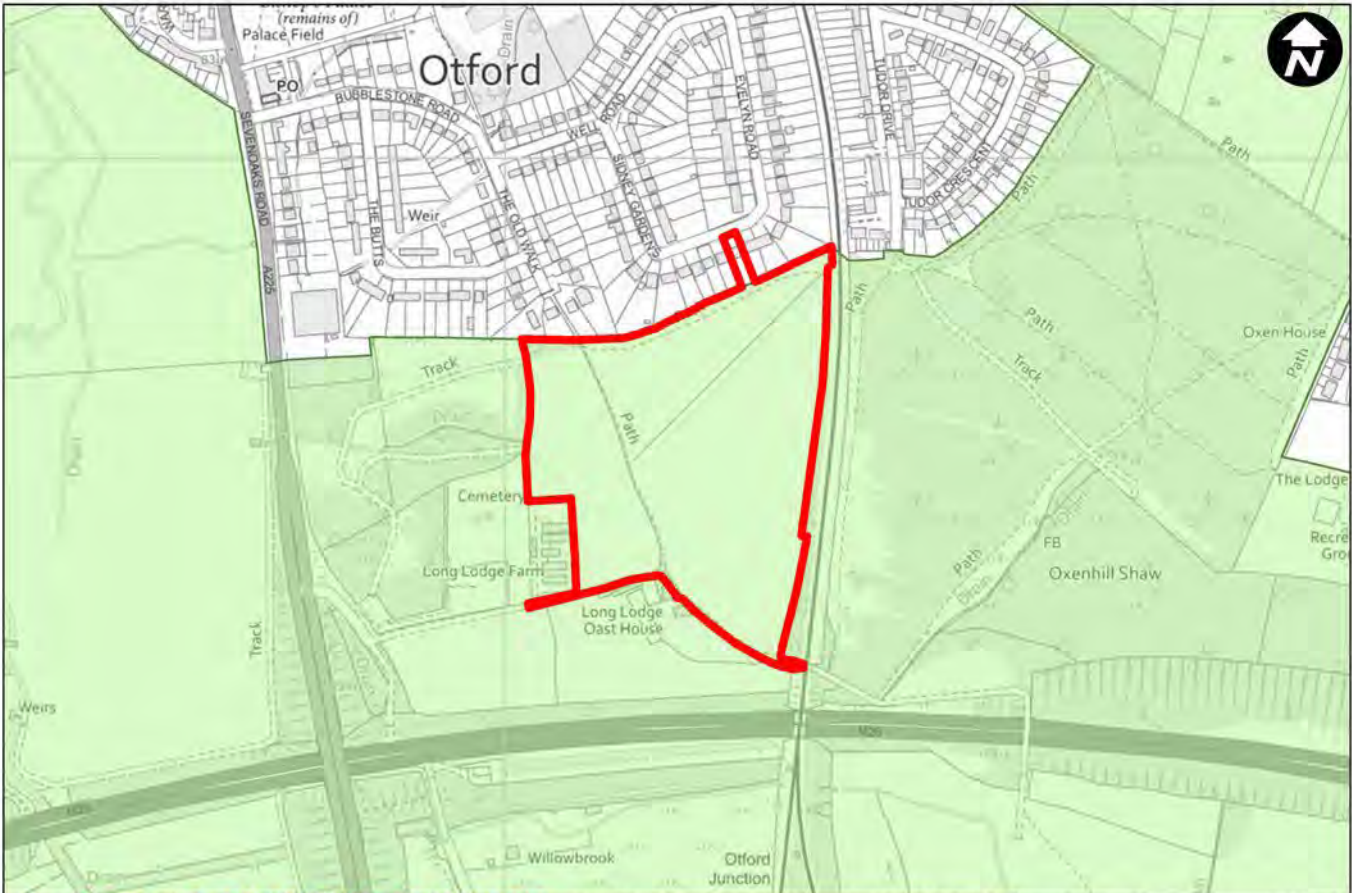
| OTHER CONSIDERATIONS | |
|--|-----------------------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | TBC |
| Is there a developer interested in the site? | Developer controlled.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

| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a greenfield site adjacent to the urban confines of West Kingsdown, which is identified as a service village in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00222
Land South of Sidney Gardens, Otford TN14 5PP



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00222 |
| Site Area (Ha) | 8.72 |
| Developable Area (Ha) | 8.72 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO160, HO360 |
| Site Description | This is a greenfield site adjacent to the urban confines of Otford. The site comprises a parcel of land to the south of Otford, containing an agricultural field, used for grazing, and an access track. The site is bound by residential development to the north, railway line to the east, the M26 motorway to the south and open countryside to the west, including a farm and cemetery. |
| 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 Otford |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Otford) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Partially within Green Belt (but adjacent to Urban Confines of Otford) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 99.07% Medium | |
| Agricultural Land Quality | Urban - 0.83%; Grade 3 - 93.89%; Grade 4 - 5.28% | |
| 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 | 2.41% within 50m of AQMA3/NO2/2005 | |
| Contamination Issues | Cont Land Assessment (former use) | |
| Noise Pollution | Noise Assessment (motorway and rail) | |
| Air Quality | Air Quality Assessment- Impact of M25 | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 87.07% within 250m of Otford | |
| Town and Local Centres | Within 800m of Otford, Sevenoaks Road (walkable in 10 minutes) | |
| Train Station | Within 2km of Otford Station (walkable and cycle friendly) | |

| 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 completion on the site? | N/A |
| 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 Otford, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including to Otford Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |

HO/21/00224
Land west of Ashcombe, Hilders Lane, Edenbridge



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00224 |
| Site Area (Ha) | 0.84 |
| Developable Area (Ha) | 0.84 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises an open field. The site is bound by Hilders Lane to the south, residential development to the east and open countryside to the north and west. |
| 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 Edenbridge |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|-------------|
| Within Urban Confines | Not within Urban Confines (adjacent to Edenbridge) | Yellow |
| Land Use (GF/PDL) | Greenfield | Red |
| Existing use | No existing use | Light Green |
| Existing allocation / designation | No | Light Green |
| Proposed use / designation | No | Light Green |
| Green Belt | Within (but adjacent to Urban Confines of Edenbridge) | Yellow |
| Green Belt Stage 2 | Not recommended for release | Red |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | Light Green |
| Landscape Sensitivity | 100.0% Medium - High | Red |
| Agricultural Land Quality | Urban - 0.5%; Grade 3 - 99.5% | Yellow |
| Flood Risk | Flood Zone 1 | Light Green |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | Light Green |
| SSSI Impact Zone | Requires consultation | Yellow |
| Local Wildlife Site | Not within a LWS | Light Green |
| Local Nature Reserve | Not within an LNR | Light Green |
| Ancient Woodland | Not within Ancient Woodland | Light Green |
| Presence of Heritage Assets | Not applicable | Light Green |
| Air Quality Management Area | None | Light Green |
| Contamination Issues | No specific risk | Light Green |
| Noise Pollution | No specific risk | Light Green |
| Air Quality | No specific risk | Light Green |
| Mineral Safeguarding Area | None | Light Green |
| Site Access | Access difficult | Red |
| Network Capacity | No capacity on transport network | Red |
| Settlement Classification | 100.0% within 400m of Edenbridge | Light Green |
| Town and Local Centres | Within 2km of Edenbridge, Central Area (walkable and cycle friendly) | Yellow |
| Train Station | Within 800m of Edenbridge (walkable in 10 minutes) | Light Green |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 5 | 5 |

| 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? | Site can be developed in one phase |
| 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 |

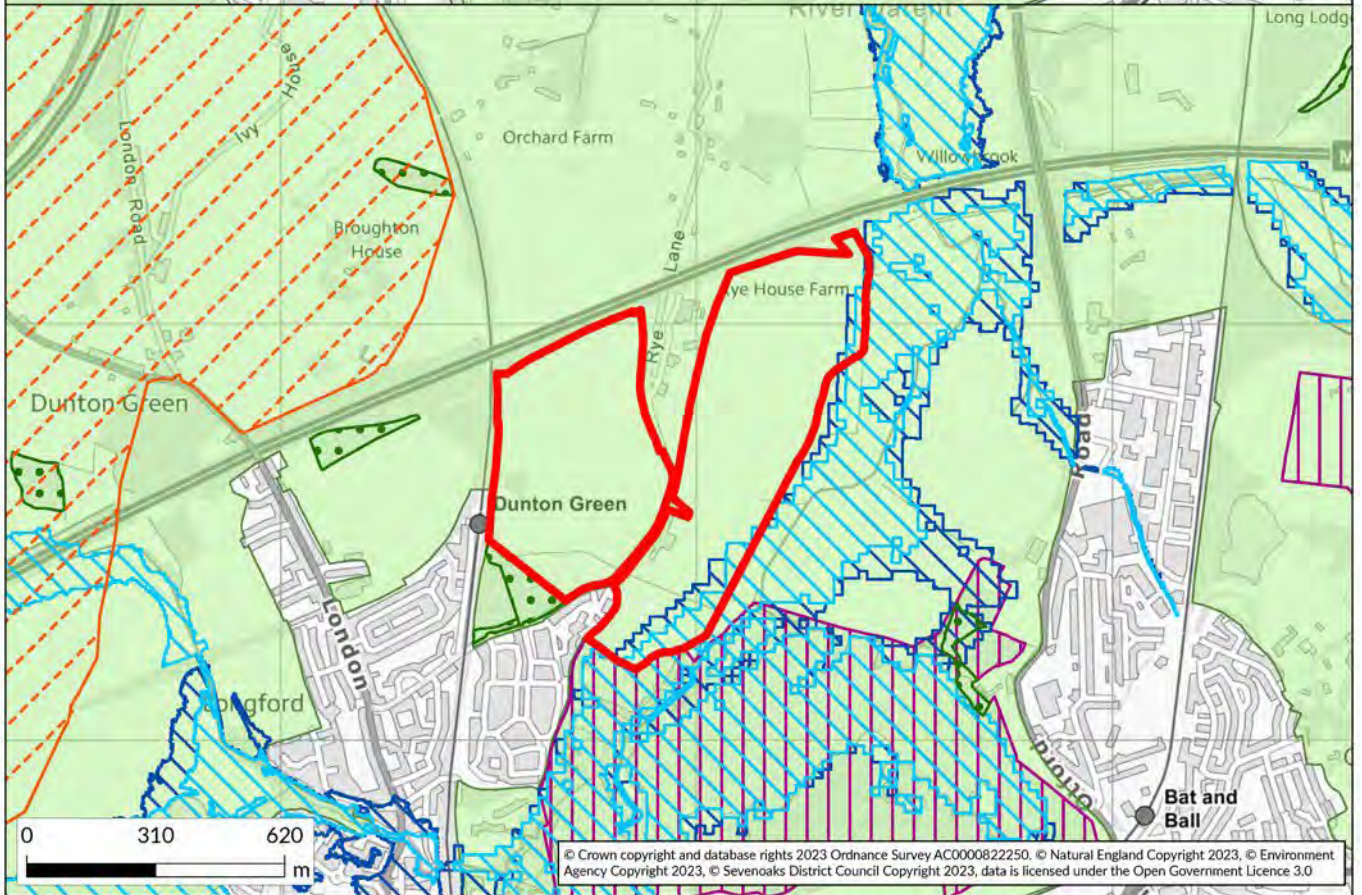
CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a greenfield 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 existing key services and facilities, including two train stations. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also medium-high landscape sensitivity. It is considered that there is no capacity on the surrounding transport network and access to the site would be difficult. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00225
Land at Lake View Far, Rye Lane, Sevenoaks



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00225 |
| Site Area (Ha) | 50.18 |
| Developable Area (Ha) | 46.91 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a large parcel of land containing agricultural fields. The site is bound by the railway line to the west, the M26 motorway to the north and agricultural land to the east and south. |
| 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 Sevenoaks Urban Area |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | Open Spaces 2018 225: Rye Wood, Dunton Green Natural & Semi Natural | |
| Green Belt | Within (but adjacent to Urban Confines of Sevenoaks) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 1.0%; Grade 3 - 29.52%; Grade 4 - 69.48% | |
| Flood Risk | 8.01% in Flood Zone 2 and 4.94% in Flood Zone 3 | |
| Site of Special Scientific Interest (SSSI) | Partially within a SSSI 0.01% within Sevenoaks Gravel Pits | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | Not within a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | 0.72% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Within 200m of 1 listed buildings | |
| Air Quality Management Area | 3.21% within AQMA3/NO2/2005 | |
| Contamination Issues | No specific risk | |
| Noise Pollution | Noise Assessment (M25) | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 16.19% | |
| Site Access | Access difficult | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 61.16% within 400m of Sevenoaks | |

| | | |
|------------------------|---|--|
| Town and Local Centres | Within 2km of Dunton Green; within 2km of Riverhead (walkable and cycle friendly) | |
| Train Station | Within 2km of Dunton Green (walkable and cycle friendly) | |

| | | |
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| GREEN | AMBER | RED |
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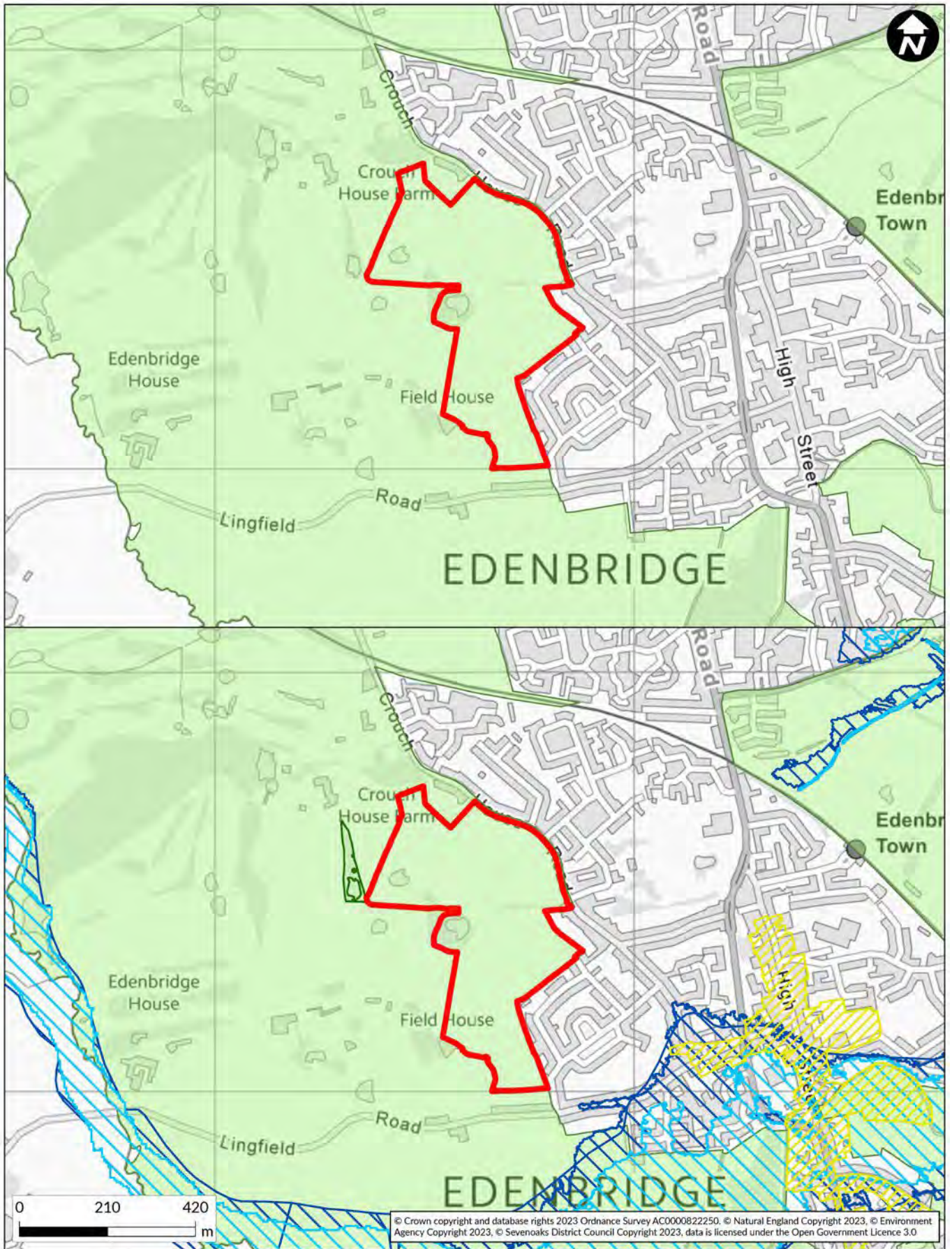
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | A circa 6 year build programme, with competitions achievable in first five years of the plan period. |
| 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 Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities, and directly adjacent to Dunton Green Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies within designated ancient woodland (Rye Wood, Dunton Green: Natural and Semi Natural). It is also considered that access to the site would be difficult. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and open space designation. Therefore, the site is not proposed for allocation. |
|--------------|---|

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) | |

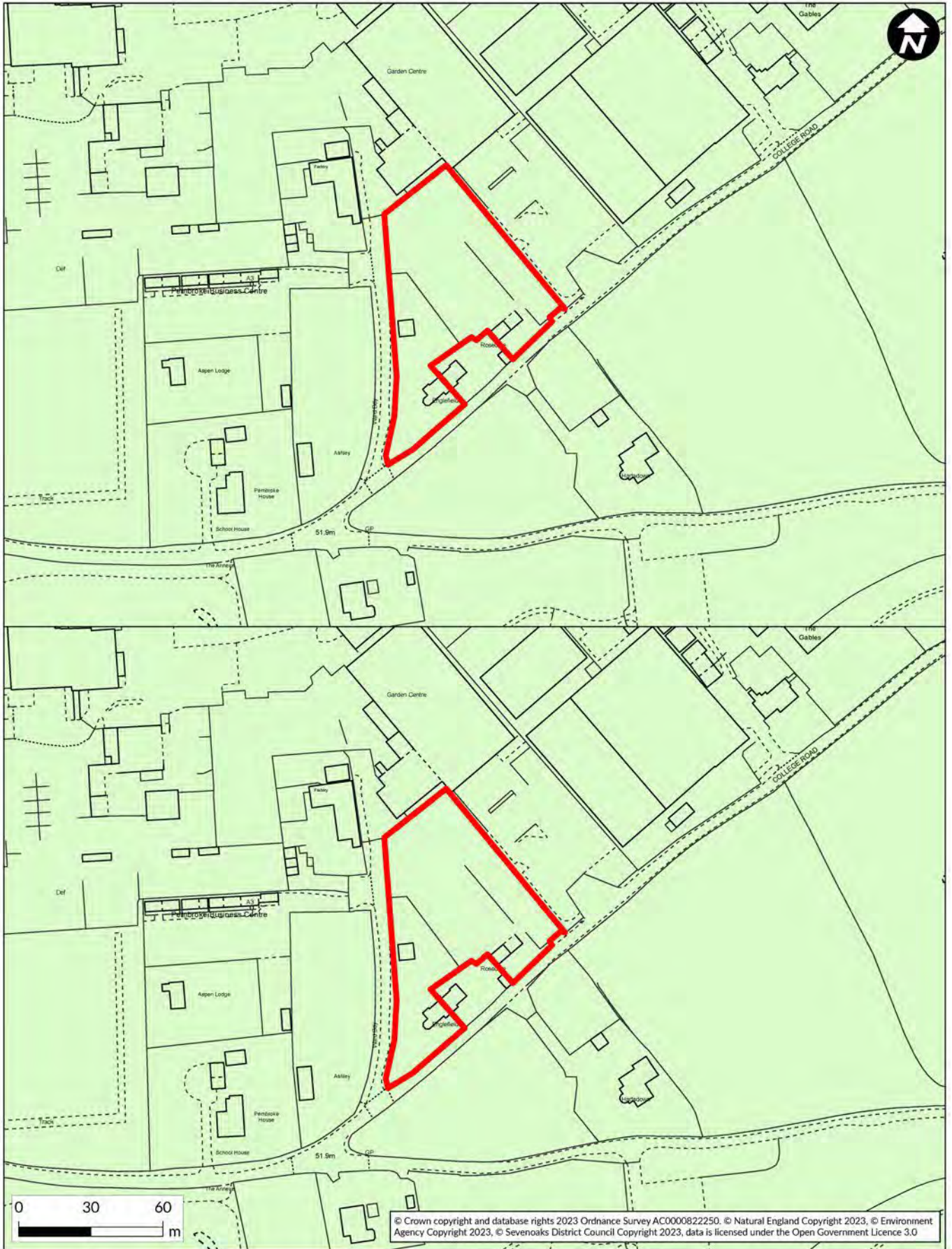
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| 16 | 9 | 2 |

| 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) |
|--------------|---|

HO/21/00229
Land and buildings known as Englefield, College Road, Hextable



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00229 |
| Site Area (Ha) | 0.45 |
| Developable Area (Ha) | 0.45 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO367 |
| Site Description | This is a partially brownfield site in the Green Belt near Swanley. The site comprises an existing dwelling and associated gardens. The site is bound by College Road to the south, a track to the west and a garden centre to the east. |
| 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 – within buffer of urban confines of Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Swanley) | |
| 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 | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Grade 2 - 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 | 43.08% within 100m of Swanley Park Kent Compendium historic park / garden | |
| 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 | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 100.0% within 400m of Swanley | |
| Town and Local Centres | within 2km of Hextable, Upper Main Road; within 2km of Swanley - Town Centre (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 16 | 7 | 4 |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate commencement 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 in the Green Belt near to the urban confines of Swanley, which is identified as a town in the Settlement Hierarchy. The site is not directly adjacent to the urban confines boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00232
Land south west of Skinners Farm, Edenbridge



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00232 |
| Site Area (Ha) | 8.31 |
| Developable Area (Ha) | 8.31 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site near to the urban confines of Edenbridge. The site comprises agricultural land. The site is bound by Skinners Farm to the east, Skinners Lane to the north, allotments to the south and agricultural land to the east, south and 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 – within buffer of 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 | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 20.17% Medium - High; 79.83% Medium | |
| Agricultural Land Quality | Grade 3 - 100.0% | |
| Flood Risk | 38.5% in Flood Zone 2 and 0.52% 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 | Within 200m of 1 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | Cont Land Assessment (former/adjacent use) | |
| Noise Pollution | No specific risk | |
| Air Quality | Odour assessment | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 38.44% | |
| Site Access | New/additional access required | |
| Network Capacity | No capacity on transport network | |
| Settlement Classification | 56.35% within 400m of Edenbridge | |
| Town and Local Centres | Within 2km of Edenbridge, Central Area (walkable and cycle friendly) | |
| Train Station | Within 800m of Edenbridge Town Station (walkable in 10 minutes) | |

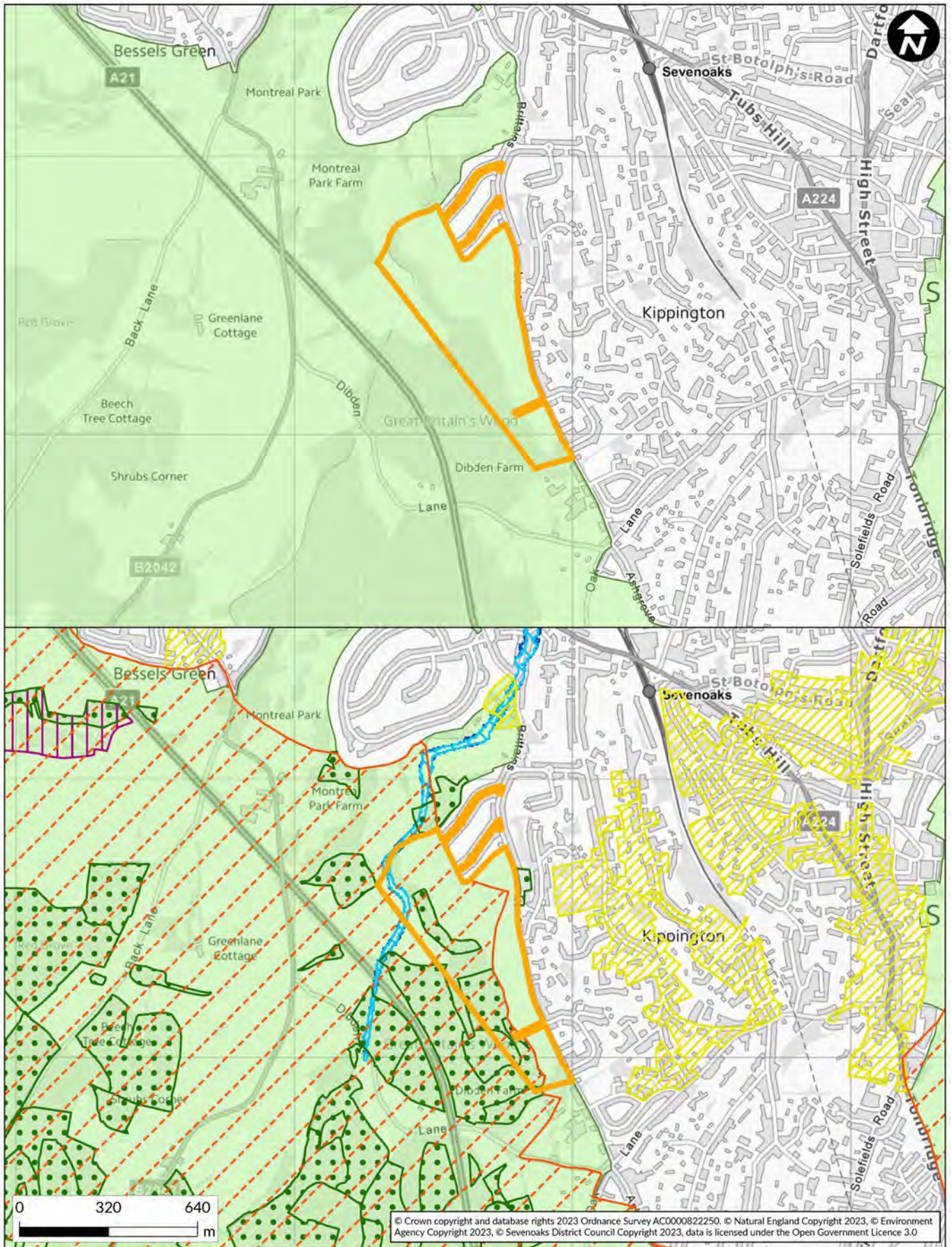
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| 13 | 10 | 4 |

| OTHER CONSIDERATIONS | |
|--|----------------------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | Between 2026 to 2030 |
| 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 not directly adjacent to the settlement boundary. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities, including access to two train stations. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. It is also considered there is no capacity on the surrounding transport network. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00248
Brittains Lane, Kippington, Sevenoaks



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

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

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

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

| | | |
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| GREEN | AMBER | RED |
| 9.5 | 14.5 | 3 |

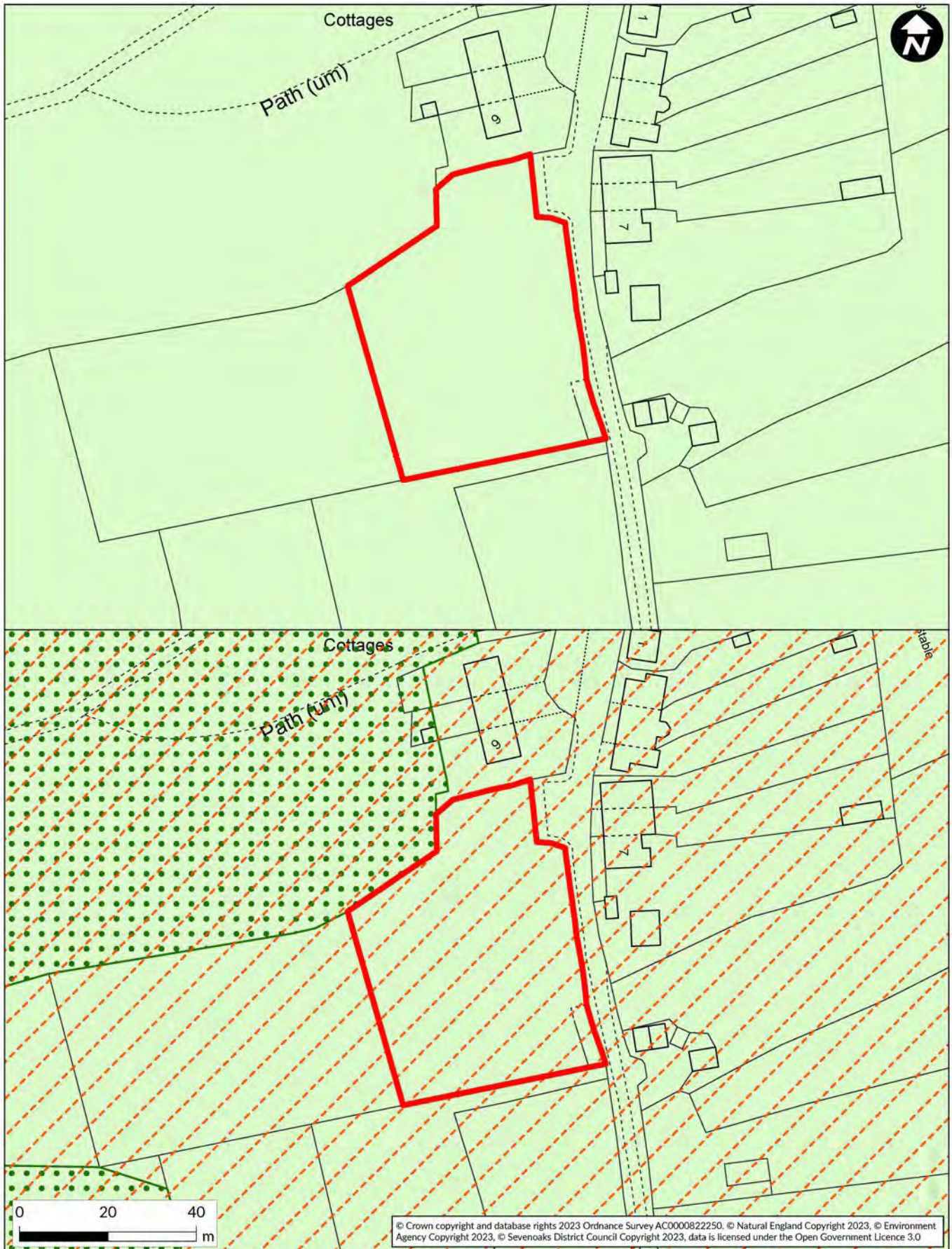
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | From 2026 onwards. I assume a build-out rate of 40 dwellings per year at this very early stage,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

| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a greenfield site in the Green Belt adjacent to Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities, including access |
| | to Sevenoaks Train Station. The site lies within the Green Belt and is partially recommended for release in combination, through the Stage 2 Green Belt Assessment. The site lies partly within designated open space and the Ancient Woodland. The site is also partially within the Kent Downs AONB and the majority of the site is medium-high landscape sensitivity. Due to the constrained nature of the site, the wider parcel is not considered suitable for development. |
| Availability | The site has been submitted by the landowner and is considered to be available in years 1-5 |
| Achievability | No constraints that could render the site financially unviable at this time. |
| Deliverable/Developable? | Not currently developable |

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

| | |
|--------------|--|
| SDC Comments | The wider parcel is not considered suitable for development due to its constrained nature containing Ancient Woodland. SDC have reconsidered the site boundary of this submission and a smaller element is proposed for allocation (HO29) |
|--------------|--|

HO/21/00257
Land south of 6 Tavern Cottages, Back Lane, Godden Green



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00257 |
| Site Area (Ha) | 0.28 |
| Developable Area (Ha) | 0.28 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO100 |
| Site Description | This is a greenfield sites located near the urban confines of Sevenoaks Urban Area. The site comprises a parcel of land currently used for grazing, with a stable. The site is bound by Back Lane to the east, residential development to the north, woodland to the west and agricultural land 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 - within buffer of urban confines of Sevenoaks |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | Yes but will be reprovided | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium - High | |
| Agricultural Land Quality | Other - 14.28%; Grade 3 - 85.72% | |
| 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 | 25.79% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | 77.5% within 200m of Wildernesse | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | No specific risk | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Within Mineral Safeguarding Area | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 100.0% within 400m of Sevenoaks | |
| Town and Local Centres | Within 2km of Seal, High Street (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 13 | 7 | 7 |

| 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? | 36 month period of 2 units 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 | This is a greenfield site in the Green Belt near Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities, although does not benefit from access to a nearby train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also fully within the Kent Downs AONB, medium-high landscape sensitivity and a mineral safeguarding area. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt, Kent Downs AONB, medium-high landscape sensitivity and mineral safeguarding area. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00264
Land west of allotments, Bradbourne Vale Road, Sevenoaks, TN13 3QQ



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00264 |
| Site Area (Ha) | 2.48 |
| Developable Area (Ha) | 2.46 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO203 |
| Site Description | This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a parcel of land north of Bradbourne Vale Road, forming part of an agricultural field used for grazing. Bounded by Bradbourne Vale Road and residential development to the south, allotments to the east, residential development to the west and Sevenoaks Wildfowl Reserve to the north. |
| Site Type | New Build |
| When will this development be delivered? | Years 1-5 |
| SHELAA Yield | 0 |
| SHELAA Conclusion | Unsuitable |

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

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within (but adjacent to Urban Confines of Sevenoaks) | |
| Green Belt Stage 2 | Recommended in combination | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 15.45%; Grade 4 - 84.55% | |
| Flood Risk | 27.68% in Flood Zone 2 and 22.85% in Flood Zone 3 | |
| Site of Special Scientific Interest (SSSI) | Adjacent to Sevenoaks Gravel Pits | |
| 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 | 22.4% within 100m of Bradbourne Lakes Park Kent Compendium historic park / garden; Within 100m of 4 locally listed assets | |
| Air Quality Management Area | Partially within AQMA 0.78% | |
| Contamination Issues | Contaminated Land Assessment (former/adjacent use) | |
| Noise Pollution | Noise Assessment (highway) | |
| Air Quality | Air Quality Assessment (impact on local AQMA) | |
| Mineral Safeguarding Area | Within Mineral Safeguarding Area | |
| Site Access | New/additional access required | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | 100.0% within 400m of Sevenoaks | |

| | | |
|------------------------|---|--|
| Town and Local Centres | Within 800m of Riverhead (walkable in 10 minutes) | |
| Train Station | Within 2km of Bat and Ball; within 2km of Dunton Green; within 2km of Sevenoaks (walkable and cycle friendly) | |

| | | |
|--------------|--------------|------------|
| GREEN | AMBER | RED |
| 13 | 12 | 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? | 2026-27 |
| Is there a developer interested in the site? | Not as yet |
| Any legal constraints? | Yes - No title report prepared as yet |
| Type of development? | New Build |
| Exceptional Issues? | Yes - GB status |
| How to make site viable? | N/A |

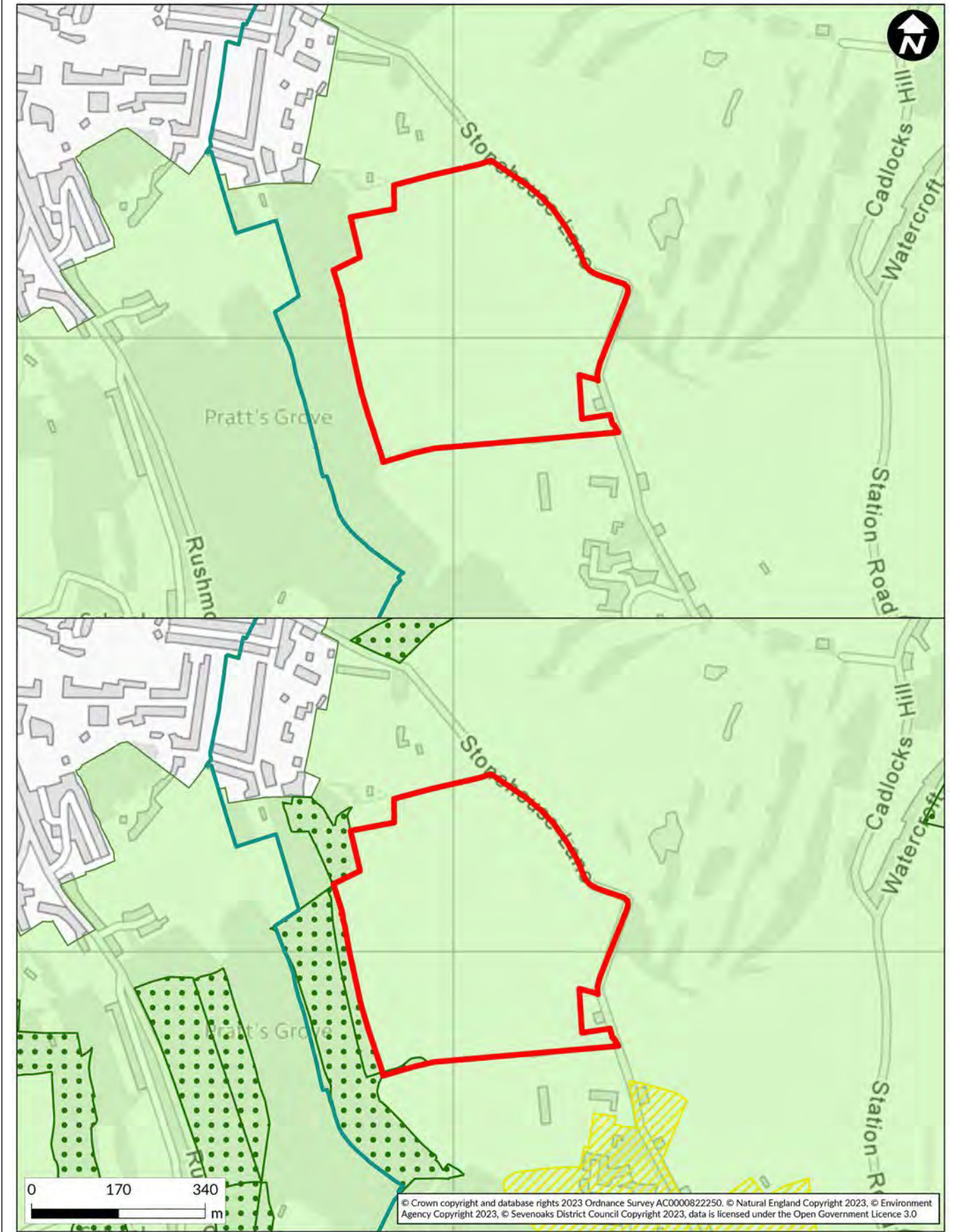
CONCLUSIONS

| | |
|--------------------------|---|
| Suitability | This is a greenfield site 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 existing key services and facilities, including access to Bat and Ball, Dunton Green and Sevenoaks train stations. The site is within the Green Belt and is recommended for release, in combination, through the Stage 2 Green Belt assessment. The site is partially within Flood Zones 2 and 3 and is within a Mineral Safeguarding Area. Due to the constrained nature of the site, within flood zones 2 and 3 and a mineral safeguarding area, the site 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. However, the submission identifies that no title report has been prepared. |
| 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 | e site is constrained by a mineral safeguarding area and Flood Zones 2 and 3. There are also potential legal issues regarding site ownership. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00265
Land west of Stonehouse Lane, Halstead, TN14 7HH



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00265 |
| Site Area (Ha) | 23.73 |
| Developable Area (Ha) | 23.63 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a greenfield site near the urban confines of Pratts Bottom. The site comprises a large parcel of open countryside. The site is bound to the north and east by Stonehouse Lane, woodland to the west and open countryside to the south. |
| 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 – within buffer of urban confines of Pratts Bottom |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Pratts Bottom) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Not within a Landscape Sensitivity Area | |
| Agricultural Land Quality | Urban - 2.63%; Other - 2.99%; Grade 3 - 94.38% | |
| Flood Risk | Flood Zone 1 | |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | |
| SSSI Impact Zone | No risk | |
| Local Wildlife Site | 0.01% within Woods and Pasture at Pratt's Bottom | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | Partially within Ancient Woodland 0.41% | |
| Presence of Heritage Assets | 4.58% within 200m of Halstead conservation area; 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 | No capacity on transport network | |
| Settlement Classification | 6.73% within 400m of Greater London Large Built-Up Area | |
| Town and Local Centres | Over 2km to Town and Local Centre | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15 | 5 | 7 |

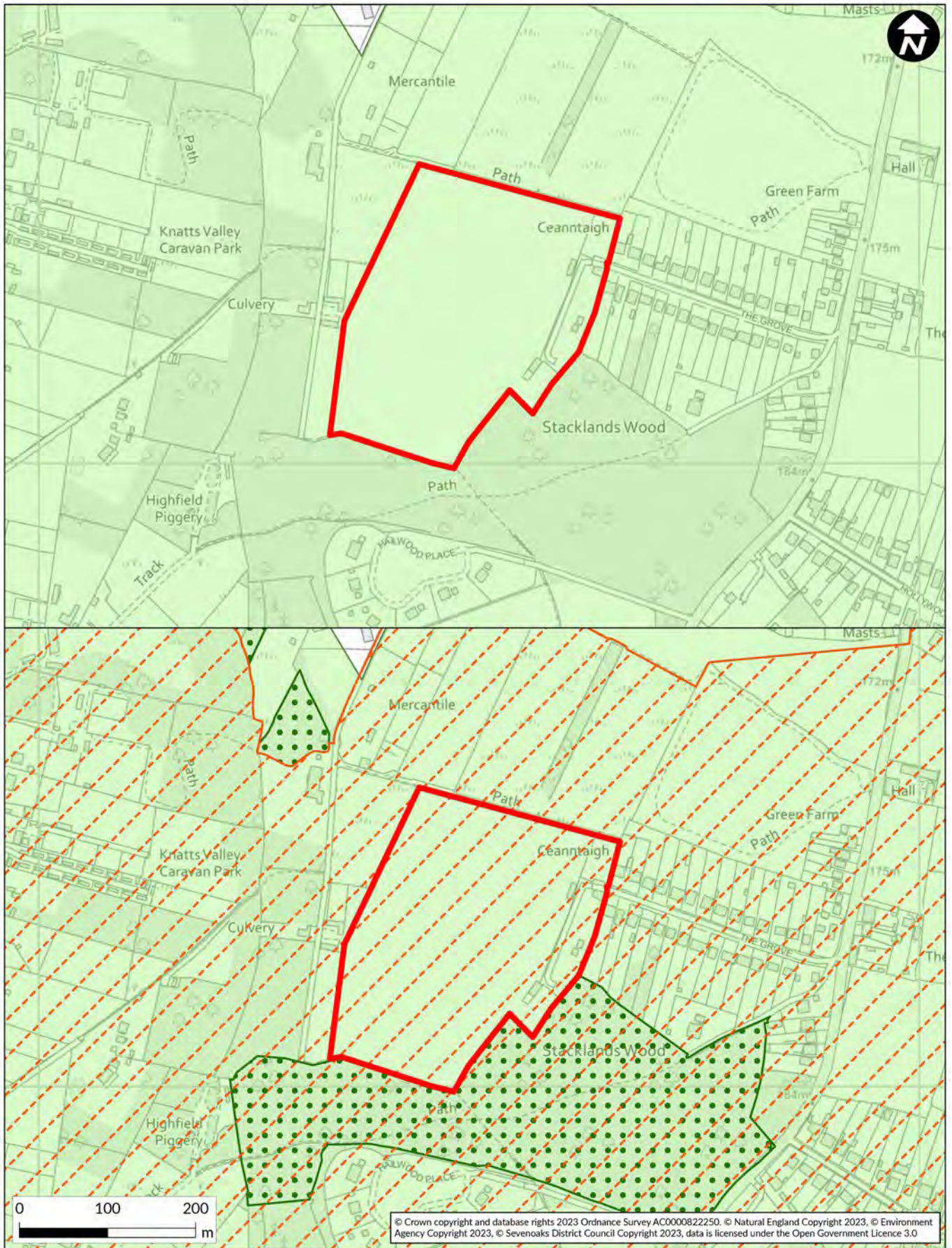
| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | N/A |
| Is there a developer interested in the site? | N/A |
| Any legal constraints?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

| CONCLUSIONS | |
|---------------|--|
| Suitability | This is a greenfield site adjacent near the urban confines boundary of Pratts Bottom, which is identified as a hamlet in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore not considered to be in a highly sustainable location, close to existing key services and facilities. The site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. It is also considered there is no capacity on the surrounding transport network and that access to the site would be difficult. Due to the constrained nature of the site, it 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. |

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

| | |
|--------------|--|
| SDC Comments | The site is constrained by strongly performing Green Belt and is not directly adjacent to a top tier settlement. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00268
Grove Farm and adjoining Land, The Grove, West Kingsdown



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00268 |
| Site Area (Ha) | 7.26 |
| Developable Area (Ha) | 7.26 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO30 |
| Site Description | This is a greenfield site near to the urban confines of West Kingsdown. The site comprises a parcel of land containing an agricultural field used for grazing. The site is bound by residential development to the east, woodland to the south and open countryside and agricultural land to the west and north. |
| 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 - within buffer of 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 | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 0.05%; Grade 3 - 99.64%; Grade 4 - 0.32% | |
| Flood Risk | Flood Zone 1 | |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | |
| SSSI Impact Zone | No risk | |
| Local Wildlife Site | Partially within a LWS 0.01% | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | 7.56% 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 | 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 | 17.27% within 250m of West Kingsdown | |
| Town and Local Centres | Over 2km to Town and Local Centre | |
| Train Station | Over 2km to nearest train station | |

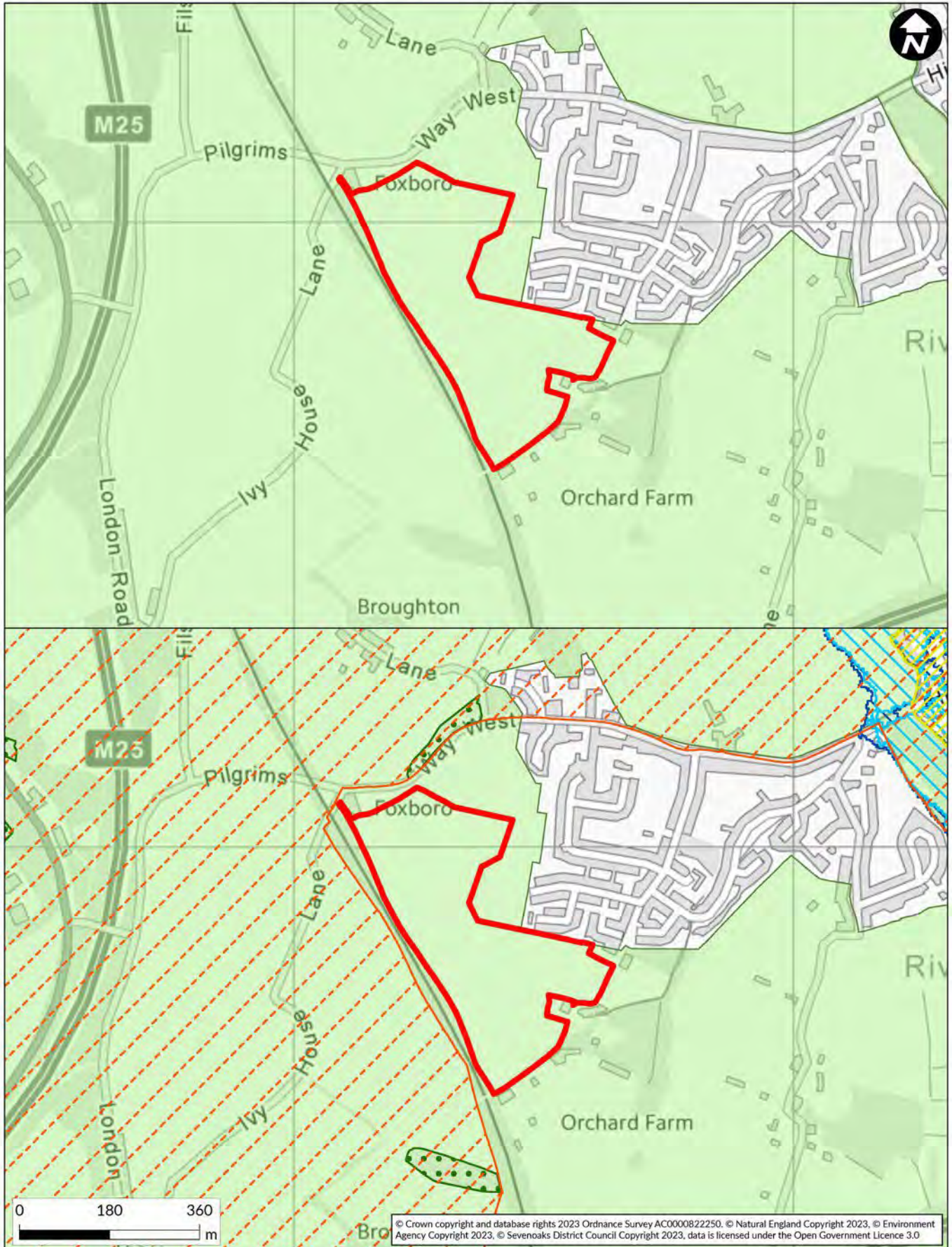
| GREEN | AMBER | RED |
|-------|-------|-----|
| 14 | 7 | 6 |

| 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? | No |
| 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 West Kingsdown, which is identified as a service village in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. The site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Due to the constrained nature of the site, and that the site is not directly adjacent to the settlement boundary, it 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 site is not directly adjacent to the urban confines boundary of a top tier settlement. The site is also constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00271
Land west of Hale Lane, Otford



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00271 |
| Site Area (Ha) | 13.34 |
| Developable Area (Ha) | 13.34 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | This is a greenfield site adjacent to the urban confines of Otford. The site comprises a parcel of land to the west of Otford, containing two large agricultural fields, separated by a hedgerow. The site is bound by residential development and a recreation ground to the east, Telston Lane and open countryside to the south, kennels and agricultural land to the north and the railway line to the west. |
| Site Description | HO313 |
| 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 Otford |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Otford) | |
| Land Use (GF/PDL) | 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 Otford) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 38.08% within 100m buffer of Kent Downs | |
| Landscape Sensitivity | 29.71% Medium; 70.29% Low - Medium | |
| Agricultural Land Quality | Urban - 3.43%; Grade 3 - 16.18%; Grade 2 - 80.39% | |
| 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 | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | Cont Land Assessment (former use) | |
| Noise Pollution | Noise Assessment (railway) | |
| 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 | 83.32% within 250m of Otford | |
| Town and Local Centres | Within 2km of Dunton Green; within 2km of Otford High Street; within 2km of Otford, Sevenoaks Road (walkable and cycle friendly) | |

| | | |
|---------------|--|------------|
| Train Station | Within 2km of Dunton Green; within 2km of Otford (walkable and cycle friendly) | |
| GREEN | AMBER | RED |
| 15 | 9.5 | 2.5 |

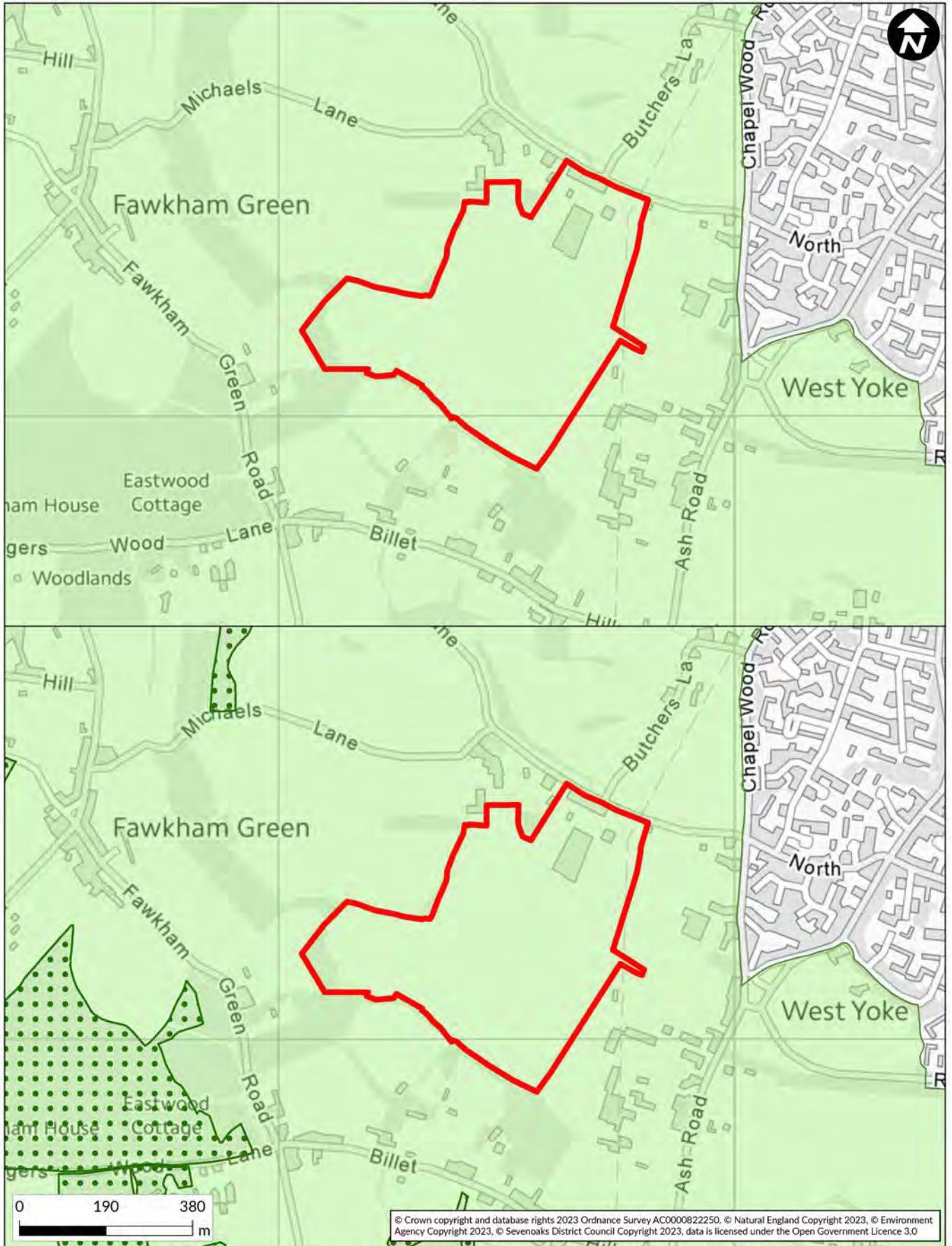
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026 - 2030 |
| When do you anticipate commencement on the site? | At this stage, based on a successful local plan allocation within 5 years, it is expected that start on site will commence in 2028 with a practical completion will be achieved by 2030. This means that a yield of 75 homes per year will be achieved. However, these dates come forward depending on the progress of the Local Plan promotion. |
| 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 Otford, which is identified as a local service centre in the Settlement Hierarchy. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities, including access to Dunton Green and Otford train stations. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The majority of the site is also within Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00272
Eaglesfield Equestrian Centre, New Ash Green, Sevenoaks



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00272 |
| Site Area (Ha) | 26.13 |
| Developable Area (Ha) | 26.13 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a partially brownfield site near to the urban confines of New Ash Green. The site comprises agricultural land, with an equestrian riding centre, farmhouse and associated parking, paddocks and parking. The site is bound by Manor Lane to the north and agricultural land to the east, south and 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 - within buffer of urban confines of New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to New Ash Green) | |
| Land Use (GF/PDL) | Mixed - Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Grade 3 - 99.2%; Grade 4 - 0.8% | |
| 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 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 | Contaminated Land Assessment (former use) | |
| Noise Pollution | Noise Assessment (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 | 2.06% within 250m of New Ash Green | |
| Town and Local Centres | Within 2km of New Ash Green, Village Centre (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15 | 8 | 4 |

| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | 2026-2030 |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate commencement on the site? | TBC |
| 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? | The site will need to be removed from the Green Belt, and this will require appropriate justification in planning terms to be developed by the promoter and supported by the Council. |

CONCLUSIONS

| | |
|--------------------------|--|
| Suitability | This is a partially brownfield site near to the urban confines of New Ash Green, which is identified as a local service centre in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a train station. The site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. It is also considered that access to the site would be difficult. Due to the constrained nature of the site, and that the site is not directly adjacent to the urban confines of New Ash Green, it is not 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? | Not currently developable |

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

| | |
|--------------|--|
| SDC Comments | The site is not directly adjacent to the urban confines of New Ash Green and is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00274
Former Birchwood Primary School, Russett Way, Swanley



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00274 |
| Site Area (Ha) | 2.95 |
| Developable Area (Ha) | 2.95 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO222 |
| Site Description | This is a partially brownfield site adjacent to the urban confines of Swanley. The site comprises the former Birchwood Primary School, which includes school buildings, a playground, playing fields and car parking. The site is bound by Leydenhatch Lane to the north, residential development to the west and south and open countryside to the east. There are existing accesses off Leydenhatch Lane and Russett Way. |
| 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 Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Swanley) | |
| 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 | Within (but adjacent to Urban Confines of Swanley) | |
| Green Belt Stage 2 | Recommended in isolation | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 11.67%; Grade 2 - 88.33% | |
| 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 | 80.99% within 100m of Swanley Park Kent Compendium historic park / garden | |
| 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 | 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 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 |
| 18 | 8 | 1 |

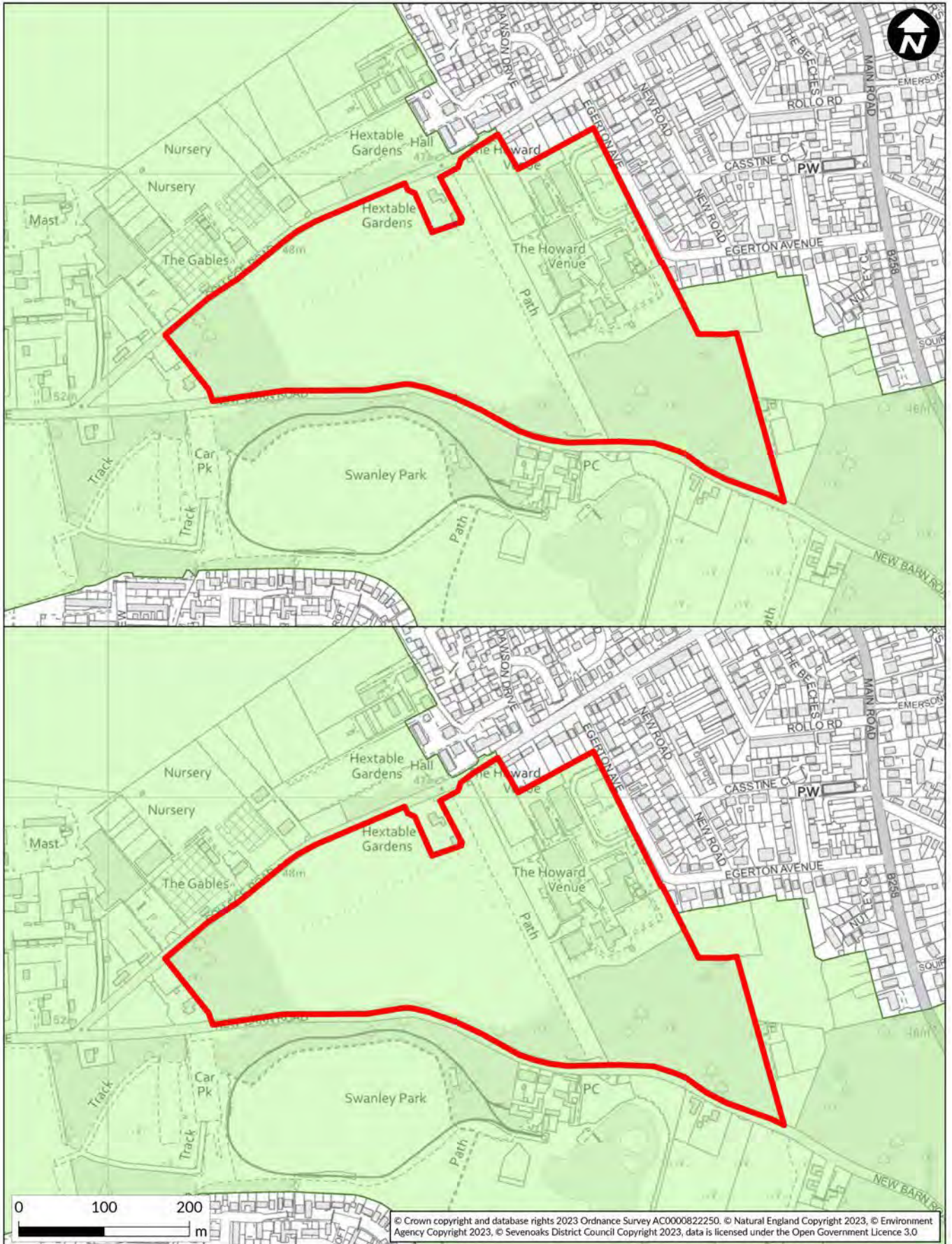
| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | Not Known |
| Is there a developer interested in the site? | Not Known |
| Any legal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

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | This is a partially brownfield 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 highly sustainable location, close to existing key services and facilities, including access to Swanley train station. The site is within the Green Belt and is recommended for release, in isolation, through the Stage 2 Green Belt assessment. The site is Grade 2 Agricultural Land Quality. Due to the unconstrained nature of the site, its location adjacent to a top tier settlement, and is partially brownfield land, the site is considered suitable for development. |
| Availability | The site has been submitted by the landowner through the Call for Sites and was considered to be available in years 1-5. However, SDC has since been informed that the site is intended for reuse as a Special Educational Needs (SEN) School by Kent County Council. Therefore, the site is unavailable. |
| 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 site is unavailable for development and therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00275
Former Oasis Academy, 37 Egerton Avenue, Hextable



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00275 |
| Site Area (Ha) | 15.41 |
| Developable Area (Ha) | 15.41 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO225 |
| Site Description | This is a partially brownfield site adjacent to the urban confines of Hextable and near Swanley. The site comprises the former Oasis Academy Secondary School, including school buildings, car parking, playing fields and scrubland. The site is bound by residential development to the east, New Barn Road to the south and College Road to the north. |
| 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 - within the buffer of urban confines of Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Hextable) | |
| Land Use (GF/PDL) | Mixed - Greenfield and Previously Developed Land | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | Yes (Open Spaces 2018 275: Hextable Green Corridor, College Road, Hextable Green Corridor - Intersect Area = 15091.99m ² 9.8%) | |
| Green Belt | Within Green Belt (but adjacent to Urban Confines of Hextable) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 8.72%; Grade 2 - 91.28% | |
| 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; 10.01% within Hextable Gardens Kent Compendium historic park / garden | |
| 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 | 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 | 65.61% within 400m of Swanley | |
| Town and Local Centres | Within 800m of Hextable, Upper Main Road (walkable in 10 minutes) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 16 | 7 | 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 commencement on the site? | Not Known |
| Is there a developer interested in the site? | Not Known |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | No |
| How to make site viable? | The Site is the subject of a current application to the Secretary of State for Education to allow for non-education use / disposal, it is anticipated that this application will be determined in 2022. |

| CONCLUSIONS | |
|---------------|--|
| Suitability | This is a greenfield site adjacent to the urban confines of Hextable which is identified as a village in the Settlement Hierarchy, and within the buffer of the urban confines of Swanley, which is identified as a town. The site is not directly adjacent to the settlement boundary of a top tier settlement. The site serves a key purpose in preventing the merging of Swanley and Hextable. The site is considered to be in a sustainable location, close to existing key services and facilities in Hextable and Swanley, although the site does not benefit from nearby access to a train station. The site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt |
| | assessment. The majority of the site is Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, its key role in preventing the merging of settlements, and that the site is not directly adjacent to a top tier settlement, it 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. |

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

| | |
|--------------|--|
| SDC Comments | The site is not directly adjacent to a top tier settlement and is constrained by strongly performing Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00279
Land to the rear of 34 Chipstead Park, Sevenoaks



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| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00279 |
| Site Area (Ha) | 1.24 |
| Developable Area (Ha) | 1.24 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO291 |
| Site Description | This is a partially brownfield site partially within and adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a parcel of land containing a residential property in Chipstead Park and two fields not in active use. The site is bound by Chipstead Park and residential development to the south and east, and Chipstead Lake to the north and west. |
| 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 – Partially within and adjacent to the urban confines of Sevenoaks Urban Area |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Partially 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 | Partially within Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 95.1% Medium | |
| Agricultural Land Quality | Urban - 93.99%; Other - 6.01% | |
| Flood Risk | 0.12% in Flood Zone 2 and 0.12% 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 | No specific risk | |
| Air Quality | Air Quality Assessment (impact on local AQMA) | |
| Mineral Safeguarding Area | Within Mineral Safeguarding Area | |
| Site Access | New/additional access required | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | 100.0% within 400m of Sevenoaks | |
| Town and Local Centres | Within 2km of Dunton Green; within 2km of Riverhead (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 15 | 9 | 3 |

| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | The site could deliver around 32 dwellings. Upon commencement of development it is considered that construction could be completed within 2 years. Year 1: 1 dwelling, Year 2: 31 Dwellings. |
| 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 partially brownfield site partially within and 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 existing key services and facilities, including access to two train stations at Dunton Green and Sevenoaks. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also in a mineral safeguarding area. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and a mineral safeguarding area. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00280
Land at Slides Farm, North Ash Road, New Ash Green



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00280 |
| Site Area (Ha) | 6.7 |
| Developable Area (Ha) | 6.7 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO320 |
| Site Description | This is a greenfield site adjacent to the urban confines of New Ash Green. The site comprises a large parcel to the east of New Ash Green including a residential dwelling, associated garden and outbuildings, with the remainder of the site being used as an orchard, agricultural field and for grazing. The site is bound by North Ash Road to the south, residential development and woodland to the west and north and open countryside to the east. |
| 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 New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to New Ash Green) | |
| Land Use (GF/PDL) | 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 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| Agricultural Land Quality | Urban - 0.34%; Grade 3 - 99.66% | |
| 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 | 10.2% within 15m buffer of Ancient & Semi-Natural 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 | Access difficult | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 79.93% within 250m of New Ash Green | |
| Town and Local Centres | Within 800m of New Ash Green, Village Centre (walkable in 10 minutes) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 6 | 4 |

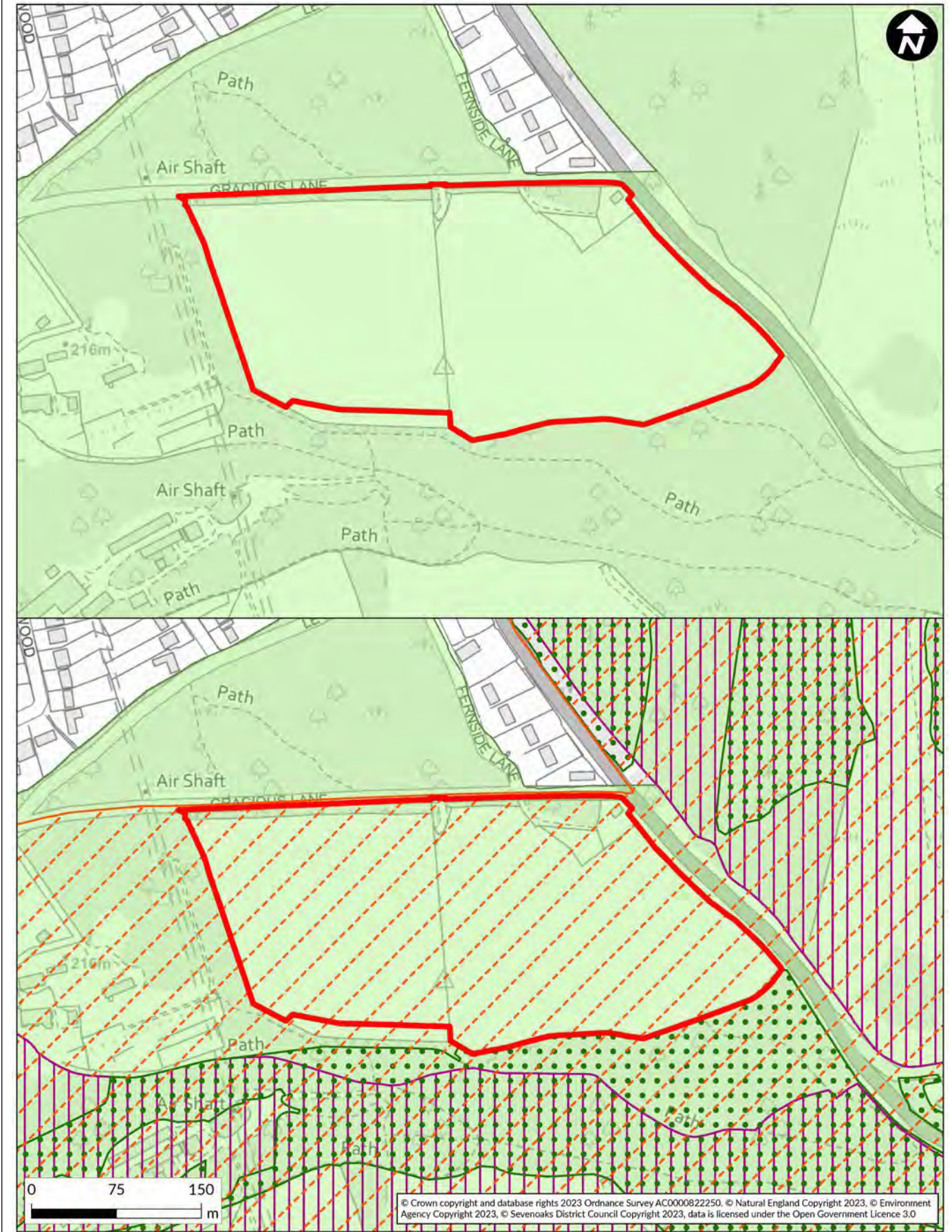
| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | N/A |
| Is there a developer interested in the site? | N/A |
| Any legal constraints?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

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | This is a partially brownfield site adjacent to the urban confines of New Ash Green, which is identified as a local service centre 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 nearby train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. It is also considered that access to the site would be difficult. Due to the constrained nature of the site, it 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 | he site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|---|

HO/21/00281
Land Off Gracious Lane, Sevenoaks



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00281 |
| Site Area (Ha) | 8.71 |
| Developable Area (Ha) | 8.71 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO93 |
| Site Description | This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a large parcel of land containing two agricultural fields. The site is bound by Gracious Lane to the north, River Hill to the east and woodland to the south and west. |
| Site Type | New Build |
| When will this development be delivered? | Years 1-5 |
| SHELAA Yield | 0 |
| SHELAA Conclusion | Unsuitable |

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

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within Green Belt (but adjacent to Urban Confines of Sevenoaks) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium - High | |
| Agricultural Land Quality | Urban - 1.1%; Other - 14.25%; Grade 4 - 84.65% | |
| Flood Risk | Flood Zone 1 | |
| Site of Special Scientific Interest (SSSI) | Partially within a SSSI 35.5% | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | 11.75% within 15m buffer of Sevenoaks Common, Hubbard's Hill & Beechmont Bank | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | 5.11% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | 50.18% within 200m of KNOLE registered park / garden; 4.63% within 200m of RIVERHILL HOUSE registered park / garden; Within 100m of 2 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 local AQMA) | |
| Mineral Safeguarding Area | Within Mineral Safeguarding Area | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |

| | | |
|---------------------------|---|--|
| Settlement Classification | 100.0% within 400m of Sevenoaks | |
| Town and Local Centres | Within 2km of Sevenoaks - Town Centre (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 10 | 11 | 6 |

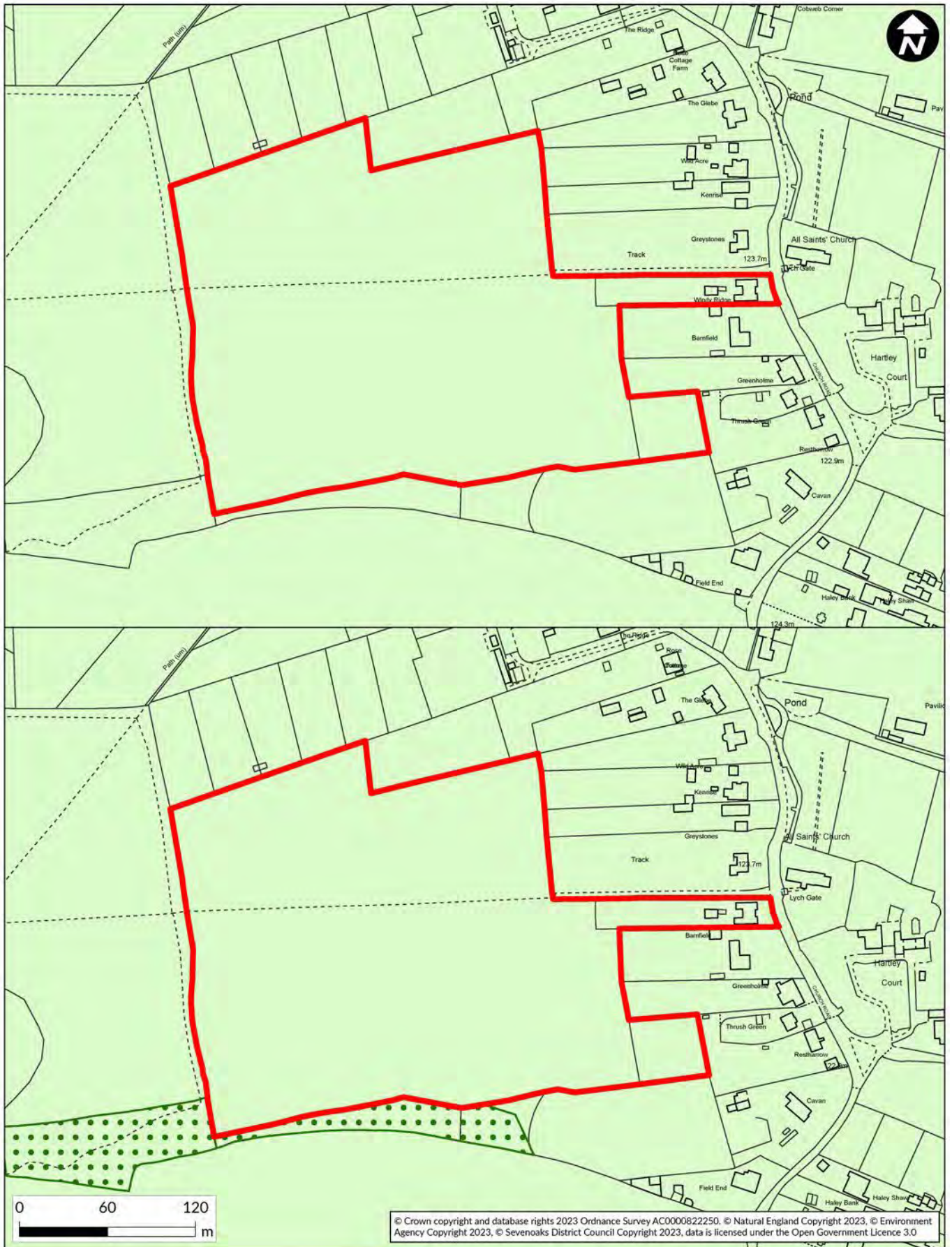
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | Anticipate development completion in 2027. |
| Is there a developer interested in the site? | 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 Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities, although the site does not benefit from access to a nearby train station. The site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB, medium-high landscape sensitivity and a mineral safeguarding area. Due to the constrained nature of the site, it 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 site is highly constrained by strongly performing Green Belt, the AONB, medium-high landscape sensitivity and a mineral safeguarding area Therefore, the site is not proposed for allocation |
|--------------|--|

HO/21/00288
Windy Ridge and land to the rear, Hartley, Longfield



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00288 |
| Site Area (Ha) | 6.73 |
| Developable Area (Ha) | 6.73 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO337 |
| Site Description | This is a partially brownfield site between the urban confines of Hartley and New Ash Green. The site comprises a residential garden, associated outbuilding and garden and agricultural land to the rear. The site is bound by residential development to the north and south, Church Road to the east and agricultural land to the north, west and 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 - within buffer of urban confines of New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to New Ash Green) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium | |
| 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 | 5.1% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Within 200m of 3 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 network and requires improvements | |
| Settlement Classification | 0.19% within 250m of New Ash Green | |
| Town and Local Centres | Within 2km of Hartley, Cherry Trees; within 2km of New Ash Green, Village Centre (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 5 | 5 |

| 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

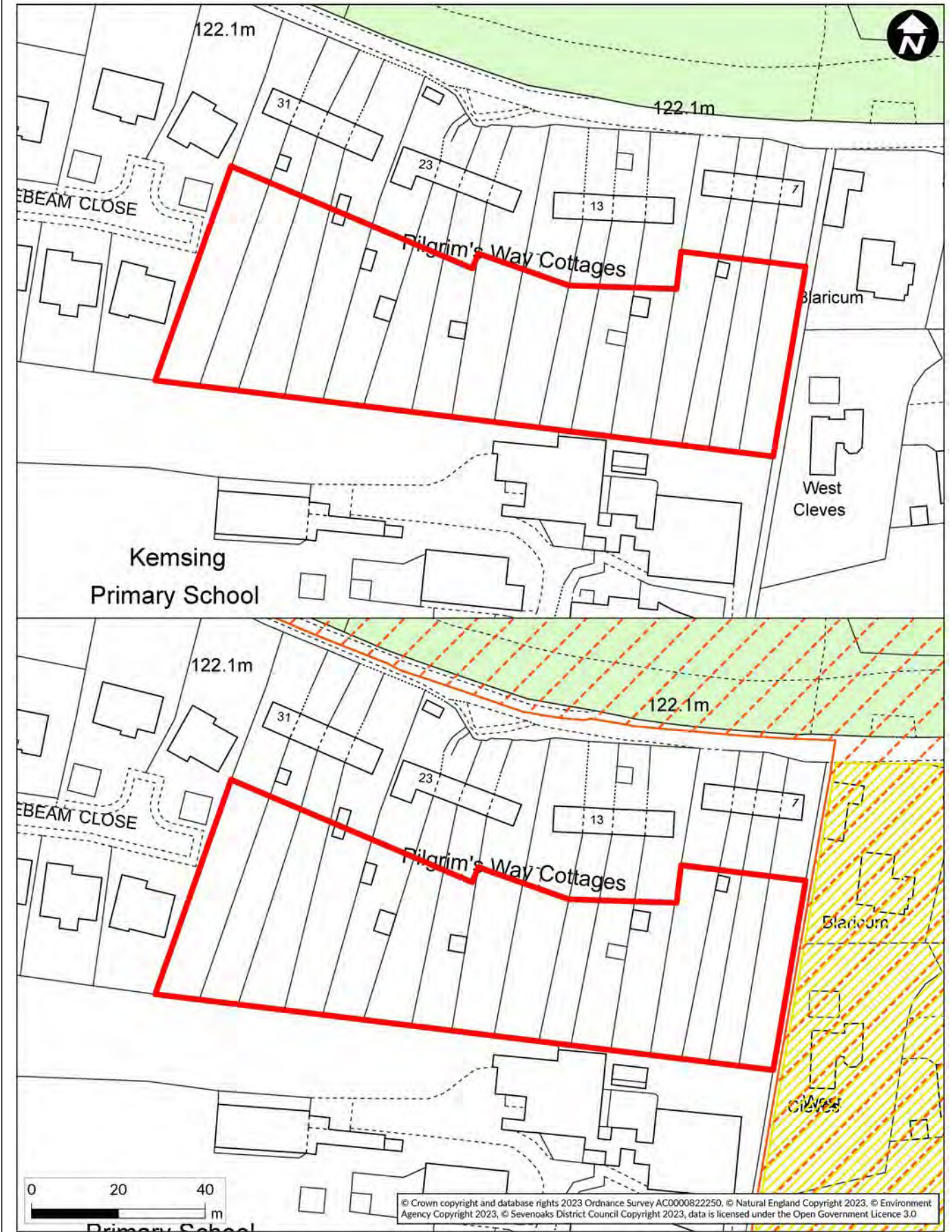
| | |
|--------------------------|---|
| Suitability | This is a partially brownfield site between the urban confines of New Ash Green, which is identified as a local service centre in the Settlement Hierarchy, and Hartley, which is identified as a service village. The site is not directly adjacent to the settlement boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although does not benefit from access to a nearby train station. The site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. It is also considered that access to the site would be difficult. Due to the constrained nature of the site, and that it is not directly adjacent to the urban confines of a top tier settlement, the site 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 site is not directly adjacent to the urban confines of a top tier settlement and is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00295

Rear of 1 - 31 Pilgrims Way Cottages, Pilgrims Way, Kensing



| SITE DETAILS | |
|--|---|
| SHELAA Reference | HO/21/00295 |
| Site Area (Ha) | 0.57 |
| Developable Area (Ha) | 0.57 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO340, HO396 |
| Site Description | This is a greenfield site within the urban confines of Kemsing. The site comprises part of the residential gardens associated with Pilgrims Way Cottages. The site is bound by residential development to the north, east and west and Kemsing Primary School to the south. |
| 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 – Within urban confines of Kemsing |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Completely within Kemsing | |
| 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) | 100.0% within 100m buffer of Kent Downs | |
| 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 | 100.0% within 200m of Kemsing conservation area; Within 200m of 7 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 | No capacity on transport network | |
| Settlement Classification | Within Kemsing | |
| Town and Local Centres | Within 2km of Kemsing, The Parade (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 19 | 4 | 4 |

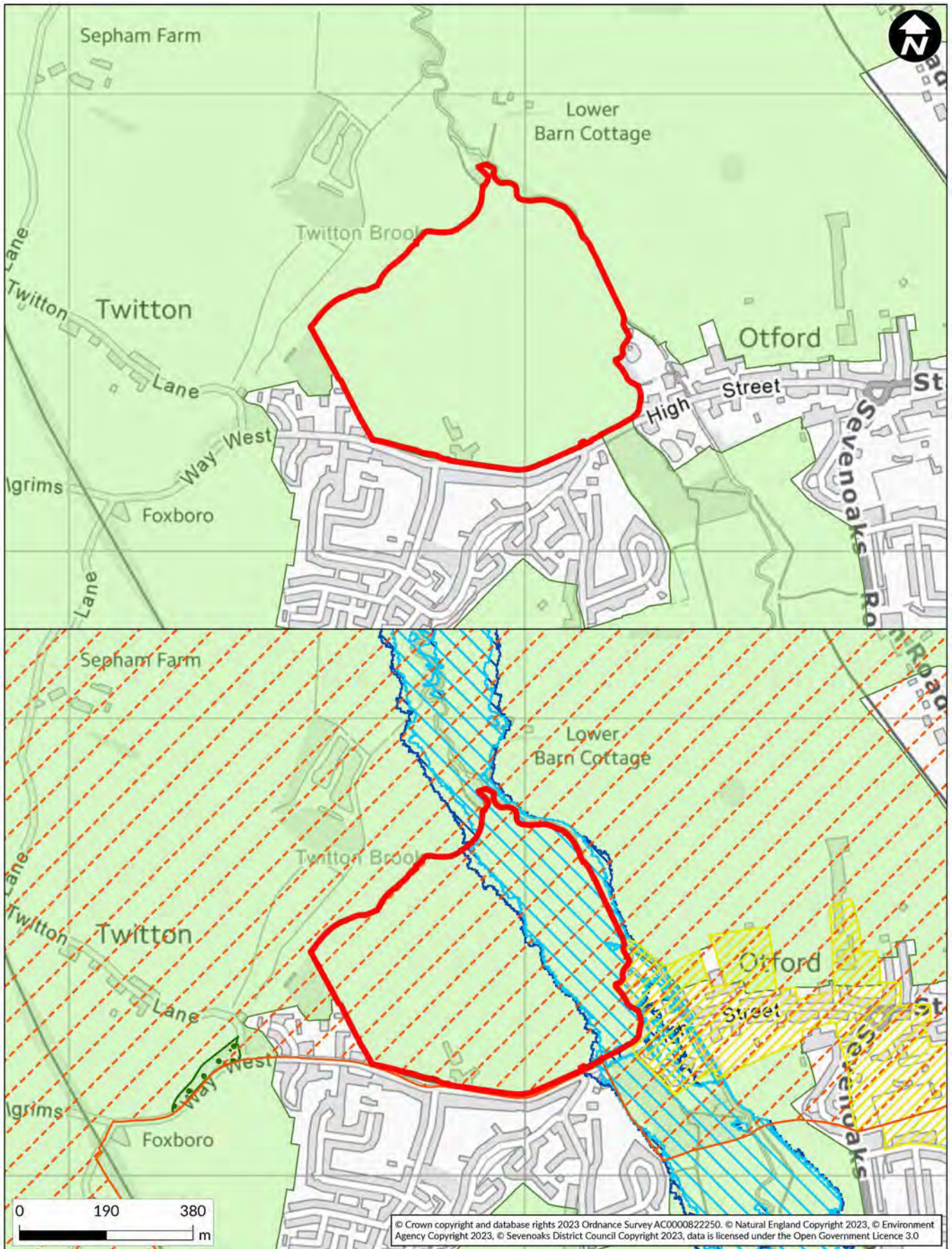
| OTHER CONSIDERATIONS | |
|--|-----------------|
| When will the site be available for development? | 2026-2030 |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | unknown |
| Is there a developer interested in the site? | None approached |
| 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 within the urban confines of Kemsing, which is identified as a village in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although does not have nearby access to a train station. However, it is considered that the site will be difficult to access and that there no capacity on the surrounding transport network. Due to access issues to the site, it is not 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? | Not currently developable |

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

| | |
|--------------|--|
| SDC Comments | The site is considered to have access issues and therefore, the site is not proposed for allocation. |
|--------------|--|

HO/21/00298
Frog Farm, Pilgrims Way West, Otford, Sevenoaks



| SITE DETAILS | |
|--|--|
| SHELAA Reference | HO/21/00298 |
| Site Area (Ha) | 29.8 |
| Developable Area (Ha) | 29.8 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a partially brownfield site adjacent to the urban confines of Otford. The site comprises agricultural land as well as a Farm House with associated barns and stables. The site is bound by Pilgrims Way West to the south, agricultural land to the west and the Darent River to the east. |
| 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 Otford |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines but (Adjacent to Otford) | |
| Land Use (GF/PDL) | Mixed - Greenfield and Previously Developed Land | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within Green Belt (but adjacent to Urban Confines of Otford) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 99.91% Medium | |
| Agricultural Land Quality | Urban - 2.62%; Grade 4 - 23.17%; Grade 2 - 74.21% | |
| Flood Risk | 31.5% in Flood Zone 2 and 29.07% 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 | 0.33% within Otford conservation area; Within 200m of 10 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 | Partially within Mineral Safeguarding Area 64.43% | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 75.61% within 250m of Otford | |

| | | |
|------------------------|---|--|
| Town and Local Centres | Within 800m of Otford High Street; within 800m of Otford, Sevenoaks Road (walkable in 10 minutes) | |
| Train Station | Within 2km of Otford Station (walkable and cycle friendly) | |

| | | |
|--------------|--------------|------------|
| GREEN | AMBER | RED |
| 13.5 | 11 | 2.5 |

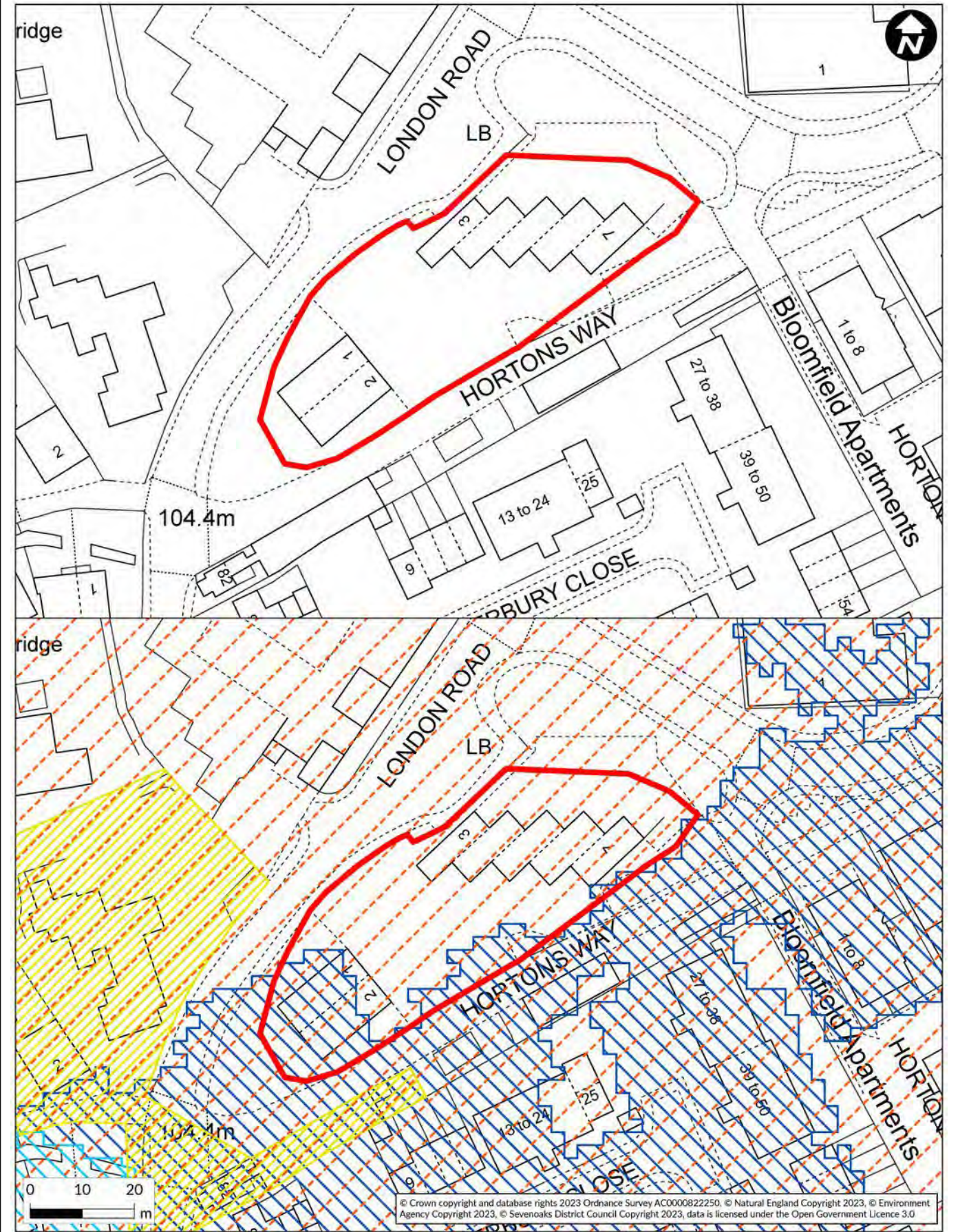
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | 2026-2030 |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | Spread over 3 years |
| Is there a developer interested in the site? | We are land agents. We will agree which developer to work in conjunction with should this site be allocated for release from the green belt. |
| 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 adjacent to the urban confines of Otford, which is identified as a local service centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including access to Otford Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB and mostly Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, it is not 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? | Not currently developable |

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

| | |
|--------------|---|
| SDC Comments | The site is constrained by strongly performing Green Belt, the Kent Downs AONB and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|---|

MX/21/00003
Units 1-7 Westerham Trade Centre



| SITE DETAILS | |
|--|---|
| SHELAA Reference | MX/21/00003 |
| Site Area (Ha) | 0.24 |
| Developable Area (Ha) | 0.24 |
| Brownfield / Greenfield | Brownfield |
| Planning History | ADMP Allocation EMP1(x) |
| Previous SHELAA Ref (2018) | N/A |
| Site Description | This is a brownfield site within the urban confines of Westerham. The site comprises seven commercial units, 1-2 storeys in height and an area of hardstanding. The site is bound by Hortons Way to the south, London Road to the north and The Flyers Way to the east. |
| 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 – Within urban confines of Westerham |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Within Westerham | |
| Land Use (GF/PDL) | Previously Developed Land | |
| Existing use | Yes (Allocated Use) | |
| Existing allocation / designation | Yes (Westerham Trading Centre, Westerham) | |
| 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) | 100% within Kent Downs 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 | 100.0% within 200m of Westerham conservation area; Within 200m of 3 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 | 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 (walkable in 10 minutes) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22 | 1 | 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? | 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 brownfield site 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 doesn't benefit from access to a train station. The site lies fully within the Kent Downs AONB. The site is allocated for employment use in the Allocations and Development Management Plan (ADMP) and therefore it is not considered suitable to allocate this site for a differing use. |
| 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 site is constrained by the Kent Downs AONB and is allocated in the ADMP for Employment use. Therefore, the site is not proposed for allocation for a differing use. |
|--------------|---|

MX/21/00011
Gay Dawn Farm, Fawkham Road



| SITE DETAILS | |
|--|--|
| SHELAA Reference | MX/21/00011 |
| Site Area (Ha) | 19.8 |
| Developable Area (Ha) | 18.08 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO162, MX52 |
| Site Description | This is a partially brownfield site in the Green Belt near the urban confines of Hartley. The site comprises Corinthians Sports Club containing sports pitches, a golf course and a number of associated building. The site is bound by Valley Road to the west, sporadic residential development to the north and east and open countryside 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 - within buffer of urban confines of Hartley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Hartley) | |
| 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 | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium, Commercial Sensitivity: Medium | |
| Agricultural Land Quality | Urban - 0.14%; Grade 3 - 99.86% | |
| 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 | 8.68% within Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | 7.67% within 200m of Baldwins Green, Fawkham conservation area; Within 200m of 6 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 | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 9.19% within 250m of Hartley | |
| Town and Local Centres | Over 2km to Town and Local Centre | |

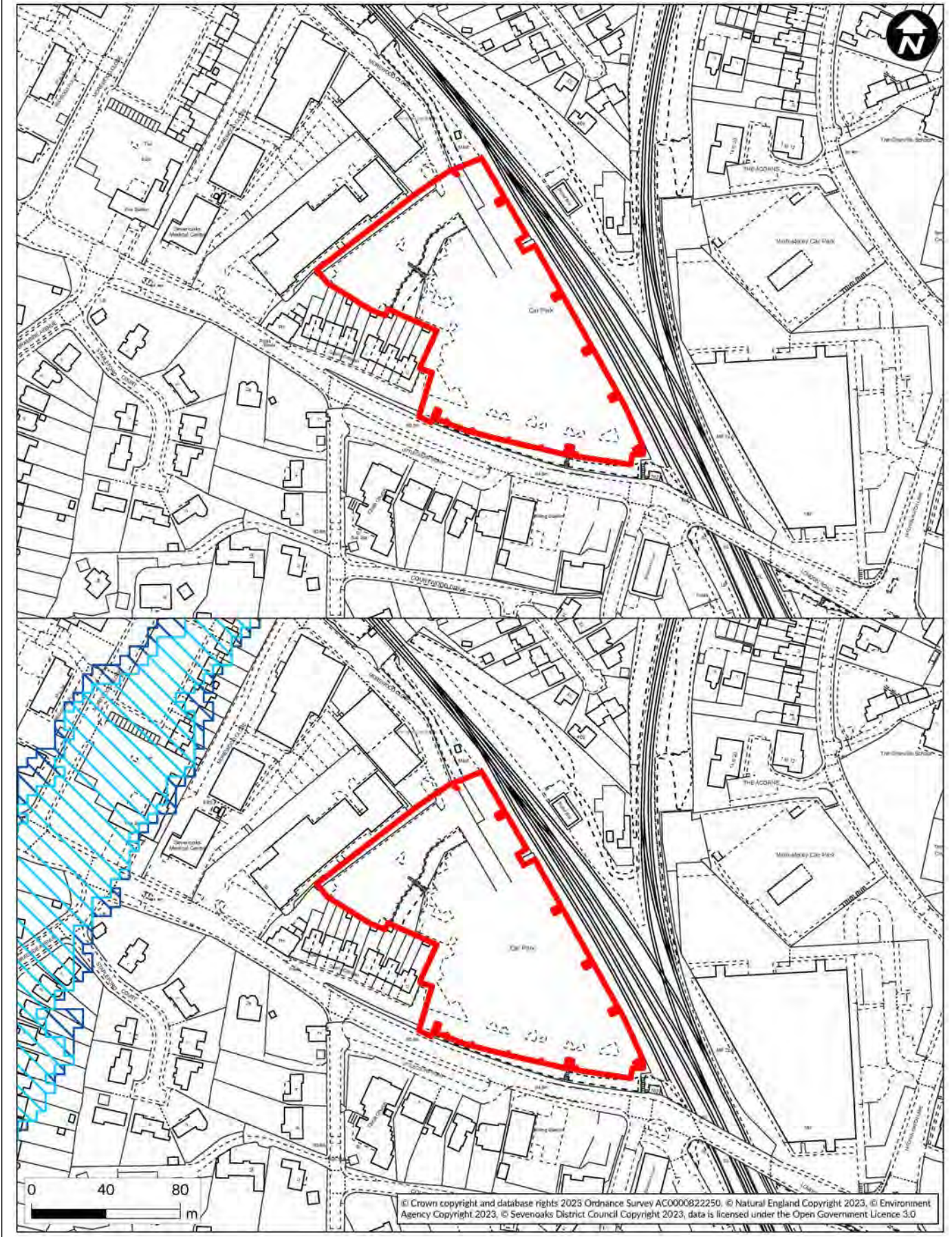
| | | |
|---------------|-----------------------------------|-----|
| Train Station | Over 2km to nearest train station | |
| GREEN | AMBER | RED |
| 14 | 9 | 4 |

| 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 plan timescale dependent. |
| 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 partially brownfield site near to the urban confines of Hartley, which is identified as a service village in the Settlement Hierarchy. The site is not directly adjacent to the urban confines boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although does not benefit from access to a nearby train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

MX/21/00016
Sevenoaks Station Car Park, Morewood Close, Sevenoaks, TN13 2HU



| SITE DETAILS | |
|--|--|
| SHELAA Reference | MX/21/00016 |
| Site Area (Ha) | 1.36 |
| Developable Area (Ha) | 1.36 |
| 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. The site comprises the car park for Sevenoaks Train Station. The site is bound by residential and commercial development to the west, the railway line to the north and London Road to the south. There is an existing access to the site off Morewood Close. |
| 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 - 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) | 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 | 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 4 listed buildings; Within 100m of 4 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 (for site and impact on local AQMA) | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 9.93% | |
| 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 | Within 800m of Tubs Hill (walkable in 10 minutes) | |

| | | |
|---------------|---|--|
| Train Station | Within 800m of Sevenoaks (walkable in 10 minutes) | |
|---------------|---|--|

| 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? | N/A |
| When do you anticipate commencement on the site? | N/A |
| Is there a developer interested in the site? | N/A |
| Any legal constraints? | Yes - Network Rail leases station car parks to the Train Operating Company |
| Type of development? | New Build |
| Exceptional Issues? | N/A |
| How to make site viable? | N/A |

CONCLUSIONS

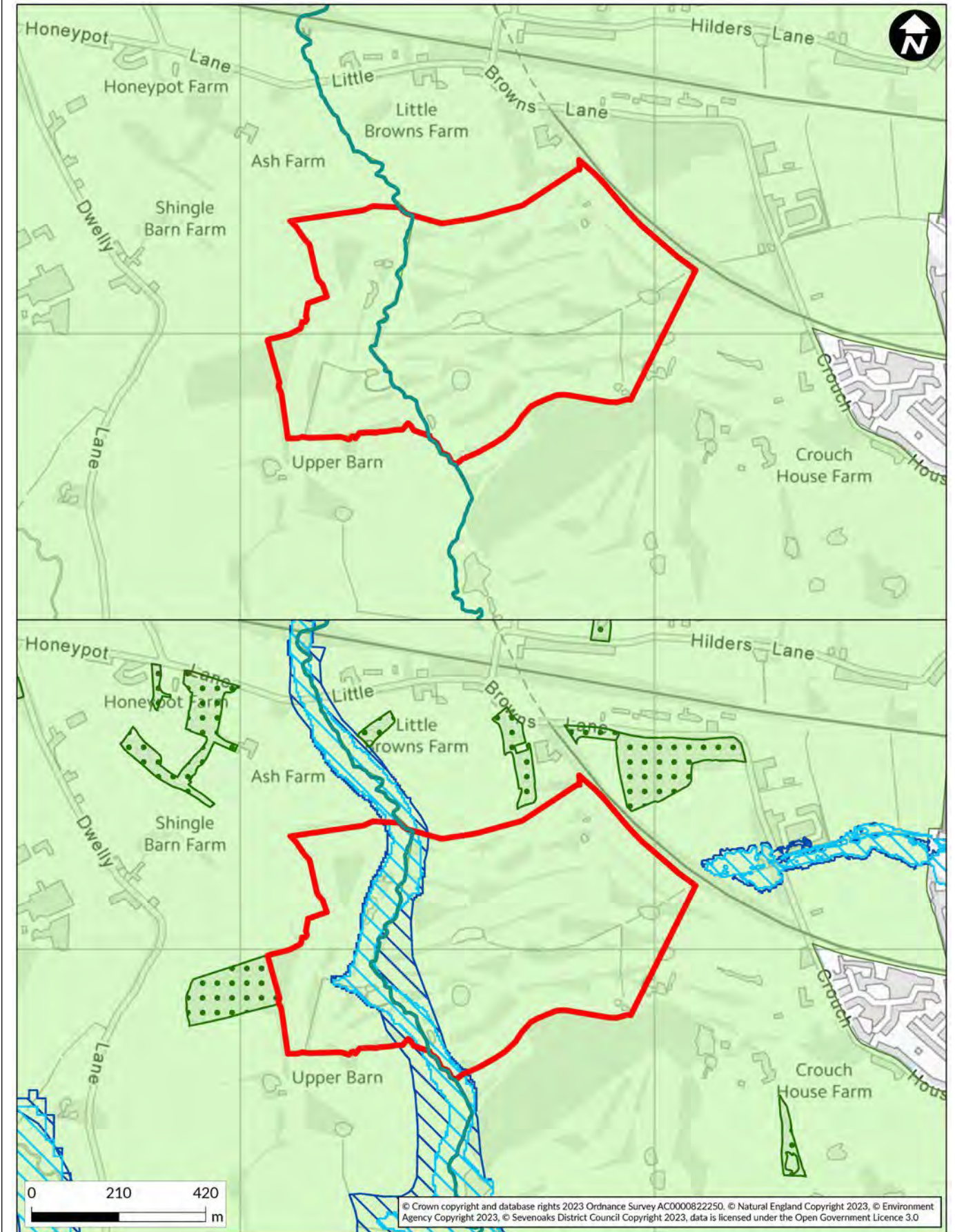
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|--------------------------|--|
| Suitability | This is a brownfield site within the urban confines of Sevenoaks Urban Area, which is identified as the principal town in the District's Settlement Hierarchy. The site is considered to be in a highly 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. 11+ years) |
| | Do not include in Plan |
| If 'Include' – Reg 18 Site Reference | Capacity included in MX1 |

| | |
|--------------|---|
| SDC Comments | This site is considered suitable for development. However, the capacity has been included in the wider site allocated at MX1, and therefore this northern parcel on its own has not been proposed for allocation. |
|--------------|---|

MX/21/00021

Kent and Surrey Golf and Country Club, Crouch House Road, Edenbridge, TN8 5LQ



| SITE DETAILS | |
|--|--|
| SHELAA Reference | MX/21/00021 |
| Site Area (Ha) | 46.64 |
| Developable Area (Ha) | 46.64 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO331 |
| Site Description | This is a greenfield site near the urban confines of Edenbridge. The site comprises a large parcel of land to the west of Edenbridge used as a golf course and driving range. The site is bound by the railway line to the east, former golf course to the south and open countryside to the north and west. |
| 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 - within buffer of 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 | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | 71.35% in SDC Green Belt, 28.71% in Tandridge Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 69.38% Medium - High, Commercial Sensitivity: Medium - High | |
| Agricultural Land Quality | Grade 3 - 62.14%; Grade 4 - 9.12% | |
| Flood Risk | 15.53% in Flood Zone 2 and 9.62% 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 | 0.01% within Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Not applicable | |
| Air Quality Management Area | None | |
| Contamination Issues | Cont Land Assessment (possible made ground) | |
| Noise Pollution | Noise Assessment (commercial) | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 3.21% | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 3.23% within 400m of Edenbridge | |

| | | |
|------------------------|---|--|
| Town and Local Centres | Within 2km of Edenbridge, Central Area; within 2km of Edenbridge, Southern Fringe (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| | | |
|--------------|--------------|------------|
| GREEN | AMBER | RED |
| 11.5 | 10.5 | 5 |

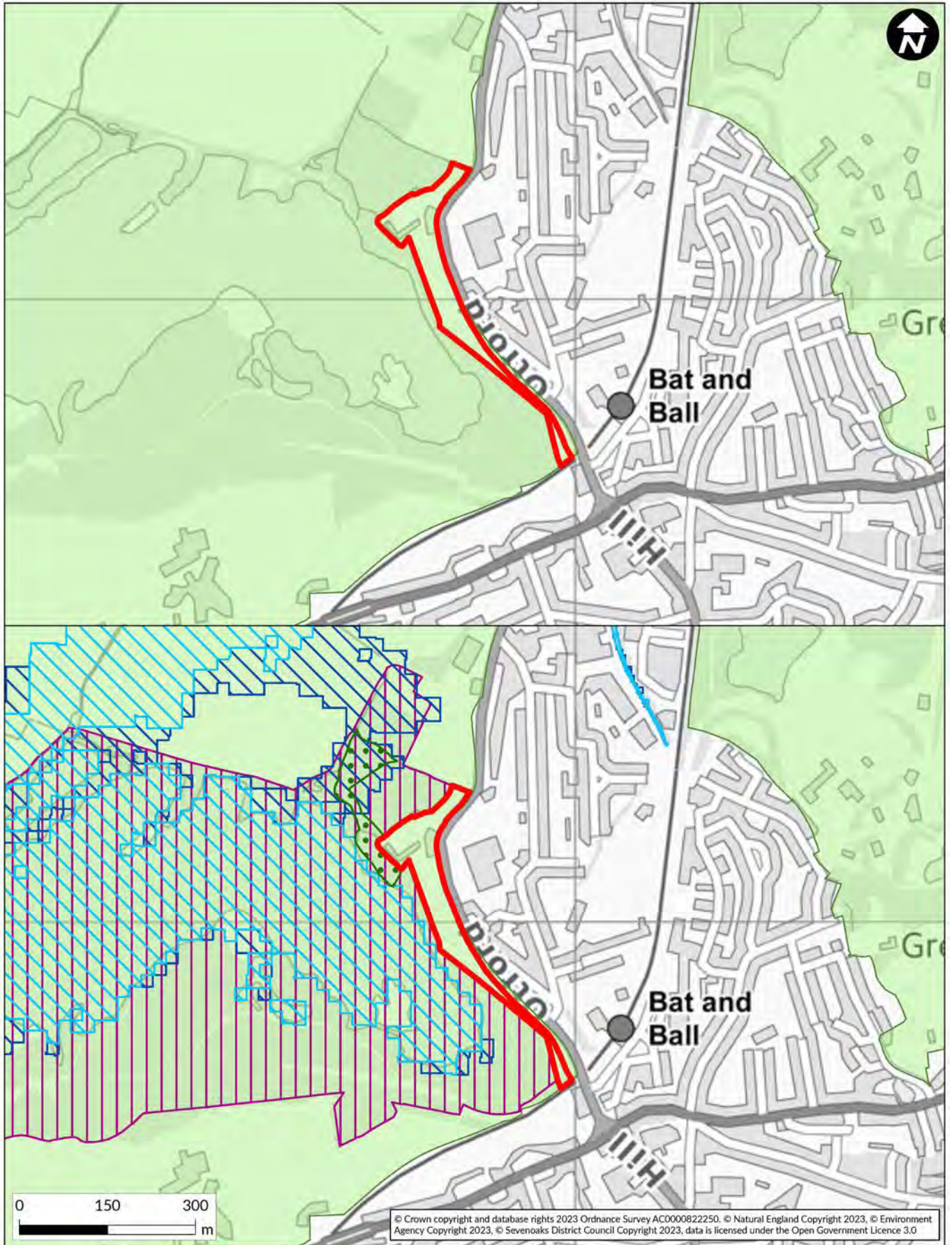
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate commencement on the site? | TBC |
| Is there a developer interested in the site? | Yes |
| Any legal constraints? | No |
| Type of development? | New Build |
| Policy compliant Affordable Housing? | |
| Exceptional Issues? | No |
| How to make site viable? | Access via a site under separate ownership, but controlled by the same ultimate owner, is required and has been granted. |

| CONCLUSIONS | |
|--------------------------|---|
| Suitability | This is a greenfield site near to the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary of Edenbridge. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although does not benefit from access to a nearby train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The |
| | site also lies mostly in an area of medium-high landscape sensitivity. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and medium-high landscape sensitivity. Therefore, the site is not proposed for allocation. |
|--------------|--|

MX/21/00023
Bakers Yard, Otford Road, Sevenoaks



| SITE DETAILS | |
|--|---|
| SHELAA Reference | MX/21/00023 |
| Site Area (Ha) | 2.05 |
| Developable Area (Ha) | 2.05 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | MX21 |
| Site Description | This is a partially brownfield site adjacent to the urban confines of Otford. The site comprises a mix of uses including a commercial yard containing a number of temporary buildings and a large car parking area to the north, a residential dwelling and area of glasshouses. The site is bound by Otford Road to the east, the railway line to the south and woodland and the local nature reserve to the west and north. |
| Site Type | New Build |
| When will this development be delivered? | Years 1-5 |
| SHELAA Yield | 0 |
| SHELAA Conclusion | Unsuitable |

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

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Mixed - Greenfield and Previously Developed Land | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Partially within Green Belt OR Within (but adjacent to Urban Confines of Sevenoaks) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 99.6% Low - Medium, Commercial Sensitivity: Low - Medium | |
| Agricultural Land Quality | Urban - 64.83%; Grade 4 - 35.17% | |
| Flood Risk | Flood Zone 1 | |
| Site of Special Scientific Interest (SSSI) | Partially within a SSSI 0.01% | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | Not within a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | 5.57% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Within 200m of 1 listed buildings | |
| Air Quality Management Area | Partially within AQMA 3.72% | |
| Contamination Issues | Cont Land Assessment (former land use) | |
| Noise Pollution | Noise Assessment (commercial) | |
| Air Quality | Air Quality Assessment (for site and impact on local AQMA) | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 88.93% | |
| Site Access | Existing access (contributions towards improvements may still be sought) | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |
| Settlement Classification | 100.0% within 400m of Sevenoaks | |

| | | |
|------------------------|--|--|
| Town and Local Centres | Within 800m of St Johns (walkable in 10 minutes) | |
| Train Station | Within 800m of Bat and Ball Station (walkable in 10 minutes) | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 13 | 13 | 1 |

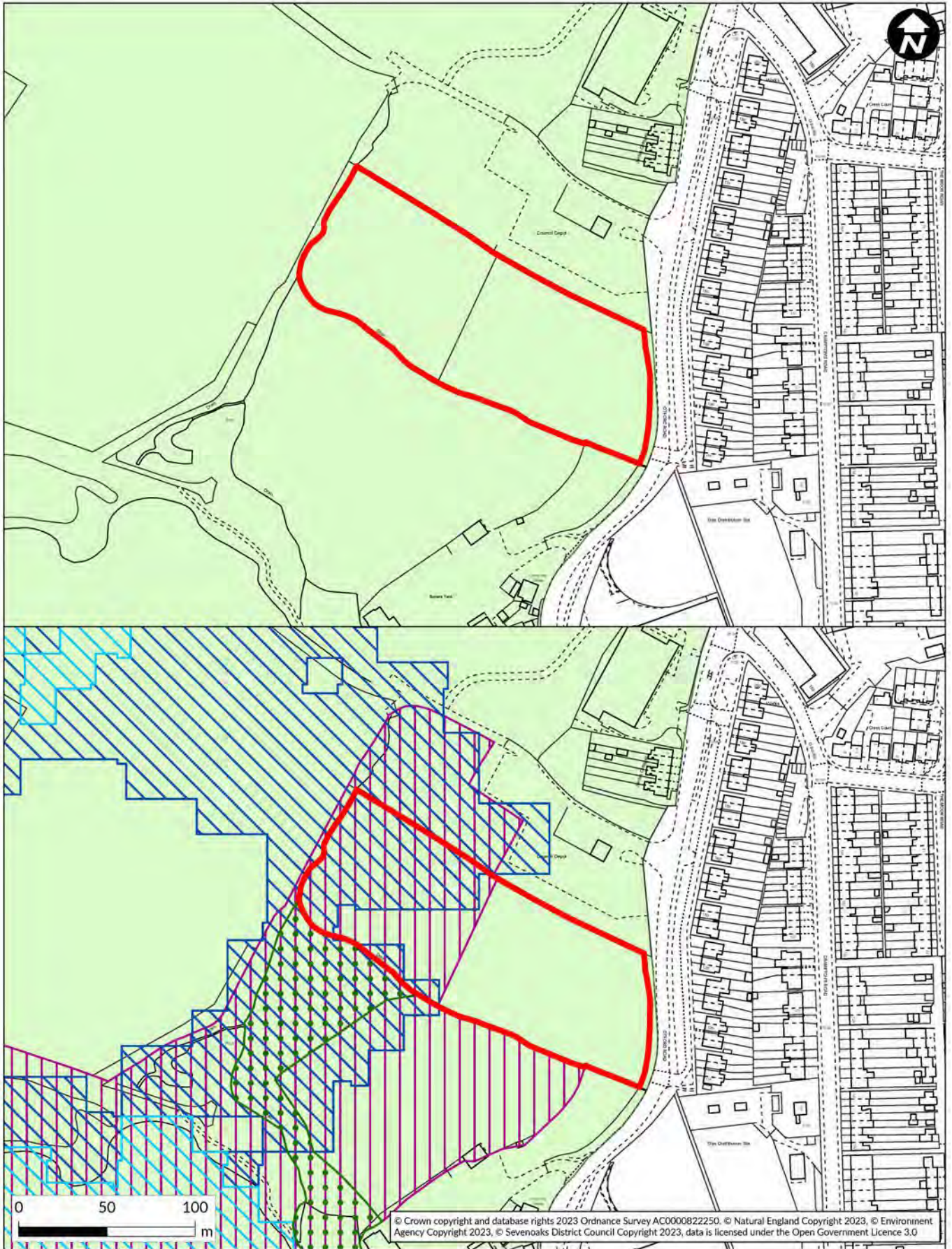
| OTHER CONSIDERATIONS | |
|--|---------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate commencement on the site? | N/A |
| Is there a developer interested in the site? | N/A |
| Any legal constraints?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

| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a partially brownfield site 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 existing key services and facilities, including being within close proximity to Bat and Ball Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment and therefore, due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

MX/21/00024
Land South of Former Park and Ride



| SITE DETAILS | |
|--|---|
| SHELAA Reference | MX/21/00024 |
| Site Area (Ha) | 1.59 |
| Developable Area (Ha) | 0.84 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | MX20 |
| Site Description | This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a rectangular piece of land containing grassland in the east and woodland in the west. The site is bound by Otford Road to the east, a depot to the north, woodland to the south and open countryside to the west. |
| Site Type | New Build |
| When will this development be delivered? | Years 1-5 |
| SHELAA Yield | 0 |
| SHELAA Conclusion | Unsuitable |

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

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Sevenoaks) | |
| Land Use (GF/PDL) | Greenfield | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | Yes (Open Spaces 2018 24: Sevenoaks Wildfowl Reserve, Sevenoaks Natural & Semi Natural 47.36%) | |
| Green Belt | Within Green Belt (but adjacent to Urban Confines of Sevenoaks) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 100.0% Low - Medium, Commercial Sensitivity: Low - Medium | |
| Agricultural Land Quality | Urban - 5.54%; Grade 4 - 94.46% | |
| Flood Risk | Flood Zone 1 | |
| Site of Special Scientific Interest (SSSI) | Partially within a SSSI 47.36% | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | Not within a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | 9.89% within 15m buffer of Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | Within 100m of 1 locally listed assets | |
| Air Quality Management Area | None | |
| 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 | Partially within Mineral Safeguarding Area 30.71% | |
| Site Access | New/additional access required | |
| Network Capacity | Capacity on transport network (contributions towards improvements may still be sought) | |

| | | |
|---------------------------|--|--|
| Settlement Classification | 100.0% within 400m of Sevenoaks | |
| Town and Local Centres | Within 800m of St Johns (walkable in 10 minutes) | |
| Train Station | Within 800m of Bat and Ball Station (walkable in 10 minutes) | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 13 | 11 | 3 |

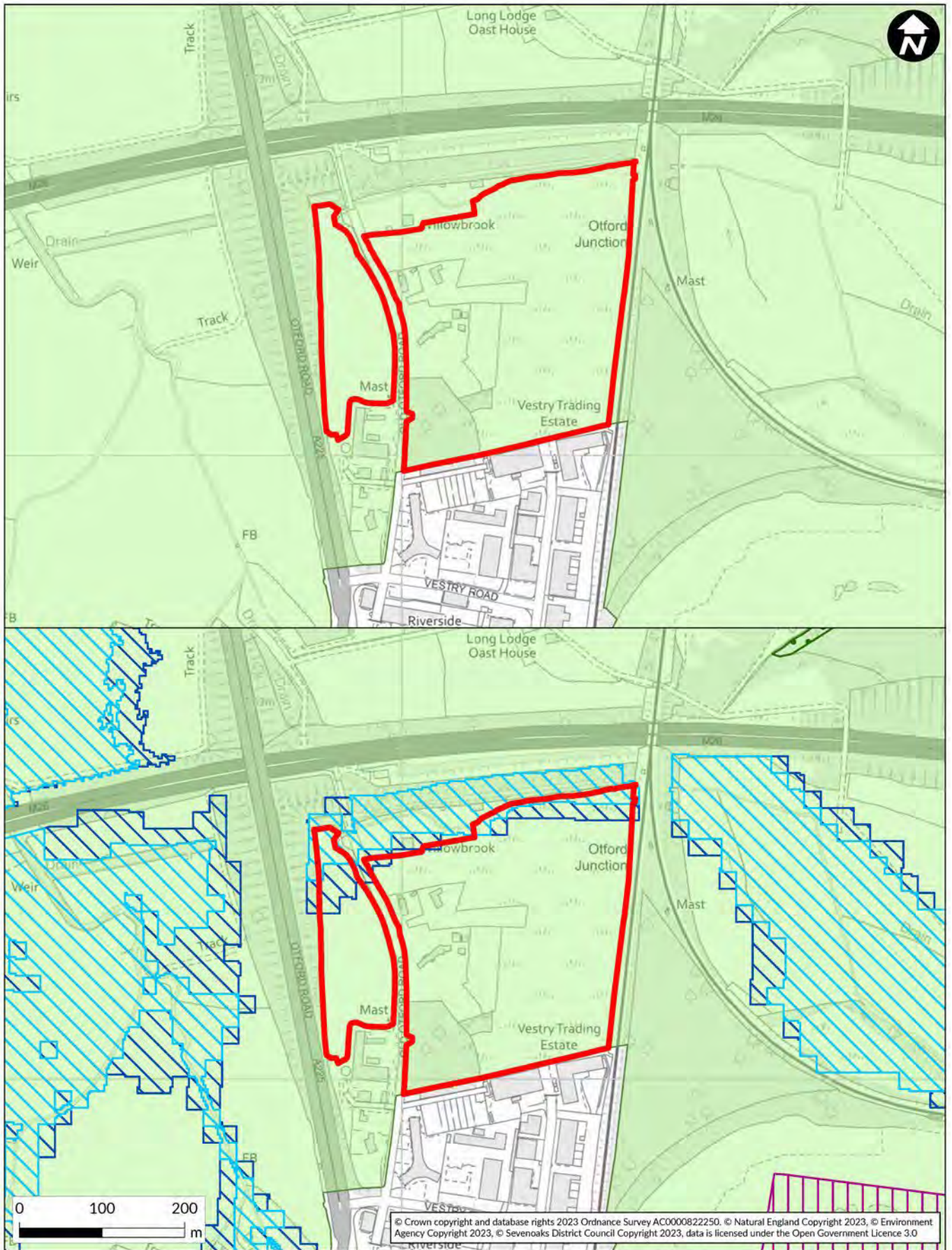
| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | N/A |
| Is there a developer interested in the site? | N/A |
| Any legal constraints?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

| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a greenfield site 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 existing key services and facilities, including access to Bat and Ball Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies within an area of designated open space (Sevenoaks Wildfowl Reserve, Sevenoaks Natural and Semi Natural). Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and an area of designated open space. Therefore, the site is not proposed for allocation. |
|--------------|---|

MX/21/00026
Land to the North of Old Otford Road



| SITE DETAILS | |
|--|--|
| SHELAA Reference | MX/21/00016 |
| Site Area (Ha) | 10.12 |
| Developable Area (Ha) | 9.93 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | EM23, EM24, MX16, MX18, MX60 |
| Site Description | This is a partially brownfield site adjacent to the urban confines of Sevenoaks Urban Area. The site comprises a mixture of residential and commercial buildings and associated uses, as well as agricultural land. The site is bound by Otford Road to the west, the M26 to the north, railway line to the east and the Vestry Trading Estate 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 Sevenoaks |
| 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) | Mixed - Greenfield and Previously Developed Land | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Within (but adjacent to Urban Confines of Sevenoaks) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 99.9% Low - Medium, Commercial Sensitivity: Low - Medium | |
| Agricultural Land Quality | Grade 3 - 76.56%; Grade 4 - 23.44% | |
| Flood Risk | 9.33% in Flood Zone 2 and 3.56% in Flood Zone 3 | |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI | |
| SSSI Impact Zone | Requires consultation | |
| Local Wildlife Site | Not within a LWS | |
| Local Nature Reserve | Not within an LNR | |
| Ancient Woodland | Not within Ancient Woodland | |
| Presence of Heritage Assets | Not applicable | |
| Air Quality Management Area | Partially within AQMA 5.45% | |
| Contamination Issues | Contaminated Land Assessment (former land use) | |
| Noise Pollution | Noise Assessment (commercial, highway and rail) | |
| Air Quality | Air Quality Assessment (for site and impact on local AQMA) | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area 5.05% | |
| Site Access | Existing access (contributions towards improvements may still be sought) | |
| Network Capacity | Limited capacity on transport network and requires improvements | |

| | | |
|---------------------------|--|--|
| Settlement Classification | 100.0% within 400m of Sevenoaks | |
| Town and Local Centres | Within 2km of Otford High Street; within 2km of St Johns (walkable and cycle friendly) | |
| Train Station | Within 2km of Bat and Ball Station; within 2km of Otford Station (walkable and cycle friendly) | |

| | | |
|--------------|--------------|------------|
| GREEN | AMBER | RED |
| 12 | 14 | 1 |

| 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 partially brownfield site 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 existing key services and facilities, including access to Otford and Bat and Ball Train Stations. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

MX/21/00031
Land West of Beechenlea Lane, Swanley



| SITE DETAILS | |
|--|---|
| SHELAA Reference | MX/21/00031 |
| Site Area (Ha) | 4.76 |
| Developable Area (Ha) | 4.76 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO188, MX54a, MX54b |
| 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. The site is bound by Beechenlea Lane to the east, residential development to the south and west and open countryside to the north. |
| 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 Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|---|--|
| Within Urban Confines | Not 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 | Within Green Belt (but adjacent to Urban Confines of Swanley) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 99.14% Low - Medium, Commercial Sensitivity: Low - Medium | |
| Agricultural Land Quality | Urban - 14.01%; Grade 2 - 85.99% | |
| 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 land use) | |
| Noise Pollution | Noise Assessment (commercial) | |
| Air Quality | Air Quality Assessment (impact on local AQMA) | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 100.0% within 400m of Swanley | |
| Town and Local Centres | Within 800m of Swanley - Town Centre; within 800m of Swanley, Manse Parade (walkable in 10 minutes) | |

| | | |
|---------------|---|--|
| Train Station | Within 2km of Swanley Station (walkable and cycle friendly) | |
|---------------|---|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 7 | 3 |

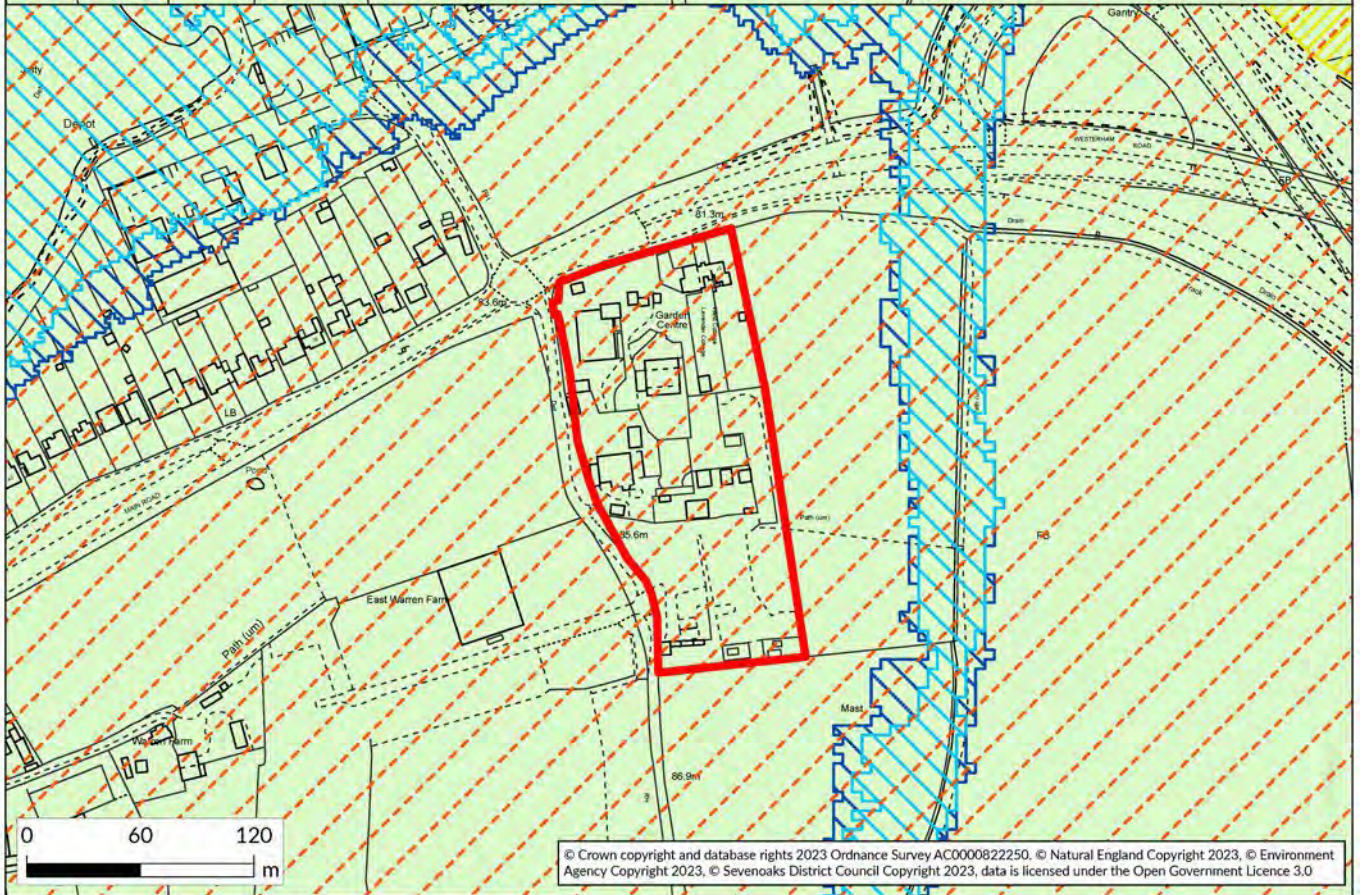
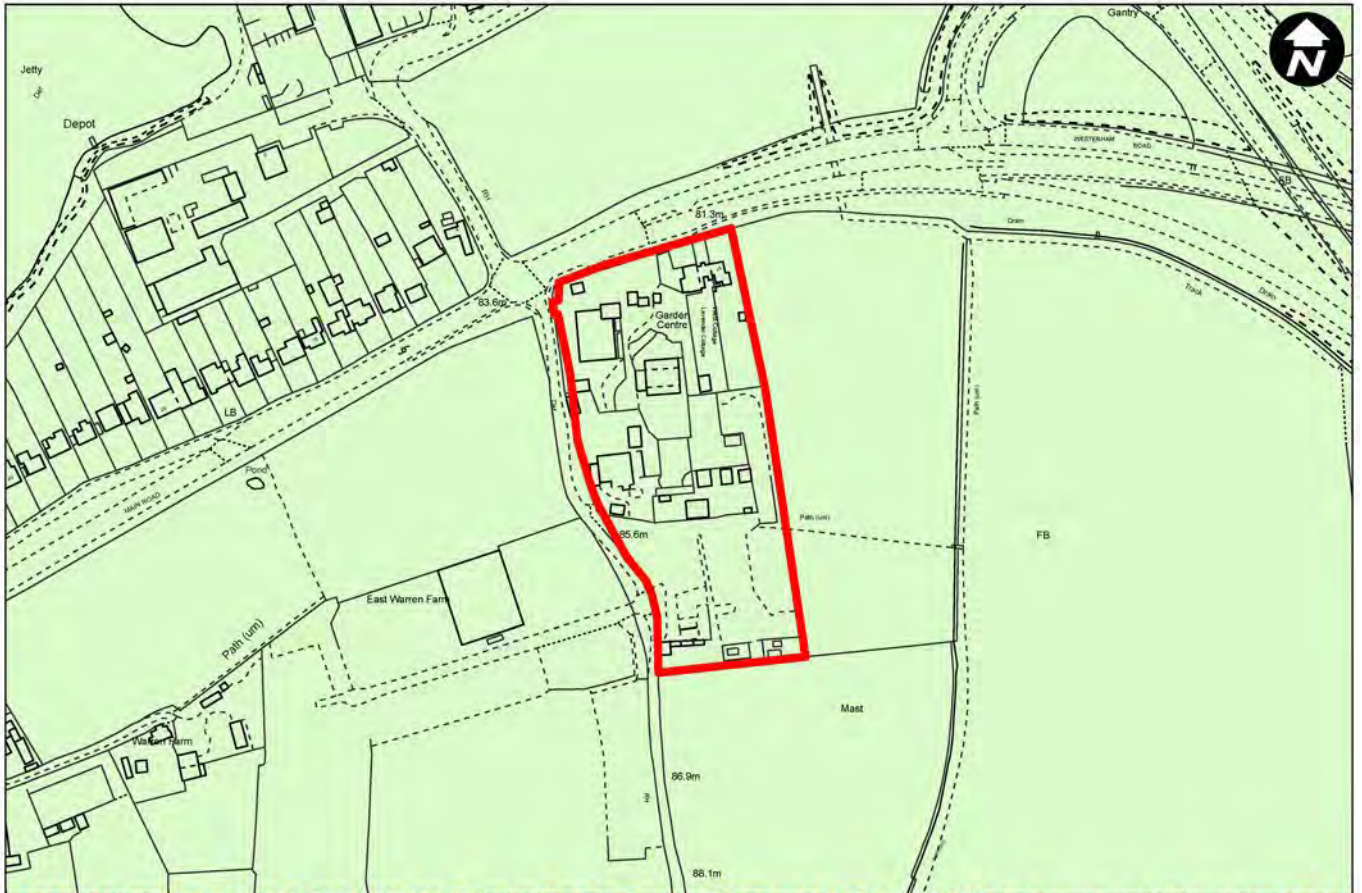
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | 2026-2030 |
| When do you anticipate completion on the site? | The site is available now and could come forward for development. However, the landowner is open to the site coming forward later in the plan period as required to meet housing trajectory. Given the development yield of 30 units, it is envisaged that once construction commences, the site will be delivered within 2 years. |
| 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 Swanley, 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, including access to Swanley Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site is also mostly Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation. |
|--------------|--|

MX/21/00033
Sevenoaks Garden Centre, Dryhill Lane, Sundridge



| SITE DETAILS | |
|--|--|
| SHELAA Reference | MX/21/00033 |
| Site Area (Ha) | 2.04 |
| Developable Area (Ha) | 2.04 |
| Brownfield / Greenfield | Brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO99, EM5 |
| Site Description | This is a brownfield site near the urban confines of Sevenoaks Urban Area. The site comprises a number of residential properties, a garden centre containing a number of single storey buildings, a large car park and an area for storing container and a hand car wash. The site is bound by Dryhill Lane and the A25 to the north and west, and open countryside to the east and south. There is existing access to the site from the A25 and Dryhill Lane. |
| 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 – within buffer of 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) | Mixed - Greenfield and Previously Developed Land | |
| Existing use | Yes (although not allocated) | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 100% within Kent Downs AONB | |
| Landscape Sensitivity | 100.0% Medium | |
| Agricultural Land Quality | Grade 3 - 100.0% | |
| 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 | Not applicable | |
| Air Quality Management Area | Partially within AQMA 22.59% | |
| Contamination Issues | Contaminated Land Assessment (former land use) | |
| Noise Pollution | Noise Assessment (commercial and highway) | |
| Air Quality | Air Quality Assessment (impact on local AQMA) | |
| Mineral Safeguarding Area | Within Mineral Safeguarding Area | |
| 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 | 23.67% within 400m of Sevenoaks | |
| Town and Local Centres | Over 2km to Town and Local Centre | |
| Train Station | Over 2km to nearest train station | |

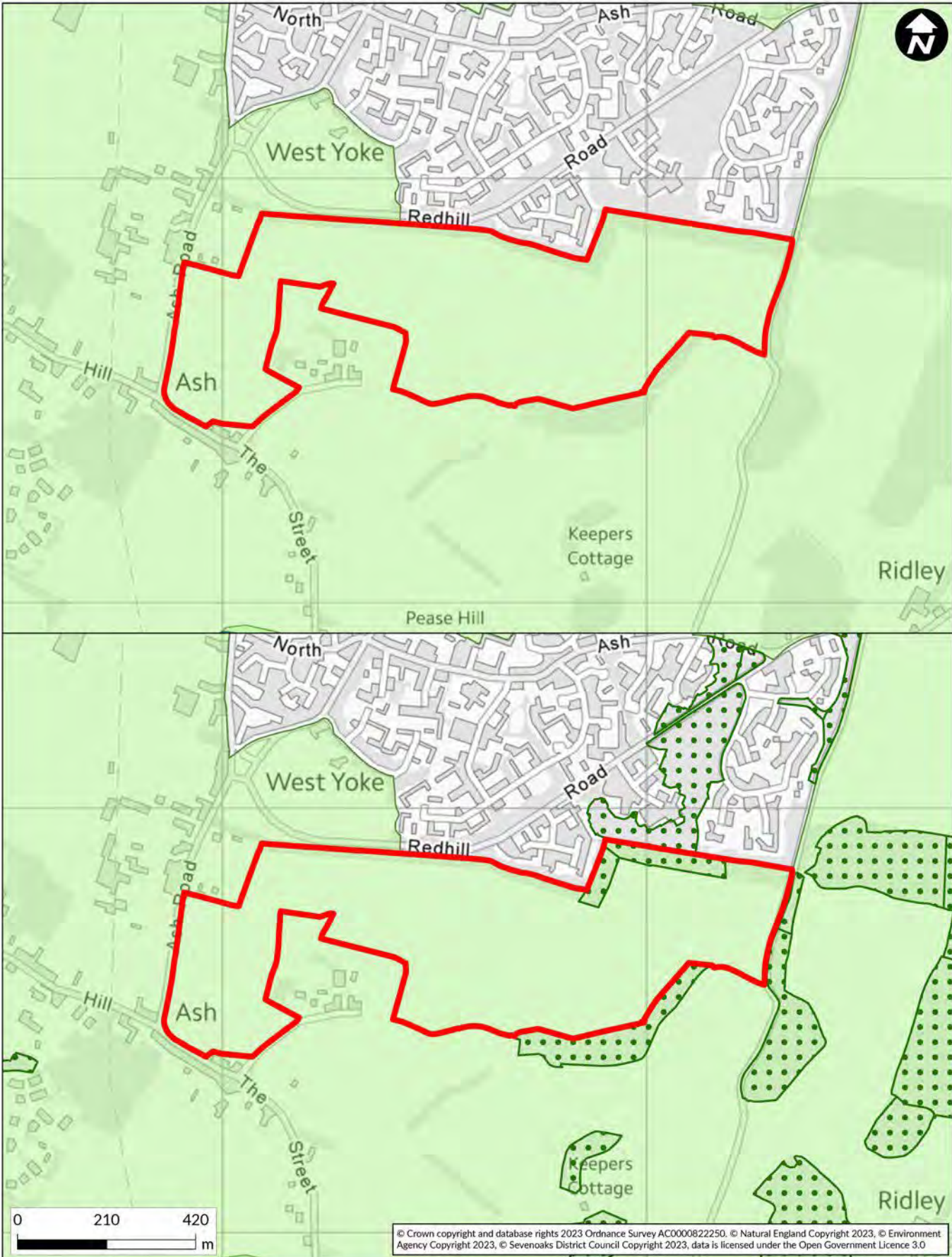
| GREEN | AMBER | RED |
|-------|-------|-----|
| 11 | 10 | 6 |

| OTHER CONSIDERATIONS | |
|--|-----------------|
| When will the site be available for development? | By 2025 |
| When do you anticipate completion on the site? | By 2025 |
| When do you anticipate commencement on the site? | TBC |
| Is there a developer interested in the site? | Developer Owned |
| 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 in the Green Belt near to the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is not directly adjacent to the urban confines boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although does not benefit from access to a nearby train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB and a mineral safeguarding area. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt, the Kent Downs AONB and a mineral safeguarding area. Therefore, the site is not proposed for allocation. |
|--------------|---|

MX/21/00041
Land South of Redhill Road, New Ash Green



| SITE DETAILS | |
|--|---|
| SHELAA Reference | MX/21/00041 |
| Site Area (Ha) | 47.1 |
| Developable Area (Ha) | 45.33 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | MX4, MX61 |
| Site Description | This is a greenfield site adjacent to the urban confines of New Ash Green. The site comprises a large parcel of land containing agricultural fields used for arable crop production. The site is bound by residential development to the north and west and open countryside to the south and east. |
| 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 New Ash Green |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to New Ash Green) | |
| Land Use (GF/PDL) | 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 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | 0.13% Low - Medium, Commercial Sensitivity: Medium; 99.79% Medium, Commercial Sensitivity: Medium - High | |
| Agricultural Land Quality | Urban - 2.45%; Other - 32.16%; Grade 3 - 65.39% | |
| 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 | Partially within Ancient Woodland 3.76% | |
| Presence of Heritage Assets | Within 200m of 8 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | Noise Assessment (commercial) | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | No capacity on transport network | |
| Settlement Classification | 61.72% within 250m of New Ash Green | |
| Town and Local Centres | (walkable and cycle friendly) | |
| Train Station | Over 2km to nearest train station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 14.5 | 8.5 | 4 |

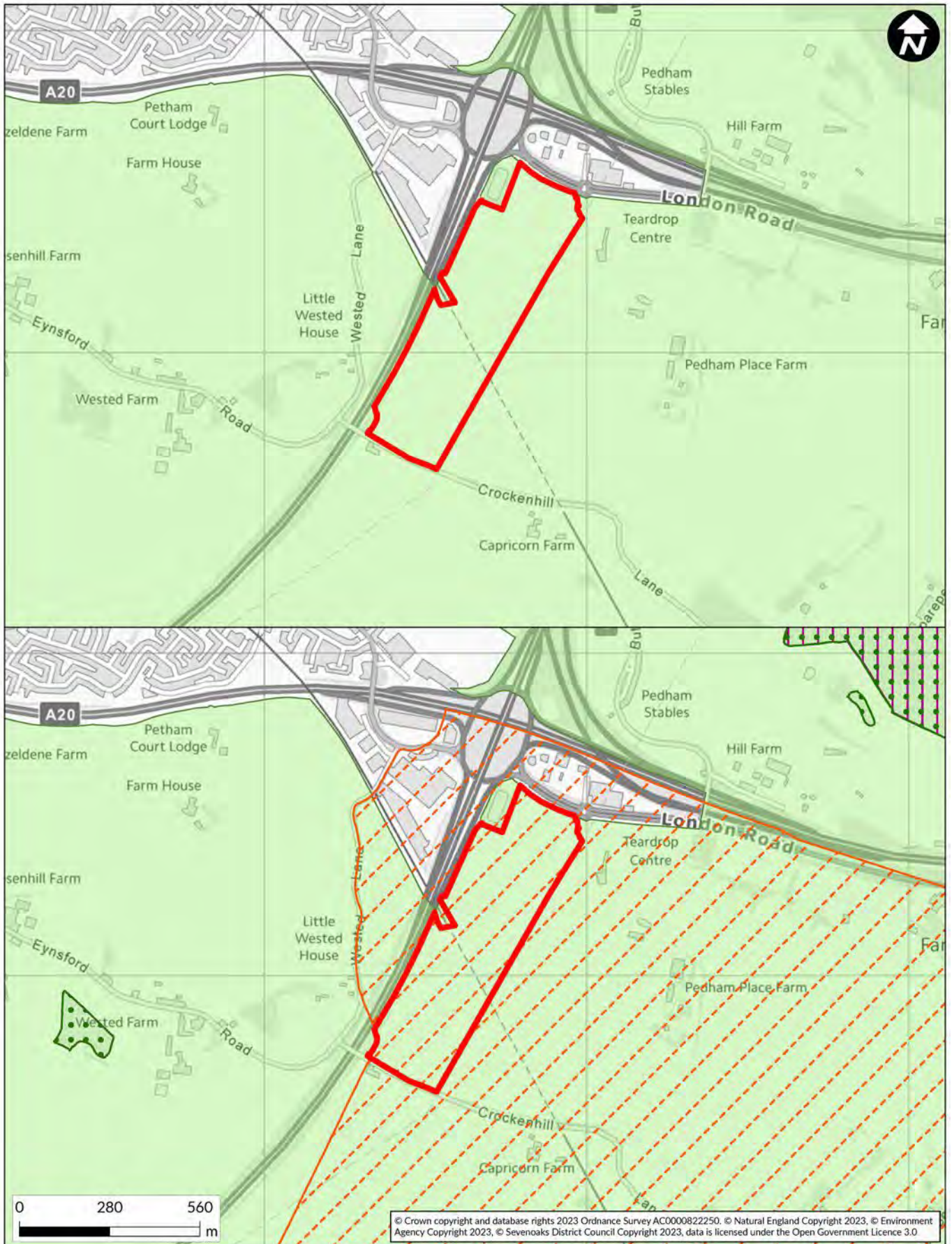
| OTHER CONSIDERATIONS | |
|--|--|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | First completions could be within 18 months of a planning approval, with up to 70 dwellings developed per annum thereafter |
| Is there a developer interested in the site? | 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 New Ash Green, which is identified as a local service centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although the site does not benefit from access to a nearby train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|

MX/21/00045
Land at Pedham Place Golf Club, Swanley



| SITE DETAILS | |
|--|---|
| SHELAA Reference | MX/21/00045 |
| Site Area (Ha) | 25.21 |
| Developable Area (Ha) | 13.62 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | EM4 |
| Site Description | This is a greenfield site adjacent to the urban confines of Swanley. The site comprises a parcel of undeveloped land used for car boot sales. The site is bound by London Road to the north, the M25 to the west, Crockenhill Lane to the south and Pedham Place Golf Course to the east. |
| 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 Swanley |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

| SHELAA STAGE 2 ASSESSMENT | | |
|--|---|--|
| Within Urban Confines | Not within Urban Confines (Adjacent to Swanley) | |
| Land Use (GF/PDL) | 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 Swanley) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Fully within Kent Downs AONB | |
| Landscape Sensitivity | 99.29% Low - Medium, Commercial Sensitivity: Low - Medium | |
| Agricultural Land Quality | Grade 3 - 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 45.99% | |
| Contamination Issues | Contaminated Land Assessment (former land use and made ground) | |
| Noise Pollution | Noise Assessment (commercial and M25) | |
| Air Quality | Air Quality Assessment (impact on local AQMA) | |
| Mineral Safeguarding Area | None | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 86.4% within 400m of Swanley | |
| Town and Local Centres | Within 2km of Swanley - Town Centre (walkable and cycle friendly) | |

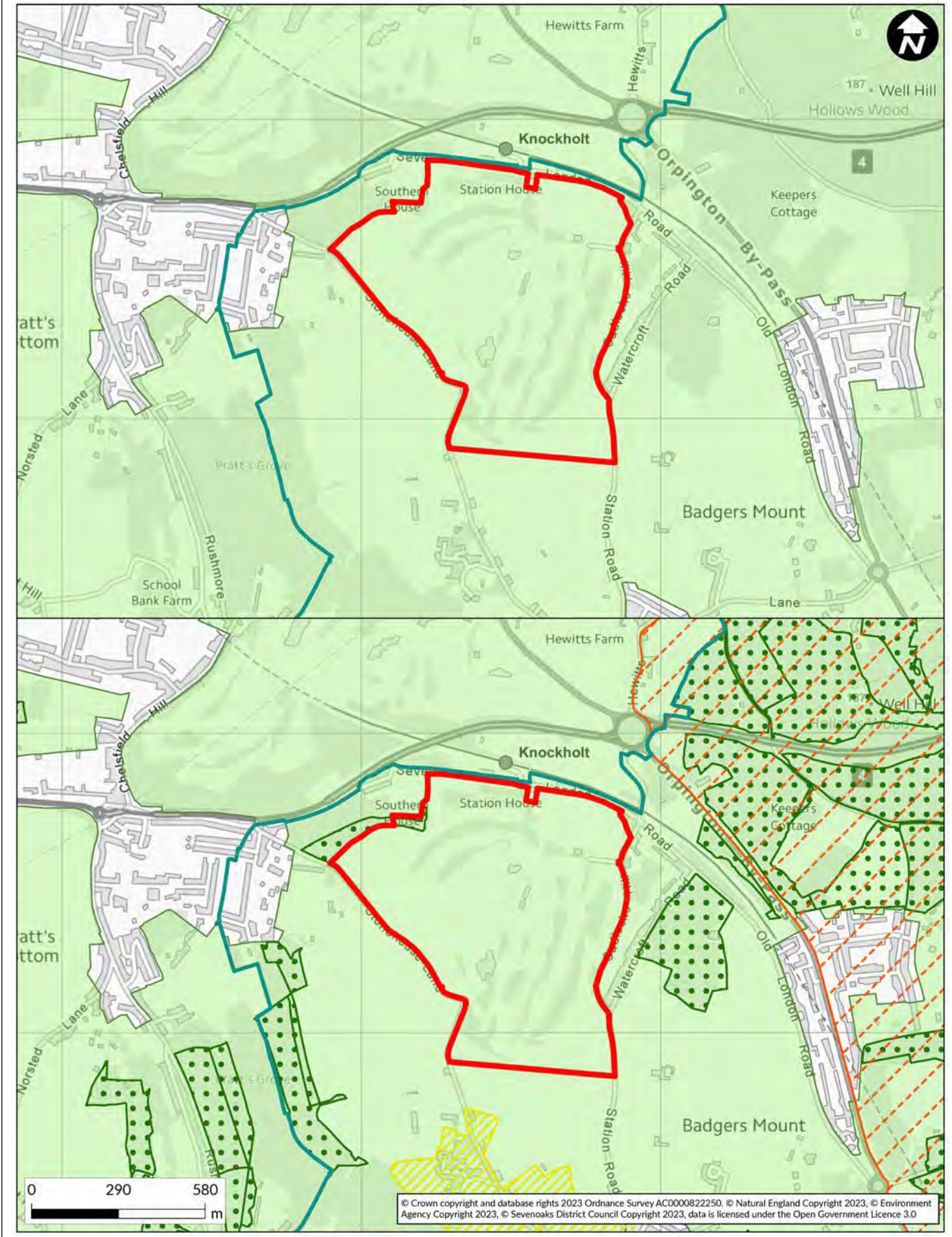
| | | |
|---------------|-----------------------------------|-----|
| Train Station | Over 2km to nearest train station | |
| GREEN | AMBER | RED |
| 12 | 11 | 4 |

| OTHER CONSIDERATIONS | |
|--|-----------|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate completion on the site? | N/A |
| 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 Swanley, 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 the site does not benefit from access to a nearby train station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. The site also lies fully within the Kent Downs AONB. Due to former land use and its proximity to the M25 motorway, the site would require Contaminated Land, Noise and Air Quality assessments. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt and the Kent Downs AONB. Therefore, the site is not proposed for allocation. |
|--------------|--|

MX/21/00047
Broke Hill Golf Course, Halstead, Sevenoaks



| SITE DETAILS | |
|--|--|
| SHELAA Reference | MX/21/00047 |
| Site Area (Ha) | 65.69 |
| Developable Area (Ha) | 65.34 |
| Brownfield / Greenfield | Partially brownfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | MX41 |
| Site Description | This is a partially brownfield site near to the urban confines of Pratts Bottom. The site comprises a former golf course and driving range, including clubhouse, shed and areas of hardstanding. The site is bound by Sevenoaks Road to the north, Cadlocks Hill to the east, Stonehouse Lane to the west and open countryside to the south. There is existing access from Sevenoaks Road. |
| 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 - within buffer of urban confines of Pratts Bottom |
| Stage 1 Conclusion | PROGRESS TO STAGE 2 |

SHELAA STAGE 2 ASSESSMENT

| | | |
|--|--|--|
| Within Urban Confines | Not within Urban Confines (adjacent to Pratts Bottom) | |
| Land Use (GF/PDL) | Mixed - Greenfield and Previously Developed Land | |
| Existing use | No existing use | |
| Existing allocation / designation | No | |
| Proposed use / designation | No | |
| Green Belt | Completely within the Green Belt | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | Not within AONB | |
| Landscape Sensitivity | Not within a Landscape Sensitivity Area | |
| Agricultural Land Quality | Urban 0.13%; Grade 3 - 99.87% | |
| 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 | 0.53% within Ancient & Semi-Natural Woodland | |
| Presence of Heritage Assets | 1.53% within 200m of Halstead conservation area; Within 200m of 1 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | Cont Land Assessment (former use) | |
| Noise Pollution | Noise Assessment (commercial and rail) | |
| 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 | 2.24% within 400m of Greater London Large Built-Up Area | |
| Town and Local Centres | Over 2km to Town and Local Centre | |

| | | |
|---------------|---|--|
| Train Station | Within 800m of Knockholt (walkable in 10 minutes) | |
|---------------|---|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 17 | 7 | 3 |

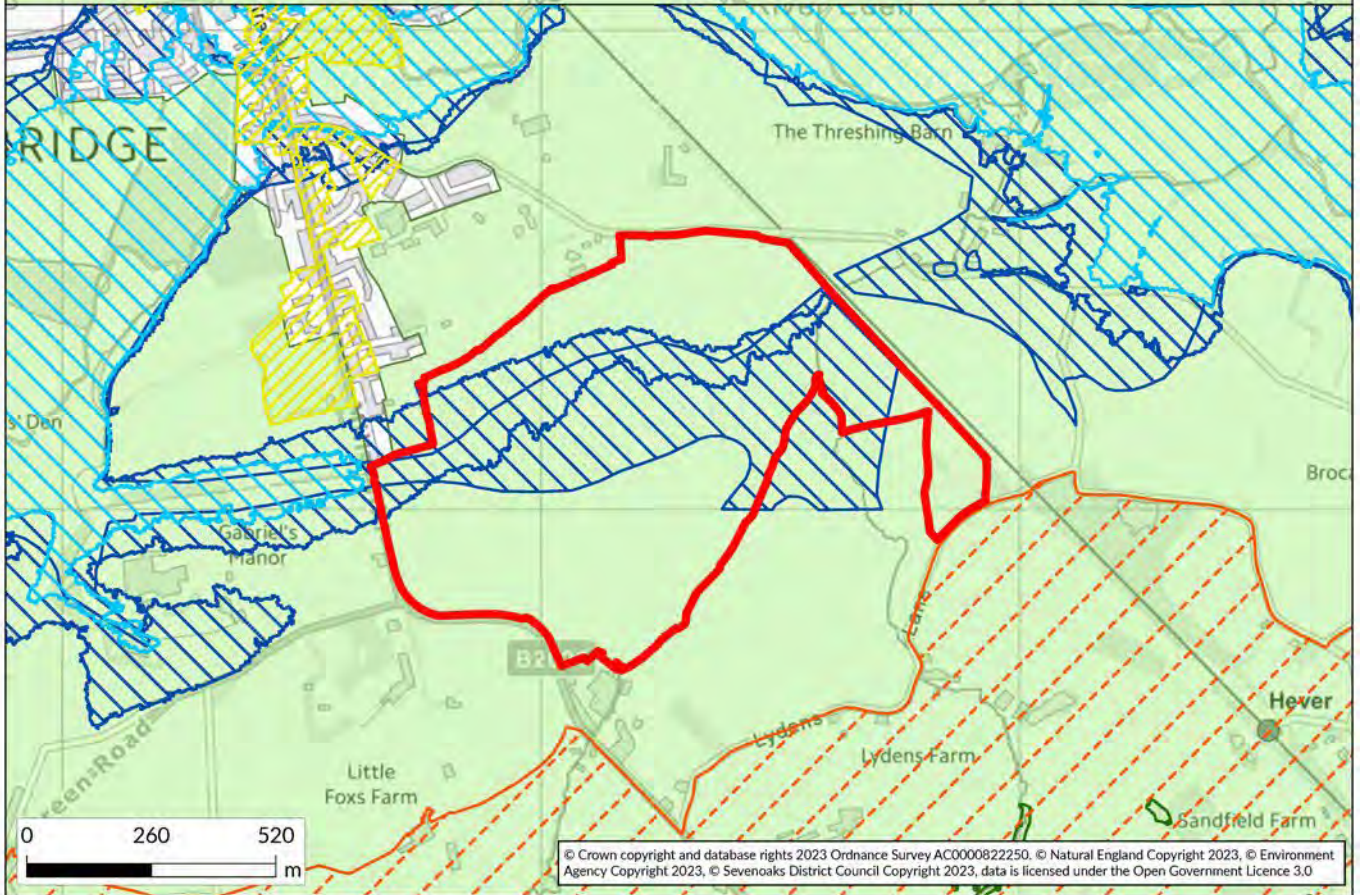
| OTHER CONSIDERATIONS | |
|--|---|
| When will the site be available for development? | Now |
| When do you anticipate commencement on the site? | By 2025 |
| When do you anticipate commencement on the site? | Subject to securing planning consent completions could be achieved by 2025, with annual delivery of approximately 100 units |
| 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? | The site is viable for the development proposed. |

| CONCLUSIONS | |
|--------------------------|--|
| Suitability | This is a partially brownfield site near to the urban confines of Pratts Bottom, which is identified a hamlet in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore not considered to be in a sustainable location, with very limited access to existing key services and facilities, although the site does benefit from being in close proximity to Knockholt Train Station. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, and that it is not adjacent to the urban confines of a top tier settlement, the site 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 site is not directly adjacent to the urban confines of a top tier settlement. The site is also constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|---|

MX/21/00048
Land between Hartfield Road and Hever Road, Edenbridge



| SITE DETAILS | |
|--|--|
| SHELAA Reference | MX/21/00048 |
| Site Area (Ha) | 62.51 |
| Developable Area (Ha) | 62.51 |
| Brownfield / Greenfield | Greenfield |
| Planning History | None |
| Previous SHELAA Ref (2018) | HO60, HO412, MX62 |
| Site Description | This is a greenfield site to the south of the urban confines of Edenbridge. The site comprises a large parcel of agricultural land. The site is bound by the railway line to the east and Hever Road, Mill Hill and Hartfield Road to the west. The north and south of the site are bound by open countryside. |
| 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 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 Green Belt (but adjacent to Urban Confines of Edenbridge) | |
| Green Belt Stage 2 | Not recommended for release | |
| Area of Outstanding Natural Beauty (AONB) | 2.15% within 100m buffer of High Weald AONB | |
| Landscape Sensitivity | Medium 95.5% | |
| Agricultural Land Quality | Urban - 0.47%; Grade 3 - 99.53% | |
| Flood Risk | Partially in Flood Zone 2 | |
| 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 | 3.43% within 200m of Edenbridge conservation area; Within 200m of 7 listed buildings | |
| Air Quality Management Area | None | |
| Contamination Issues | No specific risk | |
| Noise Pollution | Noise Assessment (commercial and rail) | |
| Air Quality | No specific risk | |
| Mineral Safeguarding Area | Partially within Mineral Safeguarding Area (37.12%) | |
| Site Access | New/additional access required | |
| Network Capacity | Limited capacity on transport network and requires improvements | |
| Settlement Classification | 39.79% within 400m of Edenbridge | |

| | | |
|------------------------|--|--|
| Town and Local Centres | 800m-2km to Town and Local Centre (walkable and cycle friendly) within 2km of Edenbridge, Central Area | |
| Train Station | 800m-2km to nearest train station (walkable and cycle friendly) Within 2km of Edenbridge Town Station | |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 12 | 13 | 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? | 2026 - 15; then 50 a year until approx 2034 |
| Is there a developer interested in the site? | Yes, Miller Homes, option agreement in place |
| Any legal constraints? | No |
| Type of development? | New Build |
| Exceptional Issues? | No |
| How to make site viable? | no measures required at this time |

| 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 therefore considered to be in a sustainable location, close to existing key services and facilities, including access to two train stations in Edenbridge. However, the site is within strongly performing Green Belt and is not recommended for release through the Stage 2 Green Belt assessment. Due to the constrained nature of the site, it 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 site is constrained by strongly performing Green Belt. Therefore, the site is not proposed for allocation. |
|--------------|--|