

Swanley Housing Site Schedule August 2023

There are two sources of sites that have been identified for housing (some with mixed development possibilities) in Swanley.

- The Allocations Development Management Plan (ADMP) of 2015 which is the current agreed Local Plan for the Sevenoaks District. Some sites are for housing, some for permanent pitches for travellers and some include mixed use.
- The district wide housing evidence (Strategic Housing and Economic Land Availability studies or SHELAA up to November 2022).

In addition, we have identified sites for homes that have come forward in the planning process that were not part of sites identified in the SHELAA as available and deliverable or allocated in the ADMP. We have called these non-allocated sites.

The tables below show:

1. The details of the sites allocated in the SDC ADMP and those assessed in the SHELAA up to November 2022 as available for development. It shows the planning status of all these sites – those with planning approval and those that are in the process of being considered for approval. It includes site areas, numbers of homes and estimated densities of the applications themselves (both approved and submitted) where information has been possible to identify from applications. (**MAP 9** Allocated sites and SHELAA sites assessed (as of November 2022) as available for development).
2. The sites which have come forward in the planning process that were not allocated in the current ADMP Plan documents (**MAP 10** - Non allocated sites).

It should be noted that applications for extensions of existing buildings in residential use which have increased the habitable rooms of properties have not been included, only those which have created new residential properties.

We have used this analysis to estimate the increase in population that will result if they are all implemented over the Neighbourhood Plan period based on the current average of people in each household from the 2021 census). Of course, some of the Plan allocated sites and those that have come through the planning application process (non-allocated sites) have not yet been started or completed but we are assuming that they will be implemented as planned so have used the figure of 528 homes and resulting population increase of 1,267 people in the Neighbourhood Plan to estimate the likely impact on the need for infrastructure to support residents and businesses in the Neighbourhood Plan area. The 528 homes figure is the sum total of the homes estimated to be built and occupied since the 2021 Census.

Swanley Housing Site Schedule August 2023

SEVENOAKS SITES - ALLOCATION AND DEVELOPMENT MANAGEMENT PLAN (ADMP) 2015											
SNP ID	SDC SHELAA Site Ref	Site Name	Site or Developable Area (Hectares)	Estimate of No of homes	Estimate of density DPH (Dwellings per HA)	Final ADMP allocation in Policy H1 or H2	Planning Status	No of homes approved or applied for (outline or detailed)	Site area in application (hectares)	Density achieved or possible on Approval DPH	Current status
A6	ADMP H1(g)	Bevan Place	0.46	100	217	46					Refused
A7	ADMP H1(h)	Bus Garage & Kingdom Hall London Road	0.74	45	60	30					Not Started
A1	ADMP H1(i)	Cherry Avenue (land west of)	1.00	60	60	50	18/02235/FUL 02/04/2019 Approved	56	1.57	35	Built
A2	ADMP H2(b)	United House, Goldsel road (mixed use)	3.89	185	50	185	16/00253/FUL 02/06/2016 Approved	185	3.70	50	Built

Swanley Housing Site Schedule August 2023

SHELAA ASSESSED SITES SINCE ADMP 2015											
SNP ID	SDC SHELAA Ref	Site Name	Site or developable area (HA)	Estimate of number of homes	Estimate of Density DPH (dwelling s per HA)	SHELAA allocation	Planning Status	No of homes approved/applied for outline or detailed	Site Area in application (hectares)	DPH Achieved on approval	Status August 2023
A3	GT5	Alexis Place Hockenden Lane	0.38	6	N/A	6					Completed
A4	GT16	Park Lane Farm Swanley Village	0.62	1	N/A	1					Not started
A5	H2c	Swanley Centre Nightingale Way	2.6	250	96	250	Approved 17/02279/ FUL on appeal 16/07/2019 Approval now lapsed. Permitted rights development Approval not required. 18/05/2021	42			Not started
A6	H1g	Bevan Place	0.48	100	217	93	22/01526 30/09/2022	93	0.48	194	Refused

Swanley Housing Site Schedule August 2023

		(Mixed use)					Refused				
A7	ADMP Review Appendix 4-2017 H1h	Bus Garage and Kingdom Hall London Road	0.74	74	100	72					Not started
A8	H0198	Woodlands Care home Hilda May Ave	0.44	66	150	66	Approved 19/00069/ FUL 30/08/2019	40	0.5	150	Built
A9	MX56	White Oak Leisure Centre	2.01	80	34	80	Approved 19/02951/ OUT Outline	40	1.0	40	Not started
A10	H0274	Land b/t 16 & 32 Alder Way or (East of 40 Alder Way)	0.67	20	50	20	Approved 20/00037/ FUL	18	0.68	26	Not started
A11	H0222	Former Birchwood Primary School Russet Way	0.66	39	60	39					Now to be re-opened as a school
A12	MX9/H087	Upper Hockenden Farm (Mixed Use)	2.36	25	60	25					Planning application 22/00303/ FUL but now does not

Swanley Housing Site Schedule August 2023

											include residential
A13	H04	Harrington's Nursery	1.79	71	40	71	Approved 20/00624/ FUL	60	2.22	27	Under construction
A14	H0357	Swanley Village Nursery	0.28	6	21	6					No planning application
A15	H0298	Land Rear of Cedar Lodge Wood Street	0.31	6	20	6	20/0217/FUL Refused	13	0.66		Refused
A16	H0388	Land South of Wood Street Swanley Village	0.27	10	40	10	20/00857/ FUL 02/06/2020 Refused	5	0.34		Refused
A17	HO21/00092	Garages Conifer Way Swanley	0.19	8	42	11					No planning application

Swanley Housing Site Schedule August 2023

SWANLEY PLANNING – RESIDENTIAL NON-ALLOCATED SITES SINCE ADMP 2015 TO APRIL 2023						
SNP ID	Site Name	Planning status	No of homes approved or applied for (outline & detailed)	Site area noted in application (Hectares)	Density DPH Achieved /possible on approval	Status April 2023
NA1	Birchwood Park Avenue Retirement	19/02135/FUL 28/11/2019 Approved	33	0.28	118	Built
NA2	Pear Tree Close	19/01340/FUL Approved	4	0.09	45	Under Construction
NA3	11-13 High Street	19/01496/FUL 15/12/2017 Approved	15	0.05	240	Built
NA4	27-37 High Street (mixed Use)	19/03543/FUL 22/05/2020 Approved	17	0.14	121	Under Construction
NA5	Conifer Way	19/01980/FUL 18/10/19 Approved	3	0.14	22	Under Construction
NA6	Broom Hill	14/04022/OUT 27/06/2019 Approved on appeal APPG222245/W/15/3135251 21/04181/OUT 16/01/2023 Approved	47	3.20	15	Not started
NA7	Kettlewell Court	19/01338/FUL 12/06/2020 Approved	4	0.08	50	Built
NA8	North View	19/01339 12/06/2020 Approved	6	0.11	88	Under Construction
NA9	Sure Start North View	20/00790 29/06/2020 Approved on appeal APP/G2245/w/20/326376 21/02840/OUT Submitted	17	0.46	37	Not started
NA10	Horizon House	17/02569/FUL on appeal 02/04/2019 Approved	31	0.23	135	Not started

Swanley Housing Site Schedule August 2023

SWANLEY PLANNING – RESIDENTIAL NON-ALLOCATED SITES SINCE ADMP 2015 TO APRIL 2023						
SNP ID	Site Name	Planning status	No of homes approved or applied for (outline & detailed)	Site area noted in application (Hectares)	Density DPH Achieved /possible on approval	Status April 2023
NA11	The Shaad 132 Swanley Lane	20/01927 Approved	5	0.12	41	Under construction
NA12	Meridian House	20/02601/FUL 01/02/2021 Approved	15	0.147	102	Not started Hoarding only
NA13	54, West View Road	21/02374/FUL 10/11/2021 Approved	4	0.07	57	Under construction
NA14	Land west of Caistor Cottage	20/03279/FUL 01/2021 Approved	1	0.02	50	Built
NA15	3 St Marys Rd	21/00443/FUL 07/2021 Approved	2	0.025	80	Under construction
NA16	Adjacent 86 Archer Way	21/03991 01/2022 Refused	1	0.0125	80	Refused
NA17	1 St Marys Rd	21/00021/OUT 16/03/2021 Approved	2	0.04	50	Under construction
NA18	Land N of 31-35 Goldsel Road	21/03298/FUL Approved	20	0.15	133	Under construction Hoarding only
NA19	Raj of India 23-25 High Street	22/00320/FUL 01/12/2022 Approved	5	0.032	156	Not started

Summary

SITE TYPE	SITES	NUMBER OF HOMES	Estimated Population (at 2.4 persons per home)
Allocated current sites with planning approval	A1, A2, A5, A8, A9, A10, A13	441	1058
Allocated current sites planning application submitted		0	0

Swanley Housing Site Schedule August 2023

Non-allocated sites not included in current Local Plan with planning approval	NA1 – 8 NA10 – 15 NA17 – 19	214	552
Non-allocated Sites not included in current Local Plan planning application submitted	NA9	17	46
Current Local Plan sites planning application refused	A6, A15, A16	111	
Non-allocated sites refused	NA16	1	
Sevenoaks District Council estimates of number of homes (including pitches) either not yet the subject of planning applications or have been refused. Estimates based upon the ADMP and on SHELAA guidance.	A3, A4, A6, A7, A11, A12, A14, A15, A16, A17	205	646
TOTAL (excludes refusals)		877	2,105
Homes not started or to be completed since the UK census 2021 population figures	A3 – A7, A9, A10, A13, A14, A17 NA4 – NA15 NA17 – 19	528	1,267