

# Swanley Neighbourhood Plan

Site Options and Assessment

Swanley Town Council

February 2021

## Quality information

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## Revision History

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## Abbreviations used in the report

### Abbreviation

AONB	Area of Outstanding Natural Beauty
DPD	Development Plan Document
Ha	Hectare
KCC	Kent County Council
LNR	Local Nature Reserve
MGB	Metropolitan Green Belt
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PDL	Previously Developed Land
QB	Qualifying Body
SDC	Sevenoaks District Council
SLP	Sevenoaks Local Plan
SHELAA	Strategic Housing and Economic Land Availability Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SWNP	Swanley Neighbourhood Plan
SWTC	Swanley Town Council
TPO	Tree Preservation Order



# 1. Executive Summary

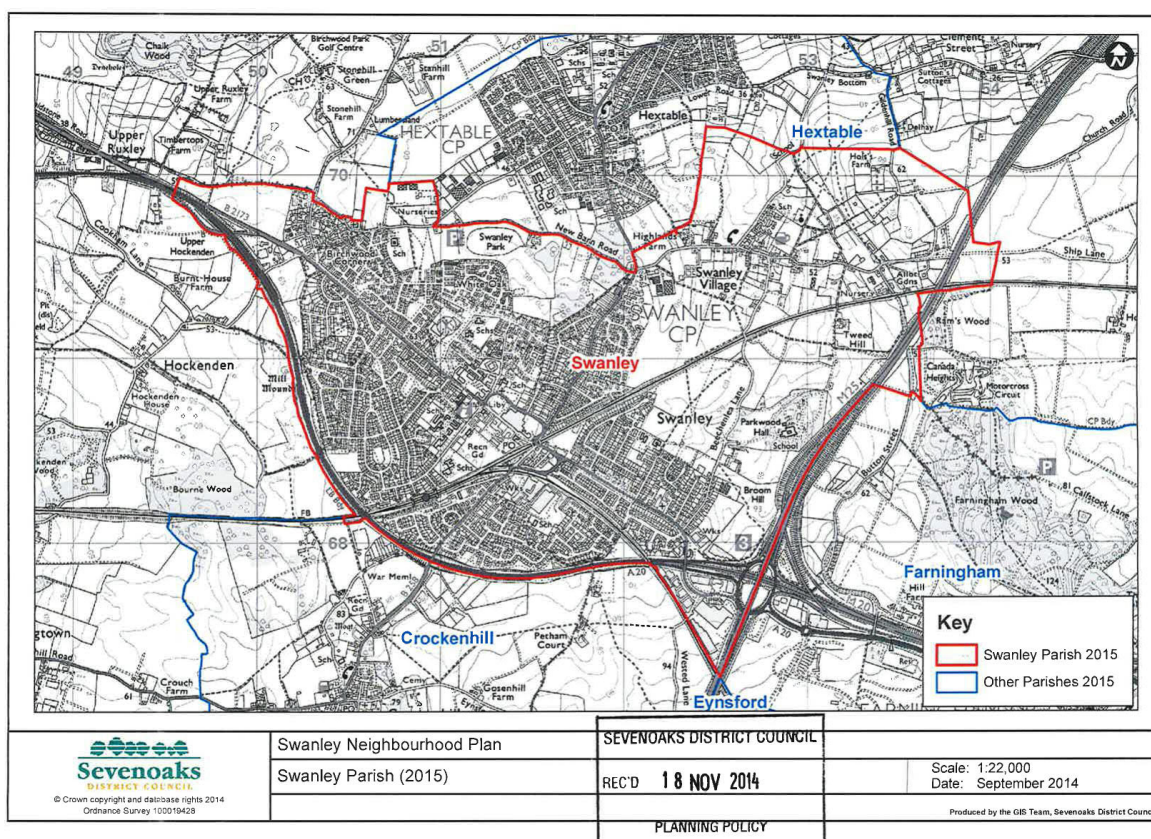
- 1.1 This report is an independent site assessment for the Swanley Neighbourhood Plan. The work undertaken was agreed with the Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) in August 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 The Swanley Neighbourhood Plan, which will cover the whole of Swanley Parish, is being prepared in the context of the adopted Sevenoaks Local Plan 2006-2026 and the emerging Sevenoaks Local Plan. Swanley Town Council is seeking to establish whether a number of sites which it has identified may be suitable for allocation in the Neighbourhood Plan in order to meet specific Neighbourhood Plan objectives.
- 1.3 The site allocation options being considered by the Neighbourhood Planning group are:
  - SWN1(a and b) A new health hub to serve Swanley. An option being considered by the NP Steering Group is for a new health facility on the Bartholomew Way open space, based on proposals for c 2,500 sq. m of space following on from options considered for redevelopment the existing Oaks Surgery on Nightingale Way, Swanley. This report considers two options for the health hub:
    - Option a: Provision of an expanded GP surgery and community building on the existing Oaks Surgery and car park site; and,
    - Option b: Provision of a new health hub on Bartholomew Way open space.
  - SWN2 - Broom Hill, land east of Beechenlea Lane and west of M25, Swanley; and,
  - SWN3 - Land south of Wood Street, Swanley Village.
- 1.4 The assessment has concluded that neither of the SWN1 site options are suitable due to a conflict with adopted Local Plan policies as well as current approved planning applications. SWN2 is also not appropriate for allocation as it is already allocated in an adopted Local Plan and the allocation cannot be duplicated. SWN3 is potentially appropriate for allocation in the Neighbourhood Plan as, although it is proposed for allocation in the emerging Sevenoaks Local Plan, the uncertainty surrounding the timeline for adoption of the Local Plan means there may be an opportunity for the site to be allocated in a Neighbourhood Plan before the emerging Local Plan is adopted.
- 1.5 It is also important to remember that if the Neighbourhood Plan includes proposed site allocations, these policies should be supported by robust evidence to show why these are the most appropriate sites for development taking into account all alternatives and that there is evidence of a need for the development proposed. This report has found that there are eleven sites identified in the Sevenoaks District Council SHELAA<sup>1</sup> which are potentially appropriate for allocation in the Neighbourhood Plan. It is also possible, if agreed with Sevenoaks District Council, that the neighbourhood plan could allocate the proposed sites for Swanley Parish that are currently proposed in the Local Plan, if the Neighbourhood Plan progresses ahead of the emerging Local Plan.
- 1.6 This assessment is the first step in the process of making site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Town Council should engage with Sevenoaks District Council, the landowners and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the needs of the plan area.

<sup>1</sup> A total of 33 HELAA sites considered for housing or mixed use development within the Swanley Neighbourhood Plan Area are reviewed as part of this site assessment.

## 2. Introduction

### Background

- 2.1 AECOM has been commissioned to undertake an independent site appraisal for the Swanley Neighbourhood Plan (NP) on behalf of Swanley Town Council (SWTC). The work undertaken was agreed with the Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) in August 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.3 The neighbourhood plan, which will cover the whole Town of Swanley (see **Figure 2.1**), is being prepared in the context of the Sevenoaks Local Plan (SLP) and emerging SLP. Neighbourhood plans are required to have regard to with the strategic policies of adopted Local Plans and have regard to emerging Local Plans.
- 2.4 Neighbourhood Plans can add value to the Local Plan policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.



**Figure 2.1: Swanley Neighbourhood Plan Area. Source: Sevenoaks District Council, 2014.**

- 2.5 Swanley is a parish with a population of 17,138<sup>2</sup>. The parish is located in the Sevenoaks District in the County of Kent immediately adjacent to the Greater London Boroughs of Bexley and Bromley. The parish covers a mixture of urban and rural environments. The main settlement, Swanley town, is located in the west of the parish and has a wide range of facilities and services, including a retail district and train station with regular services to Kent, London and the Medway towns. The town is bypassed by the A20 to the south and is close by the M25 to the east. Swanley village is located in the north-east of the parish and is a linear settlement with a Conservation Area and several listed buildings. This part of the parish also contains a large area of Metropolitan Green Belt. It is in proximity to the Kent Downs Area of Outstanding Natural Beauty which lies to the south-east.
- 2.6 Sevenoaks District Council adopted the Core Strategy Development Plan on 22 February 2011. The document covers the period 2006 to 2026 and sets out the scale and location of development across the district. It provides general guidance and more detailed policies based on the Core Strategy are provided through other Development plan documents (DPDs) and SPDs. The Core Strategy notes that Swanley is the second largest settlement in the Sevenoaks District. SDC considers the town an important employment centre with good bus and rail connections, however, it provides fewer services and facilities than the district centre Sevenoaks. The town is developed at a higher density with fewer green spaces than other parts of the district. There are issues with deprivation and the town centre requires enhancement, and therefore SDC encourages regeneration in Swanley.
- 2.7 The Spatial Vision sets out that Sevenoaks will deliver an annual average of 165 net additional dwellings, equivalent to 3,330 additional dwellings. The majority of new housing development will be focused in the urban areas of Sevenoaks and Swanley. Swanley will be regenerated to establish a town centre that better meets the needs of the community including a mix of new shops, offices, hotel and residential development with environmental improvements. Existing employment areas will be renewed and a new site developed adjoining the M25. Open space provision will also be improved. In terms of transport, SDC intends to improve accessibility to Swanley station by walking and cycling and improve bus, walking and cycling infrastructure to alleviate congestion and improve air quality.
- 2.8 SDC adopted the Allocations and Development Management Plan on 17 February 2015 as a tool to implement and build on the strategic vision of the Core Strategy. The document covers the period 2006 to 2026 in line with the Core Strategy. It includes site specific allocations for open space, residential, employment and mixed use as well as policies for managing development. The plan allocates 3 sites for residential development, 2 sites for mixed-use development and 10 sites to be retained for employment, alongside 1 new employment site in Swanley.
- 2.9 Sevenoaks District Council (SDC) submitted the emerging Sevenoaks Local Plan covering the whole of the Sevenoaks District to the Secretary of State on 30 April 2019. Stage 1 hearings took place from 24 September to 11 October 2019, however, the Inspector cancelled further hearings. The Inspector deemed that there were serious concerns about the soundness of the emerging Local Plan in terms of the Duty to Co-operate and unmet housing need, and recommended the plan be withdrawn from examination. The Inspector's final report was published on 6 March 2020. Subsequently, the High Court has granted permission to SDC for a judicial review of the Inspector's decision to reject the plan.
- 2.10 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

<sup>2 2</sup> Based on 2017 Office for National Statistics (ONS) estimates.

## 3. Methodology

3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>3</sup>, Neighbourhood Planning (updated February 2018)<sup>4</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>5</sup>. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below,

### Task 1: Identify Sites to be included in the Assessment

3.2 The first task is to identify which sites should be considered as part of the assessment. For the Swanley NP, this includes 4 sites the QB is considering for allocation. In addition, the most recent update of the Strategic Housing and Economic Land Availability Assessment (SHELAA) for Sevenoaks District Council (December 2018)<sup>6</sup> was reviewed to identify sites within the neighbourhood plan area.

### Task 2: Assessment of sites identified by the Qualifying Body

3.3 The next task was to assess sites identified by the Neighbourhood Planning group which had not already been assessed the SHELAA using a standard assessment proforma. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed.

3.4 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>7</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

3.5 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
  - Site location and use; and
  - Site context and planning history.
- Context:
  - Type of site (greenfield, brownfield etc.); and
- Suitability:
  - Site characteristics;
  - Environmental considerations;

<sup>3</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>4</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>5</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>6</sup> Available at

[https://www.sevenoaks.gov.uk/downloads/file/1540/hou002\\_strategic\\_housing\\_and\\_economic\\_land\\_availability\\_assessment\\_s\\_hleaa\\_dec\\_2018](https://www.sevenoaks.gov.uk/downloads/file/1540/hou002_strategic_housing_and_economic_land_availability_assessment_s_hleaa_dec_2018)

<sup>7</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Heritage considerations;
  - Community facilities and services; and
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability
- 3.6 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 3.7 Where there are no estimated figures provided, density assumptions have been applied in line with Policy SP 7 of the adopted SLP which sets out: a net density of 75 dwellings per hectare in the defined Swanley town centre, a net density of 40 dwellings per hectare in the defined Swanley urban area and a density of 30 dwellings per hectare in all other areas of the parish. **Table 3.1** below sets out the AECOM method for calculating indicative housing capacities, net housing density will vary according to the requirements of Policy SP 7.

**Table 3.1: AECOM Net Housing Density**

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	-
0.4 ha to 2 ha	80%	-
2 ha to 10 ha	75%	-
Over 10 ha	50%	-

- 3.8 The indicative housing capacities have been calculated so that the sites can be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement. However, lower densities may be more appropriate on some sites, based on site-specific conditions and prevailing densities in the surrounding area.

### Task 3: Review of sites identified in the SHELAA

- 3.9 After assessing the sites identified by the Qualifying Body, all other possible sites, including sites identified from the Sevenoaks District Council Strategic Housing and Economic Land Availability Assessment (SHELAA), are assessed. As these sites have already been assessed by SDC through the SHELAA, a thorough review of the report conclusions is conducted, to establish whether there is any new or additional evidence available that would change the findings; whether the conclusions that have been applied in the Local Plan context can also be applied to the neighbourhood plan; and whether the assessment conclusions are fully supported by evidence.

### Task 4: Consolidation of Results

- 3.10 The assessments were then finalised and all conclusions reviewed to judge which sites could potentially be taken forward for allocation in the NP.
- 3.11 A ‘traffic light’ rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates ‘green’ for sites that show no constraints and are appropriate as site allocations, ‘amber’ for sites which are potentially suitable if issues can be resolved and ‘red’ for sites which are not currently suitable. The judgement on each site is based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.



## 4. Policy Context

- 4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and consideration should be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (2019)<sup>8</sup> and is supported by Planning Practice Guidance<sup>9</sup> (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 The key documents making up the adopted statutory development plan (Sevenoaks Local Plan 2006-2026) for Swanley are:
- Core Strategy Development Plan (adopted February 2011)<sup>10</sup>;
  - Allocations and Development Management Plan (adopted February 2015)<sup>11</sup>; and
  - Countryside Character Assessment SPD (adopted October 2011)<sup>12</sup>.
- 4.5 Sevenoaks District Council (SDC) submitted the emerging Sevenoaks Local Plan covering the whole of the Sevenoaks District to the Secretary of State on 30 April 2019. Stage 1 hearings took place from 24 September to 11 October 2019, however, the Inspector cancelled further hearings. The Inspector deemed that there were serious concerns about the soundness of the emerging Local Plan in terms of the Duty to Co-operate and unmet housing need, and recommended the plan be withdrawn from examination. The Inspector's final report was published on 6 March 2020. Subsequently, the High Court has granted permission to SDC for a judicial review of the Inspector's decision to reject the plan. The key document making up the emerging statutory development plan (Sevenoaks Local Plan 2015-2035) is:
- Proposed Submission Version Sevenoaks Local Plan (2018)<sup>13</sup>.
- 4.6 The parish of Swanley contains a Conservation Area which covers historic Swanley Village. SDC prepared a Conservation Area Appraisal<sup>14</sup> in 2019 which identifies heritage assets and provides guidance to shape future development in and around the Conservation Area.
- 4.7 The relevant policies and findings of the above documents are highlighted below.

## Planning Policy

### National Planning Policy Framework (2019)

- 4.8 The policies of relevance to development in Swanley are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 4.9 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

<sup>8</sup> Available at [www.gov.uk/guidance/national-planning-policy-framework](http://www.gov.uk/guidance/national-planning-policy-framework)

<sup>9</sup> Available at [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>10</sup> Available at [https://www.sevenoaks.gov.uk/info/20069129/current\\_local\\_plan/249/core\\_strategy\\_development\\_plan](https://www.sevenoaks.gov.uk/info/20069129/current_local_plan/249/core_strategy_development_plan)

<sup>11</sup> Available at

[https://www.sevenoaks.gov.uk/info/20069129/current\\_local\\_plan/248/allocations\\_and\\_development\\_management\\_plan](https://www.sevenoaks.gov.uk/info/20069129/current_local_plan/248/allocations_and_development_management_plan)

<sup>12</sup> Available at

[https://www.sevenoaks.gov.uk/downloads/file/376/countryside\\_character\\_assessment\\_spd\\_adopted\\_october\\_2011](https://www.sevenoaks.gov.uk/downloads/file/376/countryside_character_assessment_spd_adopted_october_2011)

<sup>13</sup> Available at

[https://www.sevenoaks.gov.uk/info/20069131/emerging\\_local\\_plan/463/local\\_plan\\_examination\\_library\\_index\\_including\\_evidence\\_base\\_documents](https://www.sevenoaks.gov.uk/info/20069131/emerging_local_plan/463/local_plan_examination_library_index_including_evidence_base_documents)

<sup>14</sup> Available at [https://www.sevenoaks.gov.uk/directory\\_record/1444/swanley\\_village](https://www.sevenoaks.gov.uk/directory_record/1444/swanley_village)

- 4.10 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.11 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - The development would re-use redundant or disused buildings and enhance its immediate setting;
  - The development would involve the subdivision of an existing residential dwelling; or
  - The design is of exceptional quality, in that it:
    - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 4.12 **Paragraph 84** requires that planning policies should recognise that rural sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements. In these circumstances, development should be sensitive to its surroundings. The use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where possible.
- 4.13 **Paragraph 133** sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts being their openness and permanence.
- 4.14 **Paragraph 134** adds that the Green Belt services five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.15 **Paragraph 136** requires that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
- 4.16 **Paragraph 137** adds that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy: a) makes as much use as possible of suitable brownfield sites and underutilised land; b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.
- 4.17 **Paragraph 145** considers the construction of new buildings as inappropriate as Green Belt but sets out 7 types of exceptions. The exceptions include (but not limited to) e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan; and, g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which

would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- 4.18 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 4.19 **Paragraph 193** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 4.20 **Paragraph 200** states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

## Core Strategy Development Plan (2011)

- 4.21 SDC adopted the Core Strategy Development Plan on 22 February 2011. The document covers the period 2006 to 2026 and sets out the scale and location of development across the district. It provides general guidance and more detailed policies based on the Core Strategy are provided through other Development plan documents (DPDs) and SPDs.
- 4.22 The Core Strategy notes that Swanley is the second largest settlement in the Sevenoaks District. SDC considers the town an important employment centre with good bus and rail connections, however, it provides fewer services and facilities than the district centre Sevenoaks. The town is developed at a higher density with fewer green spaces than other parts of the district. There are issues with deprivation and the town centre requires enhancement, and therefore SDC encourages regeneration in Swanley.
- 4.23 The Spatial Vision sets out that Sevenoaks will deliver an annual average of 165 net additional dwellings, equivalent to 3,330 additional dwellings. The majority of new housing development will be focused in the urban areas of Sevenoaks and Swanley. Swanley will be regenerated to establish a town centre that better meets the needs of the community including a mix of new shops, offices, hotel and residential development with environmental improvements. Existing employment areas will be renewed and a new site developed adjoining the M25. Open space provision will also be improved. In terms of transport, SDC intends to improve accessibility to Swanley station by walking and cycling and improve bus, walking and cycling infrastructure to alleviate congestion and improve air quality.
- 4.24 Swanley is designated as a Secondary Strategic Development Location and Secondary town.
- 4.25 **Policy LO1 – Distribution of Development** sets out that Swanley will be a secondary focus for development with the emphasis on maintaining and enhancing its role and promoting regeneration to meet the needs of the local community. This will involve provision for 660 housing units and 30.8 Ha of employment land.
- 4.26 **Policy LO4 – Development in Swanley** adds that provision will be made for 660 dwellings and the local economy will be sustained by the regeneration and redevelopment of existing suitable employment sites and through the allocation of additional land not in the Green Belt for employment purposes adjoining the M25. In allocating sites for development, the emphasis in this area will be on: the town centre and adjoining areas for employment development, existing employment areas and land adjoining Junction 3 of the M25; providing additional public open space where opportunities arise: and protecting the setting of the town and the physical and community identity of the adjoining settlements, and prevention of coalescence.
- 4.27 Swanley is surrounded by Green Belt land, and land to the south east is also within the Area of Outstanding Natural Beauty (AONB) which should be safeguarded from encroachment. The Green Belt land to the north and north east plays an important role in separation Swanley from Hextable and Swanley Village, and to the south from Crockenhill.
- 4.28 **Policy LO5 – Swanley Town Centre** adds that Swanley town centre will be regenerated so that it better meets the needs of the population it serves. The regeneration scheme will contain



a mix of uses including retail, offices, residential and community facilities (including the replacement of existing medical facilities) and will also bring an environmental improvement. A hotel will be provided. Links between the town centre and station will also be improved.

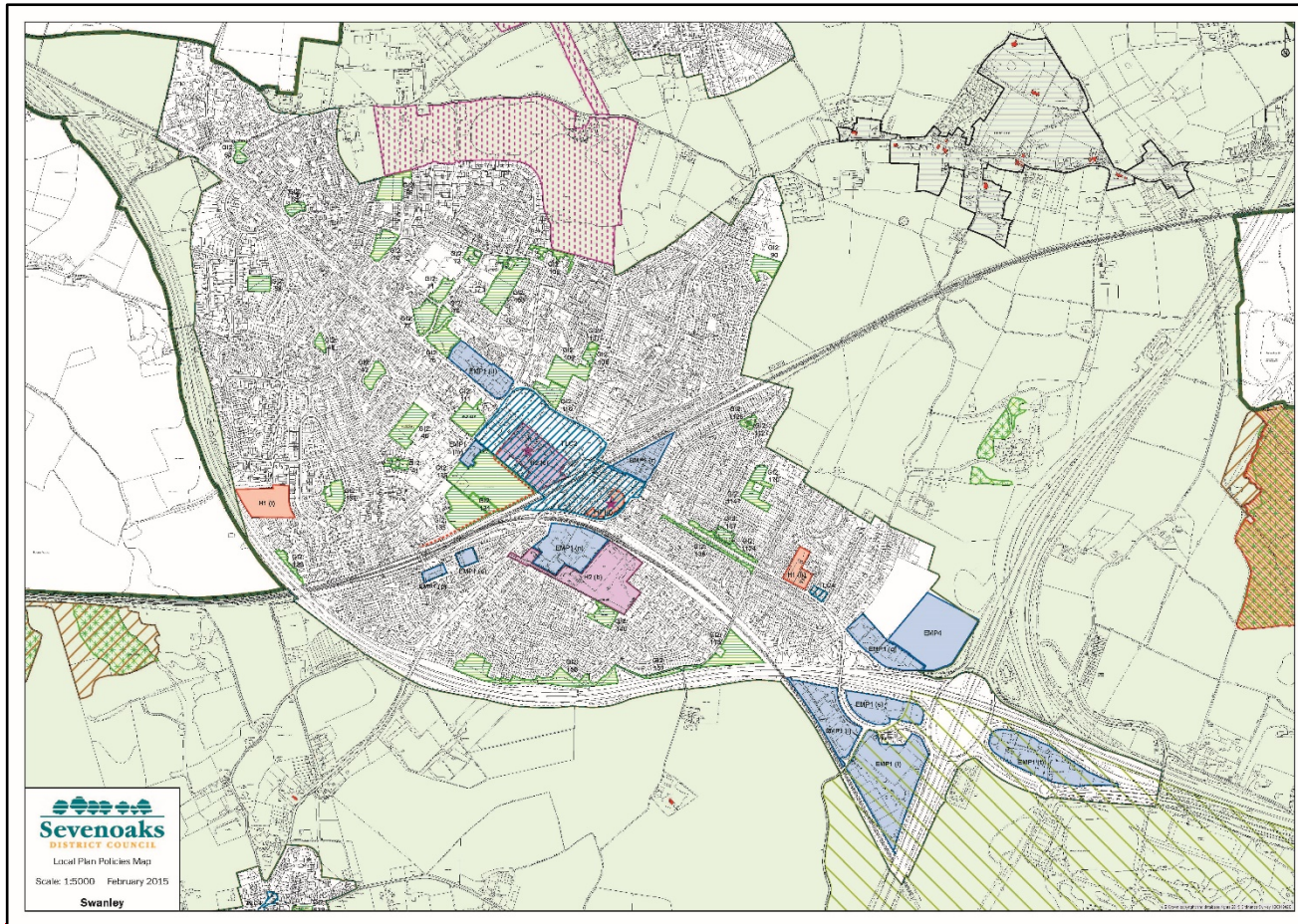
- 4.29 **Policy LO8 – The Countryside and the Rural Economy** sets out that the extent of the Green Belt will be maintained. The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald AONBs and their settings will be conserved and enhanced.
- 4.30 **Policy SP7 – Density of Housing Development** sets out a net density of 75 dwellings per hectare in the defined Swanley town centre, a net density of 40 dwellings per hectare in the defined Swanley urban area and a density of 30 dwellings per hectare in all other areas of the parish.
- 4.31 **Policy SP8 – Economic Development and Land for Business** seeks to retain sites used business purposes in business use unless it can be demonstrated that there is no reasonable prospect for their take up or continued use for business purposes during the Plan Period. Redevelopment for mixed use sites in urban areas may be exceptionally permitted.

## Allocations and Development Management Plan (2015)

- 4.32 SDC adopted the Allocations and Development Management Plan on 17 February 2015 as a tool to implement and build on the strategic vision of the Core Strategy. The document covers the period 2006 to 2026 in line with the Core Strategy. It includes site specific allocations for open space, residential, employment and mixed use as well as policies for managing development. The policies and aspects of policies most relevant to the Swanley Site Options and Assessment are listed below.
- 4.33 **Policy EN1 – Design Principles** supports proposals which meet the following criteria: the proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area and the proposal would ensure satisfactory means of access for vehicles and pedestrians.
- 4.34 **Policy EN2 – Amenity Protection** adds that proposals will not be permitted if they are located in areas where occupiers of the development would be subject to: excessive noise, vibration, odour, air pollution, activity or vehicle movements.
- 4.35 **Policy EN5 – Landscape** sets out that The Kent Downs and High Weald AONBs and their settings will be given the highest status of protection in relation to landscapes and scenic beauty. Proposals across the district will be permitted where they will conserve the character of the landscape, including areas of tranquillity, and meet the requirements of the Countryside Character Assessment SPD.
- 4.36 **Policy EN7 – Noise Pollution** requires that proposals would not result in unacceptable noise levels from existing noise sources that cannot be adequately mitigated.
- 4.37 **Policy H1 – Residential Development Allocations** provides for the following site allocations for residential development in Swanley: H1(g) Bevan Place (46 units); H1(h) Bus Garage/Kingdom Hall, London Road (30 units); and H1(i) Land West of Cherry Avenue (mixed housing and open space (50 units) for a Sub Total of 126 units. 684 units in total are allocated to help deliver the Core Strategy housing requirements for 3,300 units.
- 4.38 **Policy H2 – Mixed Use Development Allocations** provides for the following site allocations for mixed use in Swanley: H2(b) United House, Goldsel Road, Swanley – Mixed use – residential and B1(a) office (185 units) and H2(c) Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals) – Mixed use – retail, community facilities, residential and employment (town centre site).
- 4.39 **Policy EMP1 – Land for Business** intends for the retention, intensification and regeneration for 10 employment sites in Swanley comprising 22.1 Hectares (Ha) comprising: EMP1(l) Wested Lane Industrial Estate; EMP1(m) Swanley Town Council Offices; EMP1(n) Swan Mill, Goldsel Road; EMP1(o) Horizon House; EMP1(p) Media House; EMP1(q) Moreton Industrial

Estate; EMP1(r) Park Road Industrial Estate; EMP1(s) Southern Cross Ind. Estate; EMP1(t) Teardrop Industrial Estate; and EMP1(u) The Technology Centre, Swanley.

- 4.40 **Policy EMP4 – Business Allocation at Broom Hill, Swanley** sets out a comprehensively planned employment development at Broom Hill which will include 4.1 ha of employment land, and improved public access to open space through on site provision and improvements in the quality and connectivity of open space on Green Belt land to the north. The proposed layout of development should take account of the noise and air quality constraints on site and should be sensitive to the topography, green infrastructure, surroundings and amenity of nearby properties. Access to the employment development on the site will be provided through the existing employment site to the south. Enhancement of habitats on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured.
- 4.41 **Policy EMP5 – Non Allocated Employment Site** states that the impact of proposals for the loss of business uses on allocated sites on the environment, economy and local community will be considered. It also states that proposals for mixed use redevelopment on existing unallocated business sites will be permitted providing that the proposal includes a significant element of business use and the proposal complies with all other relevant planning policies.
- 4.42 **Policy TLC2 – Swanley Town Centre** provides for primary retail frontages in the town centre and requires that 70% of the ground floor frontage will be maintained in A1 use.
- 4.43 **Policy GI2 – Loss of Open Space** states that the change of use or redevelopment of Green Infrastructure, Open Space, Sport and Recreation sites within the urban confines of towns and centre and redundant school playing fields will not be permitted unless the applicant demonstrates that:
- The open space is surplus to requirements; and that there is no need for an appropriate alternative community, sports or recreational use, or
  - The loss will be mitigated by equivalent replacement provision (in terms of quality, quantity and accessibility), or
  - The development is for alternative sports/recreational use.
- 4.44 **Policy CF2 – Loss of Local Services and Facilities** resists the loss of local services and facilities that are within Sevenoaks, Swanley and Edenbridge urban areas where they are serving a local need, unless it is demonstrated that equivalent replacement facilities equally accessible to the population served are provided or that the continued operation of the service or facility is no longer financially viable.



**Local Plan Policies Map Legend**

- Inserts
- District Boundary
- Metropolitan Green Belt
- Area of Outstanding Natural Beauty
- Town and Local Centres (TLC 1-4)
- Town Centre Areas of Change
- Conservation Areas
- Listed Buildings
- Scheduled Ancient Monuments
- Sites of Special Scientific Interest
- Local Wildlife Sites
- Ancient Woodland
- Registered Parks And Gardens
- Kent Compendium of Historic Parks and Gardens
- Local Nature Reserves
- Swanley Footpath Cycling Link

**ADMP Adopted Allocations**

- Allocation Type**
- Residential Allocation (H1)
  - Mixed Use Allocation (H2)
  - Employment Allocation (EMP1)
  - Major Developed Employment Sites (EMP2)
  - Fort Halstead (EMP3)
  - Open Space Allocations (GI2)
  - Brands Hatch (LT3)



Figure 4.1: Swanley Policies Map inset and key. Source: Sevenoaks District Council, 2015



## Countryside Character Assessment SPD (2011)

- 4.45 SDC adopted the Countryside Character Assessment SPD in partnership with Kent County Council (KCC) and Natural England in 2011. The document defines and describes the different types and character areas of the landscape in the Sevenoaks District.
- 4.46 As a broad context, Sevenoaks District has a high proportion of designated areas including the Kent Downs and High Weald AONBs. There are areas of unique ancient woodland and grass downland across the district. Long views are particularly important, and there are also significant distinctive buildings and local vernacular architecture which contribute to the small-scale historic landscape pattern.
- 4.47 The most significant pressure on the landscape is new development. A particular issue for Sevenoaks is unremarkable development without local distinction, relevance to the site or local settlement pattern. Linear ribbon development since the 19<sup>th</sup> and 20<sup>th</sup> century has impacted the landscape. In addition, urban extensions have introduced incongruous or harsh urban edges into the adjacent landscape.
- 4.48 Swanley Parish is comprised of the Fringe Landscapes Type. Adjacent to the parish to the south-east is the Downs Farmlands Landscape Type. In terms of the more detailed Character Areas, Swanley Parish is comprised of the Hextable Fringe Character Area. To the east of the M25 lies the Farningham Woods Character Area, to the south-east the Eynsford and Shoreham Downs Character Area and to the south of the A20 the Crockenhill Fringe Character Area.
- 4.49 The Fringe Landscapes Type consists of a gently undulating enclosed landscape with large areas of coppiced ancient woodland and fragmented remnant broadleaved woodland on hilltops. The area's agriculture is characterised by market gardening with small scale field patterns. The conservation and management of native broadleaved woodland and coppices is particularly important. The Hextable Fringe Character Area consists of a rural-urban fringe landscape with a strong sense of enclosure created by small rectangular fields. Land use is divided between market gardening, arable and horsiculture. On the urban fringe some fields have become amenity facilities such as playing fields. Visual detractors include mixed style housing and horse stabling blocks, incongruous suburban planting and embankments of major transport routes. The condition of this area is judged to be deteriorated with low sensitivity. It has an incoherent pattern of elements with detracting features, and a lack of visual unity. New features should emphasise the small-scale pattern of this landscape and enhance semi-natural habitats. In order to create more local distinctiveness, local landmarks and views should be identified and enhanced.
- 4.50 Adjacent, the Farningham Woods Character Area is a strongly enclosed landscape with the woods on the ridge and network of mature hedgerows and vegetated motorway banks. Farningham Wood is an ancient woodland and Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR). The Crockenhill Fringe Character Area undulates steeply in places and slopes gently elsewhere. Views out are limited by the topography however Swanley is often visible on the skyline. Although this is an urban fringe area the land use has remained rural owing to the distinct division from Swanley created by the A20 bypass.
- 4.51 The Downs Farmland Landscape Type consists of rolling downland with an open medium scale field pattern with long views. The Eynsford and Shoreham Downs Character Area consists of rolling agricultural downland dominated by large rectangular arable fields, created as a result of intensification. Sloping steeply to the east it has spectacular long views across the Darent Valley and towards the Greensand Ridge around Sevenoaks. The M25 cuts north-south through the area is visually intrusive and causes much noise pollution. Large pylons are also visually prominent positioned across the upper fields along the M25 corridor.

## Proposed Submission Version Sevenoaks Local Plan (2018)

- 4.52 Sevenoaks District Council (SDC) submitted the emerging Sevenoaks Local Plan covering the whole of the Sevenoaks District to the Secretary of State on 30 April 2019. Stage 1 hearings took place from 24 September to 11 October 2019, however, the Inspector cancelled further hearings. The Inspector deemed that there were serious concerns about the soundness of the emerging Local Plan in terms of the Duty to Co-operate and unmet housing need, and recommended the plan be withdrawn from examination. The Inspector's final report was published on 6 March 2020. Subsequently, the High Court has granted permission to SDC for a judicial review of the Inspector's decision to reject the plan. It should be noted that it may be possible this emerging Local Plan is withdrawn and therefore the emerging policies would no longer be of relevance to Swanley. However, they do provide an indication of the direction of travel of local policy and a new emerging Local Plan might include some similar policies.
- 4.53 The document notes that the district has a high-quality landscape with a mostly rural character. It is also a highly constrained district, with 93% falling in the Green Belt and 60% in AONBs. Over half of the residents live in the towns of Sevenoaks, Swanley, Edenbridge and Westerham, with the remainder living in over 30 villages and hamlets scattered across the district. There are many historic settlements in the District as reflected in the high number of conservation areas and listed buildings. The District also boasts many nationally recognised heritage assets. The district faces a challenge to balance its constraints with the need for development because the population is expected to grow by more than 20,000 over the plan period (2015-2035). There are affordability issues in the area, with house prices around £175,000 higher than the Kent average. It is a popular place to live owing to its proximity to London and key transport links including the M25 and M20 and good rail links to the wider South East. SDC wishes to meet the area's housing and employment needs without compromising on the natural environment.
- 4.54 The key emerging policies relevant to Swanley from the Proposed Submission Version dated December 2018 are listed below:
- 4.55 **Policy ST1 – A Balanced Strategy For Growth in a Constrained District** sets out that development will be focused within the boundaries of existing settlement, including building at higher densities in non-Green Belt land. The four towns of Sevenoaks, Swanley, Edenbridge and Westerham will be the focus for development with more moderate levels of development further down the settlement hierarchy. SDC will promote sustainable patterns of development by permitting development in the Green Belt only in 'exceptional circumstances'. Where development will result in a significant improvement in the sustainability of settlements through the provision of social and community infrastructure, in areas currently lacking such facilities, SDC will alter Green Belt boundaries to enable sites to be removed from the Green Belt and to be allocated for development.
- 4.56 The plan sets out that its priorities for Swanley include: focusing on the regeneration of the existing town centre and considering land at Pedham Place as a broad location for growth, retaining existing employment sites and supporting the preparation of the Neighbourhood Plan. Mixed-use regeneration of Swanley town centre should better meet the needs of the population it serves with infrastructure improvements (including better quality leisure and medical facilities) and promotion of sustainable transport modes to address congestion. SDC intends to protect the physical and community identity of the adjoining settlements by preventing coalescence.
- 4.57 The plan identifies Land at Pedham Place, Swanley / Farningham / Eynsford (ST2-28) as a broad location for growth suitable for 2,500 units over 188 Ha. Pedham Place Golf Club lies to the south-east of the M20/M25 junction. This should include a comprehensive infrastructure offer to assist with the regeneration of Swanley. The site falls within the Green Belt and Kent Downs AONB. It is presently identified as a broad location for growth and further consideration will be given to the release of the site from the Green Belt as part of a Local Plan Review.
- 4.58 **Policy ST2 – Housing and Mixed Use Site Allocations** sets out allocations to support the District's identified housing supply of 10,568 between 2015 and 2035. In Swanley these include allocations for 13 sites including the Swanley Centre for 250 units and Land south of Wood Street (Site SWN3) for 10 units.

4.59 **Policy EMP1 – Supporting a Vibrant and Balanced Economy** adds that non-residential use of land and/or buildings will be retained unless it can be demonstrated that the use is no longer feasible or viable. Employment sites (allocated or non-allocated) will be retained in existing use to support the vibrant and balanced economy of the District. Where it has been demonstrated, to the Council's satisfaction, through an independent assessment, that the current use is no longer viable and that there is no reasonable prospect of their take up or continued use during the Plan period, proposals for redevelopment must consider these uses in the following in order: 1. Other business uses (B1a, B1b, B1c, B2, B8 or A2) 2. All other non-residential, employment generating uses 3. Residential employment generating uses (C1, C2) 4. Wholly residential schemes C3. 10 sites are retained for employment use in Swanley including Broom Hill, Swanley (Site SWN2).

## Evidence Base

### Swanley Village Conservation Area Appraisal (2019)

4.60 The Swanley Village Conservation Area was designated in 1984 and extended twice in 1997 and 2006. The Conservation Area is entirely within the Green Belt. Swanley Village is located to the north of Swanley and south of Hextable and is linear in nature with an undulating topography. The key features of the Swanley Village Conservation Area include its rural hamlet character, the well-defined separation from Swanley and sense of rural isolation despite its proximity to urbanity and the M25. There is a mix of historic buildings dating from the late medieval to early 20<sup>th</sup> century reflecting incremental development. A key landmark feature of the village is a parkland setting including the Victorian church, school and vicarage built by notable Victorian architect Ewan Christian. Swanley was the original settlement before Swanley Town developed around the railway station built on the Chatham main line in 1862.

4.61 The key considerations for development in the setting of the Conservation Area include: avoiding harmful impacts on the village boundary which is currently well defined, avoiding filling in gaps into the open countryside which retain the village's rural character and preventing the loss of any open space which makes a strong contribution to the character of the Conservation Area.

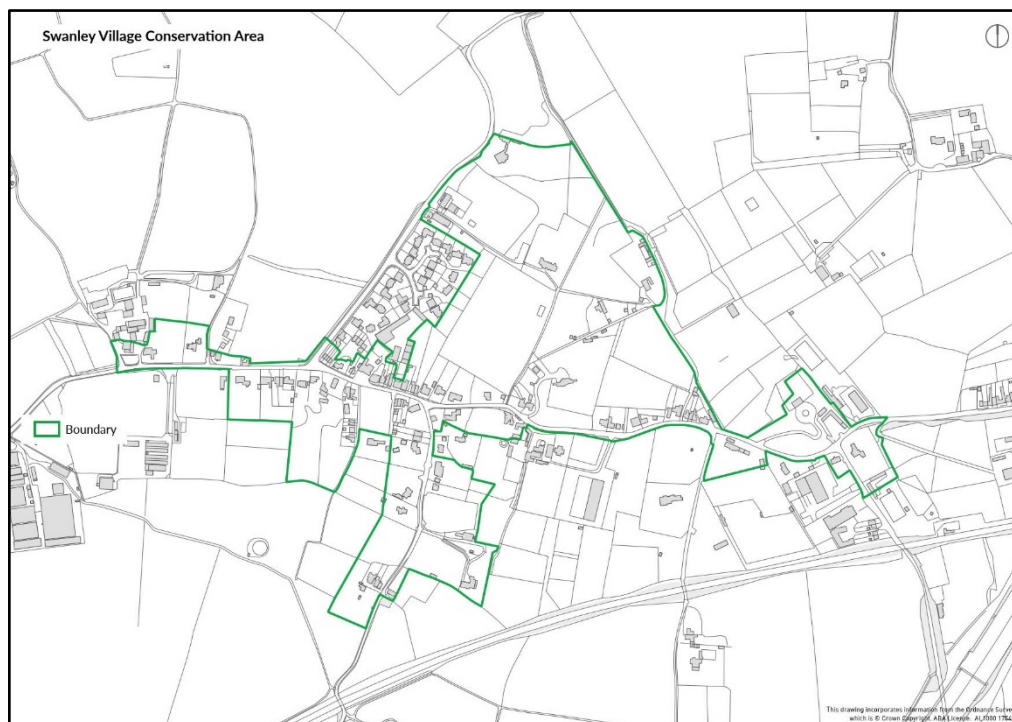


Figure 4.2: Swanley Village Conservation Area. Source: Sevenoaks District Council, 2019.

## 5. Site Assessment

### Identified sites

5.1 The sites to be considered through this site assessment have been identified through:

- Sites identified by Swanley Town Council (2020) – Swanley Town Council has identified 4 sites for potential allocation in the Neighbourhood Plan and has asked AECOM to review these sites;
- Strategic Housing and Economic Land Availability Assessment (SHELAA) for Sevenoaks District Council (December 2018)<sup>15</sup>

These are listed in **Table 5.1** and shown in **Figure 5.1** and **Figure 5.2** respectively.

**Table 5.1: Sites included in the Site Assessment**

Site Ref.	Site Address	Site Source
SWN1A	The Oaks Surgery, Nightingale Way, Swanley	Sites identification by Swanley Town Council (2020)
SWN1B	Bartholomew Way Park, Bartholomew Way, Swanley	Sites identification by Swanley Town Council (2020)
SWN2	Broom Hill, land east of Beechenlea Lane and west of M25, Swanley	Sites identification by Swanley Town Council (2020)
SWN3	Land south of Wood Street, Swanley Village	Sites identification by Swanley Town Council (2020)
HO197	Land rear of West View Road, Swanley	SHELAA (2018)
HO198	The Woodlands, Hilda May Avenue, Swanley	SHELAA (2018)
HO202	Land adjacent to 23 Russett Way, Swanley	SHELAA (2018)
HO274	Land between 16 and 32 Alder Way, Swanley	SHELAA (2018)
MX56	White Oak Leisure Centre, Hilda May Avenue, Swanley	SHELAA (2018)
HO352	Highlands Farm, Highlands Hill, Swanley	SHELAA (2018)
HO87/MX9	Upper Hockenden Farm, Hockenden Lane, Swanley	SHELAA (2018)
HO4	Harringtons Nursery, Highlands Hill, Swanley	SHELAA (2018)
HO239/MX32	Pembroke Business Centre and Pembroke House, College Road, Swanley	SHELAA (2018)
HO10 Old	Forge Yard, Swanley Village Road, Swanley Village	SHELAA (2018)
HO245	Land between Church Road and the M25, Swanley	SHELAA (2018)
HO298	Land rear of Cedar Lodge, Wood Street, Swanley Village	SHELAA (2018)
HO357	Swanley Village Nursery, Swanley Village Road, Swanley Village	SHELAA (2018)
HO414	Land at Lucas Cottage, Beechenlea Lane, Swanley	SHELAA (2018)
HO241	Land between the Croft and the A20, Swanley	SHELAA (2018)
HO222	Former Birchwood Primary School, Russett Way, Swanley	SHELAA (2018)
HO247	Land south east of Pembroke Business Centre, College Road, Swanley	SHELAA (2018)
HO266	Five Ways Nursery, Swanley Lane, Swanley	SHELAA (2018)
MX45	Footpath Nursery, New Barn Road, Swanley	SHELAA (2018)
HO188/MX54	Land between Beechenlea Lane and the railway line, Swanley	SHELAA (2018)

<sup>15</sup> Available at [https://www.sevenoaks.gov.uk/downloads/file/1540/hou002\\_strategic\\_housing\\_and\\_economic\\_land\\_availability\\_assessment\\_s\\_hleaa\\_dec\\_2018](https://www.sevenoaks.gov.uk/downloads/file/1540/hou002_strategic_housing_and_economic_land_availability_assessment_s_hleaa_dec_2018)

HO88	Land south of Hockenden Lane, Swanley	SHELAA (2018)
HO89	Land north of Maidstone Road, Swanley	SHELAA (2018)
HO141	Land east of Swanley Park, New Barn Road, Swanley	SHELAA (2018)
HO213	Land east of Lullingstone Avenue, Swanley	SHELAA (2018)
HO84	Land between Archer Way and the railway line, Swanley	SHELAA (2018)
HO54	Land at the corner of Highlands Hill and School Lane, Swanley village, BR8 7NA	SHELAA (2018)
HO159	Pitfield, Highlands Hill, Swanley, BR8 7NA	SHELAA (2018)
HO312	Land west of 1 Wood Street, Swanley Village	SHELAA (2018)
HO356	Tweed Hill Farm, Park Lane, Swanley Village	SHELAA (2018)
MX22 / H2(c)	Swanley Town Centre Regeneration Area	SHELAA (2018)
H1(g)	Bevan Place, Swanley	SHELAA (2018)
H1(h)	Bus Garage/ Kingdom Hill, London Road, Swanley	SHELAA (2018)
H1(i)	Land West of Cherry Avenue, Swanley	SHELAA (2018)



Figure 5.1 Sites identified for Assessment (Sites identified by Swanley Town Council)





Figure 5.2 Sites identified for Assessments (Sites identified through SHELAA 2018)



## Site assessment results

- 5.2 All 37 sites were assessed to consider whether they would be appropriate for allocation for housing in the Swanley Neighbourhood Plan.
- 5.3 **Table 5.2** and **Table 5.3** sets out the summary of the site assessments, which should be read alongside the full assessments along with recommendations on next steps available in the proformas in **Appendix A**, and the review of SHELAA sites in **Appendix B**.
- 5.4 The final column within the tables is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

**Table 5.2: Summary of site assessment conclusions (Sites identified by Swanley Town Council)**

Full assessments of sites identified by Swanley Town Council along with recommendations on next steps are available in the proformas in **Appendix A**

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity <sup>16</sup>	Proposed use	Summary of assessment	Assessment of suitability for allocation
SWN1A	The Oaks Surgery, Nightingale Way, Swanley, Kent, BR8 7UP	0.23	NHS doctor's surgery and car park	N/A	NHS doctor's surgery expansion	<p>The site comprises the Oaks Surgery and ancillary car park located in Swanley Town Centre. The proposal is for a replacement and/or extension of the existing NHS Surgery to improve the level of service provision. The site has relatively few development constraints and would not involve a change of use. However, there are four Tree Preservation Orders on the southern perimeter of the site which would require mitigation.</p> <p>The site is part of an adopted Local Plan allocation for mixed-use development to include the Swanley Centre, and part of the car park at the west of the site has outline planning permission for a mixed-use retail and residential block on while retaining the rest of the parking. It is not clear whether the planning permission will be implemented by the applicant (U+I group) or whether there is a possibility that a new planning application for the health facility could supersede the current consent. If the landowner intends to go ahead with development under the current planning permission, this would rule out an allocation for a health facility on this site. If an agreement was established with the landowner that the current planning permission could be superseded by a new scheme for a health facility, any proposals should take into account the original reasons for refusal against the development of the site, including the effect of development on the character and appearance of the area, the effect on the living conditions of nearby occupiers and the parking provision.</p> <p>A neighbourhood plan allocation could not supersede or duplicate the allocation and planning permission, so the site is not currently suitable for allocation. However, it is advised that the existing allocation is discussed with SDC to understand whether the Neighbourhood Plan could either supersede the Local Plan allocation or include detailed policies relating to the Local Plan allocation for the site.</p> <p>The site is therefore suitable for the proposed use and is potentially in conformity with current planning policy (to be discussed with SDC) but does not currently appear to be available due to the extant planning permission on the site. There would also need to be evidence that there is a need for a replacement or expanded healthcare provision to serve the area and that this provision was not being met through alternative proposals, although it is understood that the preferred location for the NHS CCG is for provision in Swanley itself. In addition, the viability of the proposal has not been considered in this assessment but should be established before the site is allocated to ensure the proposal is deliverable. Development costs would include demolition of the existing building and hardstanding and the costs associated with the construction of the facility.</p>	<p><b>Not currently suitable or appropriate for allocation</b></p>
SWN1B	Bartholomew Way Park, Bartholomew Way, Swanley,	0.52	Open Space	N/A	Healthy facility	<p>The Bartholomew Way open space is considered an unsuitable site for the provision of a new health hub to replace the existing facility. The site is a designated Open Space in the current Sevenoaks Local Plan. The open space designation is proposed for continuation in the draft emerging Local Plan. This would almost certainly preclude any development. The Local Plan notes that Swanley is less well served by open space than other parts of the district (para 4.3.16). Policy SP 10 requires that "Open space, sport and recreation facilities, including indoor sports facilities of value to the local community will be retained. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is</p>	

<sup>16</sup> Where the site was assessed through the HELAA, or the site promoter has indicated the scale of proposed development, this capacity has been used where appropriate. Where this information has not been provided, the indicative capacity has been calculated according to AECOM's method. For sites considered unsuitable for residential development, no indicative capacity is provided.



Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity <sup>16</sup>	Proposed use	Summary of assessment	Assessment of suitability for allocation
	Kent, BR8 7AY					provided.” The site is owned and managed by Sevenoaks District Council and it is unlikely the LPA would agree to the loss of this open space, especially because there are alternative sites in Swanley Town Centre which could accommodate a replacement healthy facility.	
SWN2	Broom Hill, land east of Beechenlea Lane and west of M25, Swanley, Kent, BR8 8DE	11.2	Greenfield	86 / 43 dwellings with 2.15 Ha of B1 and B2 uses	Housing	<p>This is a large greenfield site (4.1 hectares) located to the east of the Swanley urban area immediately adjacent to the M25. The site is not in the Green Belt. The site immediately to the west of the site was granted outline planning permission on appeal (APP/G2245/W/15/3135258) in 2016 for mixed-use development comprising up to 61 new homes with vehicular access from Beechenlea Lane. The planning application, which is currently going through reserved matters, includes a drawing named Possible commercial access plan (if potential employment site access road is required – drawing no 1581-BG61-P-05) which indicates the development of the site to the west could allow for access from Beechenlea Lane. Development constraints therefore include the location adjacent to the M25 with the associated noise and air quality impacts (Local Plan Policy EN2), establishing a point of access, a public right of way crossing the site north to south, topography (a moderately steep slope leading up to Broom Hill) medium landscape and visual sensitivity and good quality (Grade 2) agricultural land.</p> <p>The site is currently allocated in the adopted Local Plan for employment use B1 to B8 (EP4 Business Allocation) and has been carried forward as a proposed allocation for business uses in the draft Local Plan EMP1-20. The current Local Plan allocation has not come forward to date but it is possible that with the development of the land to the west, this allocation could come forward as business use.</p> <p>As the site is currently an allocation in the adopted Local Plan and the allocation is proposed to be carried forward to the emerging Local Plan for employment use, this allocation cannot be duplicated in a Neighbourhood Plan. The possibility of the site being included as an allocation in the Neighbourhood Plan for mixed-use development including housing, superseding the Local Plan allocation in the interim period before adoption of a new Local Plan should be discussed with SDC. An alternative option would be for the Neighbourhood Plan to include a set of development principles (including design) for the Local Plan allocation, linking with the current plans for the land to the west, to influence the type and design of development that comes forward on the site.</p>	Not currently suitable or appropriate for allocation
SWN3	Land south of Wood Street, Swanley Village, Kent, BR8 7PA	0.25	Storage	10	Housing	<p>The site falls entirely within the Green Belt. The site is in an isolated location from services and amenities, meaning that development may not comply with Local Plan Policy EN1. The proposal may not be able to ensure satisfactory means of access for vehicles or pedestrians. In terms of vehicular access, the site entrance slopes steeply upwards from Wood Street, and a T junction would likely have very poor visibility owing to thick vegetation along Wood Street. Wood Street has intermittent pavements and is narrow, meaning that pedestrians have to walk at times on a single carriageway lane into oncoming traffic which would create unsafe conditions for residents. This part of Swanley Village is isolated from the village amenities which include two pubs and a primary school. The site is additionally in close proximity to the M25 which is visually obtrusive and creates severe noise pollution in this part of Swanley Village, meaning a proposal should mitigate noise pollution to comply with Local Plan Policy EN2. Green Belt release would have to comply with Local Plan Policy LO8 and in addition, the proposal should consider Policies EN1 and EN2 in particular.</p> <p>The site was refused planning permission for 5 dwellings (20/00857/FUL) in June 2020. The officer’s report notes that the emerging Sevenoaks Local Plan allocates the site for housing. However, the officer affords the emerging Local Plan limited weight given its current status and refuses the proposal based on harm in principal from inappropriate development in the Green Belt, the openness of the Green Belt and the</p>	Potentially suitable for allocation

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity <sup>16</sup>	Proposed Summary of assessment use	Assessment of suitability for allocation
					<p>potential harm to ecology. However, no statutory consultees objected to the development, including those with regards to ecology. On balance, our assessment is that this refusal would not in itself rule out future residential development on the site because it does not appear to be based on any of the evidence other than the application of NPPF para. 145 (g) which is subjective. On this basis, and given the proposed allocation in the emerging Draft Local Plan, the site may still potentially be suitable for allocation.</p> <p>As the site is currently proposed for allocation in the emerging Sevenoaks Local Plan for 10 dwellings (Policy ST2 – 27), the site could not be duplicated in a separate development plan. It is possible that the Neighbourhood Plan could include the site as an allocation if it preceded the emerging Local Plan being adopted but this should be discussed with SDC as it would need to be removed as an allocation from a future Local Plan.</p> <p>An alternative option would be for the Neighbourhood Plan to include a set of development principles (including design) for the Local Plan allocation to influence the type and design of development coming forward on the site.</p>	

**Table 5.3: Summary of site assessment conclusions (Sites identified through 2018 SHELAA)**

Full reviews of sites identified through 2018 SHELAA are included in Appendix B.

SHELAA Ref.	Gross Site Area (Ha)	Proposed Land Use	Net capacity (dwellings) <sup>17</sup>	Green Belt Designation	SHELAA 2018 Conclusions	Site Appraisals 2018			Neighbourhood Plan Site Assessment Conclusion	Note
						Site Appraisal Conclusion	Local Plan Strategy Assessment	Overall Conclusion		
HO197 Land rear of West View Road, Swanley	0.51	Not specified	N/A	Outside	<b>Not Available</b>	The site is not acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Do not include</b>	<b>Not currently suitable or appropriate for allocation</b>	N/A
HO198 The Woodlands, Hilda May Avenue, Swanley	0.44	Not specified	N/A	Outside	<b>Deliverable</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Not currently suitable or appropriate for allocation</b>	Planning permission granted (19/00069/FUL) in August 2019 for the demolition of existing building and (erection of) a proposed 75 bed care home and associated landscaping and car park

<sup>17</sup> Site capacity based on SHELAA conclusions with consideration of proposed site allocations in the emerging Local Plan.

SHELAA Ref.	Gross Site Area (Ha)	Proposed Land Use	Net capacity (dwellings) 17	Green Belt Designation	SHELAA 2018 Conclusions	Site Appraisals 2018			Neighbourhood Plan Site Assessment Conclusion	Note
						Site Appraisal Conclusion	Local Plan Strategy Assessment	Overall Conclusion		
HO202 Land adjacent to 23 Russett Way Swanley	0.14	Residential	N/A	Outside	<b>Unsuitable</b>	<b>Not included due to size threshold</b>			<b>Not currently suitable or appropriate for allocation</b>	Planning permission granted (20/00037/FUL) in August 2020 for the erection of 18 no. 2 and 3 bedroom dwellings with new communal open space and refurbished existing open space area including children's playground adjacent to Alder Way
HO274 Land between 16 and 32 Alder Way, Swanley	0.67	Residential	20	Outside	<b>Not Available</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Potentially suitable for allocation</b>	Proposed for allocation (ST2-21) in the emerging Local Plan
MX56 White Oak Leisure Centre, Hilda May Avenue, Swanley	2.01	Residential	N/A	Outside	<b>Deliverable</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Not currently suitable or appropriate for allocation</b>	Planning permission granted (19/02951/HYB) in February 2020 for the hybrid application comprising in outline: residential development of between 35 and 40 residential units- residential mix to be either 2 or 3 bed units with either integral or on-street parking. Units to be either 2 or 3 storey high. In detail: demolition of existing leisure centre building and erection of replacement leisure centre and associated car park

SHELAA Ref.	Gross Site Area (Ha)	Proposed Land Use	Net capacity (dwellings) 17	Green Belt Designation	SHELAA 2018 Conclusions	Site Appraisals 2018			Neighbourhood Plan Site Assessment Conclusion	Note
						Site Appraisal Conclusion	Local Plan Strategy Assessment	Overall Conclusion		
HO352 Highlands Farm, Highlands Hill, Swanley	1.39	Residential	N/A	Within	<b>Unsuitable</b>	<b>Not for inclusion in the plan</b>			<b>Not currently suitable or appropriate for allocation</b>	N/A
HO87/MX9 Upper Hockenden Farm, Hockenden Lane, Swanley	2.36	Residential and Employment	25	Within	<b>Deliverable</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Potentially suitable for allocation</b>	Proposed for allocation (ST2-23) in the emerging Local Plan
HO4 Harringtons Nursery, Highlands Hill, Swanley	1.79	Residential	30-71	Within	<b>Deliverable</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Potentially suitable for allocation</b>	Proposed for allocation (ST2-24) in the emerging Local Plan
HO239 /MX32 Pembroke Business Centre and Pembroke House, College Road, Swanley	0.72	Not specified	4-5	Within	<b>Deliverable</b>	<b>Refer to DM Process</b> <b>Note:</b> Planning Application Search on the Sevenoaks District Council does not show any recent or relevant planning applications on the site within the last 5 years.			<b>Potentially suitable for allocation</b>	N/A
HO10 Old Forge Yard, Swanley Village Road, Swanley Village	0.55	Not specified	N/A	Within	<b>Deliverable</b>	The site is not acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Do not include</b>	<b>Not currently suitable or appropriate for allocation</b>	N/A
HO245 Land between Church Road and the M25, Swanley	1.07	Residential	N/A	Within	<b>Unsuitable</b>	<b>Not for inclusion in the plan</b>			<b>Not currently suitable or appropriate for allocation</b>	N/A



SHELAA Ref.	Gross Site Area (Ha)	Proposed Land Use	Net capacity (dwellings) 17	Green Belt Designation	SHELAA 2018 Conclusions	Site Appraisals 2018			Neighbourhood Plan Site Assessment Conclusion	Note
						Site Appraisal Conclusion	Local Plan Strategy Assessment	Overall Conclusion		
HO298 Land rear of Cedar lodge, Wood Street, Swanley Village	0.59	Residential	6	Within	<b>Deliverable</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Potentially suitable for allocation</b>	Proposed for allocation (ST2-26) in the emerging Local Plan  Planning application (20/02179/FUL) submitted for the construction of 13 new residential dwellings, consisting of 5 x detached, 4 x semi-detached and 4 x terraced houses, with associated access road, car parking, cycle storage and bin storage facilities. The application is currently awaiting decision.
HO357 Swanley Village Nursery, Swanley Village Road, Swanley Village	1.61	Not specified	6	Within	<b>Deliverable</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Potentially suitable for allocation</b>	Proposed for allocation (ST2-25) in the emerging Local Plan
HO414 Land at Lucas Cottage, Beechenlea Lane, Swanley	1.88	Residential	N/A	Within	<b>Unsuitable</b>	<b>Not for inclusion in the plan</b>			<b>Not currently suitable or appropriate for allocation</b>	N/A
HO241 Land between the Croft and the A20, Swanley	0.46	Residential	N/A	Within	<b>Not available</b>	<b>Not included due to size threshold</b>			<b>Not currently suitable or appropriate for allocation</b>	N/A
HO222 Former Birchwood Primary School,	2.95	Residential	39	Within	<b>Deliverable</b>	The site is acceptable for the proposed development	The site meets the relevant local plan strategy	<b>Include in Plan</b>	<b>Potentially suitable for allocation</b>	Proposed for allocation (ST2-22) in

SHELAA Ref.	Gross Site Area (Ha)	Proposed Land Use	Net capacity (dwellings) 17	Green Belt Designation	SHELAA 2018 Conclusions	Site Appraisals 2018			Neighbourhood Plan Site Assessment Conclusion	Note
						Site Appraisal Conclusion	Local Plan Strategy Assessment	Overall Conclusion		
Russett Way, Swanley										the emerging Local Plan
HO247 Land south east of Pembroke Business Centre, College Road, Swanley	0.3	Not specified	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or appropriate for allocation	N/A
HO266 Five Ways Nursery, Swanley Lane, Swanley	0.59	Residential	13-18	Within	Deliverable	Not currently for inclusion in this plan			Not currently suitable or appropriate for allocation	N/A
MX45 Footpath Nursery, New Barn Road, Swanley	2.28	Not specified	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or appropriate for allocation	N/A
HO188/MX54 Land between Beechenlea Lane and the railway line, Swanley	19.77	Residential	N/A	Within	Deliverable and Developable	The site is not acceptable for the proposed development	The site does not meet the relevant local plan strategy	Do not include	Not currently suitable or appropriate for allocation	N/A
HO88 Land south of Hockenden Lane, Swanley	3.48	Residential	N/A	Within	Deliverable	Not currently for inclusion in this plan			Not currently suitable or appropriate for allocation	N/A
HO89 Land north of Maidstone Road, Swanley	10.64	Residential	N/A	Within	Deliverable	Not currently for inclusion in this plan			Not currently suitable or appropriate for allocation	N/A
HO141 Land east of Swanley	7.59	Not specified	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or	N/A

SHELAA Ref.	Gross Site Area (Ha)	Proposed Land Use	Net capacity (dwellings) 17	Green Belt Designation	SHELAA 2018 Conclusions	Site Appraisals 2018			Neighbourhood Plan Site Assessment Conclusion	Note
						Site Appraisal Conclusion	Local Plan Strategy Assessment	Overall Conclusion		
Park, New Barn Road, Swanley									appropriate for allocation	
HO213 Land east of Lullingstone Avenue, Swanley	2.61	Residential	N/A	Within	Deliverable	Not currently for inclusion in this plan			Not currently suitable or appropriate for allocation	N/A
HO84 Land between Archer Way and the railway line, Swanley	17.45	Residential	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or appropriate for allocation	N/A
HO54 Land at the corner of Highlands Hill and School Lane, Swanley village, BR8 7NA	1.95	Residential	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or appropriate for allocation	N/A
HO159 Pitfield, Highlands Hill, Swanley, BR8 7NA	2	Residential	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or appropriate for allocation	N/A
HO312 Land west of 1 Wood Street, Swanley Village	0.09	Residential	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or appropriate for allocation	N/A
HO356 Tweed Hill Farm, Park Lane, Swanley Village	0.44	Residential	N/A	Within	Unsuitable	Not for inclusion in the plan			Not currently suitable or appropriate for allocation	N/A
MX22 / H2(c) Swanley Town	2.6	Mixed Use	N/A	Outside	Allocated site	Already allocated (Pending Planning Appeal)			Not currently suitable or	Allocated in adopted Local Plan. Planning appeal allowed

SHELAA Ref.	Gross Site Area (Ha)	Proposed Land Use	Net capacity (dwellings) 17	Green Belt Designation	SHELAA 2018 Conclusions	Site Appraisals 2018			Neighbourhood Plan Site Assessment Conclusion	Note
						Site Appraisal Conclusion	Local Plan Strategy Assessment	Overall Conclusion		
Centre Regeneration Area *Part of the site is considered separately in this site assessment as SWN1									<b>appropriate for allocation</b>	(17/02279/FUL) for the phased redevelopment of part of the Swanley Square Shopping Centre for 303 dwellings, 4318 sqm of retail/commercial floorspace and 958 sqm of community floorspace.
H1(g) Bevan Place, Swanley	0.46	Residential	N/A	Outside	<b>No change to allocation</b>	<b>Not assessed in the site appraisal</b>			<b>Not currently suitable or appropriate for allocation</b>	Allocated in the adopted Local Plan. Proposed for allocation (ST2-17) in the emerging Local Plan.
H1(h) Bus Garage/ Kingdom Hill, London Road, Swanley	0.74	Residential	N/A	Outside	<b>No change to allocation</b>	<b>Not assessed in the site appraisal</b>			<b>Not currently suitable or appropriate for allocation</b>	Allocated in the adopted Local Plan. Proposed for allocation (ST2-18) in the emerging Local Plan.
H1(i) Land West of Cherry Avenue, Swanley	1.5	Residential	N/A	Outside	<b>No change to allocation</b>	<b>Not assessed in the site appraisal</b>			<b>Not currently suitable or appropriate for allocation</b>	Under construction

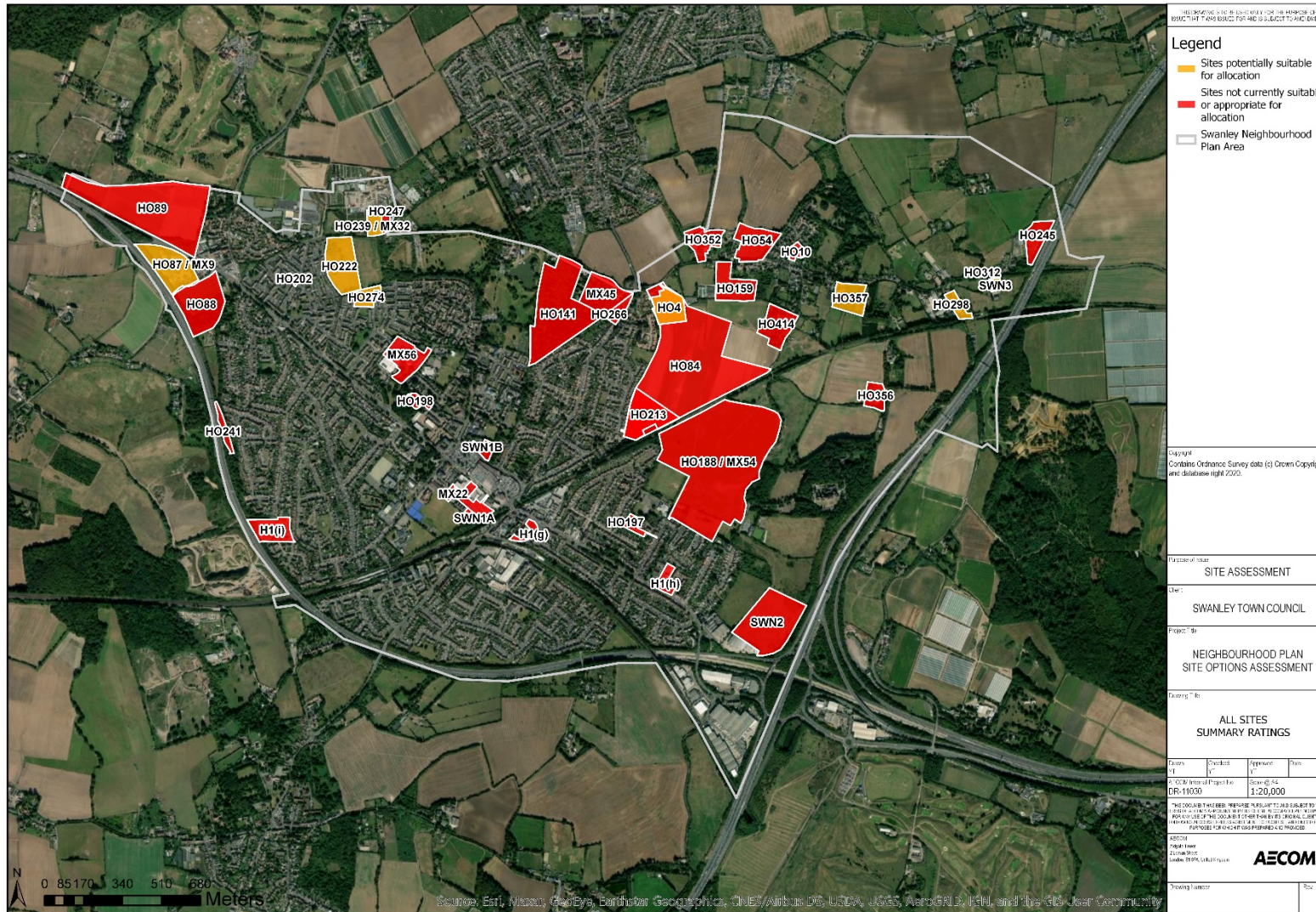


Figure 5.3: Site Assessment Summary Ratings (Sites identified by Swanley Town Council)





Figure 5.4: Site Assessment Summary Ratings (All Sites)



## 6. Conclusions

- 6.1 Swanley Town Council is preparing a Neighbourhood Plan to shape the future growth of the area in the context of the adopted Sevenoaks Local Plan and the emerging Sevenoaks Local Plan.
- 6.2 The site assessment has found that of the 37 sites considered, no sites are immediately suitable and available for housing. In addition, no sites considered for use of a healthy facility are found to be suitable at present.
- 6.3 However, 8 sites (SWN3, HO274, HO87/MX9, HO4, HO239/MX32, HO298, HO357 and HO222) are found to be potentially suitable and available (i.e. have not been ruled out entirely) but have constraints. If these constraints could not be resolved or mitigated, they would not be appropriate for allocation in the Neighbourhood Plan. It should be noted that some of these sites are recommended for partial development.
- 6.4 The remaining sites are not suitable for development and therefore not appropriate for allocation in the plan.

## Next Steps

- 6.5 Site-specific recommendations on next steps are provided in **Appendix A** and **Appendix B** of this report. From the shortlist of suitable sites, the Town Council should engage with SDC and the community to select sites for allocation in the NP which best meets the identified need for affordable housing and the objectives of the NP.
- 6.6 The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with the planning authority;
  - The extent to which the sites support the vision and objectives for the NP;
  - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
  - The potential for the sites to meet identified infrastructure needs of the community; and
  - Neighbourhood Plan conformity with strategic Local Plan policy.

## Viability

- 6.7 The Town Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Town Council discusses site viability with SDC. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

## Affordable Housing

- 6.8 8 of the 37 sites considered in this assessment is potentially suitable for allocation for housing or mixed-use development. Among these sites, 5 sites have the potential to accommodate 10 or more dwellings and would be required to include a proportion of affordable housing<sup>19</sup>. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>20</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of

<sup>19</sup> See NPPF para 62-64

<sup>20</sup> The Government are currently consulting on the detail of the First Homes policy, however, it is expected that that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para. 64.

- 6.9 The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more.<sup>21</sup> One of the sites has the potential to accommodate 40 or more dwellings, and it also has the potential to accommodate 50 or more dwellings.
- 6.10 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

<sup>21</sup> The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

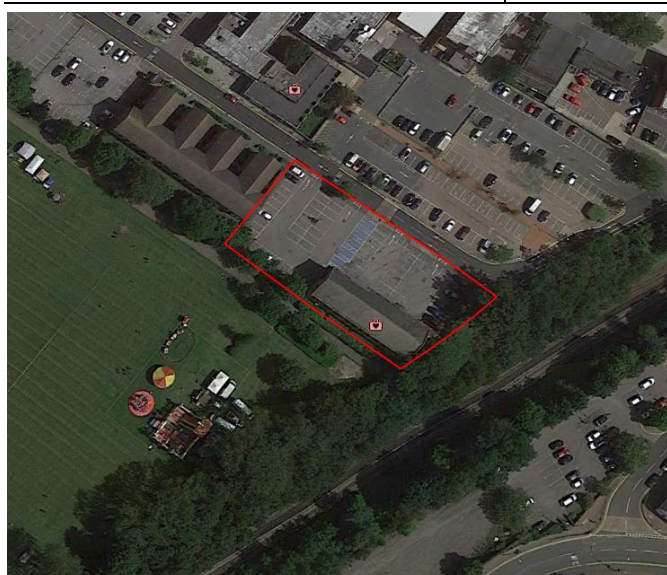


# Appendix A Site Assessment Proformas

## Site Options for Health hub:

### Option A: SWN1A

1. Site Details	
<b>Site Reference / Name</b>	SWN1A
<b>Site Address / Location</b>	The Oaks Surgery, Nightingale Way, Swanley, Kent, BR8 7UP
<b>Gross Site Area</b> (Hectares)	0.23
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	NHS doctor's surgery and car park
<b>Land use being considered</b>	Expansion of health facility
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	<p>17/02279/FUL   Hybrid application for the phased redevelopment of part of the Swanley Square Shopping Centre and land to the rear. Refused 24/07/17. Appealed: APP/G2245/W/18/3200270 - Appeal allowed and planning permission granted by the Planning Inspectorate. The scheme includes the car park of the Oaks Surgery and therefore part of the site - intending to convert the west portion of the car park into a new block intended for a mixture of retail and residential use. This portion of the scheme is covered by an outline application.</p> <p>It is known that the permitted scheme has been sold and pre-planning applications consultations are in progress as of January 2021.</p>
<b>Neighbouring uses</b>	Nightingale Way Car Park to the north east, railway line to south east, Swanley Recreation Ground to south west, apartments to north west.



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - falls within SSSI Impact Risk Zone however the proposed use would not reach the threshold to consult Natural England. Site is in a Nitrate Vulnerable Zone.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>Yes - Source Protection Zone III - Total Catchment</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - access from Nightingale Way
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - access from pavements on Nightingale Way
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - access from Nightingale Way although on road rather than dedicated cycle way
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - there are 4 TPO trees on the southern perimeter of the site adjacent to the Swanley Recreation Ground
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Yes, adjacent - 4 TPOs on southern site perimeter
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Yes, adjacent - 4 TPOs on southern site perimeter and other mature trees potentially present
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown



## 2. Assessment of Suitability

<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m	<400m	400-1200m	<400m	<1600m	<400m	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity - the site is in Swanley Town Centre and has no intervisibility with the wider landscape.
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<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Low sensitivity - Swanley Town Centre has a poor visual quality created by numerous car parks and a deteriorated public realm. The site is visible from the Swanley Recreation Ground however does not provide visual quality at present.
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### Heritage Constraints

<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes – allocated for mixed use in adopted Local Plan: H2 (c) Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals) – Mixed use – retail, community facilities, residential and employment (town centre site)
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	Policy LO1 – Distribution of Development; Policy LO4 – Development in Swanley ; Policy LO5 – Swanley Town Centre; Policy H2 – Mixed Use Development Allocations; Policy TLC2 – Swanley Town Centre
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing built up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - Sevenoaks Local Plan does not have designated settlement boundaries
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	
<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	N/A
4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown - scheme could potentially involve demolition of doctor's surgery for replacement doctor's surgery

**5. Conclusions (Oaks Site, Nightingale Way)**

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p><b>What is the likely timeframe for development?</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>N/A</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><b>Red: The site is not suitable for allocation in the neighbourhood plan.</b></p>

**Summary**

Please see a combined summary for sites SWN1A and SW1NB at the end of SW1NB below.

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## Option B: SWN1B Bartholomew Way Park

1. Site Details	
<b>Site Reference / Name</b>	SWN1B
<b>Site Address / Location</b>	Bartholomew Way Park, Bartholomew Way, Swanley, BR8 7AY, Kent
<b>Gross Site Area</b> (Hectares)	0.52
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Open space
<b>Land use being considered</b>	Health facility /hub
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Church of the Twelve Apostles to west, St Bartholomew's Catholic Primary School to north, school playing fields to north, residential to east, Bartholomew Way town centre bypass to south.





## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - falls within SSSI Impact Risk Zone however the proposed use would not reach the threshold to consult Natural England. Site is in a Nitrate Vulnerable Zone.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>Yes - Source Protection Zone III - Total Catchment</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Medium Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from Bartholomew Way could be created by a T junction subject to relevant approvals from the highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from pavements on Bartholomew Way and pathway running through open space</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from Bartholomew Way although on road rather than dedicated cycle way</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No – however, there is a pathway running through the open space.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes – the entire site is covered by an area TPO</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes – the site contains numerous veteran trees covered by an area TPO</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within – the site contains numerous significant trees covered by an area TPO</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	Yes
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**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	400-1200m	<400m	<1600m	<400m	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity - the site is in Swanley Town Centre and has no intervisibility with the wider landscape.
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<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Low sensitivity - Swanley Town Centre has a poor visual quality created by numerous car parks and a deteriorated public realm. The site is not visible from the wider landscape owing to screening.
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### Heritage Constraints

<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - allocated as an Open Space in the adopted Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy LO1 – Distribution of Development; Policy LO4 – Development in Swanley ; Policy LO5 – Swanley Town Centre; Policy H2 – Mixed Use Development Allocations; Policy TLC2 – Swanley Town Centre</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A - Sevenoaks Local Plan does not have designated settlement boundaries</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b>  <i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	N/A

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	Unknown
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### 5. Conclusions (Oaks Site, Nightingale Way)

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p><b>What is the likely timeframe for development?</b>          (0-5 / 6-10 / 11-15 / 15+ years)</p>	N/A
<p><b>Other key information</b></p>	N/A
<p><b>Overall rating (Red/Amber/Green)</b>          The site is <b>suitable and available</b>          The site is <b>potentially suitable, and available</b>.          The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Red: The site is not suitable for allocation in the neighbourhood plan.</b></p>



### Site Options for health hub SWN1A and SWN1B - SUMMARY

The proposed use for the site in the neighbourhood plan is for a new health hub, with a requirement for c 2,500 sq. m of space. Three options on site SWN1A have been looked at by Swanley Town Council:

- A new Build Option on the site;
- An extension option on the site; and
- A Portcabin option on the site.

The Town Council is also exploring the option of providing the health facility on Bartholomew Way open space (Site SWN1B), adjacent to the Swanley centre shopping area.

#### 1. SWN1A: expanded GP surgery and community building to replace the current GP surgery on site.

The site comprises the Oaks Surgery and ancillary car park located in Swanley Town Centre. The proposal is for a replacement and/or extension of the existing NHS Surgery to improve the level of service provision. The site has relatively few development constraints and would not involve a change of use. However, there are four Tree Preservation Orders on the southern perimeter of the site which would require mitigation.

The site is part of an adopted Local Plan allocation for mixed-use development to include the Swanley Centre, and part of the car park at the west of the site has outline planning permission for a mixed-use retail and residential block on while retaining the rest of the parking. It is not clear whether the planning permission will be implemented by the applicant (U+I group) or whether there is a possibility that a new planning application for the health facility could supersede the current consent. It is known that the permitted scheme has been sold and pre-planning applications consultations are in progress as of January 2021. If an agreement was established with the new landowner that the current planning permission could be superseded by a new scheme for a health facility, the site may be potentially suitable for allocation but any proposals should take into account the original reasons for refusal against the development of the site, including the effect of development on the character and appearance of the area, the effect on the living conditions of nearby occupiers and the parking provision.

A neighbourhood plan allocation could not supersede or duplicate the allocation, so the site is not currently suitable for allocation. However, it is advised that the existing allocation is discussed with SDC to understand whether the Neighbourhood Plan could either supersede the Local Plan allocation or include detailed policies relating to the Local Plan allocation for the site.

The site is therefore suitable for the proposed use and is potentially in conformity with current planning policy (to be discussed with SDC). However, at present it is not suitable for allocation in the Neighbourhood Plan. There would also need to be evidence that there is a need for a replacement or expanded healthcare provision to serve the area and that this provision was not being met through alternative proposals, although it is understood that the preferred location for the NHS CCG is for provision in Swanley itself. In addition, the viability of the proposal has not been considered in this assessment but should be established before the site is allocated to ensure the proposal is deliverable. Development costs would include demolition of the existing building and hardstanding and the costs associated with the construction of the facility.

#### 2. SWN1B: provision of a new health hub on Bartholomew Way Open Space

The Bartholomew Way open space considered an unsuitable site for the provision of a new health hub to replace the existing facility. The area shown on Figure A1 below (Bartholomew Park) with the annotation 110 is designated Open Space in the current Sevenoaks Local Plan. The open space designation is proposed for continuation in the draft emerging Local Plan. This would almost certainly preclude any development.

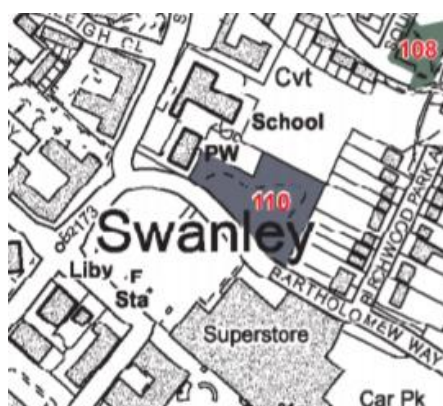


Figure A1 Bartholomew Way Park open space designation

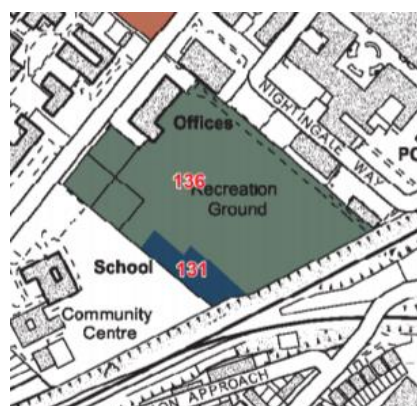


Figure A2: Swanley Recreation Ground open space designation

The green space to the north of Bartholomew Park, outside the open space designation, comprises playing fields belonging to the St Bartholomew's Catholic Primary School and attached Holy Apostles Catholic Church and is not part of the site. There is a small north east corner of open space, south of Bonney Way, with a footpath from Birchwood Park Avenue, which measures less than 1000 sq m and is not within the designated open space. This appears to be in use as a recreation ground, which is also not included the site. The area in question for the replacement health facility therefore corresponds with the same area covered by the Local Plan Open Space designation shown in Figure A1. This renders development on this site highly unlikely.

The Local Plan notes that Swanley is less well served by open space than other parts of the district (para 4.3.16). Policy SP 10 requires that "Open space, sport and recreation facilities, including indoor sports facilities of value to the local community will be retained. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided." The site is owned and managed by Sevenoaks District Council and it is unlikely the LPA would agree to the loss of this open space, especially because there are alternative sites in Swanley Town Centre which could accommodate a replacement healthy facility.

However, it is noted that Policy GI2 Loss of Open Space of the adopted Local Plan states three exceptional scenarios in which the redevelopment of Green Space may be permitted, including when the applicant demonstrates that:

- The open space is surplus to requirements; and that there is no need for an appropriate alternative community, sports or recreational use, or
- The loss will be mitigated by equivalent replacement provision (in terms of quality, quantity and accessibility), or
- The development is for alternative sports/recreational use.

It is also known that site HO274 was allocated in the emerging Local Plan despite the loss of open space, as the development proposal will provide open space improvements on site and on the land opposite. It is advised that this option is discussed with SDC, given that local knowledge suggests that the two surgeries intend to merge and have limited lease terms for their current premises.

#### **Alternative option (Option C)**

A potential alternative option would be redevelopment of the existing Civic Centre adjacent to the Swanley Recreation Ground bringing together the existing town council offices and other community uses with a new health hub immediately south of the existing Oaks Surgery (see Figure 2). This concept is proposed in SDC's A Vision for Swanley and Hextable<sup>1</sup>, which identifies the Civic Centre Site as one which could be appropriate for Leisure, Health, Wellbeing and Civic facilities in one hub location (see p. 71 and p.73). The existing GP surgery site could potentially be released as part of the Swanley Centre redevelopment. This could potentially be achieved on land outside the open space designation or may require release of a small part of the site from the designation to allow development.

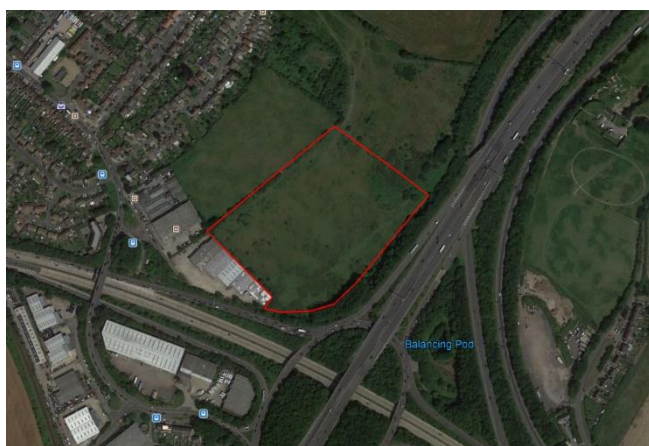
However, in January 2021, it is known that the site is not available for this development purpose and therefore Option 3 is no longer feasible. In addition, further investigations of the site conducted by Swanley Town Council also indicates that there is a lack of carparking on site and therefore the existing large areas of surface carparking would not be available for regeneration.

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<sup>1</sup> Available at [https://www.sevenoaks.gov.uk/downloads/file/1559/hou021\\_a\\_vision\\_for\\_swanley\\_and\\_hextable\\_-\\_final\\_report\\_august\\_2016](https://www.sevenoaks.gov.uk/downloads/file/1559/hou021_a_vision_for_swanley_and_hextable_-_final_report_august_2016)

## SWN2 – Broom Hill

1. Site Details	
<b>Site Reference / Name</b>	SWN2
<b>Site Address / Location</b>	Broom Hill, land east of Beechenlea Lane and west of M25, Swanley, Kent, BR8 8DE
<b>Gross Site Area (Hectares)</b>	4.3
<b>SHLAA/SHELAA Reference (if applicable)</b>	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Housing
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	Allocations and Development Management Plan Policy EMP4 – 4.1 Ha of employment; Sevenoaks Emerging Local Plan Policy EMP1 Site 20 - 4.3 Ha of B1-B8 uses: B1 Business Use, B8 Storage or distribution
<b>Site identification method / source</b>	Identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	N/A - no available planning history
<b>Neighbouring uses</b>	Greenfield to the north, M25 to east, M20 and industrial estate to south, residential to west.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - falls within SSSI Impact Risk Zone - proposed use for residential would not reach the threshold to consult Natural England - although industrial uses would potentially reach the threshold.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>Yes - Source Protection Zone III - Total Catchment</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Grade 2 but not in agricultural use</i></p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Gently sloping or uneven
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Beechenlea Lane passes the site beyond the field to the west, however, there is currently no vehicular access to the site through the field adjacent to the west. There is the potential to accommodate suitable access through the field to the west to Beechenlea Lane via a new development which has now received permission on appeal or potentially through the industrial estate to the south with access to London Road (B2713).</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from public footpath 0272/SD178/4 which runs through the site north to south.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - although would be via road either London Road or Beechenlea Lane as no dedicated cycle way</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - public footpath 0272/SD178/4 runs through the site north to south.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No



## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200m	<400m	>1200m	400-1200m	<1600m	400-800m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Medium sensitivity - Broom Hill slopes upwards towards the east and is elevated above the M25. It is in proximity to the AONB however the M25 provides a very substantial visual barrier with wooded embankments meaning that the site is not likely visible from the east. The main landscape sensitivity is views of the hill from the PRow.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity - Broom Hill provides some visual amenity for walkers on the PRow. The site is only glimpsed briefly from Beechenlea Lane but is otherwise well screened from view by housing or trees to the west, the industrial estate to the south and M25 to the east. It is possible development would visually impact on the Driving Range to the north as there is little screening on the northern perimeter.</p>

## Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - allocated for employment use in the adopted Local Plan: EMP4 Business Allocation at Broom Hill, Swanley
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	Policy LO1 – Distribution of Development; Policy LO4 – Development in Swanley ; Policy LO8 – The Countryside and the Rural Economy; Policy EN2 – Amenity Protection; Policy EN5 – Landscape; Policy EN7 – Noise Pollution; Policy EMP4 – Business Allocation at Broom Hill, Swanley
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	N/A - Sevenoaks Local Plan does not have designated settlement boundaries
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes
3. Assessment of Availability	
<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b></p> <p><i>Available now / 0-5 years / 6-10 years / 11-15 years</i></p>	N/A

4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	Option A: Housing only, capacity estimated as $40 \times (4.3 \times 0.5) = 86^2$ Option B: Mixed-use 50% employment, 2.15 Ha of B1 and B2 uses, and 50% residential, capacity estimated as $40 \times (2.15 \times 0.5) = 43^3$
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	N/A
<b>Other key information</b>	N/A
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> .  <b>Are there any known viability issues?</b> <i>Yes / No</i>	<b>Red: The site is not suitable for allocation in the neighbourhood plan.</b>

**Summary**

This is a large greenfield site (4.1 hectares) located to the east of the Swanley urban area immediately adjacent to the M25. The site is not in the Green Belt. The site immediately to the west of the site was granted outline planning permission on appeal (APP/G2245/W/15/3135258) in 2016 for mixed-use development comprising up to 61 new homes with vehicular access from Beechenlea Lane. The planning application, which is currently going through reserved matters, includes a drawing named *Possible commercial access plan (if potential employment site access road is required* – drawing no 1581-BG61-P-05) which indicates the development of the site to the west could allow for access from Beechenlea Lane.

Development constraints therefore include the location adjacent to the M25 with the associated noise and air quality impacts (Local Plan Policy EN2), establishing a point of access, a public right of way crossing the site north to south, topography (a moderately steep slope leading up to Broom Hill) medium landscape and visual sensitivity and good quality (Grade 2) agricultural land.



The site is currently allocated in the adopted Local Plan for employment use B1 to B8 (EP4 Business Allocation) and has been carried forward as a proposed allocation for business uses in the draft Local Plan EMP1-20. The current Local Plan allocation has not come forward to date but it is possible that with the development of the land to the west, this allocation could come forward as business use.

As the site is currently an allocation in the adopted Local Plan and the allocation is proposed to be carried forward to the emerging Local Plan for employment use, this allocation cannot be duplicated in a Neighbourhood Plan. The possibility of the site being included as an allocation in the Neighbourhood Plan for mixed-use development including housing, superseding the Local Plan allocation in the interim period before adoption of a new Local Plan should be discussed with SDC. An alternative option would be for the Neighbourhood Plan to include a set of development principles (including design) for the Local Plan allocation, linking with the current plans for the land to the west, to influence the type and design of development that comes forward on the site.

<sup>2</sup> 50% capacity is used as a result of site constraints including its topography and the need for noise mitigation. Residential development would also require a buffer from existing adjacent employment uses, the retention of trees and sustainable drainage management.

<sup>3</sup> Option based on mixed-use with the provision of B1 and B2 uses on half of the site. SDC economic needs assessment shows greater need for B1 uses than B8 uses and there is already significant B8 provision in the District. 7.2 Ha of B1a/b Office and 1.1 Ha of B1c/B2 Industrial land is required in comparison to 3.3 Ha of B8 Warehouse use.

## SWN3 – Land south of Wood Street

1. Site Details	
<b>Site Reference / Name</b>	SWN3
<b>Site Address / Location</b>	Land south of Wood Street, Swanley Village, Kent, BR8 7PA
<b>Gross Site Area</b> (Hectares)	0.25
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Storage
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	5 <sup>4</sup>
<b>Site identification method / source</b>	Identified by Neighbourhood Plan Steering Group
<b>Planning history</b>	<p>08/00479/LDCEX - To continue use for Builders Storage (Previous permission granted under SE/90/01467). Refused 17/06/08.</p> <p>11/03286/FUL - Change of use of agricultural building to form a B1 office unit with ancillary parking and landscaping on the same footprint. Alterations to fenestration. Refused 24/02/12.</p> <p>18/00510/FUL - Demolition to side extension. Alterations and conversion of the existing building to a single dwelling house. Granted 16/04/18.</p> <p>20/00857/FUL - Demolition of existing building and the erection of a residential development comprising 5 no. detached houses and associated car ports. Refused 02/06/20.</p>
<b>Neighbouring uses</b>	Residential to north, greenfield to east, south and west.
	

<sup>4</sup> Capacity derived from planning application 20/00857/FUL  
Prepared for: Swanley Town Council AECOM

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - falls within SSSI Impact Risk Zone - proposed use for residential would not reach the threshold to consult Natural England - although industrial uses would potentially reach the threshold.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>Yes - Drinking Water Safeguard Zones (Groundwater) (England); Source Protection Zone II - Outer Protection Zone</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Grade 3 but not in agricultural use</i></p>



## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Wood Street passes the site to the north although there is currently no way of driving into the site directly from Wood Street. There may be visibility issues with accommodating a suitable junction and there is already a T junction with a private road immediately to the east. This private road currently does not provide suitable access as it has a very steep slope and limited visibility splay. Establishing suitable and safe vehicular access would require significant modification of this junction with a shallower slope and better visibility. If the site is considered for allocation there should be discussions with the highways authority to understand whether vehicular access could be achieved.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from pavements on north side of Wood Street, however, these are discontinuous and pedestrians would have to walk on the road to reach other parts of Swanley Village.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - although would be via road on Wood Street as no dedicated cycle way</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown - possible due to use for storage
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	1600-3900m	>800m	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green;">Low sensitivity - the site is screened by a thick belt of tall vegetation including scrub and pine trees. This part of Swanley Village is of low landscape quality and is dominated by the nearby M25 bridge.</p>
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: green;">Low sensitivity - the site is visually screened by thick vegetation and the public realm of this part of Wood Street is of poor visual quality owing to the obtrusive M25 bridge and incoherent pattern of dispersed development.</p>

## 2. Assessment of Suitability

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes – allocated for residential use (10 dwellings) in the emerging Local Plan (Site 27).</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy LO1 – Distribution of Development; Policy LO8 – The Countryside and the Rural Economy</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>N/A - Sevenoaks Local Plan does not have designated settlement boundaries</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> <i>Available now / 0-5 years / 6-10 years / 11-15 years</i>	N/A
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown - development could involve demolition of any structures on site although site appears to be used for storage.
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	5-10
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	N/A
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>	<b>Amber: The site is potentially suitable for allocation in the neighbourhood plan</b>
<b>Are there any known viability issues?</b> <i>Yes / No</i>	Unknown
Summary	
<p>The site falls entirely within the Green Belt. The site is in an isolated location from services and amenities, meaning that development may not comply with Local Plan Policy EN1. The proposal may not be able to ensure satisfactory means of access for vehicles or pedestrians. In terms of vehicular access, the site entrance slopes steeply upwards from Wood Street, and a T junction would likely have very poor visibility owing to thick vegetation along Wood Street. Wood Street has intermittent pavements and is narrow, meaning that pedestrians have to walk at times on a single carriageway lane into oncoming traffic which would create unsafe conditions for residents. This part of Swanley Village is isolated from the village amenities which include two pubs and a primary school. The site is additionally in close proximity to the M25 which is visually obtrusive and creates severe noise pollution in this part of Swanley Village, meaning a proposal should mitigate noise pollution to comply with Local Plan Policy EN2. Green Belt release would have to comply with Local Plan Policy LO8 and in addition, the proposal should consider Policies EN1 and EN2 in particular.</p> <p>The site was refused planning permission for 5 dwellings (20/00857/FUL) in June 2020. The officer's report notes that the emerging Sevenoaks Local Plan allocates the site for housing. However, the officer affords the emerging Local Plan limited weight given its current status and refuses the proposal based on harm in principal from inappropriate development in the Green Belt, the openness of the Green Belt and the potential harm to ecology. However, no statutory consultees objected to the development, including those with regards to ecology. On balance, our assessment is that this refusal would not in itself rule out future residential development on the site because it does not appear to be based on any of the evidence other than the application of NPPF para. 145 (g) which is subjective. On this basis and given the proposed allocation in the emerging Draft Local Plan, the site may still potentially be suitable for allocation.</p> <p>As the site is currently proposed for allocation in the emerging Sevenoaks Local Plan for 10 dwellings (Policy ST2 – 27), the site could not be duplicated in a separate development plan. It is possible that the Neighbourhood Plan could include the site as an allocation if it preceded the emerging Local Plan being adopted but this should be discussed with SDC as it would need to be removed as an allocation from a future Local Plan.</p> <p>An alternative option would be for the Neighbourhood Plan to include a set of development principles (including design) for the Local Plan allocation to influence the type and design of development coming forward on the site.</p>	

## Appendix B Review of SHELAA sites

This appendix summarises the findings of the 2018 Sevenoaks SHELAA<sup>22</sup> and assesses whether the findings can reasonably be applied to this site assessment or whether different findings have been reached. The SHELAA is a technical assessment of the amount of land that is available and suitable to meet the District's housing and employment needs to inform the plan-making process. It does not determine whether the site should be allocated for development in the emerging Local Plan.

This Review considers all SHELAA sites considered for housing or mixed use development that falls within the Swanley Neighbourhood Plan Area. This includes all relevant Category 1-5 sites (Appendix 2a-2e of the SHELAA), sites with pending or existing permissions (Appendix 3 of the SHELAA), ADMP allocations (Appendix 4 of the SHELAA) and sites too small to accommodate at least 5 housing units (Appendix 6 of the HELAA<sup>23</sup>). Sites withdrawn from the SHELAA process (Appendix 5 of the SHELAA) are not considered in this review as they are not available.

<sup>22</sup> Available at [https://www.sevenoaks.gov.uk/downloads/20069131/emerging\\_local\\_plan](https://www.sevenoaks.gov.uk/downloads/20069131/emerging_local_plan)

<sup>23</sup> Among all sites included in Appendix 6 (Sites too small to accommodate at least 5 housing units or 500 sqm employment floorspace), only one site (HO415 Hazeri, Button Street) is in Swanley Village. However, the site is located to the east of the M25 and is outside of the Swanley Neighbourhood Plan Area.



HO197 Land rear of West View Road, Swanley							
<b>Site Reference</b> (SHELAA)	HO197						
<b>Gross Site Area</b> (Hectares)	0.51						
<b>Proposed Land Use</b>	Not specified						
<b>Site Capacity</b> (SHELAA)	0						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Not Available</b> <i>(Full assessment of the site is available in page 29 of Appendix 2a of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> Located within Swanley urban confines the site is considered sustainable. There is existing pedestrian access onto West View Road, but this would be unsuitable for vehicles. A new access would be required but this may be difficult due to the constrained nature of the site. The site is currently allocated as open space which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated.</p> <p><b>Availability:</b> Not considered available for housing or mixed use development as contrary to policy.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable have been identified at this time.</p> <p>The site is considered unavailable for housing or mixed use development as it is contrary to Local Plan policies. Other constraints identified includes the lack of suitable vehicular access to the site. The site is also currently allocated as open space in which its loss will be contrary to Local Plan policies.</p>						
<b>Site Appraisals Conclusions</b>	<p><b>Do not exclude</b> <i>(Full appraisal of the site is available in page 313 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p> <p>The site is not acceptable for the proposed development, as safe access to the site cannot be achieved without third party involvement. The site meets the relevant local plan strategy (i.e. within the settlement boundary of Swanley).</p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="padding: 5px;">Yes, it is not clear why the site may be unavailable due to non-compliance with Local Plan policies.</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Yes, it is not clear why the site may be unavailable due to non-compliance with Local Plan policies.
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Yes, it is not clear why the site may be unavailable due to non-compliance with Local Plan policies.						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	<p>It is not clear why the site is unavailable due to non-compliance with Local Plan policies. However, it is agreed that the site is not suitable allocation at present due to constraints regarding vehicular access and open space allocation.</p>						

**HO197 Land rear of West View Road, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b>                  What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site does not have a suitable vehicular access and a suitable vehicular access cannot be created at present. Its existing pedestrian access onto West View Road is unsuitable for vehicles.</p> <p>The site is allocated as an open space in the adopted Local Plan. Policy GI2 of the adopted Allocations and Development Management Plan (2015) resists the change of use or redevelopment of open space unless it could be demonstrated that the open space is surplus requirements and that there is no need for an appropriate alternative community, sports or recreational use; or the loss will be mitigated by equivalent replacement provision; or the development is for alternative sports/recreational use. The site remains to be proposed for open space designation (GI2:1147) as an Amenity Green Space in the emerging Local Plan. While the latest Open Space Study (June 2018) indicates that there is an overall oversupply of Amenity Greenspace in the District at present and towards 2035, there are no available evidence which suggests that an appropriate alternative community, sports or recreational land is not needed or that the site's loss will be mitigated by replacement provision. In fact, the Local Plan notes that Swanley is less well served by open space than other parts of the district (para 4.3.16). Development of the site will therefore be contrary to Policy GI2 of the adopted Local Plan.</p>
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HO198 The Woodlands, Hilda May Avenue, Swanley		
<b>Site Reference</b> (SHELAA)	HO198	
<b>Gross Site Area</b> (Hectares)	0.44 (Developable Area: 0.42 Ha)	
<b>Proposed Land Use</b>	Not specified	
<b>Site Capacity</b> (SHELAA)	66 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 30 of Appendix 2a of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located within Swanley urban confines and is therefore considered to be a sustainable location. The existing access onto Hilda May Avenue could be utilised subject to landowner's consent. A small part of the site is allocated as open space but overall the site is considered able to accommodate development.</p> <p><b>Available:</b> The site is submitted by the landowner and is available in years 1-5.</p> <p><b>Achievable:</b> No constraints have been identified that could render the sit financially unviable.</p> <p>The site is proposed for allocation (ST2-19) in the emerging Local Plan for 66 dwellings.</p>	
<b>Site Appraisals Conclusions</b>	<p><b>Include in Plan</b> <i>(Full appraisal of the site is available in page 161(Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development, deliverable and meets the relevant local plan strategy (i.e. within the settlement boundary of Swanley).</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes, planning permission granted (19/00069/FUL) in August 2019 for the demolition of existing building and (erection of) a proposed 75 bed care home and associated landscaping and car park.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	The site is potentially suitable and available for development. However, as a planning permission has been granted for the erection of a 75 bed care home, it is not necessary to allocate the site in the Neighbourhood Plan.	

HO202 Land adjacent to 23 Russett Way Swanley		
<b>Site Reference</b> (SHELAA)	HO202	
<b>Gross Site Area</b> (Hectares)	0.14	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	0 dwellings (submitted for 8 residential units)	
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 31 of Appendix 2a of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> Located within Swanley urban confines the site is considered sustainable. There is existing access onto Conifer Way which could be utilised, or a new access onto Russett Way could be made. The site is identified in the Open Spaces Study as amenity green space which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated.</p> <p><b>Availability:</b> The site has been submitted by the landowner and is considered to be available in years 5-10.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable have been identified at this time.</p> <p>The site is identified in the Open Space Study as Amenity Greenspace which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated.</p>	
<b>Site Appraisals</b>	<b>The site has not been included in the Site Appraisals as it is too small to accommodate at least 5 housing units.</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes, planning permission granted (20/00037/FUL) in August 2020 for the erection of 18 no. 2 and 3 bedroom dwellings with new communal open space and refurbished existing open space area including children's playground adjacent to Alder Way.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No, however more recent planning application proposes new communal open space and refurbishment of the existing open space including children's playground area.
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	Planning permission granted for the erection of 18 dwellings with new communal open space and refurbished existing open space area including children's playground. It is not necessary to allocate the site in the Neighbourhood Plan.	

HO274 Land between 16 and 32 Alder Way, Swanley							
<b>Site Reference</b> (SHELAA)	HO274						
<b>Gross Site Area</b> (Hectares)	0.67						
<b>Proposed Land Use</b>	Residential						
<b>Site Capacity</b> (SHELAA)	0 dwellings (submitted for 30 dwellings)						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Not Available</b> <i>(Full assessment of the site is available in page 32 of Appendix 2a of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> Located within Swanley urban confines the site is considered sustainable. A new access could be made onto Alder Way. The footpath running through the middle of the site from south to north will need to be redirected. However, the site is currently allocated as open space which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated.</p> <p><b>Availability:</b> Not considered available for housing development as contrary to policy.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable have been identified at this time.</p> <p>The site is currently allocated as open space which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated.</p> <p>The site is proposed for allocation (ST2-21) in the emerging Local Plan for 20 dwellings.</p>						
<b>Site Appraisals</b>	<p><b>Include in Plan</b> <i>(Full appraisal of the site is available in page 173 (Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development and is deliverable. The site meets the relevant local plan strategy (i.e. within the settlement boundary of Swanley).</p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td>No</td> </tr> <tr> <td>Does more recent or additional information now exist which could change the SHELAA findings?</td> <td>Yes, the site is proposed for allocation (ST2-21) in the emerging Local Plan for 20 dwellings. The allocation design guidance suggests that a new high quality open space should be provided to mitigate loss. Other parts of the design guidance refer to public rights of way and potential amenity impacts.</td> </tr> <tr> <td>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td>No</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	Yes, the site is proposed for allocation (ST2-21) in the emerging Local Plan for 20 dwellings. The allocation design guidance suggests that a new high quality open space should be provided to mitigate loss. Other parts of the design guidance refer to public rights of way and potential amenity impacts.	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	Yes, the site is proposed for allocation (ST2-21) in the emerging Local Plan for 20 dwellings. The allocation design guidance suggests that a new high quality open space should be provided to mitigate loss. Other parts of the design guidance refer to public rights of way and potential amenity impacts.						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	It is not clear why the site is unavailable based on its non-compliance with Local Plan policies. In addition, new evidence in the emerging Local Plan Appendix 2 demonstrates that a high quality open space would be provided as part of the development to mitigate loss of the open space.						



**HO274 Land between 16 and 32 Alder Way, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b>                  What is the justification for this judgement?</p>	<p><b>The site is potentially suitable for allocation</b></p> <p>The site is allocated as an open space in the adopted Local Plan. Policy GI2 of the adopted Allocations and Development Management Plan (2015) resists the change of use or redevelopment of open space unless it could be demonstrated that the open space is surplus requirements and that there is no need for an appropriate alternative community, sports or recreational use; or the loss will be mitigated by equivalent replacement provision; or the development is for alternative sports/recreational use. Evidence in Appendix 2 of the emerging Local Plan suggests that a new high quality open space could be potentially provided to mitigate loss, meeting the policy requirement set out in Policy GI2. The site is located within Swanley's main built up area and is served by an existing public footpath along Alder Way. A suitable vehicular and cycle access could also be created. A public right of way runs across the site at present and might need to be enhanced or appropriately redirected.</p> <p>As the site is currently proposed for allocation in the emerging Sevenoaks Local Plan (Policy ST2 –21), the site could not be duplicated in a separate development plan. However, given the uncertainty on the adoption of the emerging Local Plan, it is possible that the Neighbourhood Plan could include the site as an allocation if it preceded the emerging Local Plan being adopted. This should however be discussed with SDC as it would need to be removed as an allocation from a future Local Plan.</p>
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MX56 White Oak Leisure Centre, Hilda May Avenue, Swanley		
<b>Site Reference</b> (SHELAA)	MX56	
<b>Gross Site Area</b> (Hectares)	2.01	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	80 dwellings (submitted for 80 dwellings)	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 37 of Appendix 2a of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> Located within Swanley urban confines the site is considered sustainable. The existing access onto Hilda May Avenue could be utilised. There is scope to intensify this site with the re-provision of the leisure centre and a number of residential dwellings. Overall the site is considered to accommodate a mixed use development, subject to the retention or re-provision of the leisure centre and the allocated open space, with a focus on the retention of the mature trees that are currently on site.</p> <p><b>Available:</b> The site has been submitted by the landowner and is considered to be available in 1-5 years.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>The site is proposed for allocation (ST2-20) in the emerging Local Plan for 80 dwellings.</p>	
<b>Site Appraisal</b>	<p><b>Include in Plan</b> <i>(Full appraisal of the site is available in page 170 (Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development and is deliverable. The site meets the relevant local plan strategy (i.e. within the settlement boundary of Swanley).</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes, planning permission granted (19/02951/HYB) in February 2020 for the hybrid application comprising in outline: residential development of between 35 and 40 residential units- residential mix to be either 2 or 3 bed units with either integral or on-street parking. Units to be either 2 or 3 storeys high. In detail: demolition of existing leisure centre building and erection of replacement leisure centre and associated car park.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	The site is potentially suitable and available for development. However, as a hybrid planning application has been granted in February 2020 for residential development of between 35 and 40 residential units, it is not necessary to allocate the site in the Neighbourhood Plan.	

HO352 Highlands Farm, Highlands Hill, Swanley							
<b>Site Reference</b> (SHELAA)	HO352						
<b>Gross Site Area</b> (Hectares)	1.39						
<b>Proposed Land Use</b>	Residential						
<b>Site Capacity</b> (SHELAA)	0 dwellings (submitted for 60 dwellings)						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 36 of Appendix 2b of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site is not connected to a settlement but is within walking distance of the limited services and facilities in Swanley Village. The existing access onto Highlands Hill could be utilised if improved. The southern portion of the site lies within a Conservation Area and forms the setting of an adjacent listed building. Overall the existing employment uses should be retained but the site is not considered able to accommodate additional residential development.</p> <p><b>Availability:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievability:</b> Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.</p> <p>The site is not connected to a settlement but is within walking distance of the limited services and facilities in Swanley Village. The existing access onto Highlands Hill could be utilised if improved. The southern portion of the site lies within a Conservation Area and forms the setting of an adjacent listed building. Overall the existing employment uses should be retained but the site is not considered able to accommodate additional residential development. Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.</p>						
<b>Site Appraisal</b>	<p><b>Not for inclusion in the plan (site specific issues cannot be overcome)</b> <i>(Full appraisal of the site is available in page 498 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="text-align: center;">No</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes						

**HO352 Highlands Farm, Highlands Hill, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation.</b></p> <p>The site is not connected to a settlement although it is adjacent to a few residential dwellings at Anthony's Lane.</p> <p>The site is a non-allocated employment site, consisting of a few commercial and industrial buildings. Policy SP8 and EMP5 of the adopted Local Plan seeks to retain sites used for business purposes unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the plan period. There is no evidence which clearly demonstrates the above at present, and there is limited scope for further residential development on site.</p> <p>The site is within the Green Belt but has been previously developed. Other constraints identified includes potential impacts on the Conservation Area and the setting of listed buildings.</p>
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HO87/MX9 Upper Hockenden Farm, Hockenden Lane, Swanley							
<b>Site Reference</b> (SHELAA)	HO87/ MX9						
<b>Gross Site Area</b> (Hectares)	2.36 (Developable Area: 0.90 Ha)						
<b>Proposed Land Use</b>	Residential and Employment						
<b>Site Capacity</b> (SHELAA)	Retain existing B1-B8 floorspace and additional 27-36 dwellings						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 38 of Appendix 2b of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. There is existing access onto Maidstone Road which could be utilised. Additional access could be made onto Hockenden Lane. The B1, B2 and B8 employment floorspace should be retained. Overall the site is considered able to accommodate a mixed use development comprising employment uses in the northern half and residential development to the south. However, it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.</p> <p>The site is proposed for allocation (ST2-23) in the emerging Local Plan for mixed use development, including 25 dwellings (net) and retention of the existing employment space.</p>						
<b>Site Appraisal</b>	<p><b>Include in Plan (Mixed Use -Residential and Employment; ST2-23; 25 units)</b> <i>(Full appraisal of the site is available in page 182 (Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development and is deliverable. The site meets the relevant local plan strategy (i.e. developed land in the green belt).</p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%; padding: 5px;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="padding: 5px;">There are no concerns on overall SHELAA conclusion but additional constraints which should be considered in the allocation have been identified.</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	There are no concerns on overall SHELAA conclusion but additional constraints which should be considered in the allocation have been identified.
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	There are no concerns on overall SHELAA conclusion but additional constraints which should be considered in the allocation have been identified.						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes, but there are additional constraints identified which should be considered.						



**HO87/MX9 Upper Hockenden Farm, Hockenden Lane, Swanley**

**Neighbourhood Plan Site Assessment conclusion**  
 What is the justification for this judgement?

**The site is potentially suitable for allocation in the Neighbourhood Plan**

The site is located adjacent to the main built up area of Swanley. It contains a number of commercial buildings in use, agricultural buildings and yard, two dwellings, a small church building and an undeveloped area. It is not clear how the proposed development would take place in accordance to the SHELAA conclusions, but there is a possibility for the site to be redeveloped as a mixed use development. Proposals for mixed use development on existing unallocated business sites are permitted in Policy EMP5 of the adopted Local Plan providing that the proposal includes a significant element of business use and the proposal complies with all other relevant planning policies. Nevertheless, potential land use conflicts, such as potential amenity impacts on new residential dwellings, would need to be considered in the design of the site.

The site contains a small church. Development of the site would need to either retain the community facility or demonstrate that an equivalent replacement facility equally accessible to the population served are provided or that the continued operation of the service or facility is no longer financially viable, in accordance to Policy CF2 of the adopted Local Plan. There is an existing access onto Maidstone Road. While a secondary access could be made onto Hockenden Lane, this access is likely to require significant improvement in terms of visibility and provision of pedestrian access. The site is bounded by the A20 to the west and might require appropriate mitigation on potential impact on noise and air pollution.

It falls within the Green Belt but is mostly previously developed. Green Belt release would have to comply with adopted Local Plan Policy LO8 and the NPPF. The site is recommended for consideration of Green Belt Release as Parel RA-30 in the Sevenoaks District Green Belt Assessment.

As the site is currently proposed for allocation in the emerging Sevenoaks Local Plan (Policy ST2 –23), the site could not be duplicated in a separate development plan. However, given the uncertainty on the adoption of the emerging Local Plan, it is possible that the Neighbourhood Plan could include the site as an allocation if it preceded the emerging Local Plan being adopted. This should however be discussed with SDC as it would need to be removed as an allocation from a future Local Plan.

HO4 Harringtons Nursery, Highlands Hill, Swanley	
<b>Site Reference</b> (SHELAA)	HO4
<b>Gross Site Area</b> (Hectares)	1.79 (Developable Area: 1.00 Ha)
<b>Proposed Land Use</b>	Residential
<b>Site Capacity</b> (SHELAA)	30-40 dwellings
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 40 of Appendix 2b of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. The existing access onto Highlands Hill could be utilised if improved. Overall the northern half of the site containing permanent buildings is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.</p> <p>The site is proposed for allocation (ST2-24) in the emerging Local Plan for 71 dwellings.</p>
<b>Site Appraisal</b>	<p><b>Include in Plan</b> <i>(Full appraisal of the site is available in page 187 (Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development and is deliverable. The site meets the relevant local plan strategy (i.e. previously developed land in the Green Belt).</p>
<p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p>	No
<p><b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b></p> <p>Does more recent or additional information now exist which could change the SHELAA findings?</p>	<p>No. However, a planning application (20/00624/FUL) has been submitted for the demolition of existing nursery and commercial buildings and erection of 60 dwellings with associated access, parking, garaging, landscaping, drainage system, earthworks and open space, including the provision of 40% affordable housing. The application is currently awaiting decision.</p> <p>The applicant's submitted Economic Impact Statement reviews alternative vacant floorspace available locally, which suggests a surplus in the light industrial/storage sector locally. Appendix 2 of the emerging Local Plan sets out design guidance for the site regarding placemaking and design, sustainable movement, landscape and green infrastructure.</p> <p>In September 2020, a planning application (20/02512/PROW) for the proposed diversion of part of Public Footpath SD92 at Swanley. The application is currently awaiting decision.</p>

<b>HO4 Harringtons Nursery, Highlands Hill, Swanley</b>		
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	There are no concerns on the overall SHELAA conclusion but there are additional constraints identified, which should be considered in the assessment.
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes, but there are additional constraints identified which should be considered.	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<p style="color: #FFC000; margin: 0;"><b>The site is potentially suitable for allocation</b></p> <p>The site is adjacent to the edge of Swanley's built up area. A suitable vehicular access could be potentially created off Highlands Hill, although the existing lane would require significant improvements in relation to visibility, width and the provision of pavements. Provision of pedestrian and cycling facilities along Highlands Hill would be required. The site is part of Green Belt Parcel 95 which performs strongly in preventing the coalescence between Swanley and Hextable as well as in safeguarding the countryside from encroachment. The site does not appear to be previously developed land as existing buildings appears to be in agricultural use, although this would need to be confirmed. Given that the site is proposed for allocation in the emerging Local Plan, the site may be potentially suitable for allocation.</p> <p>As the site is currently proposed for allocation in the emerging Sevenoaks Local Plan (Policy ST2 –24), the site could not be duplicated in a separate development plan. However, given the uncertainty on the adoption of the emerging Local Plan, it is possible that the Neighbourhood Plan could include the site as an allocation if it preceded the emerging Local Plan being adopted. This should however be discussed with SDC as it would need to be removed as an allocation from a future Local Plan.</p>	

HO239 /MX32 Pembroke Business Centre and Pembroke House, College Road, Swanley		
<b>Site Reference</b> (SHELAA)	HO239 / MX32	
<b>Gross Site Area</b> (Hectares)	0.72 (Developable Area: 0.14 Ha)	
<b>Proposed Land Use</b>	Not specified	
<b>Site Capacity</b> (SHELAA)	4-5 dwellings and retain existing B1(a) office floorspace	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Developable</b> <i>(Full assessment of the site is available in page 41 of Appendix 2b of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is isolated and not connected to a settlement. The existing access onto Leydenhatch Lane could be utilised. The business centre is fully let and provides important office accommodation for small businesses therefore should be retained. Overall the southern previously developed portion of the site containing Pembroke House is considered able to accommodate residential development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner and is considered to be available in years 5-10.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p>	
<b>Site Appraisal</b>	<p><b>Refer to DM Process</b> <i>(Full assessment of the site is available in page 7 of Appendix 6 of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Note:</b> Planning Application Search on the Sevenoaks District Council does not show any recent or relevant planning applications on the site within the last 5 years.</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	There are no concerns on overall SHELAA conclusion but there are additional constraints identified, which should be considered in the assessment.
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes, but there are additional constraints identified which should be considered.	

**HO239 /MX32 Pembroke Business Centre and Pembroke House, College Road, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b>                  What is the justification for this judgement?</p>	<p><b>The site is potentially suitable for allocation</b></p> <p>The site falls entirely within the Green Belt but consists of previously developed land. The site is not connected to a settlement and is isolated from services and amenities. While there is an existing vehicular access onto Leydenhatch Lane, the Lane is narrow with its pavement discontinued at about 100m west of the site, meaning that pedestrians have to walk on a single carriageway lane into oncoming traffic which could create unsafe conditions. Development on the site may not comply with Policy EN1.</p> <p>The site includes a fully let business centre recommended for retention. Policy SP8 and EMP5 of the adopted Local Plan seeks to retain sites used for business purposes unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the plan period. Nevertheless, the southern part of the site containing Pembroke House could be potentially redeveloped for residential development in a scale similar to the existing building.</p> <p>It is noted that this part of the Green Belt performs strongly against the NPPF purposes of designation, particularly in maintaining a strategic gap between Swanley and Hextable. However, given that the site is already previously developed, careful and partial development of Pembroke House is unlikely to have significant impacts on the physical and perceived gap between Swanley and Hextable. Potential Green Belt release would have to comply with adopted Local Plan Policy LO8 and the NPPF.</p>
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**HO10 Old Forge Yard, Swanley Village Road, Swanley Village**

<b>Site Reference</b> (SHELAA)	HO10
<b>Gross Site Area</b> (Hectares)	0.55 (Developable Area: 0.30 Ha)
<b>Proposed Land Use</b>	Not specified
<b>Site Capacity</b> (SHELAA)	9-12 dwellings
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 67 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located within the built confines of Swanley Village, although this settlement does not have a boundary and is washed over by the Green Belt. There is existing access onto Swanley Village Road however this is very narrow and so a new access would be required from either Hoggs Orchard or Hotham Close. The eastern part of the site lies within the Conservation Area. Overall the western part of the site that is previously developed is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by one of the landowners and is considered to be available in years 1-5, subject to the agreement of the other landowners.</p> <p><b>Achievable:</b> Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.</p>
	<p><b>Do not include</b> <i>(Full appraisal of the site is available in page 75 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p> <p>The site is not acceptable for the proposed development but meets the relevant local plan strategy (i.e. brownfield in the Green Belt). The site is considered 'unsuitable' in terms of delivery as the landowner has not confirmed that the site is available. The main reasons that the site is considered unsuitable are:</p> <ul style="list-style-type: none"> <li>- The site is in the Green Belt but is not within the recommended area for removal. Its wider Green Belt Parcel 95 performs strongly.</li> <li>- The site is not adjacent to the settlement boundary</li> <li>- The site is not within walking distance of public transport and existing services and facilities</li> </ul> <p>However, it should be noted that the site performs equally or better on all site considerations assessed as sites that have been proposed for allocation, including ST2-25 and ST2-26.</p> <p>Summary of consultation comments from County Council infrastructure providers, statutory consultees, Swanley Town Council and the general public comment does not include any key objections to the site's redevelopment.</p>
<p><b>Site Appraisal</b></p>	
<p><b>How can these conclusions be applied to the Neighbourhood</b></p>	<p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p> <p>No</p>

**HO10 Old Forge Yard, Swanley Village Road, Swanley Village**

<p><b>Planning Site Assessment?</b></p>	<p>Does more recent or additional information now exist which could change the SHELAA findings?</p>	<p>Additional information is published through the Site Appraisals, which states that the site is ‘unsuitable’ in terms of delivery as the landowner has not confirmed that the site is available. This information presents a different and contradicting position on site availability when compared to the SHELAA published in the same month. Page 67 of the SHELAA (Appendix 2c) states that the site has been submitted by one of the landowners and is considered to be available in years 1-5, subject to the agreement of the other landowners.</p> <p>The Site Appraisal also indicates that the site is not acceptable for the proposed development, but it is not clear what are the main contributing factors which differentiate the site from other sites proposed for allocation in Swanley Village (including ST2-25 and ST2-26) in terms of suitability. Comparison of the site criteria assessment shows that the site performs equally or better on all site considerations assessed than ST2-25 (HO357) and ST2-26 (HO298).</p>
	<p>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</p>	<p>It is noted that the SHELAA assessment and the Site Appraisals assessment presents a contradicting position in terms of site availability and suitability.</p>
	<p><b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b></p>	<p>It is noted that the SHELAA assessment and the Site Appraisals assessment presents a contradicting position in terms of site availability and suitability.</p>
<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is adjacent to existing built-up area at Swanley Village. The site falls within Green Belt Parcel 95, which performs strongly against the NPPF purposes of Green Belt designation, particularly in maintaining the essential gap between Swanley and Hextable physically and visually. However, the western part of the site is previously developed and is relatively enclosed. Its sensitive redevelopment is unlikely to have significant impacts on the rural character and physical or perceived settlement gap between Swanley and Hextable. However, as the site has not been recommended or proposed for Green Belt Release through the Site Appraisals, adopted and draft Local Plans, the site is not currently suitable for allocation.</p> <p><b>Other key constraints identified include:</b></p> <p>The current vehicular access to the site is through a narrow lane off Swanley Village Road, which is unlikely to be suitable to support sustainable residential development as the sole access. It is suggested in the SHELAA conclusions that access could be potentially achieved via Hotham Close or Hoggs Orchard. It is not clear from publicly available information how this could be achieved and whether they are available. Further discussions with the Sevenoaks District Council and the relevant Highways Authority may be required.</p> <p>The site appears to be in industrial use. While the western part of the site could potentially accommodate limited dwellings alongside existing employment land, it is considered that the redevelopment of the site would be more appropriate. In such scenario, it would need to be demonstrated that there is no reasonable prospect of the industrial space’s take up or continued use for business purposes during the plan period as set out in Policy SP8 and EMP8 of the adopted Local Plan.</p> <p>It is not clear whether the site is fully available. Information from the SHELAA indicates that the site has been submitted by a landowner but the Site Appraisals indicate that the landowner has not confirmed that the site is available. Further confirmation of land availability would be required.</p>	

HO245 Land between Church Road and the M25, Swanley		
<b>Site Reference</b> (SHELAA)	HO245	
<b>Gross Site Area</b> (Hectares)	1.07	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	0 dwellings (submitted for 40 dwellings)	
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 68 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site is isolated and not connected to a settlement. The existing access onto Church Road could be utilised. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M25. Overall the site is not considered able to accommodate development.</p> <p><b>Availability:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>The site is isolated and not connected to a settlement. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M25. Overall the site is not considered able to accommodate development.</p>	
<b>Site Appraisals</b>	<p><b>Not for inclusion in the Plan</b> (site specific issues cannot be overcome) <i>(Full appraisal of the site is available in page 365 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is in the Green Belt and largely consists of not previously developed land. The site is removed from the existing built-up areas. While vehicular access onto Church Road could be created, Church Road is very narrow and does not have pavements on either side. Other constraints identified includes potential air quality and noise issues given its close proximity to the M25.</p>	

HO298 Land rear of Cedar lodge, Wood Street, Swanley Village		
<b>Site Reference</b> (SHELAA)	HO298	
<b>Gross Site Area</b> (Hectares)	0.59 (Developable Area: 0.37 Ha)	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	6 dwellings (submitted for 15 dwellings)	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 69 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is isolated and not connected to a settlement. A new access onto Button Street would be required. The northern part of the site lies within the Conservation Area and is primarily wooded. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the middle section of the site that is previously developed is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>The site is proposed for allocation (ST2-26) in the emerging Local Plan for 6 dwellings.</p>	
<b>Site Appraisals</b>	<p><b>Include in Plan (0.31 Ha, 6 units)</b> <i>(Full appraisal of the site is available in page 198 (Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development and is deliverable. The site meets the relevant local plan strategy (i.e. developed land in the green belt).</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No. However, a planning application (20/02179/FUL) has been submitted for the construction of 13 new residential dwellings, consisting of 5 x detached, 4 x semi-detached and 4 x terraced houses, with associated access road, car parking, cycle storage and bin storage facilities. The application is currently awaiting decision.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	

**HO298 Land rear of Cedar lodge, Wood Street, Swanley Village**

<p><b>Neighbourhood Plan Site Assessment conclusion</b>                  What is the justification for this judgement?</p>	<p><b>The site is potentially suitable for allocation</b>                  The site is not connected to existing built-up areas although it is part of a small cluster of employment buildings at the junction of Swanley Village Road and Button Street. A suitable vehicular access could be potentially created to serve the site. There is currently no pedestrian network along Swanley Village Road and Button Street.</p> <p>The site is in the Green Belt but the middle part of the site might be previously developed land (subject to verification of building use, not visible on Google Earth) potentially suitable to accommodate some development. Green Belt release would have to comply with adopted Local Plan Policy LO8 and the NPPF. The remaining parts of the site are undeveloped and is not currently suitable for development. In addition, the northern part of the site is also subject to heritage and ecological constraints.</p>
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HO357 Swanley Village Nursery, Swanley Village Road, Swanley Village							
<b>Site Reference</b> (SHELAA)	HO357						
<b>Gross Site Area</b> (Hectares)	1.61 (Developable Area: 0.30 Ha)						
<b>Proposed Land Use</b>	Not specified						
<b>Site Capacity</b> (SHELAA)	6 dwellings						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 70 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is not connected to a settlement but is within walking distance of the limited services and facilities in Swanley Village. The existing access onto Swanley Village Road could be utilised if improved. Concerns are raised over any impact the development of this site may have on the setting of the adjacent conservation area and listed buildings. Overall the north west corner of the site containing permanent buildings is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.</p> <p>The site is proposed for allocation (ST2-25) in the emerging Local Plan for 6 dwellings.</p>						
<b>Site Appraisals</b>	<p><b>Include in Plan (0.28 Ha, 6 units)</b> <i>(Full appraisal of the site is available in page 194 (Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development and is deliverable. The site meets the relevant local plan strategy (i.e. developed land in the green belt).</p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="text-align: center;">No</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes						

**HO357 Swanley Village Nursery, Swanley Village Road, Swanley Village**

**Neighbourhood Plan Site Assessment conclusion**  
 What is the justification for this judgement?

**The site is potentially suitable for allocation**

The site is adjacent to the existing built-up clusters at Swanley Village. A suitable vehicular access could be created onto Swanley Village Road. Swanley Village Road does not have footways at present but could be potentially improved.

The site is in the Green Belt. This part of the Green Belt scores highly against the NPPF purposes of Green Belt designation, particularly in protecting the openness of the countryside and in maintaining the physical and visual gap between Swanley and Hextable. Nevertheless, the northwestern part of the site is previously developed land and could potentially accommodate sensitive development with limited impacts on urban sprawl. It should be noted that the site is adjacent to the Conservation Area and therefore development of the site would need to respect the surrounding heritage assets and their setting.

As the site is currently proposed for allocation in the emerging Sevenoaks Local Plan (Policy ST2 –25), the site could not be duplicated in a separate development plan. However, given the uncertainty on the adoption of the emerging Local Plan, it is possible that the Neighbourhood Plan could include the site as an allocation if it preceded the emerging Local Plan being adopted. This should however be discussed with SDC as it would need to be removed as an allocation from a future Local Plan.

HO414 Land at Lucas Cottage, Beechenlea Lane, Swanley							
<b>Site Reference</b> (SHELAA)	HO414						
<b>Gross Site Area</b> (Hectares)	1.88						
<b>Proposed Land Use</b>	Residential						
<b>Site Capacity</b> (SHELAA)	0 dwellings						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 71 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site does not sit adjacent the urban confines of a settlement. The existing access onto Beechenlea Lane could be used. The site is set adjacent Swanley Village Conservation Area, concerns are raised over any impact the development of this site may have on the setting of the adjacent conservation area and listed buildings. It is understood that the greenfield element of the site is proposed to be developed. Overall, the site is considered unsuitable for development.</p> <p><b>Availability:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>The site does not sit adjacent to the urban confines of a settlement. The site is set adjacent Swanley Village Conservation Area, concerns are raised over any impact on the setting of the conservation area and listed buildings. The greenfield element of the site proposed to be developed.</p>						
<b>Site Appraisals</b>	<p><b>Not for inclusion in the Plan</b> (unsuitable location for development) <i>(Full appraisal of the site is available in page 563 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="text-align: center;">No</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes, however, the site is not adjacent to the Village Conservation Area although it may form part of the setting of the Conservation Area.						

**HO414 Land at Lucas Cottage, Beechenlea Lane, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is removed from the existing built-up areas although it contains a few residential dwellings. The site is in the Green Belt and areas not previously developed are proposed for development. This part of the Green Belt performs strongly against the NPPF purposes for Green Belt designation. In addition, Beechenlea Lane is characterised by its narrowness and absence of pavements. A suitable pedestrian access is unlikely to be created. Other constraints identified includes potential impacts on the Conservation Area and setting of listed buildings in proximity.</p>
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HO241 Land between the Croft and the A20, Swanley		
<b>Site Reference</b> (SHELAA)	HO241	
<b>Gross Site Area</b> (Hectares)	0.46	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	0 dwellings (submitted for 10 dwellings)	
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Not available</b> <i>(Full assessment of the site is available in page 72 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site is located adjacent to Swanley urban confines. The site does not benefit from vehicular access therefore a new access onto The Croft would be required which would require third party involvement. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the A20. Overall the site is considered able to accommodate development, subject to any air quality and noise issues being addressed, however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Availability:</b> The site has been submitted by the landowner however would require third party involvement to obtain vehicular access.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable are identified at this time.</p>	
<b>Site Appraisals</b>	<b>Site too small to be included</b> <i>(see Page 10 (Chapter 6) of the Sevenoaks Site Appraisal)</i>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>The site is not currently available for allocation.</b> The site is located at the back of residential dwellings along Farm Avenue and Sermon Drive. Third part land would be required in order to create a suitable vehicular access.	

HO222 Former Birchwood Primary School, Russett Way, Swanley							
<b>Site Reference</b> (SHELAA)	HO222						
<b>Gross Site Area</b> (Hectares)	2.95 (Developable Area: 0.72 Ha)						
<b>Proposed Land Use</b>	Residential						
<b>Site Capacity</b> (SHELAA)	39 dwellings (submitted for 65 dwellings)						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 73 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. The existing access onto Russett Way could be utilised. A new access could also be made onto Leydenhatch Lane. The playing fields are identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the previously developed part of the site is considered able to accommodate development however it is located in the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>The site is proposed for allocation (ST2-22) in the emerging Local Plan for 39 dwellings.</p>						
<b>Site Appraisals</b>	<p><b>Include in Plan</b> <i>(Full appraisal of the site is available in page 176 (Chapter 4) of the Sevenoaks Site Appraisals)</i></p> <p>The site is acceptable for the proposed development and is deliverable. The site meets the relevant local plan strategy (i.e. developed land in the Green Belt).</p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="padding: 5px;">No</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes, however it is unclear whether the playing fields associated with the former Birchwood Primary School is allocated as Open Space. It has not been identified in the 2018 Open Space Study or in the adopted and emerging allocations plans.						



HO222 Former Birchwood Primary School, Russett Way, Swanley

**Neighbourhood Plan Site Assessment conclusion**

What is the justification for this judgement?

**The site is potentially suitable for allocation**

The site is adjacent to the existing built-up area of Swanley. A suitable vehicular, pedestrian and cycle access could be created onto Leydenhatch Lane and a secondary access may be created off Russett Way.

The site is in the Green Belt. This part of the Green Belt performs strongly against NPPF purposes of Green Belt designation, particularly in maintaining the essential gap between Swanley and Hextable physically and visually. Full development of the site is therefore unsuitable. Nevertheless, part of the site is previously developed land with considerable mass and could potentially accommodate sensitive development that does not physically or visually the settlement gap.

As the site is currently proposed for allocation in the emerging Sevenoaks Local Plan (Policy ST2 –22), the site could not be duplicated in a separate development plan. However, given the uncertainty on the adoption of the emerging Local Plan, it is possible that the Neighbourhood Plan could include the site as an allocation if it preceded the emerging Local Plan being adopted. This should however be discussed with SDC as it would need to be removed as an allocation from a future Local Plan.

HO247 Land south east of Pembroke Business Centre, College Road, Swanley		
<b>Site Reference</b> (SHELAA)	HO247	
<b>Gross Site Area</b> (Hectares)	0.3	
<b>Proposed Land Use</b>	Not specified	
<b>Site Capacity</b> (SHELAA)	0 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 73 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site is located adjacent to Swanley urban confines. The existing access onto Russett Way could be utilised. A new access could also be made onto Leydenhatch Lane. The playing fields are identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the previously developed part of the site is considered able to accommodate development however it is located in the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Availability:</b> The site has been submitted by the landowner and is considered to be available in years 1-5.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>The site is isolated and not connected to a settlement. The site also lies within the strategic gap separating Swanley and Hextable.</p>	
<b>Site Appraisals</b>	<b>Not for inclusion in the plan (Strategic Green Belt Gap)</b> <i>(Full appraisal of the site is available in page 368 (Chapter 5) of the Sevenoaks Site Appraisals)</i>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	

HO247 Land south east of Pembroke Business Centre, College Road, Swanley

**Neighbourhood Plan Site Assessment conclusion**

What is the justification for this judgement?

**The site is not currently suitable for allocation**

The site falls entirely within the Green Belt. This part of the Green Belt performs strongly against the NPPF purposes of designation, particularly in maintaining a strategic gap between Swanley and Hextable.

The site is not connected to a settlement and is in an isolated location from services and amenities. While there is an existing vehicular access onto Leydenhatch Lane, the Lane is narrow with its pavement discontinued at about 100m west of the site, meaning that pedestrians have to walk on a single carriageway lane into oncoming traffic which could create unsafe conditions.

HO266 Five Ways Nursery, Swanley Lane, Swanley		
<b>Site Reference</b> (SHELAA)	HO266	
<b>Gross Site Area</b> (Hectares)	0.59 (Developable Area: 0.45 Ha)	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	13-18 dwellings (submitted for 10 dwellings)	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 75 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. The existing access onto Swanley Lane could be utilised. Overall the southern portion of the site containing permanent buildings is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p>	
<b>Site Appraisals</b>	<p><b>Not currently for inclusion in this plan (contrary to strategy)</b> <i>(Full appraisal of the site is available in page 398 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p> <p>The policy assessment of whether the site meets the Local Plan strategy has not been presented in the Site Appraisals. Therefore, it is unclear how the site may be contrary to the Local Plan Strategy but it is noted that the site rated 'yellow' on deliverability 'due to site being located in Green Belt and proportion being NPPF PDL'.</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is adjacent to the existing built-up area of Swanley. A suitable vehicle, pedestrian and cycle access could be created onto B258 Swanley Lane. The site benefits from an existing bus stop at Five Wents.</p> <p>The site is in the Green Belt containing a permanent horticultural building, a residential dwelling and a concrete base. It is partly previously developed. However, as the site has not been proposed for Green Belt release in the adopted and draft Local Plan, the site is not currently suitable for allocation.</p>	

MX45 Footpath Nursery, New Barn Road, Swanley		
<b>Site Reference</b> (SHELAA)	MX45	
<b>Gross Site Area</b> (Hectares)	2.28	
<b>Proposed Land Use</b>	Not specified	
<b>Site Capacity</b> (SHELAA)	0 dwellings	
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 90 of Appendix 2c of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site is located adjacent to Swanley urban confines. The existing access onto New Barn Road could be utilised. It is important to retain the gap between Swanley and Hextable and to avoid encroachment here. Overall the site is not considered to be able to accommodate development.</p> <p><b>Availability:</b> The site has been submitted by the landowner and is considered to be available in years 1-5.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>The site lies within the strategic gap between Swanley and Hextable.</p>	
<b>Site Appraisals</b>	<p><b>Not for inclusion in the plan (strategic green belt gap, site specific issues cannot be overcome)</b> <i>(Full appraisal of the site is available in page 692 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is adjacent to the existing built-up area of Swanley. The site is in the Green Belt and is mostly not previously developed. The site forms a large part of Green Belt Parcel 97 which forms the essential gap between Swanley and Hextable. It performs strongly against NPPF purposes of Green Belt designations, particularly in meeting in preventing the risk of perceived and physical coalescence of the two settlements. In addition, the site does not have suitable pedestrian access as New Barn Road is a narrow lane without pavements. The site is also mostly a woodland, in which its development may have significant impacts on its ecological value.</p>	

HO188/MX54 Land between Beechenlea Lane and the railway line, Swanley		
<b>Site Reference</b> (SHELAA)	HO188/ MX54	
<b>Gross Site Area</b> (Hectares)	19.77	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	593-790 dwellings (submitted for 400 dwellings)	
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable and Developable</b> <i>(Full assessment of the site is available in page 104 of Appendix 2d of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. Access has been proposed from Highlands Hill over the railway to the site which would not be acceptable and is the only access. An additional access would be required to serve more than 50 units. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p>	
<b>Site Appraisals</b>	<p><b>Do not include</b> <i>(Full appraisal of the site is available in page 740 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p> <p>*Note that the site was divided in the Site Appraisals as MX54a and MX54b but the assessment results are equal</p> <p>Both sites are deliverable but not acceptable for the proposed development. The site also does not meet the local plan strategy (i.e. greenfield in the Green Belt). The key constraint identified relates to 'infrastructure proposals not supported by relevant providers', particularly on the 'serious viability and deliverability concerns regarding provision of road bridge over railway and provision of leisure and health offer.</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</p>	No
	<p>Does more recent or additional information now exist which could change the SHELAA findings?</p>	<p>Yes, the site appraisal provides additional information on comments provided by the statutory consultees. It is shown that the existing access to the site is inadequate and a suitable additional access point has not been identified. Thames Water also indicates that the proposed development will generate a significant additional demand in the Water Resource area which is currently running close to capacity. The Site Appraisal also considered the comments from the public and other interested parties who object to the sites' development.</p>
	<p>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</p>	<p>Additional information has been provided through the Site Appraisals.</p>



**HO188/MX54 Land between Beechenlea Lane and the railway line, Swanley**

<p><b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b></p>	<p>The Site Appraisal has identified additional constraints in relation to critical infrastructure.</p>
<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is in the Green Belt and is not previously developed. It forms the eastern part of Green Belt Parcel 93, which meets the NPPF Green Belt designation purposes strongly. In particular, the parcel functions as an important barrier to outwards sprawl of Swanley and forms part of the wider gap between Swanley and South Darenth/Horton Kirby. The southern part of the site (1.94 Ha) is potentially suitable for residential development. This area is identified as a potential site for Green Belt Release (RA-31) as it is a distinct, urban-fringe area physically separated from the wider countryside to the north by planted features. It also functionally aligns with the edge of Swanley and has a limited role in preventing the outward sprawl of Swanley.</p> <p>However, the Site Appraisal has identified significant infrastructure constraints of the site in relation to access, water capacity and leisure and health offers. The site is therefore not currently suitable for allocation.</p>

HO88 Land south of Hockenden Lane, Swanley							
<b>Site Reference</b> (SHELAA)	HO88						
<b>Gross Site Area</b> (Hectares)	3.48 (Developable Area: 1.85 Ha)						
<b>Proposed Land Use</b>	Residential						
<b>Site Capacity</b> (SHELAA)	55-74 dwellings (submitted for 169 dwellings)						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 105 of Appendix 2d of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. A new access onto Hockenden Lane would be required as well as an additional access to serve more than 50 units. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the northern half of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p>						
<b>Site Appraisals</b>	<p><b>Not currently for inclusion in this plan (contrary to strategy)</b> <i>(Full appraisal of the site is available in page 187 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p> <p>The policy assessment of whether the site meets the Local Plan strategy has not been presented in the Site Appraisals. Therefore, it is unclear how the site may be contrary to the Local Plan Strategy but it is noted that the site rated 'red' on deliverability 'due to no evidenced infrastructure benefits and moderate/strongly performing green belt.</p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="text-align: center;">No</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes						

**HO88 Land south of Hockenden Lane, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is located adjacent to the main built up area of Swanley. It falls within the Green Belt and is not previously developed. However, the site is recommended for consideration of Green Belt Release as Parcel RA-30 in the Sevenoaks District Green Belt Assessment as the Parcel enclosed with prominent edges to the north (Maidstone Road) and south (A30) and represents a small scale change to the settlement gap between the Greater London Built-Up Area and Swanley. However, as the site has not been recommended or proposed for Green Belt Release through the Site Appraisals, adopted and draft Local Plans, the site is not currently suitable for allocation.</p> <p><b>Other constraints identified:</b></p> <p>Suitable accesses could be created onto Hockenden Lane but it would require significant improvements in relation to visibility and the provision of pavements. The site is bounded by the A20 to the west and might require appropriate mitigation on potential impact on noise and air pollution.</p> <p>This area may have moderate-high landscape sensitivity to residential development as its green setting forms a natural break to development and potential value of the remnant historic landscape features.</p> <p>The southern part of the site consists of a woodland mostly protected under the Tree Preservation Order. This area should be protected. The northern part of the site could potentially accommodate development.</p>
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HO89 Land north of Maidstone Road, Swanley		
<b>Site Reference</b> (SHELAA)	HO89	
<b>Gross Site Area</b> (Hectares)	10.64 (Developable Area: 4.70 Ha)	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	141-188 dwellings (submitted for 117 dwellings)	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 106 of Appendix 2d of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. A new access onto Maidstone Road would be required as well as an additional access to serve more than 50 units. Overall the eastern half of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p>	
<b>Site Appraisals</b>	<p><b>Not currently for inclusion in this plan (contrary to strategy)</b> <i>(Full appraisal of the site is available in page 189 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p> <p>The policy assessment of whether the site meets the Local Plan strategy has not been presented in the Site Appraisals. Therefore, it is unclear how the site may be contrary to the Local Plan Strategy but it is noted that the site rated 'red' on deliverability 'due to no evidenced infrastructure benefits and moderate/strongly performing green belt.</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes, information in the Site Appraisal indicates that the site performs moderate/strongly against the Green Belt criteria. The site's development is also contrary to the Local Plan strategy.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Yes
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	No	

**HO89 Land north of Maidstone Road, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b>                  What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is adjacent to the existing built-up area of Swanley. The site is in the Green Belt and is not previously developed. The site forms the whole Green Belt Parcel 99 which performs strongly against NPPF purposes of Green Belt designations. In particular, the Sevenoaks District Green Belt Assessments suggests that the site has a strong unspoilt rural character, in which its development would harm the openness of the countryside. In addition, it is also suggested that the existing Green Belt designation prevents ribbon development along the B2173 Maidstone Road in ensuring that the wider gap between Swanley and the Greater London Built-Up Area is not reduced perceptually. Development of the site would be contrary to Policy LO8 of the adopted Local Plan.</p>
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HO141 Land east of Swanley Park, New Barn Road, Swanley		
<b>Site Reference</b> (SHELAA)		HO141
<b>Gross Site Area</b> (Hectares)		7.59
<b>Proposed Land Use</b>		Not specified
<b>Site Capacity</b> (SHELAA)		0 dwellings
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>		<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 107 of Appendix 2d of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by Archer Way to the west, railway line to the south, and open countryside to the north and east. Mature trees line the boundary with the railway line.</p> <p><b>Availability:</b> The site is located adjacent to Swanley urban confines. A new access onto Archer Way would be required as well as an additional access to serve more than 50 units. The site represents a natural extension to the settlement. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>A new access onto New Barn Road would be required however this is a narrow rural lane and not considered suitable for this scale of development. Other constraints identified include risk of coalescence and the ecological value of the existing woodland.</p>
<b>Site Appraisals</b>		<p><b>Not for inclusion in plan (strategic green belt gap, site specific issues cannot be overcome)</b> <i>(Full appraisal of the site is available in page 248 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p>
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		Yes



HO141 Land east of Swanley Park, New Barn Road, Swanley

**Neighbourhood Plan Site Assessment conclusion**

What is the justification for this judgement?

**The site is not currently suitable for allocation**

The site is adjacent to the existing built-up area of Swanley. The site is in the Green Belt and is mostly not previously developed. The site forms a large part of Green Belt Parcel 97 which forms the essential gap between Swanley and Hextable. It performs strongly against NPPF purposes of Green Belt designations, particularly in meeting in preventing the risk of perceived and physical coalescence of the two settlements. In addition, the site does not have suitable vehicular and pedestrian access to support the proposed scale of development, as New Barn Road is a narrow lane without pavements. The site is also mostly a woodland, in which its development may have significant impacts on its ecological value.

HO213 Land east of Lullingstone Avenue, Swanley		
<b>Site Reference</b> (SHELAA)	HO213	
<b>Gross Site Area</b> (Hectares)	2.61	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	78-104 dwellings (93 dwellings)	
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Deliverable</b> <i>(Full assessment of the site is available in page 108 of Appendix 2d of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitable:</b> The site is located adjacent to Swanley urban confines. A new access onto Archer Way would be required as well as an additional access to serve more than 50 units. The site represents a natural extension to the settlement. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.</p> <p><b>Available:</b> The site has been submitted by the landowner and is considered to be available in years 1-5.</p> <p><b>Achievable:</b> No constraints that could render the site financially unviable are identified at this time.</p>	
<b>Site Appraisals</b>	<p><b>Not currently for inclusion in this plan (contrary to strategy)</b> <i>(Full appraisal of the site is available in page 332 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p> <p>The policy assessment of whether the site meets the Local Plan strategy has not been presented in the Site Appraisals. Therefore, it is unclear how the site may be contrary to the Local Plan Strategy but it is noted that the site rated 'red' on deliverability 'due to no evidenced infrastructure benefits and moderate/strongly performing green belt.</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	Yes, information in the Site Appraisal indicates that the site performs moderate/strongly against the Green Belt criteria. The site's development is also contrary to the Local Plan strategy.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Yes
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	No	

**HO213 Land east of Lullingstone Avenue, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b></p> <p>The site is adjacent to the existing built-up area of Swanley. Suitable accesses could be made through Archer Way and Lullingstone Avenue. However, the site is in the Green Belt and is not previously developed. The site forms part of a wider Green Belt Parcel 95 which performs strongly in preventing the coalescence between Swanley and Hextable as well as in safeguarding the countryside from encroachment. It does not have a defensible boundary to the northeast. Development of the site would be contrary to Policy LO8 of the adopted Local Plan. In addition, the site contains many mature trees which may have ecological and landscape value.</p>
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HO84 Land between Archer Way and the railway line, Swanley							
<b>Site Reference</b> (SHELAA)	HO84						
<b>Gross Site Area</b> (Hectares)	17.45						
<b>Proposed Land Use</b>	Residential						
<b>Site Capacity</b> (SHELAA)	0 dwellings (submitted for 359 dwellings)						
<p><b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</p>	<p><b>Unsuitable</b> <i>(Full assessment of the site is available in page 109 of Appendix 2d of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p><b>Suitability:</b> The site is located adjacent to Swanley urban confines. A new access onto Beechenlea Lane would be required as well as an additional access to serve more than 50 units. It is considered that development of this site would encroach heavily into the open countryside and risk Swanley and Swanley Village merging, causing an unacceptable impact on the character of Swanley Village. Overall the site is considered unsuitable for development given the encroachment into the countryside and risk of settlements merging.</p> <p><b>Availability:</b> The site has been submitted by the landowner's agent and is considered to be available in years 1-5.</p> <p><b>Achievability:</b> No constraints that could render the site financially unviable are identified at this time.</p> <p>Development of the site would encroach heavily into the open countryside and risk Swanley and Swanley Village merging, causing an unacceptable impact on the character of Swanley Village.</p>						
<b>Site Appraisals</b>	<p><b>Not for inclusion in plan (strategic green belt gap, site specific issues cannot be overcome)</b> <i>(Full appraisal of the site is available in page 186 (Chapter 5) of the Sevenoaks Site Appraisals)</i></p>						
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?</td> <td style="width: 70%; text-align: center; padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Does more recent or additional information now exist which could change the SHELAA findings?</td> <td style="text-align: center; padding: 5px;">No</td> </tr> <tr> <td style="padding: 5px;">Are there any concerns that the SHELAA conclusion is reasonable and defensible?</td> <td style="text-align: center; padding: 5px;">No</td> </tr> </table>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No	Does more recent or additional information now exist which could change the SHELAA findings?	No	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No						
Does more recent or additional information now exist which could change the SHELAA findings?	No						
Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No						
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes						

**HO84 Land between Archer Way and the railway line, Swanley**

<p><b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?</p>	<p><b>The site is not currently suitable for allocation</b> The site is in the Green Belt but is mostly not previously developed (land previously developed is covered under a different site reference (HO4)). The site forms a large part of Green Belt Parcel 95 which performs strongly in preventing the coalescence between Swanley and Hextable as well as in safeguarding the countryside from encroachment. Development of the site would encroach into the open countryside and is likely to have significant impacts on the character of Swanley and reduce the narrow gap between Swanley and Swanley Village.</p>
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HO54 Land at the corner of Highlands Hill and School Lane, Swanley village, BR8 7NA		
<b>Site Reference</b> (SHELAA)	HO54	
<b>Gross Site Area</b> (Hectares)	1.95	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	0 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Unsuitable</b> <i>(see Appendix 2e of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i>  The site is a Category 5 site which are greenfield sites in the Green Belt in rural locations. Category 5 sites were considered unsustainable by virtue of their location and therefore unsuitable and given no further assessment.	
<b>Site Appraisals</b>	<b>Not for inclusion in plan (site specific issues cannot be overcome)</b> <i>(Full appraisal of the site is available in page 127 (Chapter 5) of the Sevenoaks Site Appraisals)</i>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>The site is not currently suitable for allocation</b> The site is in the Green Belt but is not previously developed. There are some small building structures at the western part of the site but they appear to be in agricultural use. The site forms part of a wider Green Belt Parcel 95 which performs strongly in preventing the coalescence between Swanley and Hextable as well as in safeguarding the countryside from encroachment. The hedgerows of the site are within the Conservation Area, which would need to be partially removed to enable access. The site is not served by a suitable pedestrian access.	



HO159 Pitfield, Highlands Hill, Swanley, BR8 7NA		
<b>Site Reference</b> (SHELAA)	HO159	
<b>Gross Site Area</b> (Hectares)	2	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	0 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Unsuitable</b> <i>(See Appendix 2e of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i>  The site is a Category 5 site which are greenfield sites in the Green Belt in rural locations. Category 5 sites were considered unsustainable by virtue of their location and therefore unsuitable and given no further assessment.	
<b>Site Appraisals</b>	<b>Not for inclusion in plan (strategic green belt gap, site specific issues cannot be overcome)</b> <i>(Full appraisal of the site is available in page 273 (Chapter 5) of the Sevenoaks Site Appraisals)</i>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>The site is not currently suitable for allocation</b> The site is in the Green Belt but is not previously developed. There are some small building structures at the western part of the site but they appear to be in agricultural use. In addition, the site performs strongly in maintaining the narrow gap between Swanley and Swanley Village.	

HO312 Land west of 1 Wood Street, Swanley Village		
<b>Site Reference</b> (SHELAA)	HO312	
<b>Gross Site Area</b> (Hectares)	0.09	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	0 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Unsuitable</b> <i>(See Appendix 2e of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i>  The site is a Category 5 site which are greenfield sites in the Green Belt in rural locations. Category 5 sites were considered unsustainable by virtue of their location and therefore unsuitable and given no further assessment.	
<b>Site Appraisals</b>	<b>Not for inclusion in plan (unsuitable location for development)</b> <i>(Full appraisal of the site is available in page 462 (Chapter 5) of the Sevenoaks Site Appraisals)</i>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No. However it is worth noting that a planning permission (20/00662/OUT) was refused in April 2020 for an outline application for minor intensification of development for 2 self-build family houses with all matters reserved. The reason for refusal is that the proposal would represent inappropriate development that would be harmful to the openness of the Green Belt and failing to meet the relevant requirements of the NPPF. The application is currently under appeal (November 2020).
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>The site is not currently suitable for allocation</b> The site is in the Green Belt and is in an isolated location, although it is adjacent to a cluster of residential development at Church Road/Wood Street. The site is not previously developed land. While there are two small building structures on site, historical evidence presented in the planning application (20/00662/OUT) suggests that it is associated with previous agricultural uses. In addition, the proposal may not be able to ensure satisfactory means for pedestrians as existing pavements at Wood Street are intermittent.	

HO356 Tweed Hill Farm, Park Lane, Swanley Village		
<b>Site Reference</b> (SHELAA)	HO356	
<b>Gross Site Area</b> (Hectares)	0.44	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	0 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Unsuitable</b> <i>(See Appendix 2e of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i>  The site is a Category 5 site which are greenfield sites in the Green Belt in rural locations. Category 5 sites were considered unsustainable by virtue of their location and therefore unsuitable and given no further assessment.	
<b>Site Appraisals</b>	<b>Not for inclusion in plan (site specific issues cannot be overcome)</b> <i>(Full appraisal of the site is available in page 502 (Chapter 5) of the Sevenoaks Site Appraisals)</i>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>The site is not currently suitable for allocation</b> The site is in the Open Countryside and is removed from existing built up areas. The site is in the Green Belt although parts of the site is previously developed. Park Lane is a very narrow lane without pavements, therefore it is unlikely that a suitable vehicular or pedestrian access could be created.	

MX22 Swanley Town Centre Regeneration Area / H2(c)		
<b>Site Reference</b> (SHELAA)	MX22	
<b>Gross Site Area</b> (Hectares)	2.6 *(Part of the site is considered separately in this site assessment as SWN1)	
<b>Proposed Land Use</b>	Mixed Use	
<b>Site Capacity</b> (SHELAA)	340 dwellings, 4,346 sqm commercial floorspace, 960 sqm community floorspace and car parking	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Allocated site (ADMP Policy H2c), Appeal in Progress (16/02226)</b> <i>(Full assessment of the site is available in page 13 of Appendix 4 of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i>	
<b>Site Appraisal</b>	<b>Already allocated (Pending Planning Appeal)</b> <i>(see Page 7 (Chapter 6) of the Sevenoaks Site Appraisal)</i>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	The application was withdrawn in December 2016 but a new application has been submitted in July 2017 (17/02279/FUL) which was allowed in appeal.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	Planning appeal has been allowed for the phased redevelopment of part of the Swanley Square Shopping Centre for 303 dwellings, 4318 sqm of retail/commercial floorspace and 958 sqm of community floorspace. It is not necessary to allocate the site in the Neighbourhood Plan.	

H1(g) Bevan Place, Swanley		
<b>Site Reference</b> (SHELAA)	H1(g)	
<b>Gross Site Area</b> (Hectares)	0.46	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	100 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>No change to allocation</b> <i>(Full assessment of the site is available in page 6 of Appendix 4 of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i> The site is proposed for allocation (ST2-17) in the emerging Local Plan for 100 dwellings.	
<b>Site Appraisals</b>	<b>Not assessed in the site appraisal</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	The site is suitable for development. However, as it is currently an allocation in the adopted Local Plan and the allocation is proposed to be carried forward to the emerging Local Plan, this allocation cannot be duplicated in a Neighbourhood Plan.	

H1(h) Bus Garage/ Kingdom Hill, London Road, Swanley		
<b>Site Reference</b> (SHELAA)	H1(h)	
<b>Gross Site Area</b> (Hectares)	0.74	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	74 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>No change to allocation</b> <i>(Full assessment of the site is available in page 7 of Appendix 4 of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i> The site is proposed for allocation (ST2-18) in the emerging Local Plan for 74 dwellings.	
<b>Site Appraisals</b>	<b>Not assessed in the site appraisal</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	The site is suitable for development. However, as it is currently an allocation in the adopted Local Plan and the allocation is proposed to be carried forward to the emerging Local Plan, this allocation cannot be duplicated in a Neighbourhood Plan.	



H1(i) Land West of Cherry Avenue, Swanley		
<b>Site Reference</b> (SHELAA)	H1(i)	
<b>Gross Site Area</b> (Hectares)	1.5 (Developable Area: 1 Ha)	
<b>Proposed Land Use</b>	Residential	
<b>Site Capacity</b> (SHELAA)	60 dwellings	
<b>SHELAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>No change to allocation</b>  <i>(Full assessment of the site is available in page 8 of Appendix 4 of the Sevenoaks Strategic Housing and Economic Land Availability Assessment)</i></p> <p>The site is not allocated in the emerging Local Plan as it is currently under construction.</p>	
<b>Site Appraisals</b>	<b>Not assessed in the site appraisal</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	The site is now under construction. Planning Permission (18/02235/FUL) granted in April 2019.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	The site is currently under construction. It is therefore not necessary to allocate the site in the Neighbourhood Plan.	

