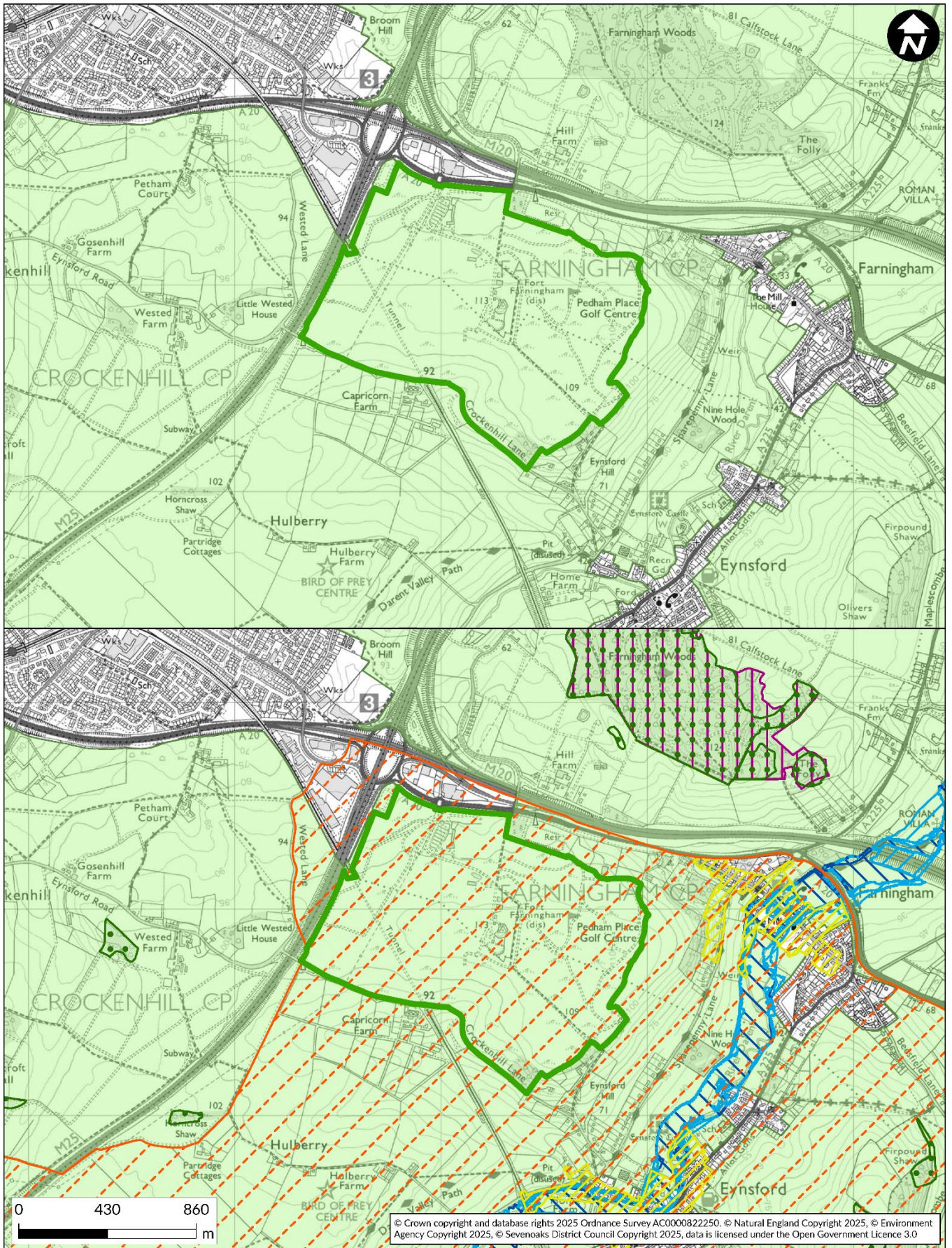


SHELAA 2025 – Appendix D

Option 2 Suitable Site

	Sevenoaks District Boundary
SHELAA Site Suitability	
	Suitable
	Unsuitable
	Discounted
	Contrary to Strategy
	Ancient Woodland
	National Landscape (Formerly AONB)
	Conservation Area
	Flood Zone 2
	Flood Zone 3
	Metropolitan Green Belt
	Site of Special Scientific Interest

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



SITE DETAILS	
SHELAA Reference	MX/21/00044
Site Area (Ha)	141.2
Developable Area (Ha)	130.85
Brownfield / Greenfield	Greenfield (small element brownfield)
Planning History	None
Previous SHELAA Ref (2018)	MX48, EM4
Site Description	This is a large parcel, majority greenfield, within the Green Belt, adjacent to junction 3 of the M25. The site comprises a golf course, driving range, a large area currently used for car boot fairs and Fort Farningham, which is a scheduled monument. The site is bound by the A20 to the north, Farningham to the east, the M25 to the west and Crockenhill Lane to the south. Mature trees line the boundary with the M25 motorway. The site benefits from existing access into the site.
Site Type	New Build
When will this development be delivered?	6-10 years, 11+ years
SHELAA Yield	2,500 residential units 79 C2 residential units 49,000 sqm of employment land
SHELAA Conclusion	Suitable

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

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Swanley	

Land Use (GF/PDL)	Mixed – greenfield and previously developed land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Swanley	
Green Belt Stage 3	Grey belt (subject to Footnote 7 constraints)	
National Landscapes	Within Kent Downs National Landscapes	
Landscape Sensitivity	Low-medium 87.8%	
Agricultural Land Quality	Grade 3 – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 1 listed buildings; 0.7% contains Scheduled Monument Fort Farningham: a London mobilisation centre	
Air Quality Management Area	Partially within AQMA (7.33%)	
Contamination Issues	Contaminated Land Assessment (former land use and made ground)	
Noise Pollution	Noise Assessment (commercial and highway and M20)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	33.43% within 400m of Swanley	
Town and Local Centres	Access points within 2km of Swanley – Town Centre and Swanley – Manse Parade	
Train Station	Over 2km from nearest train station	

GREEN	AMBER	RED
11	14	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

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

CONCLUSIONS

Suitability	This is a greenfield Green Belt site located adjacent to Junction 3 of the M25 motorway. The site is considered large enough to accommodate a standalone settlement, and therefore will have access to key services and facilities included in proposals. The site is also close to Swanley, which is identified as a town in the Settlement Hierarchy, and therefore is considered to be in a sustainable location. The site lies fully within the Green Belt but, subject to a full and detailed assessment of NPPF Footnote 7 constraints (namely National Landscapes), the site is considered to be potential grey belt land under national policy, through the Green Belt Assessment 2025, due to its performance under Green Belt purposes A, B and D. The site is also within the Kent Downs National Landscapes which will require further consideration and has a scheduled monument at Fort Farningham. The scheme proposes potential for the restoration of Fort Farningham. Due to the sites location adjacent to the strategic road network, and its former use as landfill, contaminated land, noise and air quality assessments are required. The site has existing access but it is considered that additional access would be required, including for emergency use. It is not considered that there
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	are any overriding constraints at this stage of the process and therefore due to its sustainable location and potential as a standalone settlement, the site is considered a suitable development option as a proposed site allocation.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10, 11+ years)
	Include in Plan
SDC Comments	The site is considered suitable for inclusion as a proposed site allocation. Due to the sites location within the National Landscapes, the site is proposed only as an Option 2 site and will need further assessment under NPPF Footnote 7 in relation to grey belt. The site is included for further consultation in order to gather further information under the update to the NPPF (2024).
Allocated for	2,500 residential units 79 C2 residential units 49,000 sqm of employment land
Regulation 18 (2025) Reference	PED1