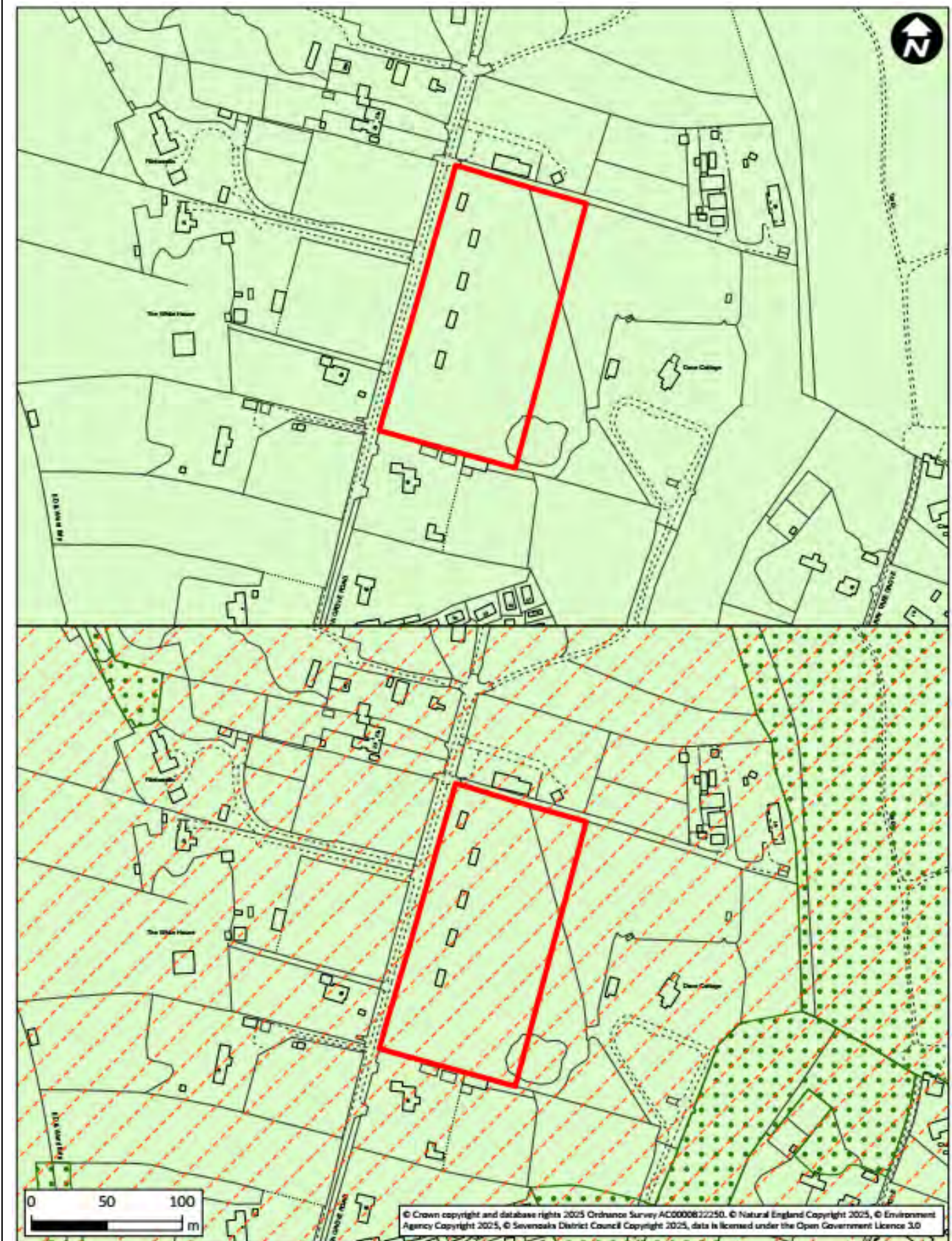


SHELAA 2025 – Appendix E

Unsuitable Sites



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



SITE DETAILS	
SHELAA Reference	GT/21/00003
Site Area (Ha)	1.68
Developable Area (Ha)	1.68
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a proposal for a new Gypsy and Traveller site on an agricultural field in Knatts Valley. The site is greenfield land fully within the Green Belt and lies fully within the Kent Downs National Landscape. The site lies more than 2km from a town or local centre and from a train station.
Site Type	Gypsy and Traveller Pitches
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

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

SHELAA ASSESSMENT		
Within Urban Confines	1km from West Kingsdown	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Completely within the Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Within Kent Downs National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Other – 100%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former farm land)	
Noise Pollution	No specific risk	
Air Quality	Not within AQMA	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvement	
Settlement Classification	Within/adjacent to hamlets or in open countryside	
Town and Local Centres	Over 2km from Town or Local Centre	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
17	4	6

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

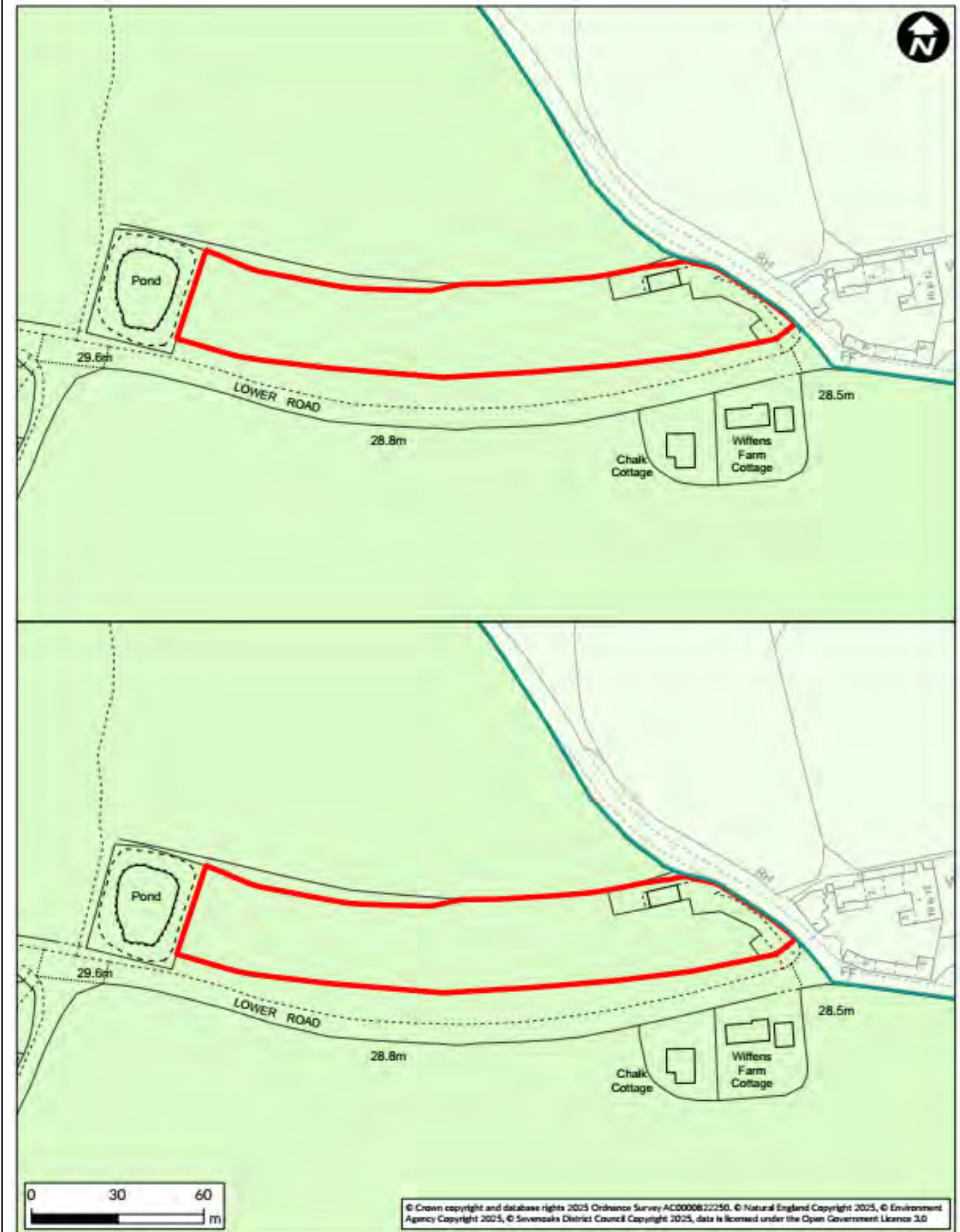
When will the site be available for development?	SDC Assumption: Years 1-5
When do you anticipate commencement on the site?	SDC Assumption: Years 1-5
When do you anticipate completions on the site?	ASAP
Is there a developer interested in the site?	No
Any legal constraints?	No
Type of development?	Gypsy and Traveller pitches
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	The site is a greenfield site in Knatts Valley, which is classified as a hamlet in the Settlement Hierarchy 2025 and has very limited access to services and facilities. The site also lies over 2km from a Town or Local Centre, as well as from a train station. The site lies fully within the Green Belt, and, although it is considered to be grey belt under national policy, this is considered to be outweighed by the unsustainable location of the site as well as its location fully within the Kent Downs National Landscapes. It is therefore considered that this site is unsuitable for Gypsy and Traveller use.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	This site is considered unsuitable for development, due to its unsustainable location and its position within the National Landscapes. The site is therefore not proposed for allocation.

GT/25/00001
Goss Hill Lodge, Clement Street, Hextable



SITE DETAILS	
SHELAA Reference	GT/25/00001
Site Area (Ha)	0.62
Developable Area (Ha)	0.62
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site near to Hextable, which is proposed for new gypsy and traveller provision. The site is adjacent to the District boundary. The site is bound by open countryside to the north, residential to the east and south, Lower Road to the south and a pond to the west. The site does benefit from an existing access.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

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

SHELAA ASSESSMENT		
Within Urban Confines	Not within urban confines	
Land Use (GF/PDL)	Greenfield	
Existing use	Residential, but not allocated	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Fully within the Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-medium	
Agricultural Land Quality	Grade 2	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not near a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within LWS	
Local Nature Reserve	Not within LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage assets	
Air Quality Management Area	Not in AQMA	
Contamination Issues	Contaminated land assessment – former land use	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Requires new access	
Network Capacity	Limited capacity on transport network	
Settlement Classification	Adjacent hamlet – Clement Street	
Town and Local Centres	Within 2km of Hextable – Upper Main Road	
Train Station	Over 2km from a railway station	

GREEN	AMBER	RED
16	6	5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	SDC Assumption: Years 1-5
When do you anticipate commencement on the site?	SDC Assumption: Years 1-5
When do you anticipate completion on the site?	Within the next three years
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	N/A
How to make site viable?	No measures required as it would be a quite easy build to construct

CONCLUSIONS

Suitable?	This site is proposed for new Gypsy and Traveller provision of 20 permanent pitches. The site has an existing access to existing residential element of the site which could be utilised, although it is envisaged that a new access would be required. There is limited capacity on the surrounding road network which would need further consideration. The site is greenfield located within the Green Belt and is considered to be grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. The site lies adjacent to Clement Street, a lower tier settlement which lies within Dartford Borough, and within walking distance of Hextable, which is a secondary service centre in the Settlement Hierarchy 2025, and therefore is considered to be within walking distance of key services and facilities, although it is noted that the site is more than 2km from a train station. The site is wholly Grade 2 Agricultural Land quality. Due to the sites classification as Grade 2 Agricultural Land Quality and its unsustainable location adjacent to a hamlet, the site is not considered suitable for a new Gypsy and Traveller site.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.

Deliverable/Developable?	Not currently developable
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Overall Conclusion	Unsuitable
	Do Not Include in Plan
SDC Comments	The site is not considered suitable for development due to Grade 2 Agricultural Land Quality and being an unsustainable location and therefore is not proposed for allocation.

HO/21/00002
Land adjoining Bank Buildings, Station Road, Otford



SITE DETAILS	
SHELAA Reference	HO/21/00002
Site Area (Ha)	0.1
Developable Area (Ha)	0.1
Brownfield / Greenfield	Brownfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a brownfield site situated within the urban confines of Otford. The site a single building and associated hardstanding/scrubland. The site is bound by open space to the east and south, the railway line to the west and Station Road, the A225 to the north. The site benefits from an existing access off of the A225.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within urban confines of Otford
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Within urban confines of Otford	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	No	
Existing allocation / designation	Open Space – Chalk Pit Recreation Ground (64%)	
Proposed use / designation	Open Spaces – Chalk Pit Recreation Ground, Otford Natural & Semi Natural (64%)	
Green Belt	Within Urban Confines of Otford	
Green Belt Stage 3	Not in the Green Belt	
National Landscapes	Within 100m buffer of Kent Downs National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of Otford Conservation Area Within 200m of Scheduled Monument Otford Palace	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	Noise assessment – proximity to railway	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Existing Access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within Otford	
Town and Local Centres	Within 800m of Otford High Street and Otford, Sevenoaks Road Within 2km of Kemsing, The Parade	

Train Station	Within 800m of Otford	
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GREEN	AMBER	RED
22	3	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Years 1-5
When do you anticipate commencement on the site?	Years 1-5
When do you anticipate completion on the site?	Years 1-5
Is there a developer interested in the site?	Not marketed
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitable?	This is a brownfield site within the urban confines of Otford, which is classified as a Local Service Centre in the Settlement Hierarchy, and it is therefore considered that this site is in a sustainable location, close to key services and facilities. The site is also well located for public transport, being within 800m of Otford Train Station. The site does not lie within the Green Belt, however the site is fully within the Kent Downs National Landscapes, although it is noted that this is a brownfield site. It is considered that there is existing capacity on the transport network and the existing access to the site could be utilised, though contributions towards improvements may still be sought. The site lies within 200m of Otford Conservation Area and a Scheduled Monument at Otford Palace. It is noted that the site lies within the Open Space designation at Otford Chalk Pit Recreation Ground and Otford Natural and Semi Natural, and therefore it is considered that this site is not suitable for development.
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Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	This site is not considered suitable for development due to the location within an open space designation.

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



SITE DETAILS	
SHELAA Reference	HO/21/00034
Site Area (Ha)	6.3
Developable Area (Ha)	6.3
Brownfield / Greenfield	Greenfield
Planning History	No planning history. Open field in part equestrian use.
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site comprising an open field which is partly used for equestrian purposes and slopes downwards from the east. Public Right of Way SD264 runs east/west through the centre of the site, and it is largely bounded by ancient woodland. The land opens to residential development in the southeastern and southwestern corners.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of West Kingsdown
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to West Kingsdown	
Land Use (GF/PDL)	100% Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Green Belt adjacent to West Kingsdown	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Medium	
Agricultural Land Quality	Other	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Within and within 15m buffer of Ancient and Semi-Natural Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former farm land)	
Noise Pollution	Noise Assessment (Brands Hatch)	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 250m of West Kingsdown	
Town and Local Centres	Within 800m of West Kingsdown, Hever Road	
Train Station	Over 2km from a railway station	

GREEN	AMBER	RED
17	8	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

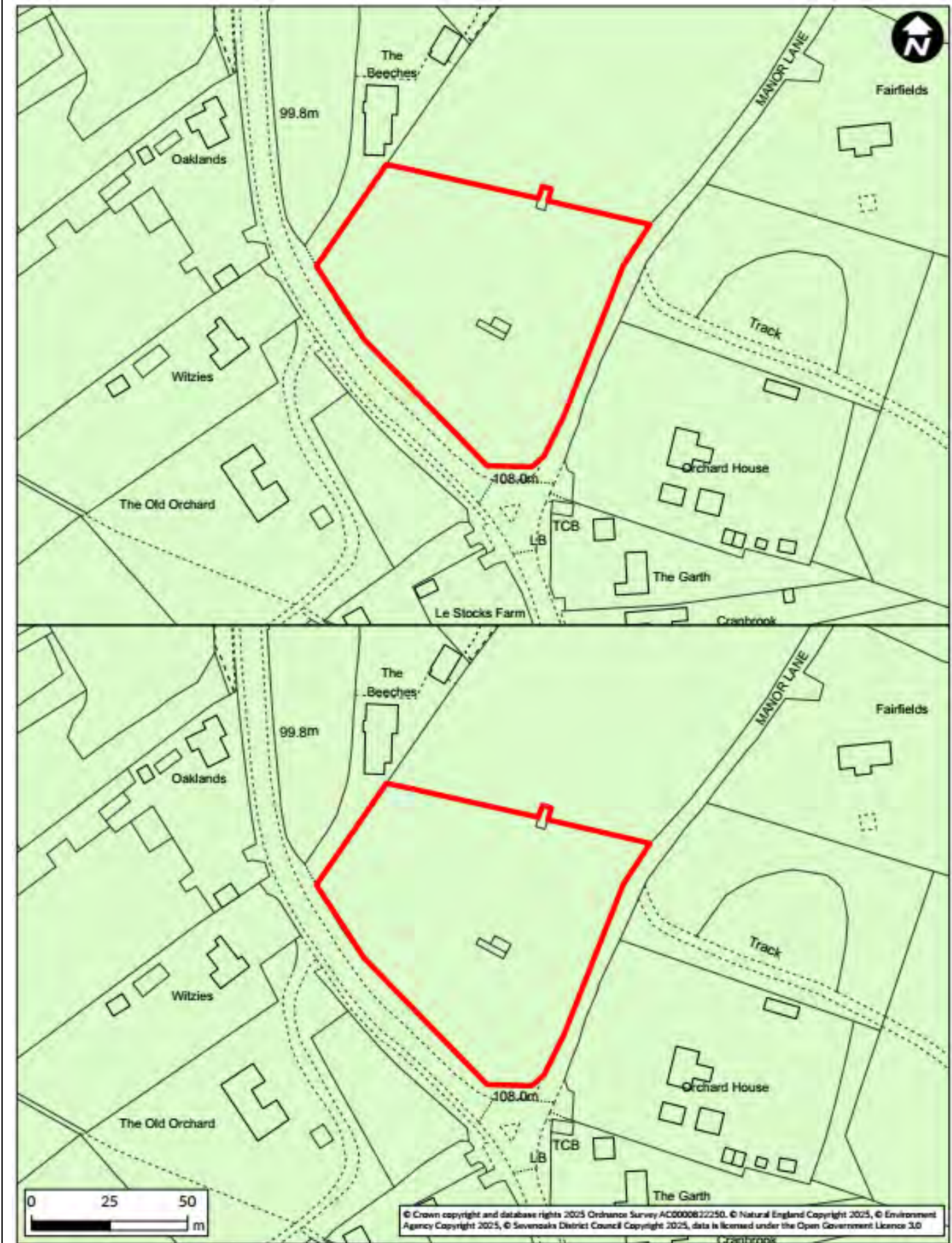
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completions on the site?	N/A
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make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

CONCLUSIONS

Suitability	This is a greenfield site adjacent to the urban confines of West Kingsdown, which is identified as a Service Village through the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to key services and facilities, although does not benefit from access to a train station. The site is fully within moderate Green Belt and is considered to constitute grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. However, notwithstanding that the site is adjacent to the urban confines of West Kingsdown, it is considered that this site would present an unnatural extension to the urban confines boundary, and accordingly this site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site would present an unnatural extension to the urban confines of West Kingsdown and is not considered suitable for development.

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



SITE DETAILS	
SHELAA Reference	HO/21/00049
Site Area (Ha)	0.62
Developable Area (Ha)	0.61
Brownfield / Greenfield	Greenfield
Planning History	No planning history
Previous SHELAA Ref (2018)	Part of HO151
Site Description	The site forms part of a wider parcel of land which appears to be largely wooded, although its stated use is as a former cherry orchard. It is bounded by Manor Lane and Church Road to the south and east with a mixture of woodland and residential development to the north and west.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Within settlement buffer of Hartley
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Hartley Urban Confines	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-Medium	
Agricultural Land Quality	Urban	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 2 listed building	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 250m of Hartley	
Town and Local Centres	Within 800m to Hartley, Cherry Trees Within 2km of New Ash Green, Village Centre	
Train Station	Over 2km to nearest train station	

GREEN	AMBER	RED
19	3	5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

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

CONCLUSIONS

Suitability	This is a greenfield site which lies within the Green Belt, but is not directly adjacent to the urban confines boundary for Hartley, which is the nearest settlement. The site lies fully within strongly performing Green Belt and is considered to constitute grey belt land under national policy. However, the site is not located well for sustainability, and lies over 2km from the nearest railway station. It is also considered that access to this site would be difficult. The site is currently woodland, and although there is no formal protection, the loss of the woodland is not supported. It is considered that there is limited capacity on the transport network, which would need further consideration, although access to the site is difficult. Due to the constrained nature of the site, difficult access, and that the site is not directly adjacent to a settlement confines boundary, this site is considered unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is not adjacent to the settlement boundary for Hartley and is not sustainable, as well as having a difficult access. Therefore, the site is not proposed for allocation.

HO/21/00053
Land to the rear of Pilgrims Way East, Otford



SITE DETAILS	
SHELAA Reference	HO/21/00053
Site Area (Ha)	3.42
Developable Area (Ha)	3.42
Brownfield / Greenfield	Partially brownfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a partially brownfield site between the urban confines of Kemsing and Otford. The site comprises a residential property, smallholding and associated land. The site is bound by Pilgrims Way West, residential to the east and west and agricultural land to the south. The site has an existing access off Pilgrims Way West.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to Kemsing and Otford
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within urban confines	
Land Use (GF/PDL)	Mixed (20% previously developed land)	
Existing use	No	
Existing allocation / designation	No existing allocation/designation	
Proposed use / designation	No proposed allocation/designation	
Green Belt	Within Green Belt adjacent to Otford and Kemsing	
Green Belt Stage 3	Not grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Grade 3 (28.71%) Grade 4 (62.04%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Partially contains Scheduled Monument Partially within 100m of Otford Court Historic Park/Garden	
Air Quality Management Area	Not within AQMA	
Contamination Issues	Contaminated land assessment required	
Noise Pollution	No specific risk	
Air Quality	Air quality assessment required	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network	
Settlement Classification	Adjacent to Otford	
Town and Local Centres	Within 2km of Kemsing The Parade Within 2km of Otford High Street Within 2km of Otford Sevenoaks Road	
Train Station	Within 800m of Otford Train Station	

GREEN	AMBER	RED
17	9	1

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

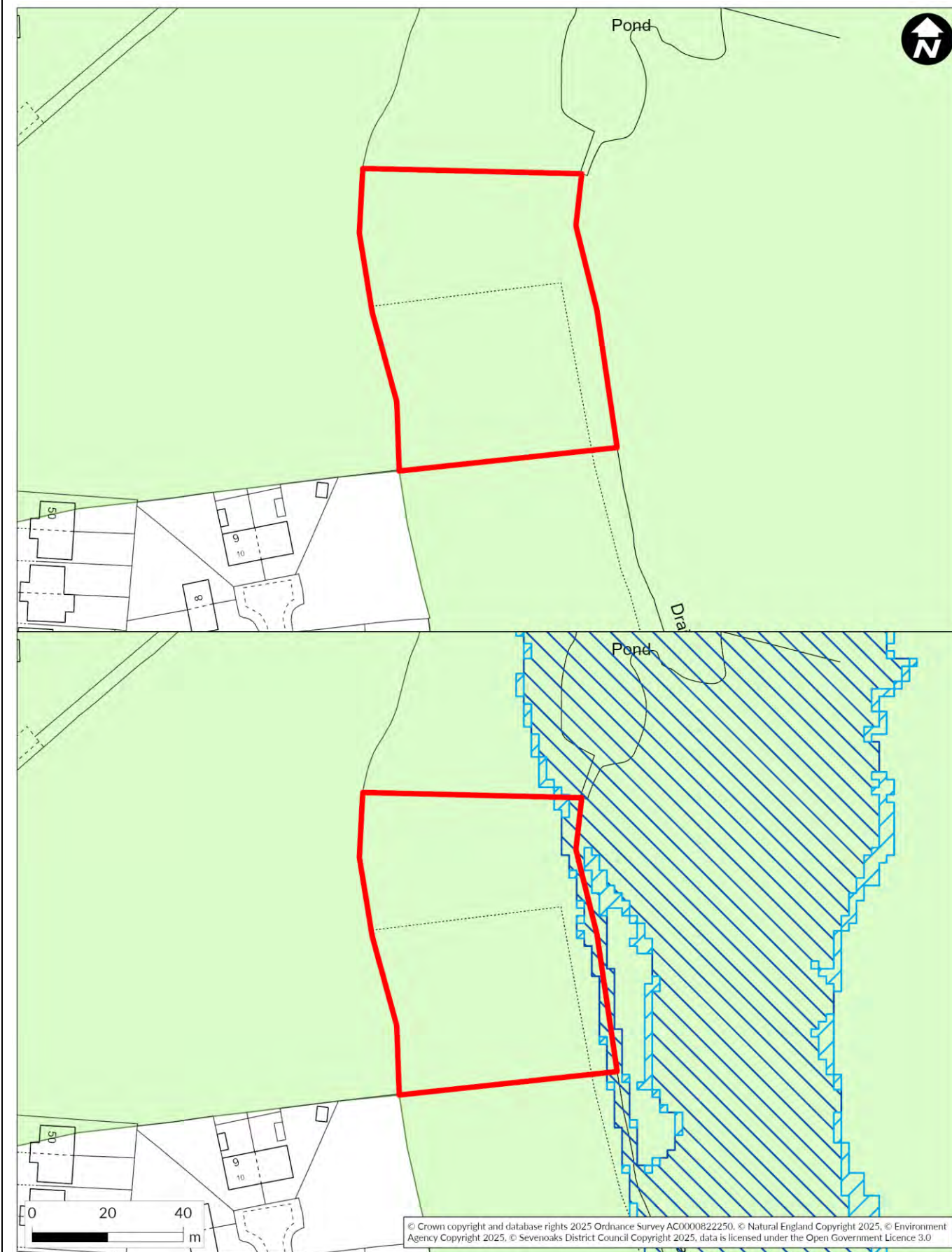
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	25 units within 12-18 months
Is there a developer interested in the site?	Yes
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitable?	The site is located in between the urban confines of Otford (a primary service settlement) and Kemsing (a secondary service settlement). The site is therefore considered to be in a sustainable location, close to key services and facilities and within walking distance of a railway station. The site benefits from an existing access off Pilgrims Way West. There is considered to be limited capacity on the transport network and therefore improvements would be required. The site is a partially brownfield site within the Green Belt and is considered to constitute grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. The site has a scheduled monument on the site and also is considered to play an important role in preventing the merging of Otford and Kemsing. Therefore, this site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	This site is considered unsuitable due to the presence of a scheduled monument and the key location preventing the merging of Otford and Kemsing.

HO/21/00067
Land rear of Mills Crescent, Seal



SITE DETAILS	
SHELAA Reference	HO/21/00067
Site Area (Ha)	0.44
Developable Area (Ha)	0.44
Brownfield / Greenfield	Greenfield
Planning History	20/02789/FUL – planning permission granted for residential development on adjacent land
Previous SHELAA Ref (2018)	N/A
Site Description	The site comprises agricultural land at the northeastern tip of Seal. The site is otherwise largely surrounded by open countryside.
Site Type	New build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to Seal
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within urban confines	
Land Use (GF/PDL)	Greenfield	
Existing use	No	
Existing allocation / designation	No existing allocation/designation	
Proposed use / designation	No proposed allocation/designation	
Green Belt	Within Green Belt adjacent to Seal	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-medium	
Agricultural Land Quality	Grade 3	
Flood Risk	Flood Zone 2 (0.85%) Flood Zone 3 (4.38%)	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage assets	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Within Sub Alluvial River Terrace (85.52%)	
Site Access	New access required	
Network Capacity	Capacity on transport network (contributions may still be sought)	
Settlement Classification	Adjacent to Seal	
Town and Local Centres	Within 2km of Seal High Street	
Train Station	Not within 2km of train station	

GREEN	AMBER	RED
19	5	3

OTHER CONSIDERATIONS (FROM SITE PROMOTOR)

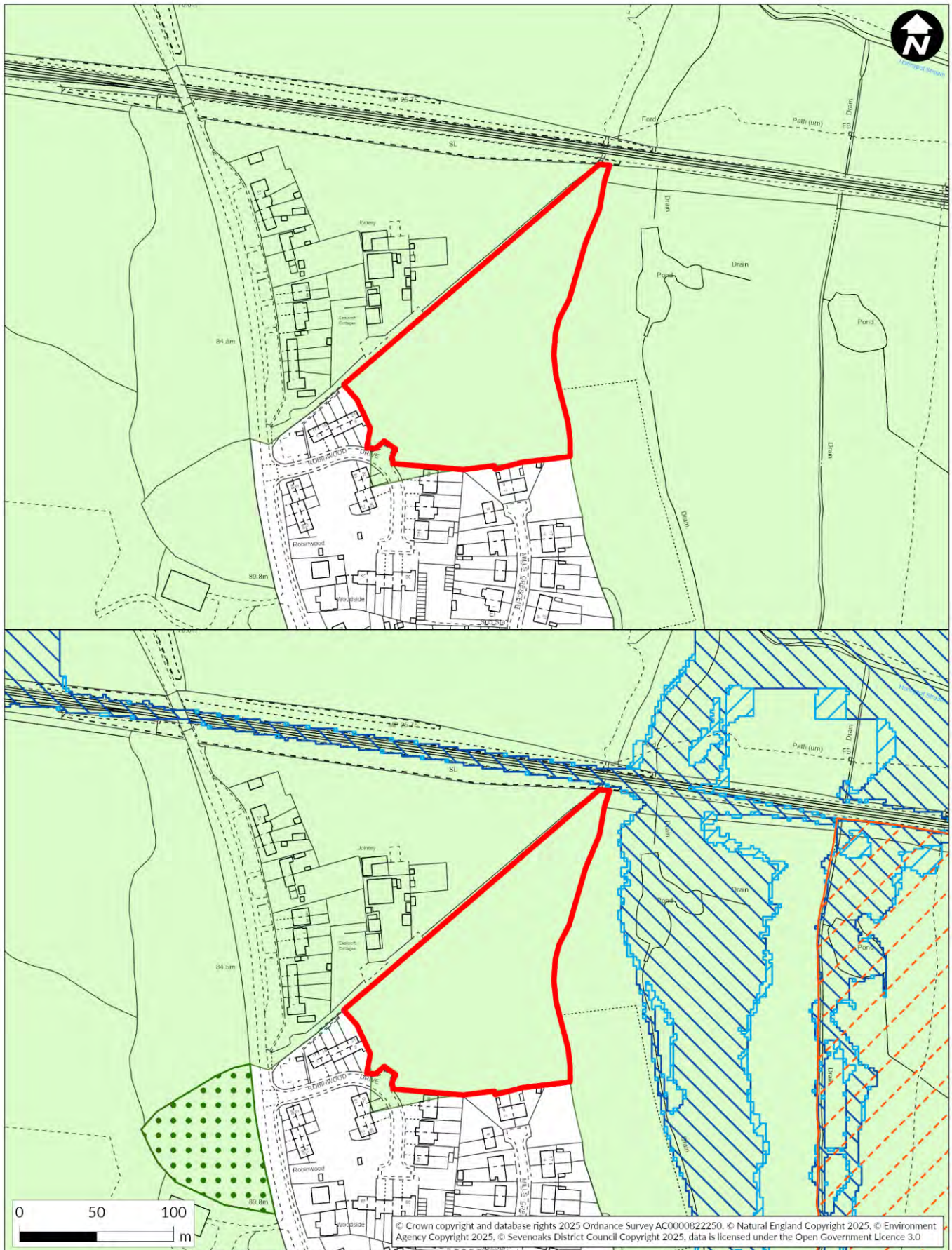
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	TBC
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to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

CONCLUSIONS

Suitable?	This is a greenfield site adjacent to the settlement confines of Seal, which is a Secondary Service Settlement in the Settlement Hierarchy 2025, close to services and facilities. It is considered a sustainable location. The site is considered grey belt land under national policy due to its performance against GB purposes A, B and D. The site comprises Grade 3 agricultural land and is largely within a Mineral Safeguarding Area. The potential for extraction would need exploring. Overall, the land is fairly unconstrained, however, it is considered that this would amount to an unnatural extension to the settlement boundary and is not suitable for allocation.
Availability	The site has been submitted on behalf of the landowner and is considered to be available in Years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	This site is considered is not considered suitable for allocation due to it being an unnatural extension to the settlement boundary.

HO/21/00081
Robinwood Drive, Seal



SITE DETAILS	
SHELAA Reference	HO/21/00081
Site Area (Ha)	1.65
Developable Area (Ha)	1.65
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO103
Site Description	This is a greenfield, undeveloped parcel of land at the northeastern edge of Seal. It is bounded by a railway line to the north, agricultural land/open countryside to the east, residential development to the south and a field to the west. An access could be taken from Robinwood Drive.
Site Type	New build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to the urban confines of Seal
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within urban confines	
Land Use (GF/PDL)	Greenfield	
Existing use	No	
Existing allocation / designation	No existing allocation/designation	
Proposed use / designation	No proposed allocation/designation	
Green Belt	Within Green Belt adjacent to Seal	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-medium	
Agricultural Land Quality	Grade 2	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within or adjacent to SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within or adjacent to Local Wildlife Site	
Local Nature Reserve	Not within or adjacent to Local Nature Reserve	
Ancient Woodland	Not within or adjacent to ancient woodland	
Presence of Heritage Assets	Not within vicinity of heritage assets	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	Noise impact assessment required (proximity to railway line and M26)	
Air Quality	Air quality impact assessment required (proximity to M26)	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Adjacent to Seal	
Town and Local Centres	Within 2km of Kemsing The Parade Within 2km of Seal High Street	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
19	5	3

OTHER CONSIDERATIONS (FROM SITE PROMOTOR)

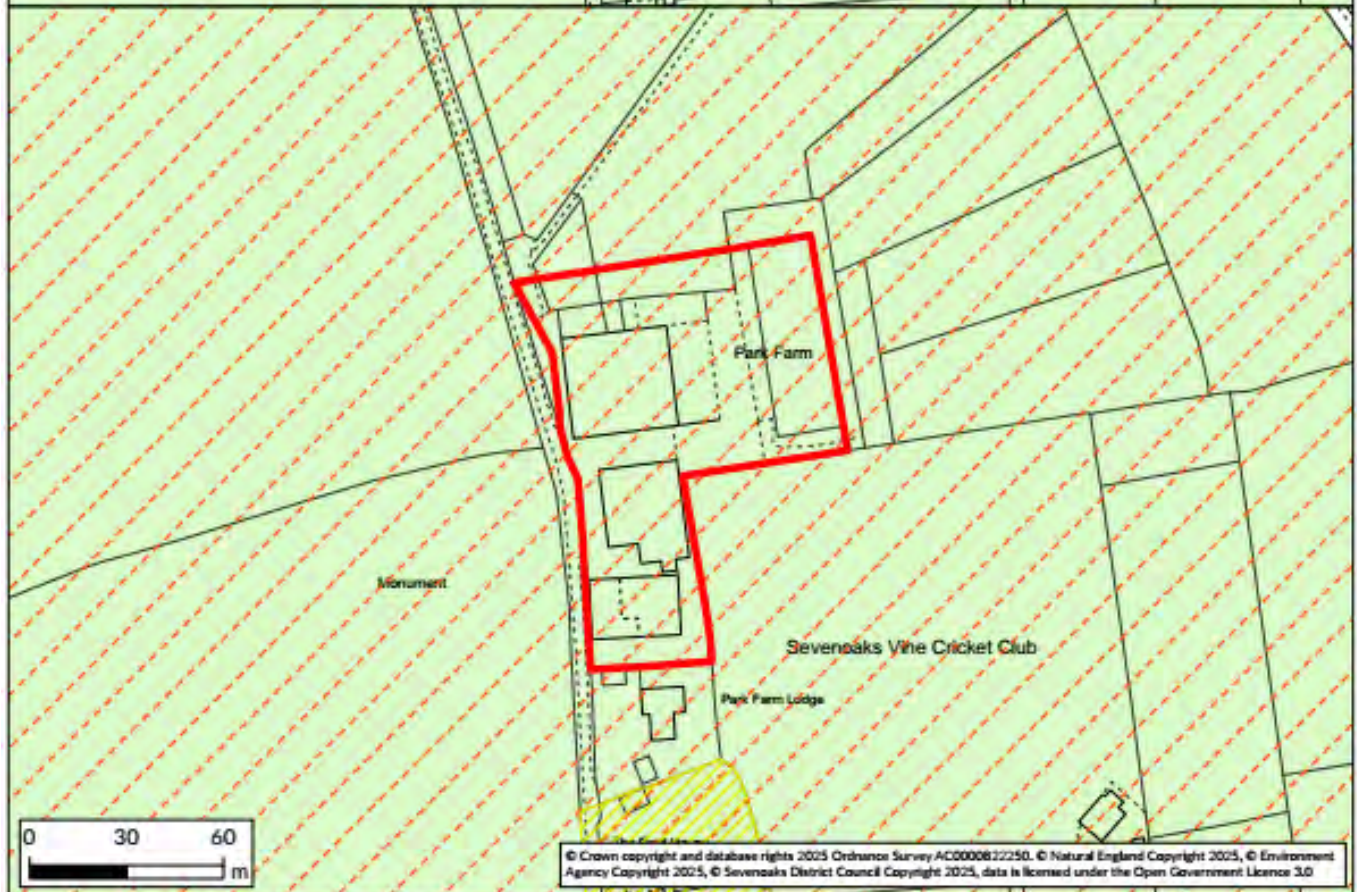
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	TBC
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to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

CONCLUSIONS

Suitable?	The site is located adjacent to the urban confines of Seal which is a Secondary Service Centre in the Settlement Hierarchy 2025 with access to some services and facilities, although this does not include a train station. The site is considered to constitute grey belt in a sustainable location under national policy due to its performance against Green Belt purposes A, B and D. Air quality and noise impact assessments would be required due to the proximity to the railway line and M26 motorway, but these are considered to be resolvable issues. The site falls entirely within an area of Grade 2, best and most versatile agricultural land. The site would also present an unnatural extension to the urban confines of Seal and is not considered suitable for development.
Availability	The site has been submitted on behalf of the landowner and is considered to be available in Years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is considered to present an unnatural extension to the urban confines of Seal and is entirely constrained by best and most versatile agricultural land. The site is not considered suitable for allocation.

HO/21/00098
Park Farm, Otford



SITE DETAILS	
SHELAA Reference	HO/21/00098
Site Area (Ha)	0.78
Developable Area (Ha)	0.78
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	HO316
Site Description	This is a brownfield site in the Green Belt near Otford. The site comprises a stables and livery. The site is bound by agricultural to the north, east and west, and residential and a cricket club to the south. The site has an existing access.
Site Type	New Build and Conversion
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within buffer of urban confines of Otford
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Within 250m of Otford	
Land Use (GF/PDL)	Previously developed land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	100% within Kent Downs National Landscapes	
Landscape Sensitivity	Medium – 100%	
Agricultural Land Quality	Grade 2 – 83.06%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of Otford Conservation Area	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former commercial land use)	
Noise Pollution	Assessment of impact of traffic along private road to High Street (Impact on existing residential)/ Noise Assessment Railway line	
Air Quality	No specific risk	
Mineral Safeguarding Area	No	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	Within 250m of Otford	
Town and Local Centres	Within 800m of Otford High Street and Otford, Sevenoaks Road Within 2km of Kemsing, The Parade	
Train Station	Within 800m of Otford	

GREEN	AMBER	RED
15.5	6	5.5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	SDC Assumption: Years 1-5 as PDL
When do you anticipate commencement on the site?	SDC Assumption: Years 1-5 as PDL
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	TBC
Any legal constraints?	No
Type of development?	Both
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

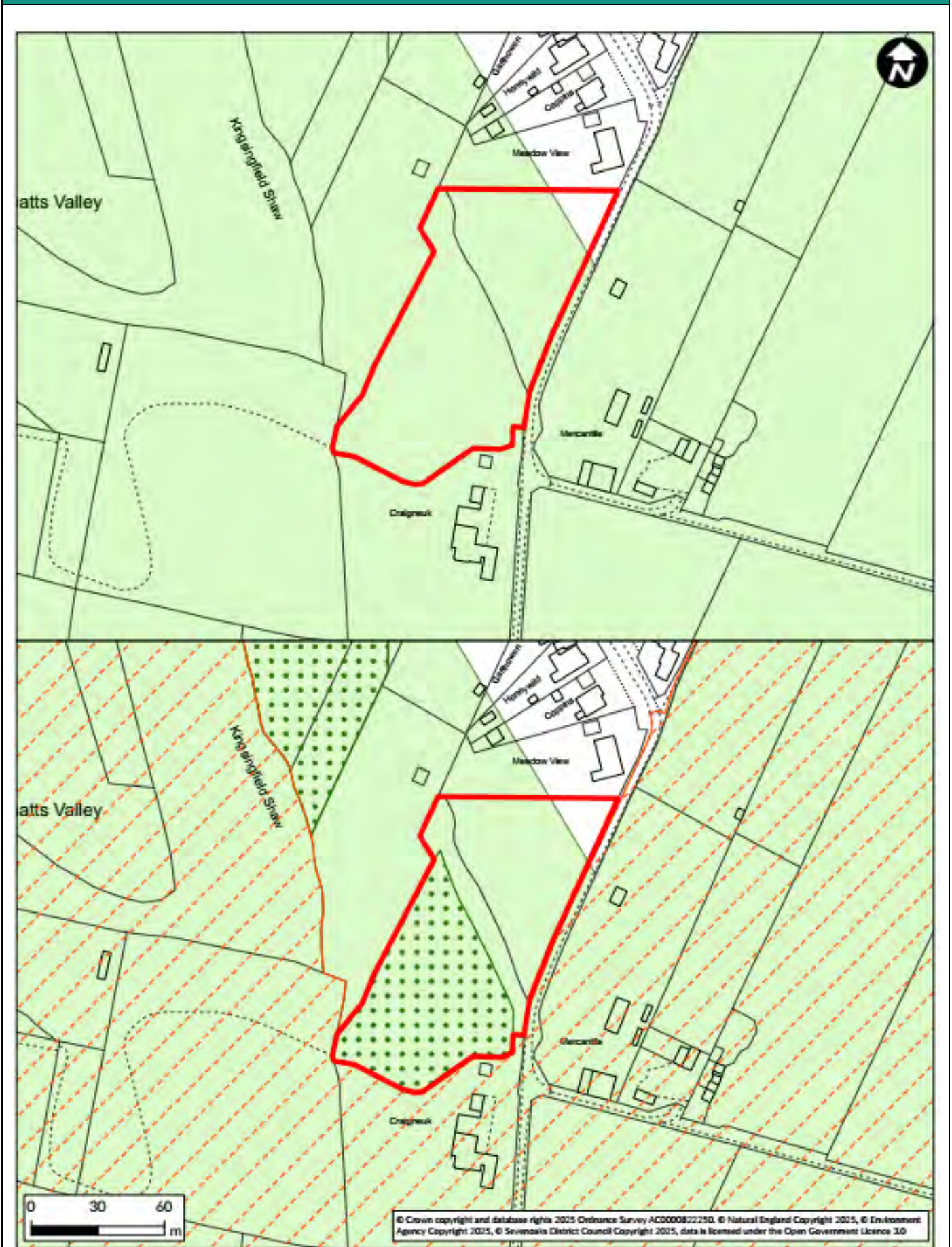
Suitability	This is a brownfield site within the Green Belt, near Otford, which is identified as a Primary Service Centre in the Settlement Hierarchy 2025. However, the site does not lie directly adjacent to the settlement boundary. The site is considered to be in a sustainable location, close to key services and facilities in Otford, including Otford Train Station. The site lies fully within the Green Belt but is considered to be grey belt under National Policy, due to the sites PDL status. The site also lies fully within the Kent Downs National Landscape and is Grade 2 Agricultural Land Quality, although these constraints are considered to be outweighed by the fact that the site is PDL. Access to the site is considered to be difficult and there is considered to be no capacity on the surrounding transport network. Due to these key issues, the site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	Access to the site is difficult and there is considered to be no capacity on the transport network. Therefore, the site is not proposed for allocation.

HO/21/00104

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



SITE DETAILS	
SHELAA Reference	HO/21/00104
Site Area (Ha)	0.93
Developable Area (Ha)	0.47
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO299
Site Description	This is a greenfield site adjacent to (and partially within) the urban confines of West Kingsdown. The site comprises a parcel of land at the end of Kingsingfield Road containing a fenced grass field, used for grazing and area of woodland. The site is bound by residential development to the north, open countryside to the east and south, and woodland to the west.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to (and partially within) urban confines of West Kingsdown
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Partially within West Kingsdown	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	95.27% within Green Belt	
Green Belt Stage 3	Grey Belt	
National Landscapes	0.25% within Kent Downs National Landscapes	
Landscape Sensitivity	Low-Medium – 95.27%	
Agricultural Land Quality	Grade 4 – 97.97%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Within 15m buffer of Knatts Valley, West Kingsdown	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	49.96% within Ancient & Semi-Natural Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvement	
Settlement Classification	Within 250m of West Kingsdown	
Town and Local Centres	Within 2km of West Kingsdown, Hever Road	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
17	7	3

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

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

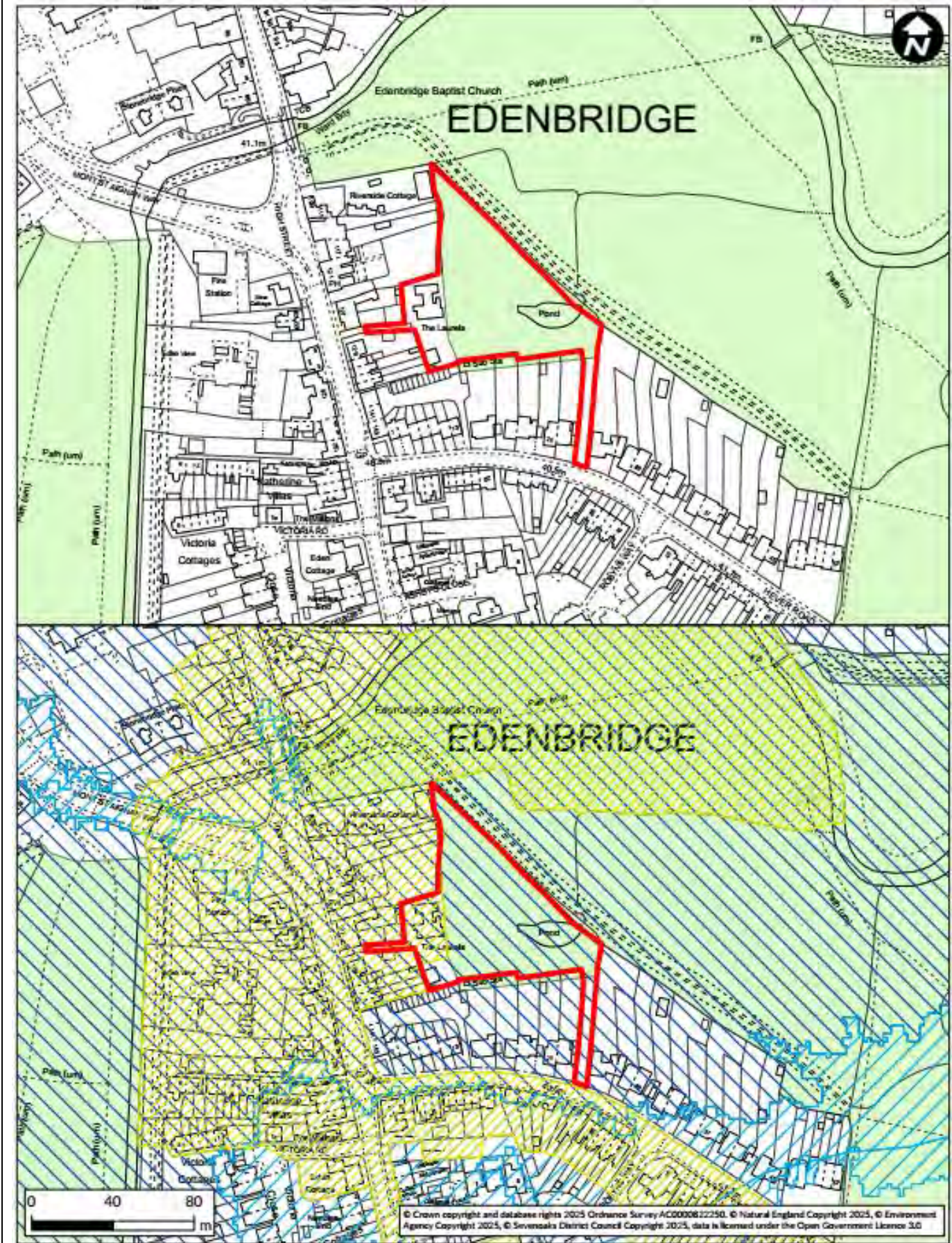
CONCLUSIONS

Suitability	This is a greenfield Green Belt site adjacent to, and partially within, the urban confines of West Kingsdown, which is identified as a Secondary Service Settlement in the Settlement Hierarchy 2025. The site is considered to be in a sustainable location, close to key services and facilities in West Kingsdown, although does not benefit from access to a train station. The sites is mostly within the Green Belt but is Grey Belt under national policy. The site is not within National Landscapes, although is adjacent to the Kent Downs National Landscape boundary. However, Ancient and Semi-Natural Woodland covers half of the site and there is considered to be limited capacity on the surrounding transport network. A new access to the site would also be required. Due to the constrained nature of the site by Ancient and Semi-Natural Woodland, it is considered that the land is not suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is constrained by Ancient and Semi-Natural woodland. Therefore, the site is not proposed for allocation.

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



SITE DETAILS	
SHELAA Reference	HO/21/00106
Site Area (Ha)	0.52
Developable Area (Ha)	0.33
Brownfield / Greenfield	Partially brownfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a partially brownfield site adjacent to (and partially within) the urban confines of Edenbridge. The site comprises a residential dwelling and associated garden. The site is bound by residential to the south and west, and agricultural to the north-east. The site has an existing access off High Street.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to (and partially within) urban confines of Edenbridge
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	23.47% in Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes but will be reprovided	
Existing allocation / designation	Town and Local Centre, Edenbridge – Southern Fringe (2.11%)	
Proposed use / designation	No	
Green Belt	76.53% within Green Belt, 23.47% in Edenbridge urban confine	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Medium 76.53%	
Agricultural Land Quality	Urban	
Flood Risk	Flood Zone 2 and 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	36.09% within River Eden	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	13.7% within Edenbridge conservation area Within 200m of 22 listed buildings	
Air Quality Management Area	No	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	14.55% within Sub Alluvial River Terrace	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within 400m of Edenbridge	
Town and Local Centres	Within 800m of Edenbridge Central Area, Edenbridge Southern Fringe and Edenbridge Northern Fringe	
Train Station	Within 2km of Edenbridge and Edenbridge Town Station	

GREEN	AMBER	RED
17	8	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

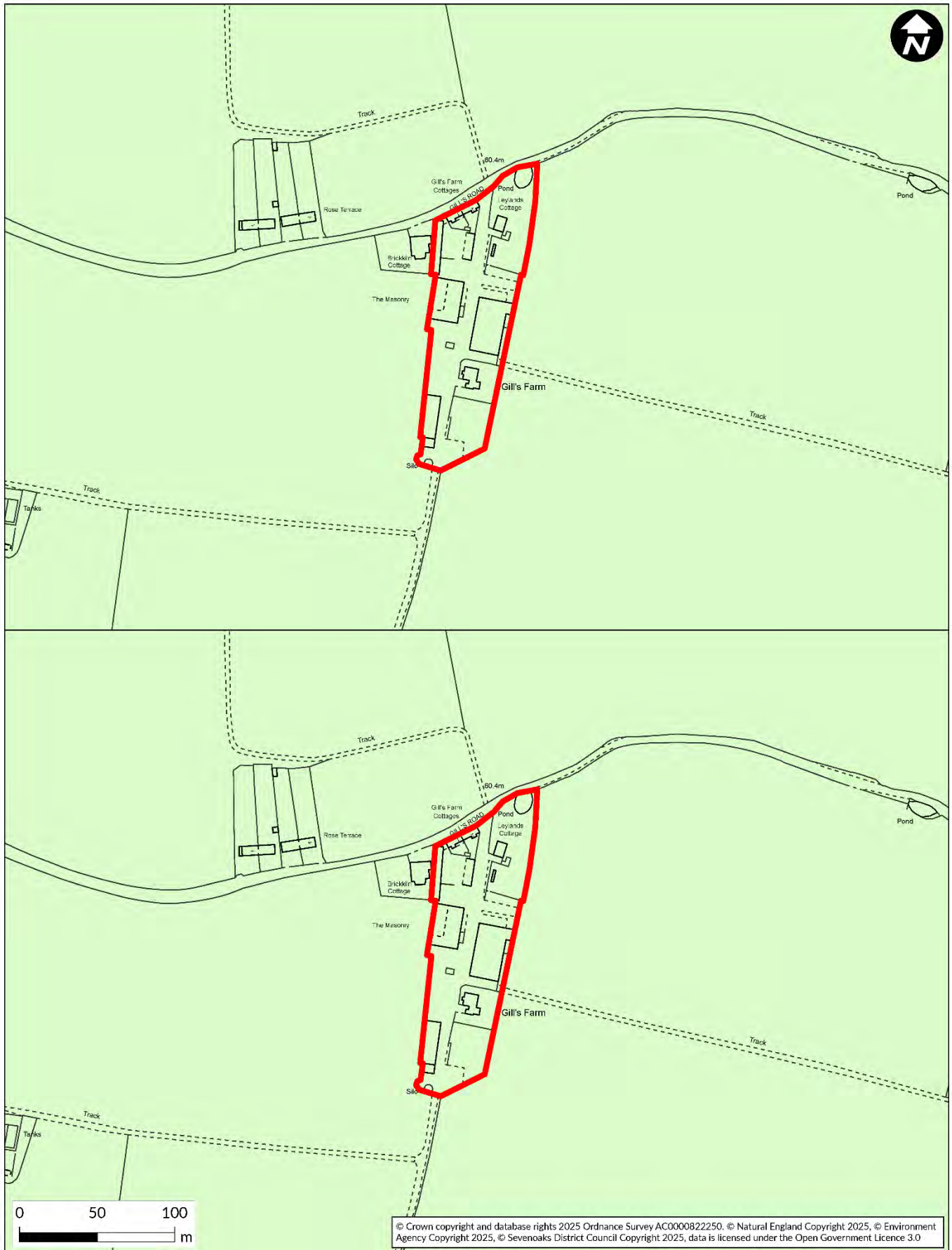
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completion on the site?	Completion of site within 18 months of commencement
Is there a developer interested in the site?	Blackthorn Homes are representing the landowner, and capable of developing the site.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a partially brownfield site which is adjacent to, and partially within, the urban confines of Edenbridge, which is identified as town in the Settlement Hierarchy 2025. The site is considered to be in a sustainable location, within close proximity to key services and facilities, including two train stations. The site lies majority within the Green Belt but is considered to be Grey Belt under national policy. The site also lies fully within Flood Zone 2 and Flood Zone 3, as well as partially within a Local Wildlife Site. The site has an existing access which could be utilised. Due to the constrained nature of the site, it is considered that the site is not suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Unsuitable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is highly constrained by Flood Zone 2 and Flood Zone 3 and a Local Wildlife Site. Therefore, the site is not proposed for allocation.

HO/21/00109
Gills Farm, Gills Road, South Darenth



SITE DETAILS	
SHELAA Reference	HO/21/00109
Site Area (Ha)	0.92
Developable Area (Ha)	0.92
Brownfield / Greenfield	Brownfield
Planning History	N/A
Previous SHELAA Ref (2018)	HO127
Site Description	This a brownfield site in the open countryside. The site currently comprises commercial use and associated hardstanding, and agricultural use. The site is bound by Gills Road to the north, open countryside to the east, west and south. The site benefits from an existing access off Gills Road.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Previously Developed Land
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within urban confines	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes but not allocated	
Existing allocation / designation	No existing allocation/designation	
Proposed use / designation	No proposed allocation/designation	
Green Belt	Within Green Belt and not adjacent to urban confines	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Grade 2	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage assets	
Air Quality Management Area	Not within AQMA	
Contamination Issues	Contaminated land assessment required	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within open countryside	
Town and Local Centres	Not within 2km of town or local centre	
Train Station	Not within 2km of train station	

GREEN	AMBER	RED
19	3	5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

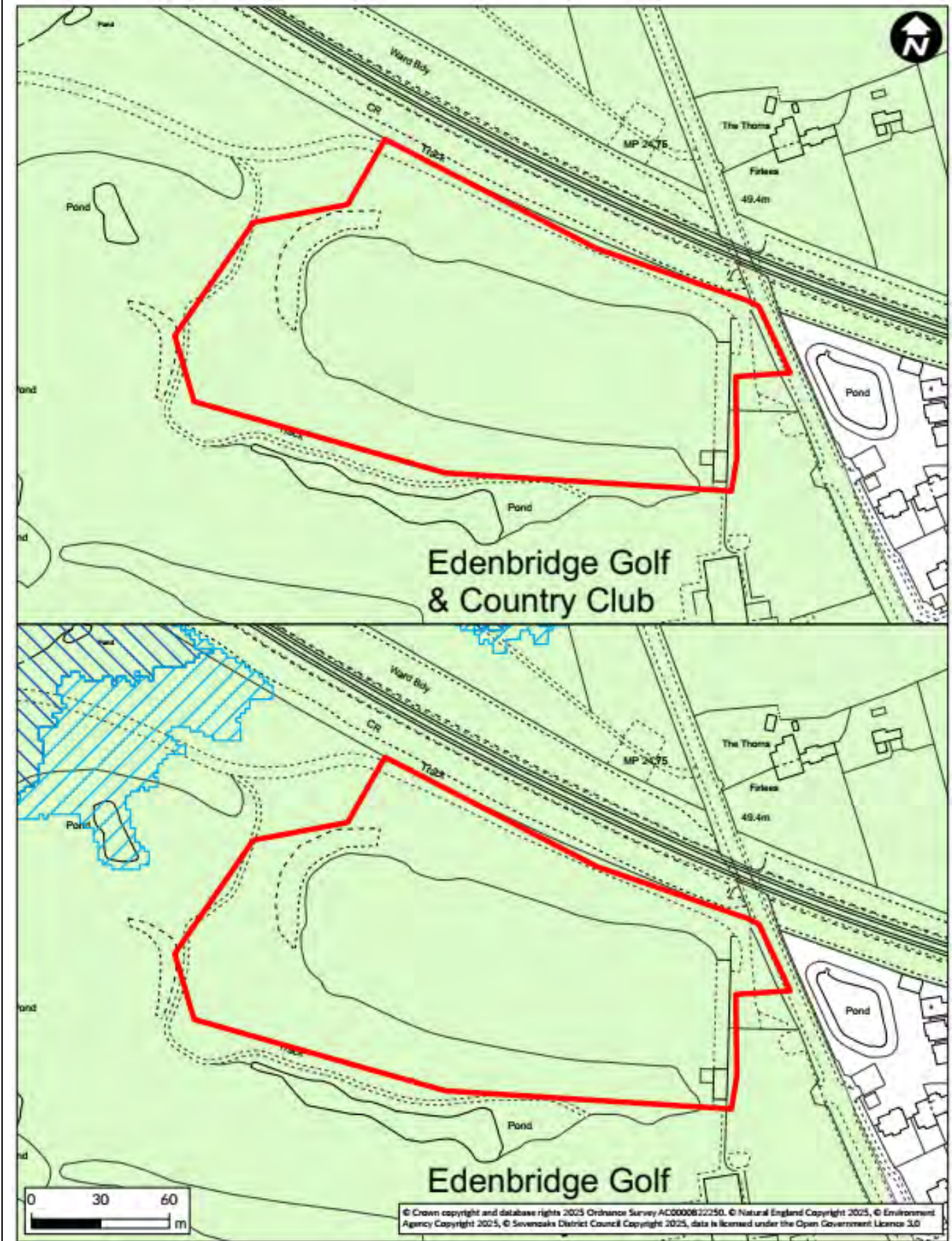
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	Plan timetable dependent
Is there a developer interested in the site?	Hawkspare has a history of delivery in the District
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitable?	This is a brownfield site located in open countryside, and therefore the site is not considered to be sustainably located, being over 2km from a town or local centre and a train station. The site lies fully within the Green Belt but is considered to be grey belt under national policy due to its PDL status and performance against Green Belt purposes A, B and D. The site is fully Grade 2 agricultural land quality. A contaminated land assessment would be required for this site. Due to the constrained nature of this site by Grade 2 Agricultural Land Quality and the unsuitable location, the site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is constrained by Grade 2 Agricultural Land Quality and is not sustainably located, and therefore is unsuitable for development.

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



SITE DETAILS	
SHELAA Reference	HO/21/00110
Site Area (Ha)	2.51
Developable Area (Ha)	2.51
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO331, MX38
Site Description	This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a golf driving range. The site is bound by Crouch House Road to the east, the railway line to the south, and golf course to the south and west. The site has an existing access off Crouch House Road.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to urban confines of Edenbridge
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	5.51m from Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within the green belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Medium-High – 100%	
Agricultural Land Quality	Grade 3 – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (previous farmland and potentially made ground)	
Noise Pollution	Noise Assessment (railway)	
Air Quality	AQ Assessment- Impact of development on nearby roads	
Mineral Safeguarding Area	No	
Site Access	New/additional access required	
Network Capacity	Capacity on transport networks (contributions towards improvements may still be required)	
Settlement Classification	Within 400m of Edenbridge	
Town and Local Centres	Access points within 2km of Edenbridge, Central Area, Northern Fringe and Southern Fringe	
Train Station	Access point within 2km of Edenbridge and Edenbridge Town	

GREEN	AMBER	RED
15	10	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	Completion by 2024-2025. One phase. This site can come forward quickly and is readily available.
Is there a developer interested in the site?	Yes- Trinity Square Developments Ltd.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a greenfield site near to the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although does not benefit from access to a nearby train station. The site is within the Green Belt but is considered to constitute grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. The site also lies mostly in an area of medium-high landscape sensitivity and is Grade 3 agricultural land quality. Although the site lies adjacent to the settlement boundary of Edenbridge, it is considered that this site would present an unnatural extension to the urban confines of Edenbridge. Due to this, and the constrained nature of the site, it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.

Deliverable/Developable?	Not currently developable
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Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is considered to present an unnatural extension to the urban confines of Edenbridge. The site is also constrained by Grade 3 agricultural land quality and medium-high landscape sensitivity. Therefore, the site is not considered suitable for allocation.

HO/21/00117
101 London Road, Sevenoaks



SITE DETAILS	
SHELAA Reference	HO/21/00117
Site Area (Ha)	0.25
Developable Area (Ha)	0.25
Brownfield / Greenfield	Brownfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a brownfield site located within the urban confines of Sevenoaks Urban Area. The site comprises West Kent Housing Association offices and car park. The site is bound to the west by Argyle Road, north and east by London Road, and south by residential. The site has an existing access off Argyle Road.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

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

SHELAA ASSESSMENT		
Within Urban Confines	Within Sevenoaks Urban Area	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes (Employment)	
Existing allocation / designation	Yes – ADMP EMP1(g): London Road, Sevenoaks TLC – Sevenoaks Town Centre	
Proposed use / designation	No	
Green Belt	Within Urban Confines of Sevenoaks Urban Area	
Green Belt Stage 3	Not in the Green Belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban - 100.0%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Partially within Sevenoaks - High Street Conservation Area (24.72%) Within 200m of 15 listed buildings Within 100m of 11 locally listed assets	
Air Quality Management Area	83.39% within AQMA	
Contamination Issues	Contaminated Land Assessment (former commercial land use)	
Noise Pollution	Noise Assessment (Traffic)	
Air Quality	Air Quality Assessment- impact of air quality on residents and impact on Sevenoaks Town Centre AQMA (traffic will need to go through AQMA)	
Mineral Safeguarding Area	None	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	

Settlement Classification	Completely within Sevenoaks Urban Area	
Town and Local Centres	Within 800m of Sevenoaks - Town Centre, Tuns Hill and Sevenoaks Station Within 2km of Riverhead and St Johns.	
Train Station	Within 800m of Sevenoaks Station	

GREEN	AMBER	RED
20	5	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

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

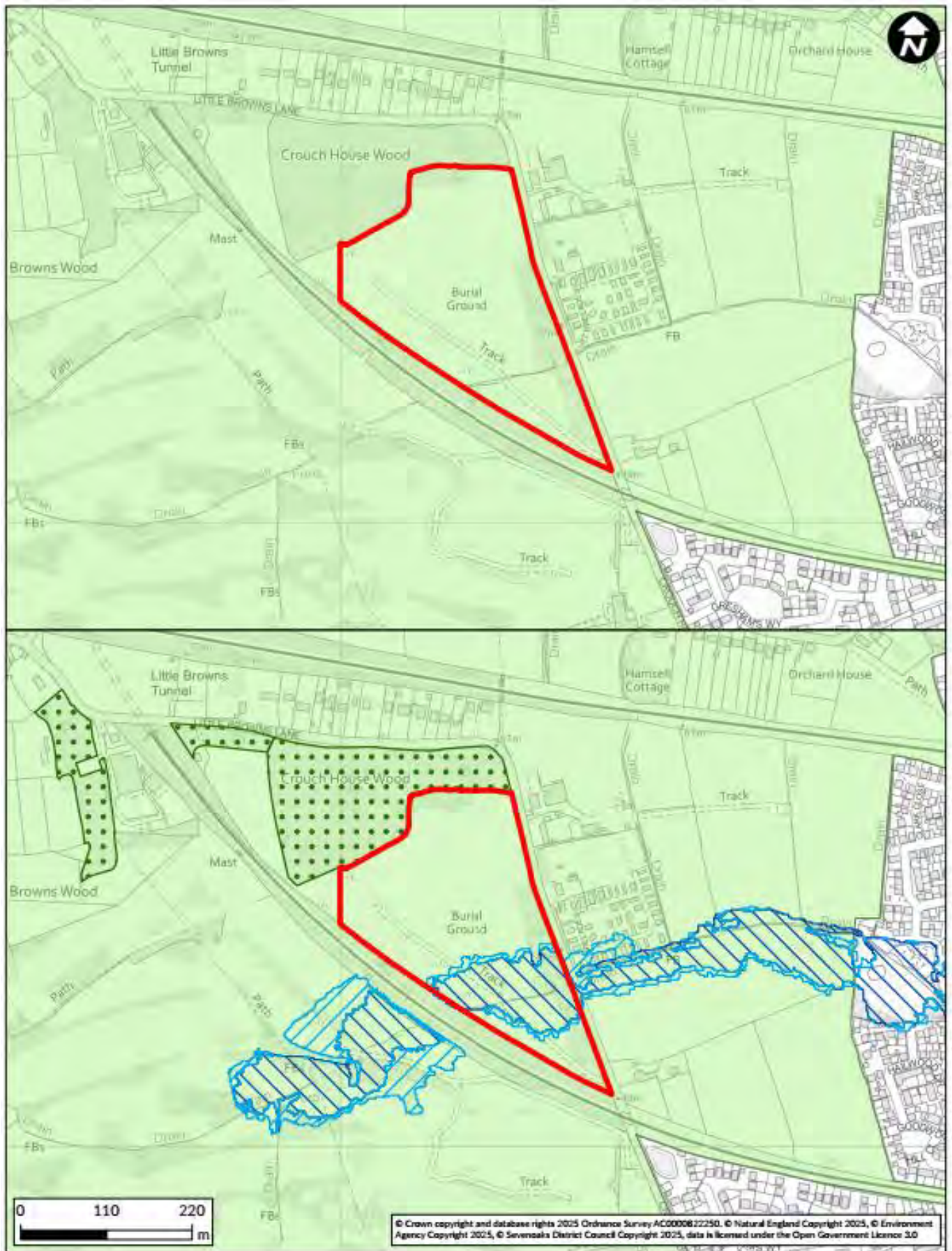
CONCLUSIONS

Suitability	This is a brownfield site within the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is considered to be in a highly sustainable location, within Sevenoaks Town Centre, close to key services and facilities and Sevenoaks Train Station. However, the site is allocated for office use. The site has an existing access off Argyle Road. Due to the existing allocation for office use, and that the proposal does not retain any employment floorspace in this location, this site is considered unsuitable for residential development.
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Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is allocated for office use. Therefore, the site is not proposed for allocation for residential use.

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



SITE DETAILS	
SHELAA Reference	HO/21/00121
Site Area (Ha)	6.61
Developable Area (Ha)	6.29
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO426
Site Description	This is a predominantly Green Belt site near Edenbridge. The site comprises the Eden Valley Woodland Burial Ground. The site is bound by the railway to the west and south, woodland to the north and Crouch House Road to the east. There is an existing access off Crouch House Road at the southern point of the site. A footpath runs through the site from the south to the north-west.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within buffer adjacent to urban confines of Edenbridge
Stage 1 Conclusion	PROGRESS TO FULL ASSESSMENT

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

GREEN	AMBER	RED
12	11	4

OTHER CONSIDERATIONS (FROM SITE PROMOTOR)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	Could be completed in one phase of development.
Is there a developer interested in the site?	Yes- Trinity Square Developments.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

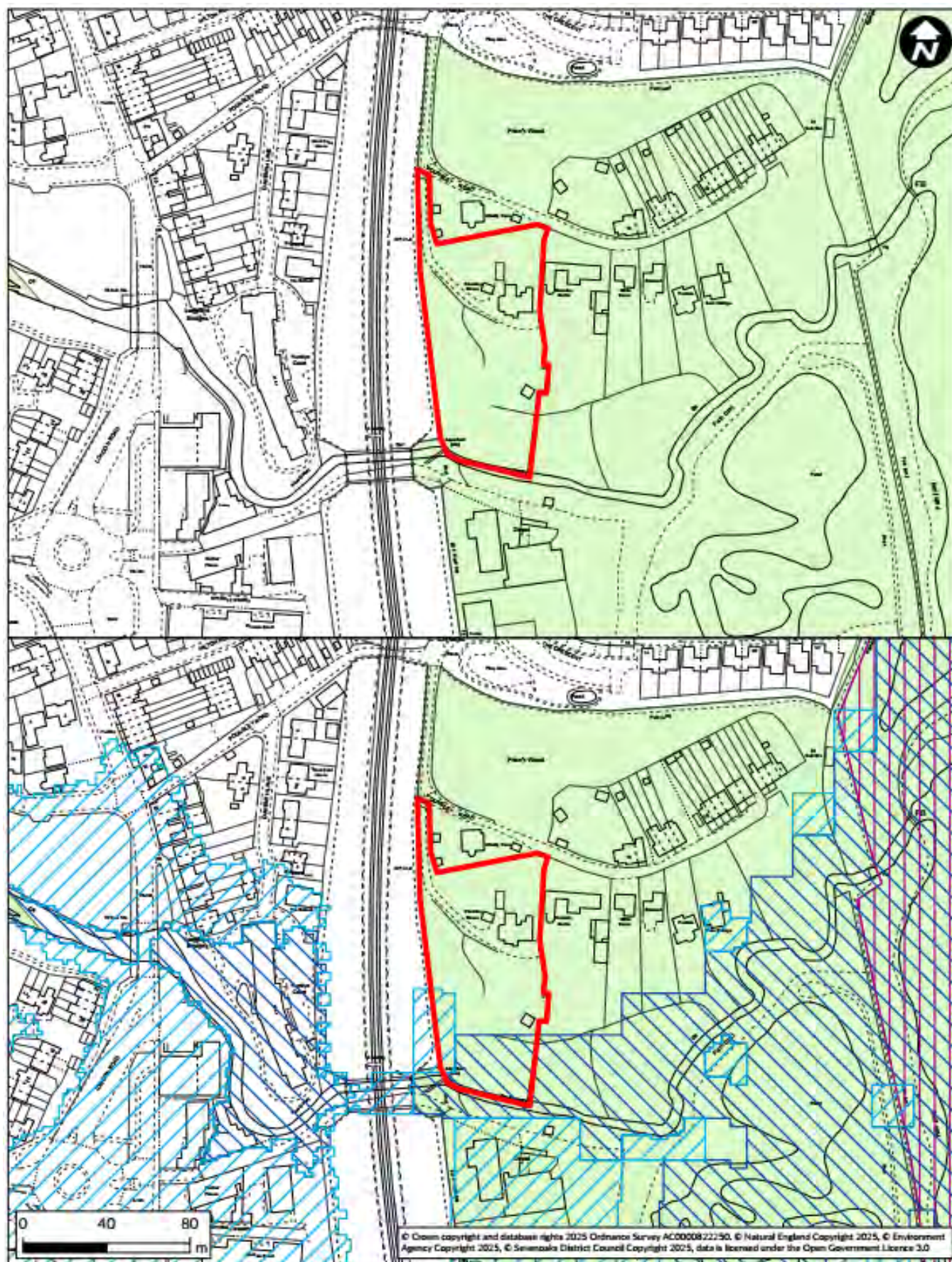
CONCLUSIONS

Suitability	This is a greenfield site in the Green Belt close to Edenbridge, which is identified as a town in the Settlement Hierarchy 2025. The site is not directly adjacent to the settlement boundary. The site is considered to be in a sustainable location, close to key services and facilities in Edenbridge, including two train stations. The site is considered to constitute grey belt land under national policy due to its performance against GB purposes A, B and D. However, the site is a burial ground and is an emerging open space designation. It is also within an area of medium-high landscape sensitivity. There is an existing access to the site which could be utilised. Due to the constrained nature of the site, the fact that the site is not directly adjacent to the settlement boundary and the loss of open space and the burial ground, the site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in Years 1-5

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is not adjacent to the settlement boundary of Edenbridge, comprises an emerging open space designation (burial ground) and is in an area of medium-high landscape sensitivity. Therefore, the site is not proposed for allocation.

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



SITE DETAILS	
SHELAA Reference	HO/21/00124
Site Area (Ha)	0.61
Developable Area (Ha)	0.61
Brownfield / Greenfield	Mixed
Planning History	No relevant planning history
Previous SHELAA Ref (2018)	N/A
Site Description	The site is adjacent to the northern boundary of Sevenoaks urban confines and wholly within the Green Belt. It comprises a detached dwelling, a number of outbuildings and two garden areas. To the north and east is a small ribbon of residential development, while the western boundary is denoted by a railway line. The site has an existing access gate off of Pounsley Road which could be utilised. The southern most portion of the site falls within both Flood Zone 3 and a biodiversity opportunity area.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

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

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Sevenoaks Urban Area	
Land Use (GF/PDL)	Mixed – Greenfield and Previously Developed Land	
Existing use	Yes but will be reprovided	
Existing allocation / designation	No	
Proposed use / designation	Yes – Open Spaces 2018	
Green Belt	In green belt adjacent to Sevenoaks	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-Medium – 100%	
Agricultural Land Quality	Urban – 100%	
Flood Risk	5.78% Flood Zone 2 18.95% Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land (former landfill site)	
Noise Pollution	Noise Assessment (railway)	
Air Quality	Air Quality Assessment- impact on A25 AQMA (traffic will need to go through AQMA)	
Mineral Safeguarding Area	Within River Terrace Deposits and Sub Alluvial River Terrace	
Site Access	Access not possible	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 400m of Sevenoaks	
Town and Local Centres	Within 800m of Dunton Green Within 2km of Riverhead	
Train Station	Within 2km of Dunton Green	

GREEN	AMBER	RED
15	10	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	18 months from the date of commencement and commencement within 9 months of any approval
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

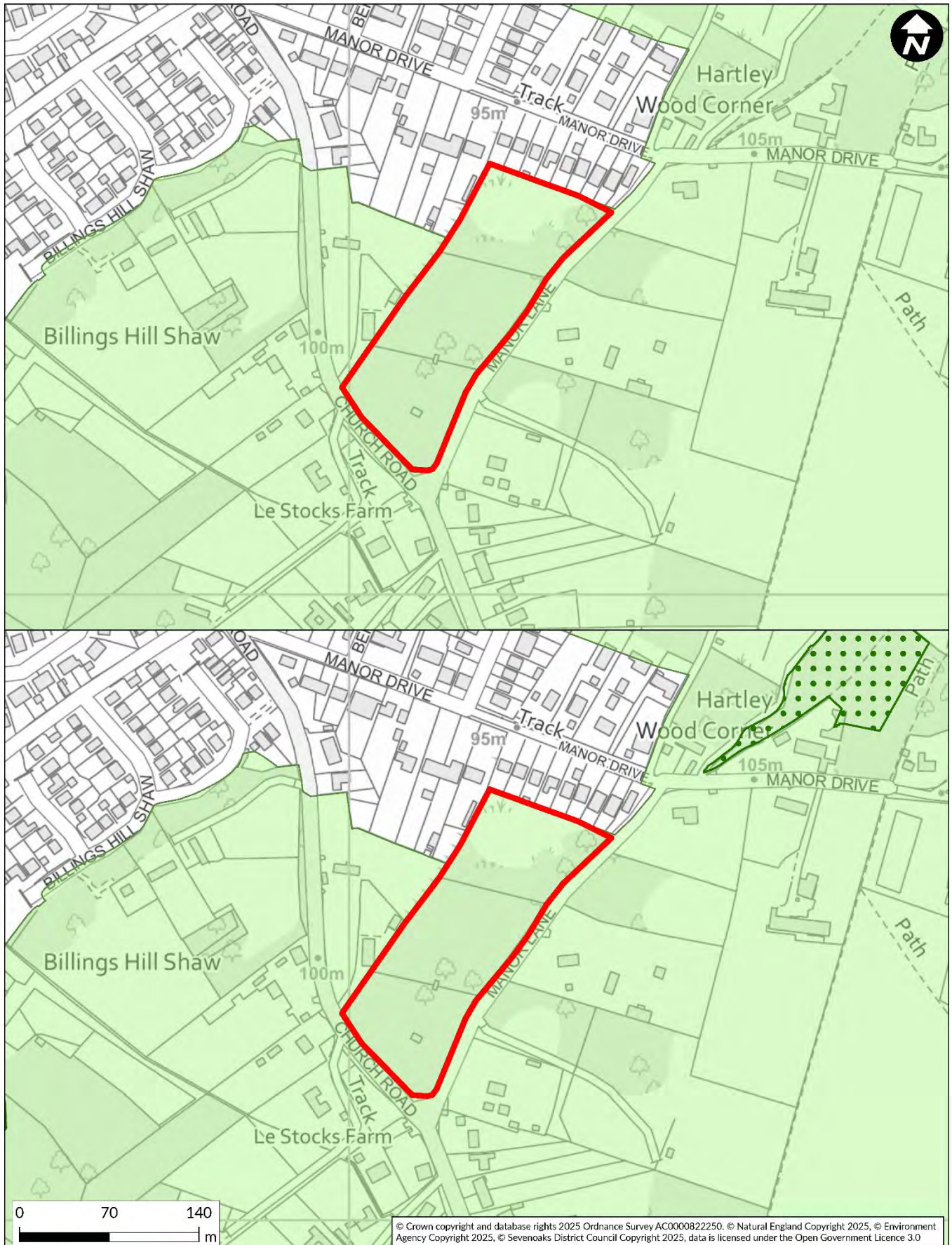
CONCLUSIONS

Suitability	The site is located adjacent to the settlement boundary of Dunton Green, in Sevenoaks Urban Area. Sevenoaks Urban Area is identified as the Principal Town in the Settlement Hierarchy and is therefore considered to be the most sustainable settlement in the District, close to key services and facilities and transport connections. The site benefits from an existing access from Pounsley Road, however it is not adopted by KCC, and it is noted that the access is privately owned by the Residents Association who are not supportive of the site, and therefore access to this site is not possible. There is considered to be limited capacity on the transport network and therefore improvements would be required. The site is a partially brownfield site within the Green Belt and is considered to constitute grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. The site lies mostly within a Mineral Safeguarding Area and also within an allocated area of Open Space and these would need further consideration.
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	Due to access not being possible to the site, it is considered to be unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is considered unsuitable for development due to access to the site not being possible.

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



SITE DETAILS	
SHELAA Reference	HO/21/00137
Site Area (Ha)	2.02
Developable Area (Ha)	2.01
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO151
Site Description	This is a greenfield site adjacent to the urban confines of Hartley. The site comprises a parcel of land containing an area of woodland. The site is bound by Manor Lane to the east, residential development to the north and west and Church Road to the south.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Hartley
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Hartley	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Hartley	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-Medium – 100%	
Agricultural Land Quality	Urban – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	Within 250m of Hartley	
Town and Local Centres	Within 800m of Hartley, Cherry Trees Within 2km of New Ash Green, Village Centre	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
19	5	3

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

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

CONCLUSIONS

Suitability	This is a greenfield site adjacent to the urban confines of Hartley, which is identified as a Primary Service Settlement in the Settlement Hierarchy 2025. The site is therefore considered to be in a sustainable location, close to key services and facilities in Hartley. The site is within the Green Belt and is considered to be grey belt land under national policy. However, access to the site is considered to be difficult and there is no capacity on the surrounding transport network. It is considered that the lack of capacity would restrict development opportunities, both for access for workmen and for future residents. Due to access and capacity issues the wider parcel is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion

Not currently developable

Do not include in Plan

SDC Comments	The wider parcel is not considered suitable for development due to access and capacity issues. SDC reconsidered the site boundary of this submission as part of the Regulation 18 Part 2 consultation (Autumn 2023) and for completeness, this parcel has also been reassessed in the 2025 SHELAA.
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HO/21/00137/B
Land to the west of Manor Lane, Hartley

CONCLUSIONS	
Suitability	The reduced site boundary was assessed in the SHELAA 2023, following the recommended area for release from the Green Belt. However, the reduced parcel is also considered to have difficult access and no capacity on the transport network. Therefore, the site is now considered unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The reduced parcel is not considered suitable for development due to access and capacity issues.



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



SITE DETAILS	
SHELAA Reference	HO/21/00137
Site Area (Ha)	2.02
Developable Area (Ha)	2.01
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO151
Site Description	This is a greenfield site adjacent to the urban confines of Hartley. The site comprises a parcel of land containing an area of woodland. The site is bound by Manor Lane to the east, residential development to the north and west and Church Road to the south.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Hartley
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Hartley	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Hartley	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-Medium – 100%	
Agricultural Land Quality	Urban – 100%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	Within 250m of Hartley	
Town and Local Centres	Within 800m of Hartley, Cherry Trees. Within 2km of New Ash Green, Village Centre	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
19	5	3

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	SDC Assumption: Years 1-5
When do you anticipate commencement on the site?	SDC Assumption: Years 1-5
When do you anticipate completion on the site?	SDC Assumption: Years 1-5
Is there a developer interested in the site?	None known
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	None known

CONCLUSIONS

Suitability	This is a greenfield site adjacent to the urban confines of Hartley, which is identified as a Primary Service Settlement in the Settlement Hierarchy 2025. The site is therefore considered to be in a sustainable location, close to key services and facilities in Hartley. The site is within the Green Belt and is considered to be grey belt land under national policy. However, access to the site is considered to be difficult and there is no capacity on the surrounding transport network. It is considered that the lack of capacity would restrict development opportunities, both for access for workmen and for future residents. Due to access and capacity issues the wider parcel is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The wider parcel is not considered suitable for development due to access and capacity issues. SDC reconsidered the site boundary of this submission as part of the Regulation 18 Part 2 consultation (Autumn 2023) and for completeness, this parcel has also been reassessed in the 2025 SHELAA.

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



SITE DETAILS	
SHELAA Reference	HO/21/00240
Site Area (Ha)	7.64
Developable Area (Ha)	2.98
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO141
Site Description	This is a greenfield site adjacent to the urban confines of Swanley. The site comprises a large area of woodland. The site is bound by New Barn Road to the north, residential development to the east and south and Swanley Park to the west.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

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

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Swanley	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Green belt adjacent to Swanley	
Green Belt Stage 3	Not considered grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-Medium 99.56%	
Agricultural Land Quality	Grade 2 – 61.0%. Urban – 39%	
Flood Risk	Flood zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	56.87% within 100m of Swanley Park Kent Compendium historic park / garden	
Air Quality Management Area	None	
Contamination Issues	Cont Land Assessment (former nursery site)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment- Impact on Swanley AQMA/ impact on neighbouring junctions	
Mineral Safeguarding Area	None	
Site Access	New/Additional access	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	100.0% within 400m of Swanley	
Town and Local Centres	Access points within 2km of Hextable, Upper Main Road and Swanley – Town Centre	
Train Station	Access point within 2km of Swanley	

GREEN	AMBER	RED
15.5	9	2.5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	N/A
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	None

CONCLUSIONS

Suitability	This is a greenfield site in the Green Belt adjacent to Swanley, which is identified as a town in the Settlement Hierarchy. The site is considered to be in sustainable location, close to key services and facilities and Swanley Train Station. The site lies fully within the Green Belt and is not considered to constitute grey belt land due to performing strongly against Green Belt purpose B, preventing the merging of Swanley and Hextable. Additionally, the site is 61% Grade 2 Agricultural Land Quality. Due to the constrained nature of the site in the Green Belt, the site is not considered to be suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is highly constrained by strongly performing Green Belt and Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation.

HO/21/00151
Gorse Hill Nursery, Gorse Hill, Farningham



SITE DETAILS	
SHELAA Reference	HO/21/00151
Site Area (Ha)	1.38
Developable Area (Ha)	1.38
Brownfield / Greenfield	Brownfield
Planning History	N/A
Previous SHELAA Ref (2018)	HO315
Site Description	This is a brownfield site in the Green Belt, not adjacent to a settlement confines. The site currently comprises a former plant nursery in horticultural use, with a large area of hardstanding and associated buildings. The site is also occupied by storage for caravans. The site is bound by open countryside to the north, south and west and the A20 to the east. The site has an existing access from a layby off Gorse Hill Main Road (A20).
Site Type	New build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – previously developed land
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within urban confines	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes but not allocated	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Within National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Grade 3	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage assets	
Air Quality Management Area	Not within AQMA	
Contamination Issues	Contaminated land assessment – former land use	
Noise Pollution	Noise assessment - traffic	
Air Quality	No specific risk	
Mineral Safeguarding Area	Within Mineral Safeguarding Area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	In open countryside	
Town and Local Centres	Over 2km from town or local centre	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
19	3	5

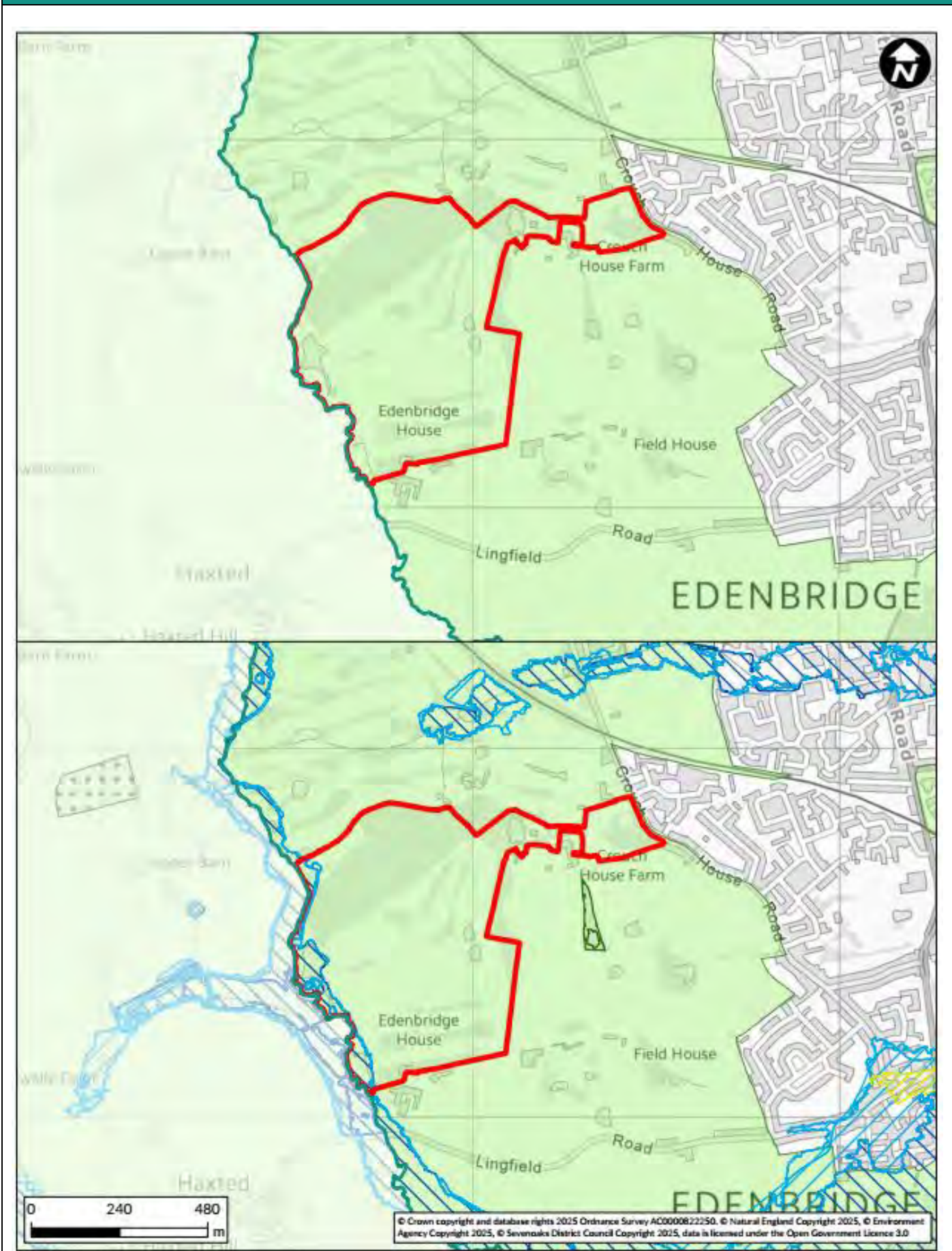
OTHER CONSIDERATIONS (FROM SITE PROMOTER)	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	TBC
Is there a developer interested in the site?	TBC
Any legal constraints?	No
Type of development?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

CONCLUSIONS	
Suitable?	This is a brownfield site in the open countryside. The site is therefore not considered to be in a sustainable location, and is over 2km from a town or local centre and a railway station. The site is within the Green Belt but is considered to constitute grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. The site lies fully within national landscapes. A contaminated land assessment and noise assessment would be required. Therefore, due to the sites unsustainable location within National Landscapes, the site is considered unsuitable for 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?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is located in an unsustainable location and in national landscapes and therefore is not considered suitable for allocation.

HO/21/00162

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



SITE DETAILS	
SHELAA Reference	HO/21/00162
Site Area (Ha)	39.54
Developable Area (Ha)	39.54
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO330
Site Description	This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a large parcel of land to the west of Edenbridge, also directly adjacent to the district boundary with Tandridge District. The majority of the site comprises a redundant golf course, with the remaining land, to the east of the site, forming part of the curtilage to Crouch House Farm and tennis courts. The site is bound by Crouch House Road to the east, a golf course to the north and open countryside to the west and south.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to urban confines of Edenbridge
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	9.19m from Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within green belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Medium-High – 96.99%	
Agricultural Land Quality	Grade 3 – 99.8%	
Flood Risk	7.7% in Flood Zone 2 and 5.91% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within a LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 3 listed buildings	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (likely made ground)	
Noise Pollution	Noise Assessment (adjacent commercial)	
Air Quality	AQ Assessment- Impact of development on nearby roads dependant on scale and density	
Mineral Safeguarding Area	40569.32m2 10.26% within Sub Alluvial River Terrace	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	10.58% within 400m of Edenbridge	
Town and Local Centres	Access points within 2km of Edenbridge Central, Northern Fringe and Southern Fringe	
Train Station	Access points within 2km of Edenbridge and Edenbridge Town	

GREEN	AMBER	RED
11	12	4

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

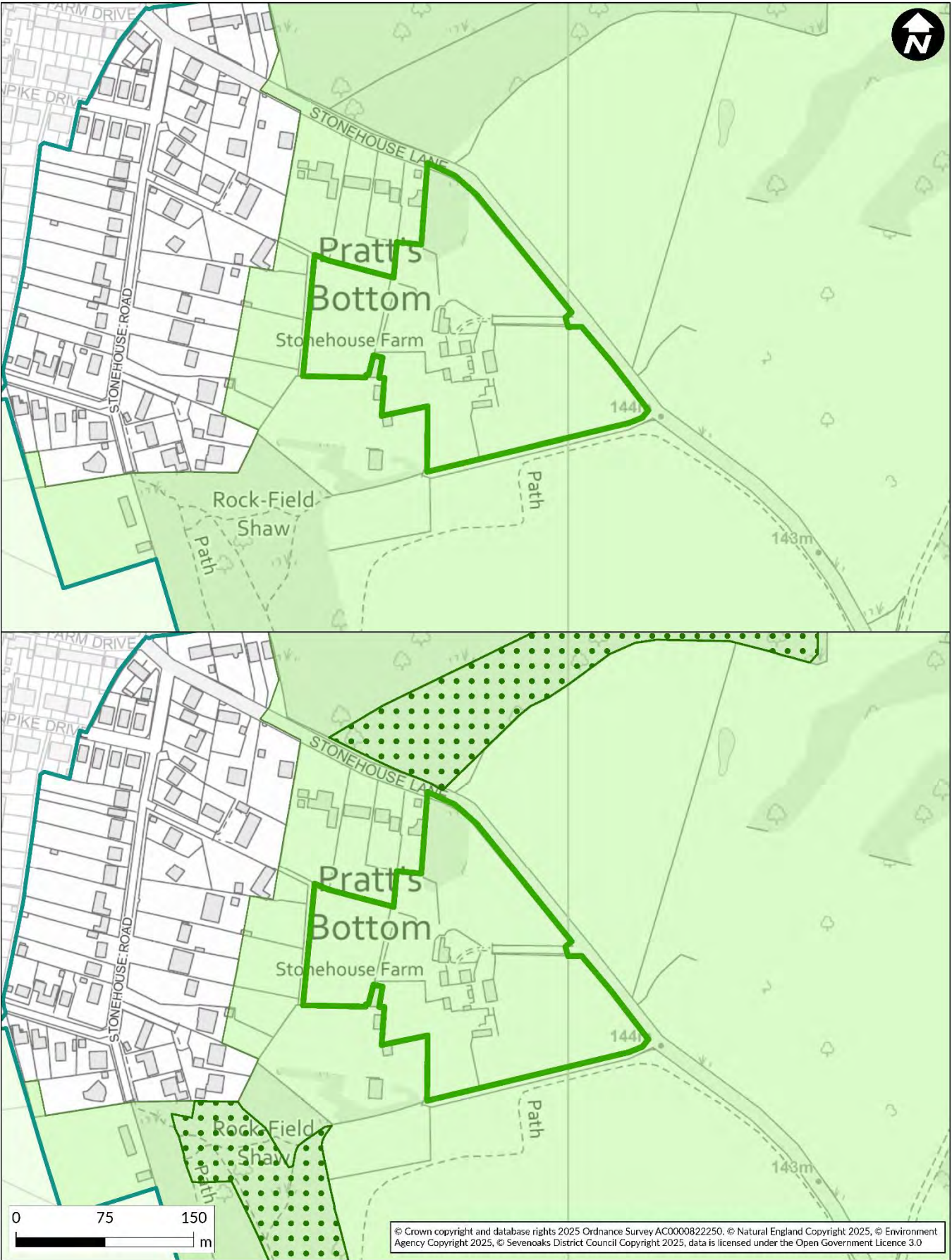
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completion on the site?	N/A
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site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

CONCLUSIONS

Suitability	This is a greenfield site adjacent to the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, as well as benefitting from access to two train stations. The site lies fully within the Green Belt and is considered to be grey belt land under national policy due to its performance against Green Belt purposes A, B and D. The site is also medium-high landscape sensitivity, and there is considered to be no capacity on the surrounding transport network as well as access to the site being difficult. However, the site is considered to present an unnatural extension to the urban confines of Edenbridge and therefore the site is not considered to be suitable for 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?	Not currently developable
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Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site would present an unnatural extension to the urban confines of Edenbridge and therefore is considered to be unsuitable for allocation.



SITE DETAILS	
SHELAA Reference	HO/21/00163
Site Area (Ha)	3.78
Developable Area (Ha)	3.78
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site in Pratts Bottom. The site comprises a former commercial stud farm with a range of building, as well as two residential properties. The site is bound by Stonehouse Lane to the north and east, residential to the west and agricultural to the west and south. There is an existing access off Stonehouse Lane.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within buffer of urban confines to Pratts Bottom
Conclusion	PROGRESS TO FULL ASSESSMENT

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

GREEN	AMBER	RED
15	7	5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	SDC Assumption: Years 1-5
When do you anticipate completion on the site?	Years 1 - 5 of the Plan
Is there a developer interested in the site?	Yes, there have been a number of enquiries.
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a majority greenfield site near to the urban confines of Pratts Bottom, which is identified as a Secondary Service Centre in the Settlement Hierarchy 2025. It is therefore considered that the site is in a sustainable location, close to key services and facilities. The site is also within walking distance of Knockholt Station. The site is fully within the Green Belt and is not considered to constitute grey belt land, due to it performing strongly against Green Belt purpose A (restricting the sprawl of the large built up area of Greater London). The site does not lie within National Landscapes and does not have any other land constraints which would make this site unsuitable, although it is noted that the site will need a contaminated land assessment. Site access and network capacity issues have been identified. Accordingly, and due to being strongly performing Green Belt, the site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is considered to be strongly performing Green Belt land and has access and capacity issues. Accordingly the site is considered unsuitable.

HO/21/00174
Land at and south of allotment gardens, Victoria Drive, Southdowns



SITE DETAILS	
SHELAA Reference	HO/21/00174
Site Area (Ha)	1.26
Developable Area (Ha)	1.26
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	HO394
Site Description	This is a greenfield site within the buffer of South Darenth urban confines. The site currently comprises allotments and a large area of greenfield land, with mature trees. The site is bound by Southdowns Retirement community to the north, Skinney Lane to the west and open countryside to the east and south. The site does not currently benefit from a vehicular access.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within buffer of South Darenth urban confines
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent South Darent	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes, but not allocated (allotments)	
Existing allocation / designation	No	
Proposed use / designation	Open Spaces 2018: Victoria Drive Allotments	
Green Belt	In the Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage asset	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	New access required	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Adjacent South Darent	
Town and Local Centres	Over 2km from town or local centre	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
19	3	5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

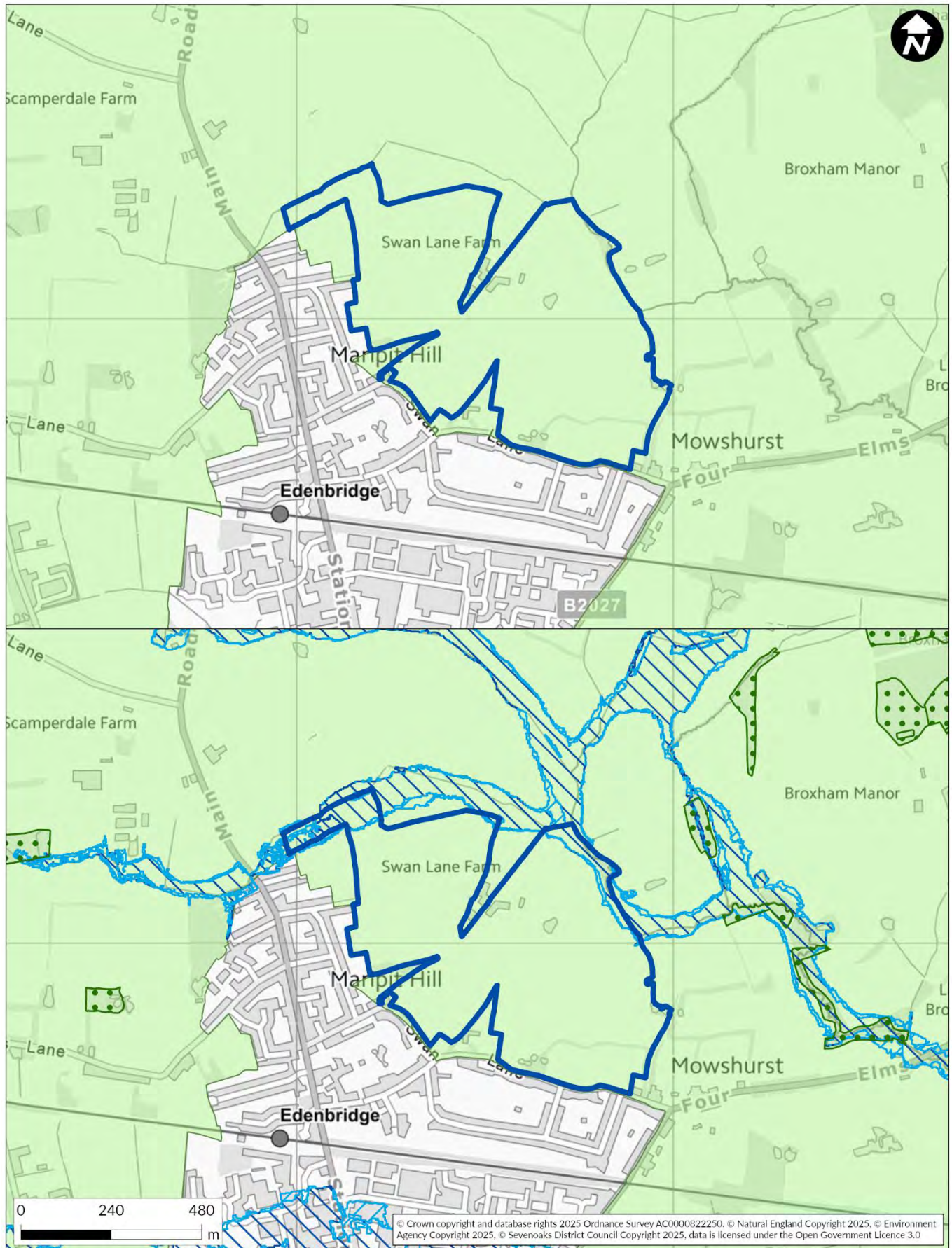
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	Two years after commencement
Is there a developer interested in the site?	No
Any legal constraints?	No
Type of development?	New Build
Exceptional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

CONCLUSIONS

Suitable?	This is a greenfield site within the buffer of South Darenth urban confines, which is identified as a Secondary Service Settlement in the Settlement Hierarchy 2025. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although it is noted that it lies 2km from both a town or local centre and a railway station. The site is within the Green Belt and is considered to be grey belt land under national policy. However, the site is a designated open space – allotments and therefore the loss of this use would not be supported. Therefore, due to the constrained nature of the site it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is designated allotments and is therefore not considered suitable for development.

HO/21/00190/B
Land at Swan Lane, Edenbridge (wider site)



SITE DETAILS

SHELAA Reference	Please see MX/24/00002 for site assessment, this wider portion of the site has been superseded.
Site Area (Ha)	
Developable Area (Ha)	
Brownfield / Greenfield	
Planning History	
Previous SHELAA Ref (2018)	
Site Description	
Site Type	
When will this development be delivered?	
SHELAA Yield	
SHELAA Conclusion	

HO/21/00190/B

Land to the north of Swan Lane and east of Fairmead Road

CONCLUSIONS

Suitability	The reduced site boundary was consulted upon as part of the Regulation 18 Part 2 consultation, and was amended from the wider boundary due to the area of land recommended for release from the Green Belt. However, this site has since been superseded by MX/24/00002. In any case, access to this smaller portion of the site was found to be difficult to the private road. The smaller portion of the site is therefore considered to be unsuitable for 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?	Not currently developable

Overall Conclusion

Unsuitable

Do not include in Plan

SDC Comments

This is the smaller parcel of the wider site and is considered to be unsuitable due to difficult access.



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



SITE DETAILS	
SHELAA Reference	HO/21/00203
Site Area (Ha)	0.54
Developable Area (Ha)	0.54
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site adjacent to the urban confines of Otford. The site comprises a parcel of woodland. The site is bound by residential to the north and south, Telston Lane to the west and agricultural land to the east.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Otford
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within Urban Confines (Adjacent to Otford)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt but adjacent to Otford	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	100.0% Medium	
Agricultural Land Quality	Urban - 1.59%; Grade 3 - 98.41%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	100.0% within 250m of Otford	
Town and Local Centres	Within 2km of Dunton Green and Otford High Street (walkable and cycle friendly)	
Train Station	Within 2km of Dunton Green and Otford Station (walkable and cycle friendly)	

GREEN	AMBER	RED
17	7	3

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

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

CONCLUSIONS

Suitability	This is a greenfield site adjacent to the urban confines of Otford, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including Dunton Green and Otford Station. The site is within the Green Belt and is considered to constitute grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. However, it is considered that there is no capacity on the surrounding transport network. Additionally, the proposed access off Telston Lane is considered to be difficult due to being a private road. Due to access and capacity issues, the site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	There are access and capacity issues for the site. Therefore, the site is not proposed for allocation.



SITE DETAILS	
SHELAA Reference	HO/21/00206
Site Area (Ha)	1.06
Developable Area (Ha)	0.44
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO241
Site Description	This is a greenfield site partially within the urban confines of Swanley. The site comprises a narrow strip of land which was a former piggery, containing scrubland and partly demolished buildings. The site is bound to the west by the A20 and residential development to the east.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Partially within Swanley urban confines
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Partially within Swanley	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	Open Spaces 2018 206: Farm Avenue, Swanley Natural & Semi Natural 87.45%	
Green Belt	Partially within Green Belt 97.46%	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	97.46% Medium	
Agricultural Land Quality	Urban 100.0%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	58.14% within AQMA4/NO2/2005	
Contamination Issues	Contaminated Land Assessment (former land use and made ground)	
Noise Pollution	Noise Assessment (A20)	
Air Quality	Air Quality Assessment- Impact of A20	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	100.0% within 400m of Swanley	
Town and Local Centres	Within 2km of Swanley - Town Centre (Walkable and cycle friendly)	
Train Station	Within 2km of Swanley Station (Walkable and cycle friendly)	

GREEN	AMBER	RED
15	10	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate commencement on the site?	Following grant of planning permission as soon as possible
Is there a developer interested in the site?	Yes
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a greenfield site adjacent to and partially within the urban confines of Swanley, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, as well as Swanley Train Station. This site is within the Green Belt and is considered to be grey belt land under national policy, due to its performance against Green Belt purposes A, B and D. However, the site lies within an area of designated open space (Farm Avenue, Swanley Natural & Semi Natural). Due to the sites proximity to the A20, Contaminated Land, Noise and Air Quality Assessments would be required. A new access would also be required. Due to the sites location within designated open space and likely environmental health issues, this site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.

Deliverable/Developable?	Not currently developable
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Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is constrained by designated open space. Therefore, the site is not proposed for allocation.

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



SITE DETAILS	
SHELAA Reference	HO/21/00222
Site Area (Ha)	8.72
Developable Area (Ha)	8.72
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO160, HO360
Site Description	This is a greenfield site adjacent to the urban confines of Otford. The site comprises a parcel of land to the south of Otford, containing an agricultural field, used for grazing, and an access track. The site is bound by residential development to the north, railway line to the east, the M26 motorway to the south and open countryside to the west, including a farm and cemetery.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of Otford
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within Urban Confines (Adjacent to Otford)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Partially within Green Belt (but adjacent to Urban Confines of Otford)	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	99.07% Medium	
Agricultural Land Quality	Urban - 0.83%; Grade 3 - 93.89%; Grade 4 - 5.28%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	2.41% within 50m of AQMA3/NO2/2005	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (motorway and rail)	
Air Quality	Air Quality Assessment- Impact of M25	
Mineral Safeguarding Area	None	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	87.07% within 250m of Otford	
Town and Local Centres	Within 800m of Otford, Sevenoaks Road (walkable in 10 minutes)	
Train Station	Within 2km of Otford Station (walkable and cycle friendly)	

GREEN	AMBER	RED
14	11	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

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

CONCLUSIONS

Suitability	This is a greenfield site adjacent to the urban confines of Otford, which is identified as a Local Service Centre in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including to Otford Train Station. The site lies within the Green Belt and is considered to be grey belt land under national policy. However, the site is considered to play a strong role in preventing the merging of Sevenoaks Urban Area and Otford. Accordingly, due to the constrained nature of the site, it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is plays a strong role in preventing the merging of Sevenoaks Urban Area and Otford and therefore is not considered suitable for development.

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



SITE DETAILS	
SHELAA Reference	HO/21/00231
Site Area (Ha)	12.77
Developable Area (Ha)	12.77
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO9
Site Description	This is a greenfield site adjacent to the urban confines of West Kingsdown. This is a large parcel containing an agricultural field. The site is bound by London Road to the north, residential development to the west, School Lane to the east and open countryside to the south. The site slopes gently upwards from north to south. Mature trees line the northern boundary of the site.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to urban confines of West Kingsdown
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to West Kingsdown	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt adjacent to West Kingsdown	
Green Belt Stage 3	Grey belt	
National Landscapes	12.85% within Kent Downs National Landscapes	
Landscape Sensitivity	Low-medium – 99.76%	
Agricultural Land Quality	Grade 3 – 95.31%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 1 listed building	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	New/additional risk required	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within 250m of West Kingsdown	
Town and Local Centres	Within 2km of West Kingsdown, Hever Road	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
18	7	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

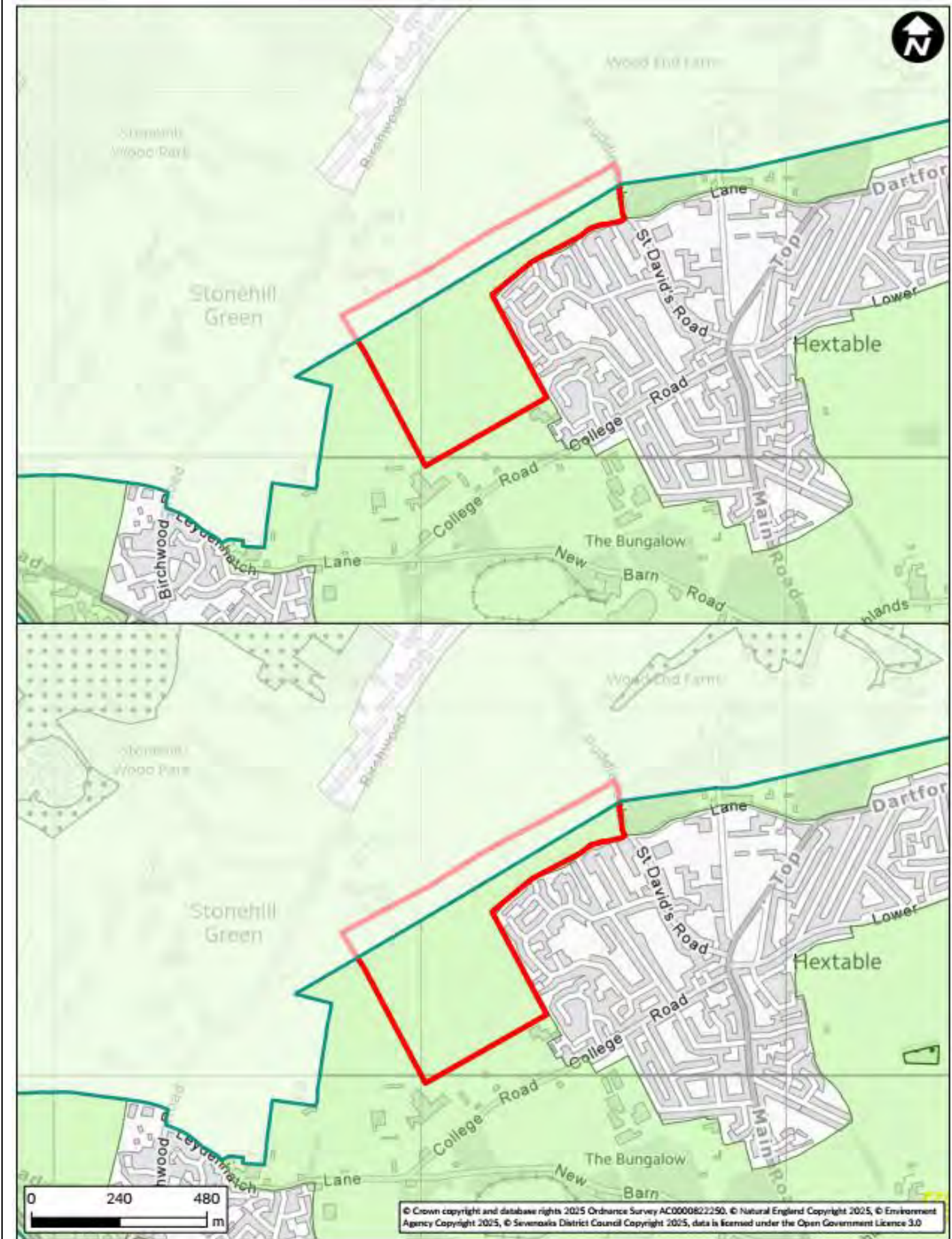
When will the site be available for development?	Now
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	It is anticipated the development could be completed within 3 to 4 years, assuming 1 housebuilder outlet completing at least 50 dwellings per annum.
Is there a developer interested in the site?	SKE has received a considerable number of developer enquiries regarding the site, but at this time has chosen to continue to promote the site itself.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a greenfield site situated adjacent to the urban confines of West Kingsdown. West Kingsdown is identified as a Service Village in the Settlement Hierarchy and therefore is considered to be in a sustainable location. The site is close to existing services and facilities in West Kingsdown, however does not benefit from access to a train station. The site lies fully within the Green Belt but is considered to constitute Grey Belt land under national policy due to its performance against Green Belt purpose A, B and D. A new access would be required, as well as a secondary access for emergency use. The site lies partially within Kent Downs National Landscapes and due to this, the wider site is considered unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do Not Include in Plan
SDC Comments	The wider parcel is not considered suitable for development due to partially being within the Kent Downs National Landscapes. SDC have reconsidered the site boundary of this submission and a smaller element is proposed for allocation.

HO/21/00253
Stanhill Farm, north west of Hextable, Puddledock Lane



SITE DETAILS	
SHELAA Reference	HO/21/00253
Site Area (Ha)	23.82
Developable Area (Ha)	23.82
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site adjacent to the urban confines of Hextable, partly within Dartford Borough. The site currently comprises a large area of agricultural land. The site is bound by open countryside to the north and west residential to the east and south, Puddledock Lane to the east. The site does not currently benefit from existing access.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to urban confines of Hextable
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Hextable	
Land Use (GF/PDL)	Greenfield	
Existing use	No	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt adjacent to Hextable	
Green Belt Stage 3	Not grey belt (Strongly performing against Purpose B)	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-medium	
Agricultural Land Quality	Grade 2 (71.2%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings Within 100m of Hextable Gardens	
Air Quality Management Area	Not within AQMA	
Contamination Issues	Contaminated land assessment – former land use	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	New access required	
Network Capacity	Limited capacity on transport network – would require improvements	
Settlement Classification	Adjacent Hextable	
Town and Local Centres	Within 800m of Hextable, Upper Main Road	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
17	6	4

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

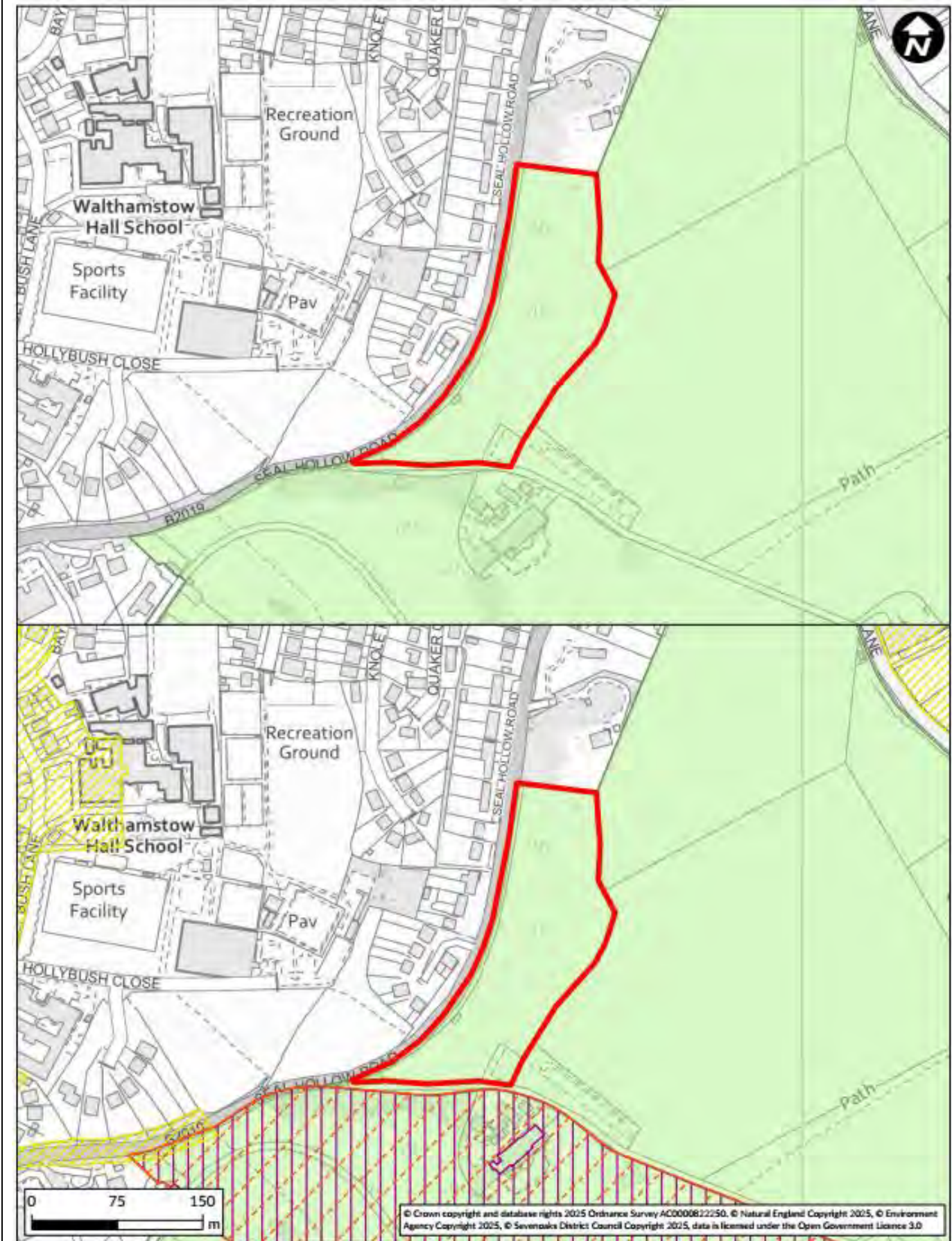
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completion on the site?	5 years – 50 plus per year
Is there a developer interested in the site?	Sigma Strategic Land Ltd
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitable?	This is a greenfield site adjacent to the urban confines of Hextable, which is identified as a Secondary Service Settlement in the Settlement Hierarchy 2025. The site is therefore considered to be in a sustainable location, close to key services and facilities in Hextable, although it is noted that the site lies over 2km from both an allocated local centre and a train station. The site lies fully within the Green Belt and is not considered to constitute grey belt land under national policy, due to performing strongly against Green Belt purpose B (preventing the merging of Swanley and Hextable). The site does not lie within national landscapes, but is Grade 2 agricultural land quality which would need further consideration. The site would also require a new access option and consideration to be given to the adjacent Hextable Gardens and nearby listed buildings. A contaminated land assessment would also be required. Due to being strongly performing Green Belt, the wider site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.

Deliverable/Developable?	Not currently developable
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Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The wider parcel is not considered suitable for development due to performing strongly against Green Belt purpose B (preventing the merging of Swanley and Hextable) and is therefore not considered to be grey belt land.



SITE DETAILS	
SHELAA Reference	HO/21/00254
Site Area (Ha)	2.47
Developable Area (Ha)	2.47
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO101
Site Description	This is a greenfield site situated adjacent to the urban confines of Sevenoaks Urban Area, currently comprising grazing land. The site is bound by Seal Hollow Road to the west, residential to the north, a practice range and a car park to the west and the entry road to Knole Park Golf Club to the south.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	16 residential units
SHELAA Conclusion	Unsuitable

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

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Sevenoaks Urban Area	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Sevenoaks	
Green Belt Stage 3	Grey belt	
National Landscapes	Within 100m buffer of Kent Downs National Landscapes	
Landscape Sensitivity	Medium-high – 89.42%	
Agricultural Land Quality	Grade 3 – 41.14%	
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 Sevenoaks - The Vine Conservation Area Within 200m of 3 listed buildings Within 200m of KNOLE registered park / garden Within 100m of 2 locally listed assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (highway)	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	Within Limestone - Hythe Formation - Kentish Ragstone	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	Within 400m of Sevenoaks	

Town and Local Centres	Within 800m of Sevenoaks – Town Centre. Within 2km of Sevenoaks – Town Centre, St Johns, Tubs Hill and Sevenoaks Station	
Train Station	Within 2km of Bat and Ball and Sevenoaks	

GREEN	AMBER	RED
12	12	3

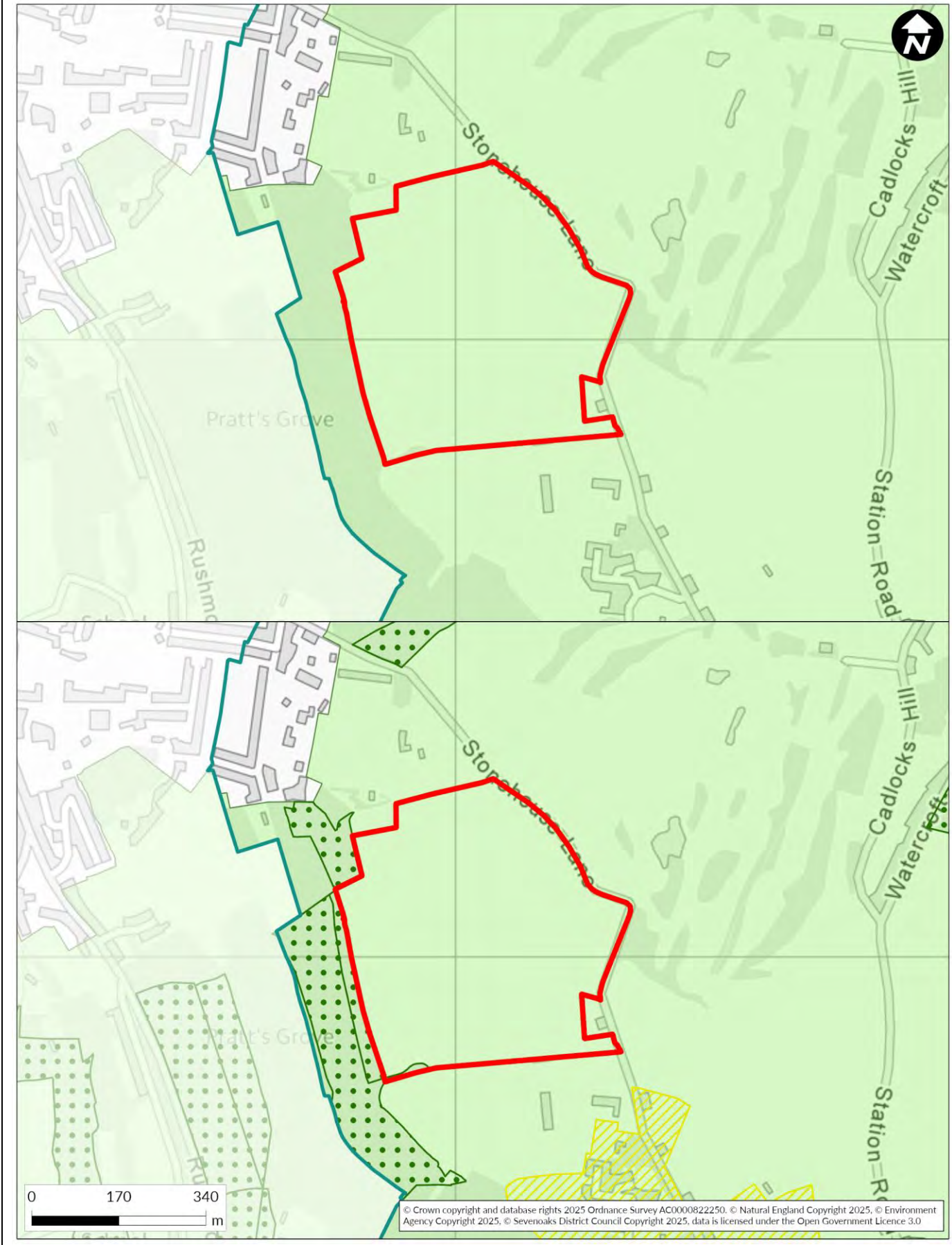
OTHER CONSIDERATIONS (FROM SITE PROMOTER)	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	We anticipate 2 residential units could be built by the estate building team every 12-18 months
Is there a developer interested in the site?	No developers have been consulted. The Knole Estate would wish to build the unit in house this would help create local employment.
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a greenfield site situated adjacent to the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to key services and facilities, including Sevenoaks Train Station. The site lies fully within the Green Belt, however is considered to constitute Grey Belt land in line with national policy. However, the access to the site is not adopted by the highways authority and therefore access and capacity are considered to be difficult and limited. The site is mostly within Medium-high landscape sensitivity. There are no other constraints which would

	make the site unsuitable. Due to access and capacity issues, the site is considered to be unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is considered unsuitable for development due to access and capacity issues.

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



SITE DETAILS	
SHELAA Reference	HO/21/00265
Site Area (Ha)	23.73
Developable Area (Ha)	23.63
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site near the urban confines of Pratts Bottom. The site comprises a large parcel of open land. The site is bound to the north and east by Stonehouse Lane, woodland to the west and open countryside to the south.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within buffer of urban confines of Pratts Bottom
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within Urban Confines (adjacent to Pratts Bottom)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Completely within the Green Belt	
Green Belt Stage 3	Not considered to be grey belt	
National Landscape	Not within National Landscape	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban - 2.63%; Other - 2.99%; Grade 3 - 94.38%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	0.01% within Woods and Pasture at Pratt's Bottom	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Partially within Ancient Woodland 0.41%	
Presence of Heritage Assets	4.58% within 200m of Halstead conservation area; Within 200m of 2 listed buildings	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	6.73% within 400m of Greater London Large Built-Up Area	
Town and Local Centres	Over 2km to Town and Local Centre	
Train Station	Over 2km to nearest train station	

GREEN	AMBER	RED
15	5	7

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	Years 6-10
When do you anticipate completion on the site?	Subject to securing planning consent completions could be achieved in years 6-10
Is there a developer interested in the site?	Yes
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	The site is viable for the development proposed.

CONCLUSIONS

Suitability	This is a greenfield site adjacent to the urban confines boundary of Pratts Bottom, which is identified as a Secondary Service Centre in the Settlement Hierarchy 2025, and it is therefore considered that the site is close to key services and facilities. Although it is noted that the site lies over 2km from a railway station, Knockholt Station lies just over 2km from the site. The site lies fully within the Green Belt and is not considered to be grey belt land under national policy, due to performing strongly against Green Belt purpose A, preventing the urban sprawl of a large built up area (Greater London) The site does not lie within national landscapes and there are no other land constraints which would make the site unsuitable. The site does lie within close proximity to Halstead Conservation Area and 2 listed buildings, which would need further consideration. Site access and network capacity issues have been identified and these should be further considered as part of the wider site. Due to being strongly performing Green Belt, the site is not considered suitable for development.
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Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is not considered to be suitable due to being strongly performing Green Belt.

SITE DETAILS	
SHELAA Reference	HO/21/00275
Site Area (Ha)	15.41
Developable Area (Ha)	15.41
Brownfield / Greenfield	Partially brownfield
Planning History	None
Previous SHELAA Ref (2018)	HO225
Site Description	This is a partially brownfield site adjacent to the urban confines of Hextable and near Swanley. The site comprises the former Oasis Academy Secondary School, including school buildings, car parking, playing fields and scrubland. The site is bound by residential development to the east, New Barn Road to the south and College Road to the north.
Site Type	New Build
When will this development be delivered?	N/A
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within the buffer of urban confines of Swanley/Hextable
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within Urban Confines (Adjacent to Hextable)	
Land Use (GF/PDL)	Mixed – Greenfield and Previously Developed Land	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	Yes (Open Spaces 2018 275: Hextable Green Corridor, College Road, Hextable Green Corridor - Intersect Area = 15091.99m ² 9.8%)	
Green Belt	Within Green Belt (but adjacent to Urban Confines of Hextable)	
Green Belt Stage 3	Not grey belt	
National Landscape	Not within National Landscape	
Landscape Sensitivity	100.0% Low - Medium	
Agricultural Land Quality	Urban - 8.72%; Grade 2 - 91.28%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings; 10.01% within Hextable Gardens Kent Compendium historic park / garden	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	None	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	65.61% within 400m of Swanley	

Town and Local Centres	Within 800m of Hextable, Upper Main Road (walkable in 10 minutes)	
Train Station	Over 2km to nearest train station	

GREEN	AMBER	RED
17	7	3

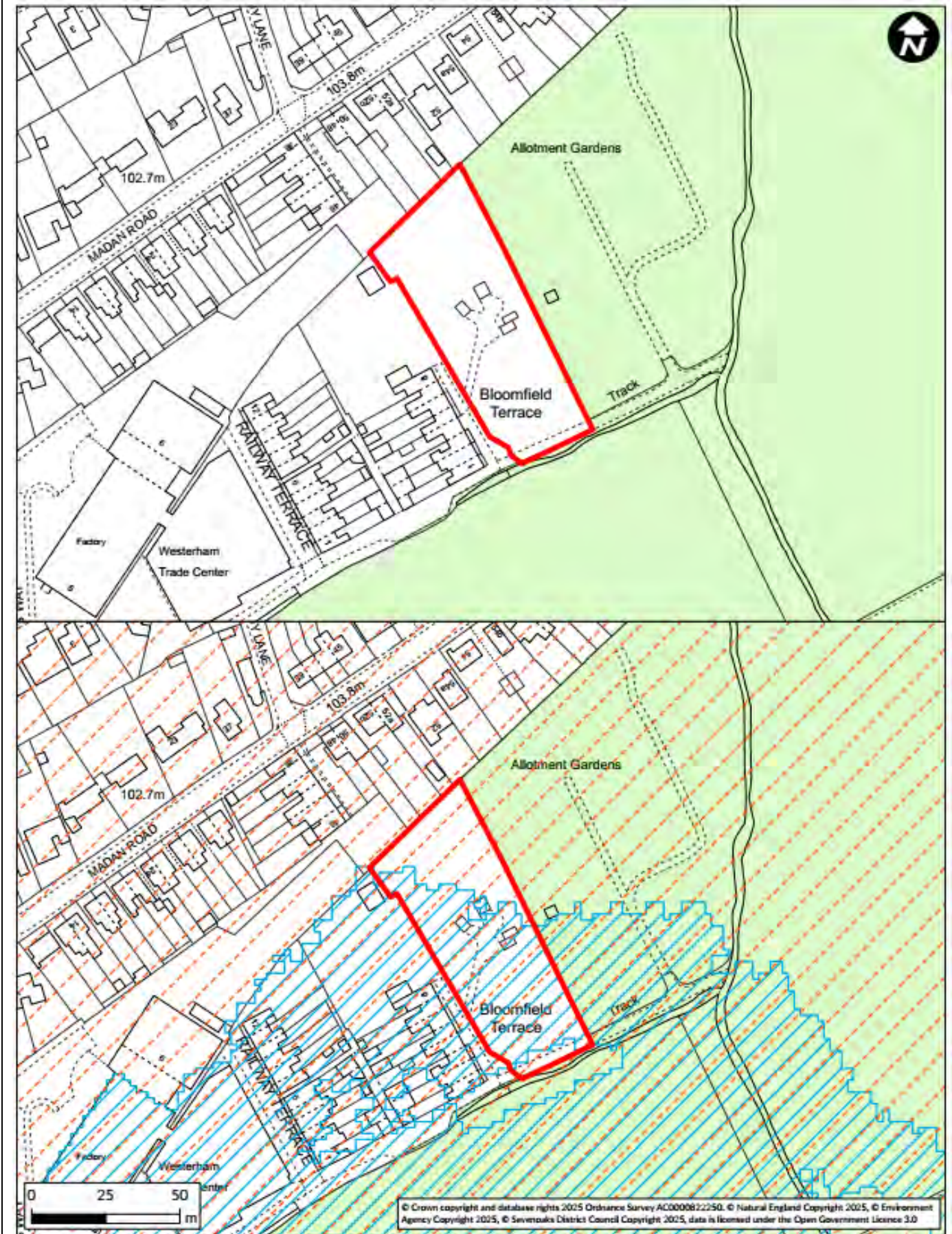
OTHER CONSIDERATIONS (FROM SITE PROMOTER)	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Years 1-5
When do you anticipate commencement on the site?	Not Known
Is there a developer interested in the site?	Not Known
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	The site is viable for the development proposed

CONCLUSIONS	
Suitability	This is a partial brownfield site adjacent to the urban confines of Hextable which is identified as a Secondary Service Settlement in the Settlement Hierarchy 2025, and within the buffer of the urban confines of Swanley, which is identified as a town. The site is therefore considered to be in a sustainable location, close to existing key services and facilities in Hextable and Swanley, although it is noted that the site lies over 2km from a railway station. The site lies fully within the Green Belt and is not considered to be grey belt due to the role the wider site plays in preventing the merging of Swanley and Hextable (Green Belt purpose B). Therefore, the wider site is not considered to be suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The wider site is greenfield and is not considered to constitute grey belt land, playing a vital role in preventing the merging of Swanley and Hextable. The site is therefore considered to be unsuitable for development.

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



SITE DETAILS	
SHELAA Reference	HO/21/00282
Site Area (Ha)	0.33
Developable Area (Ha)	0.33
Brownfield / Greenfield	Greenfield
Planning History	None.
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site within the urban confines of Westerham. The site is currently leased to home owners of Bloomfield Terrace and forms additional garden space with a number of outbuildings. There is an existing access to the site in the form of a track.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Within urban confines of Westerham
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Majority within Westerham Urban Confines	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Urban Confines of Westerham	
Green Belt Stage 3	Not in Green Belt	
National Landscapes	100% within Kent Downs National Landscapes	
Landscape Sensitivity	Not within Landscape Sensitivity Area	
Agricultural Land Quality	Urban – 100%	
Flood Risk	Flood Zone 2 (63.81%)	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not within vicinity of heritage assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment (impact on local AQMA)	
Mineral Safeguarding Area	Within Silica Sand - Construction Sandstone - Folkestone Formation	
Site Access	Access issues	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 400m of Westerham	
Town and Local Centres	Within 800m of Westerham Town Centre.	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
17	8	2

OTHER CONSIDERATIONS (FROM SITE PROMOTERS)

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

CONCLUSIONS

Suitability	This is a greenfield site located within the urban confines of Westerham, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although it does not benefit from access to a train station. The site is fully within the Kent Downs National Landscape. There is an existing access in the form of a track, however it is not adopted by KCC (Private Access) and has been assessed as being a difficult access to overcome. Consideration should also be given to the limited capacity on the surrounding transport network. The site lies partially within Flood Zone 2, which would need further consideration. There are no other constraints which would make the site unsuitable. However, due to access issues and limited capacity on the transport network, the site is considered unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is considered unsuitable due to access issues and therefore is not proposed for allocation.

HO/21/00295
Rear of 1 - 31 Pilgrims Way Cottages, Pilgrims Way, Kemsing



SITE DETAILS	
SHELAA Reference	HO/21/00295
Site Area (Ha)	0.57
Developable Area (Ha)	0.57
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO340, HO396
Site Description	This is a greenfield site within the urban confines of Kemsing. The site comprises part of the residential gardens associated with Pilgrims Way Cottages. The site is bound by residential development to the north, east and west and Kemsing Primary School to the south.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Within urban confines of Kemsing
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Completely within Kemsing	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within urban confines	
Green Belt Stage 3	Not in the Green Belt	
National Landscapes	Within 100m buffer of Kent Downs National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban - 100.0%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of Kemsing Conservation Area; Within 200m of 7 Listed Buildings	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Access difficult	
Network Capacity	No capacity on transport network	
Settlement Classification	Within Kemsing	
Town and Local Centres	Within 2km of Kemsing, The Parade	
Train Station	Over 2km to nearest train station	

GREEN	AMBER	RED
19	4	4

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	2026-2030
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	unknown
Is there a developer interested in the site?	None approached
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS

Suitability	This is a greenfield site within the urban confines of Kemsing, which is identified as a village in the Settlement Hierarchy. The site is not directly adjacent to the settlement boundary. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although does not have nearby access to a train station. However, it is considered that the site will be difficult to access and that there no capacity on the surrounding transport network. Due to access issues to the site, it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is considered to have access issues and therefore, the site is not proposed for allocation.



SITE DETAILS	
SHELAA Reference	HO/24/00002
Site Area (Ha)	0.78
Developable Area (Ha)	0.78
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site within the urban confines of Hextable. The site comprises an area of grassland forming part of the current school grounds at Broomhill Bank School. The site is bound by educational use to the north, Top Dartford Road to the east and south, and Rowhill Road to the west.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within urban confines of Hextable
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Within Hextable urban confines	
Land Use (GF/PDL)	Greenfield	
Existing use	No	
Existing allocation / designation	Yes – Open Space Furness School Playing Field	
Proposed use / designation	No	
Green Belt	Within Urban Confines of Hextable	
Green Belt Stage 3	Not in the Green Belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-Medium	
Agricultural Land Quality	Urban	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not within vicinity of heritage assets	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not in a Mineral Safeguarding Area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within Hextable	
Town and Local Centres	Within 800m of Hextable, Upper Main Road	
Train Station	Not within 2km of Train Station	

GREEN	AMBER	RED
24	0	3

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Years 1-5
When do you anticipate commencement on the site?	Years 1-5
When do you anticipate completion on the site?	Years 1-5
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

Suitable?	This is a greenfield site situated within the urban confines of Hextable, which is identified as a Secondary Service Centre in the Settlement Hierarchy 2025. The site is therefore considered to be in a sustainable location, close to key services and facilities. However, it is noted that the site is not well located for public transport, being over 2km from the nearest train station. It is considered that there is existing capacity on the transport network, although new access options will need to be provided for this site. The site does not lie within the Green Belt or National Landscapes, although the site is within an Open Space allocation. Due to the fact that the site is within an Open Space constraint, this site is considered unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable.

Overall Conclusion

Unsuitable

Do not include in Plan

SDC Comments	This site is considered unsuitable due to the open space constraint.
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HO/24/00003
Land at Broomhill Bank School (north), Hextable (Plot 2)



SITE DETAILS	
SHELAA Reference	HO/24/00003
Site Area (Ha)	0.37
Developable Area (Ha)	0.37
Brownfield / Greenfield	Partially Brownfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a partially brownfield site within the urban confines of Hextable. The site comprises redundant buildings in education use, associated hardstanding and dense tree coverage to the east. The site is bound by Puddledock Lane to the north, Top Dartford Road to the east and Broomhill Bank School to the south and west. The site has an existing access through the school site.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Within urban confines of Hextable
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Completely within Hextable	
Land Use (GF/PDL)	Mixed (Greenfield and PDL)	
Existing use	Yes, but not allocated	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Urban Confines	
Green Belt Stage 3	Not in the Green Belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Within SW1 Swanley North including Hextable: Low-medium	
Agricultural Land Quality	Urban	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not within the vicinity of a heritage asset	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Requires new access	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Within Hextable	
Town and Local Centres	Within 800m of Hextable, Upper Main Road	
Train Station	Over 2km from Train Station	

GREEN	AMBER	RED
23	3	1

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Years 1-5
When do you anticipate commencement on the site?	Years 1-5
When do you anticipate completion on the site?	Years 1-5
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

Suitable?	This is a partially brownfield site within the urban confines of Hextable, which is identified as a Secondary Service Centre in the Settlement Hierarchy 2025. The site is therefore considered to be in a sustainable location, close to key services and facilities. However, it is noted that the site is not well located for public transport, being over 2km from the nearest train station. It is considered that there is existing capacity on the transport network, although contributions may still be sought. Whilst the site benefits from existing access via the school site at Broomhill Bank, it is considered that a new access would be required. The site does not lie within the Green Belt or National Landscapes. However, the site does comprise sport and leisure facilities and the loss of this use would not be supported. Accordingly, due to the loss of sport and leisure facilities, this site is not considered to be suitable for residential development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion

Unsuitable

Do not include in Plan

SDC Comments

This site is not considered suitable for development due to the loss of sport and recreational use.

HO/24/00012
Land at London Road, Westerham



SITE DETAILS	
SHELAA Reference	HO/24/00012
Site Area (Ha)	0.45
Developable Area (Ha)	0.45
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site adjacent to the urban confines of Westerham. The site currently comprises an open field. The site is bound by open countryside to the north, London Road to the east and residential to the south and west. The site does not currently benefit from an existing access.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to urban confines of Westerham
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent Westerham	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Urban Confines	
Green Belt Stage 3	Not assessed	
National Landscapes	Within National Landscapes	
Landscape Sensitivity	Medium	
Agricultural Land Quality	Grade 3 (58.69%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 1 listed building	
Air Quality Management Area	Not within AQMA	
Contamination Issues	Contaminated land assessment – former of adjacent land use	
Noise Pollution	Noise assessment – rail/traffic noise	
Air Quality	No specific risk	
Mineral Safeguarding Area	37.37% within Silica Sand – Construction Sandstone – Folkestone Formation	
Site Access	Requires new access	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Adjacent Westerham	
Town and Local Centres	Within 800m of Westerham Town Centre	
Train Station	Over 2km from train station	

GREEN	AMBER	RED
14	10	3

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	N/A
When do you anticipate commencement on the site?	N/A
When do you anticipate completion on the site?	N/A
Is there a developer interested in the site?	N/A
Any legal constraints?	N/A
Type of development?	N/A
Exceptional Issues?	N/A
How to make site viable?	N/A

CONCLUSIONS

Suitable?	This is a greenfield Green Belt site situated adjacent to the urban confines of Westerham, which is identified as a Town in the Settlement Hierarchy 2025, and therefore is considered to be in a sustainable location. The site is close to existing key services and facilities in Westerham. The site lies fully within the Green Belt and has not been assessed in regards to grey belt through the 2025 Green Belt assessment, due to its position as a greenfield site fully within National Landscapes. The site is fully medium-high landscape sensitivity which would require further consideration. The site would require a new access, as well as an additional access for emergency use. The site also lies fully within the National Landscapes. Due to being highly constrained, the site is not considered to be suitable for 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?	Not currently developable

Overall Conclusion

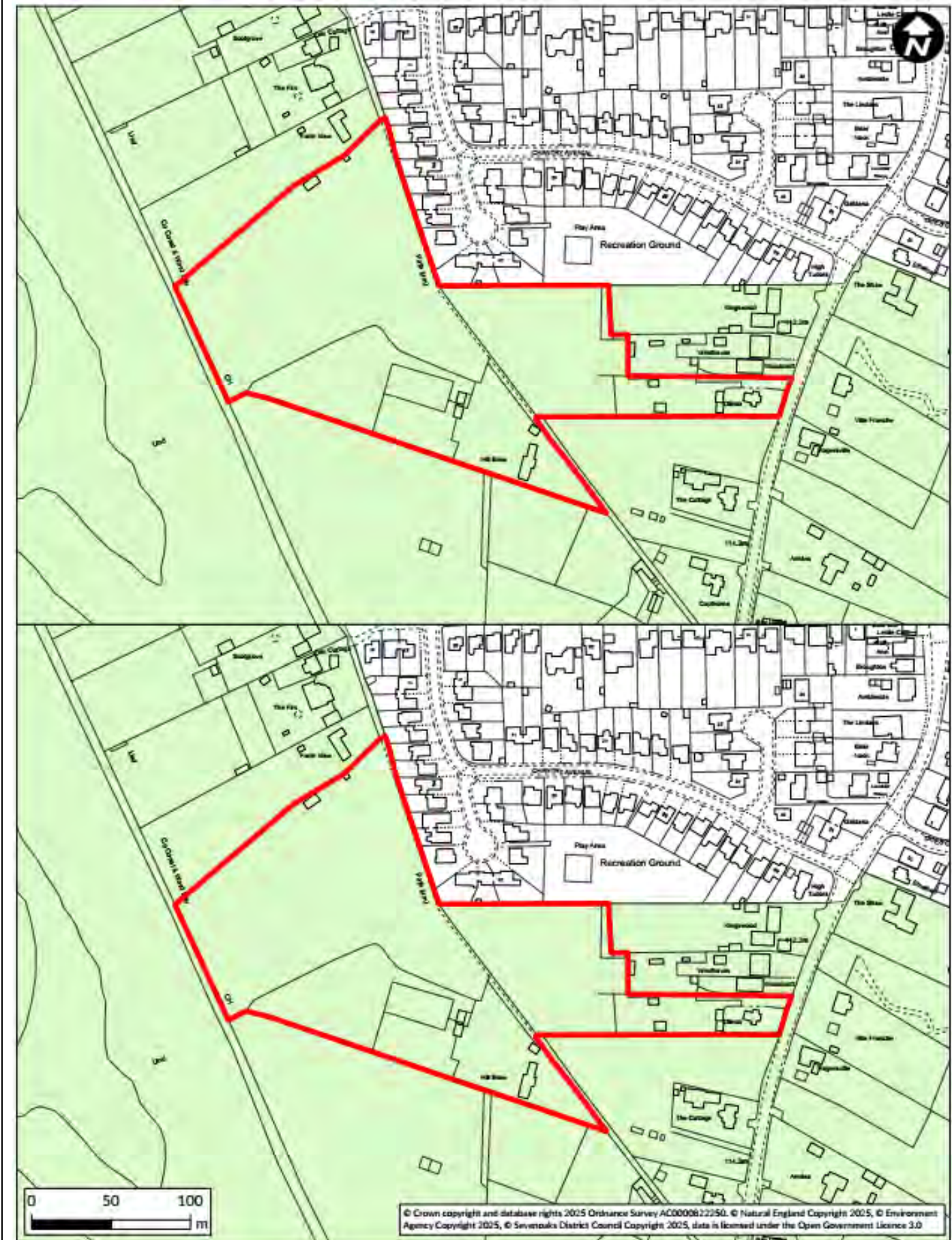
Unsuitable

Do not include in Plan

SDC Comments

Due to being highly constrained in the National Landscape, the site is not considered suitable for development.

HO/24/00016
Olinda and land to the rear, Ash Road, Hartley



SITE DETAILS	
SHELAA Reference	HO/24/00016
Site Area (Ha)	3.64
Developable Area (Ha)	3.64
Brownfield / Greenfield	Partially brownfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a partially brownfield site adjacent to the urban confines of Hartley. The site comprises large area of land in agricultural use. The site is bound by residential and a recreation ground to the north, Ash Road to the east, residential and agricultural land to the south and agricultural to the west. The site benefits from an existing access off Ash Road.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to urban confines of Hartley
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Hartley	
Land Use (GF/PDL)	Partially Brownfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	Open Space: Chantry Avenue Woodland, Hartley Natural & Semi Natural (53.19%)	
Green Belt	In green belt adjacent to Hartley	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-medium	
Agricultural Land Quality	Grade 3 (71%)	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage asset	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Adjacent to Hartley	
Town and Local Centres	Within 800m of Hartley, Cherry Trees Within 2km of Longfield and New Ash Green Village Centre	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
21	4	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

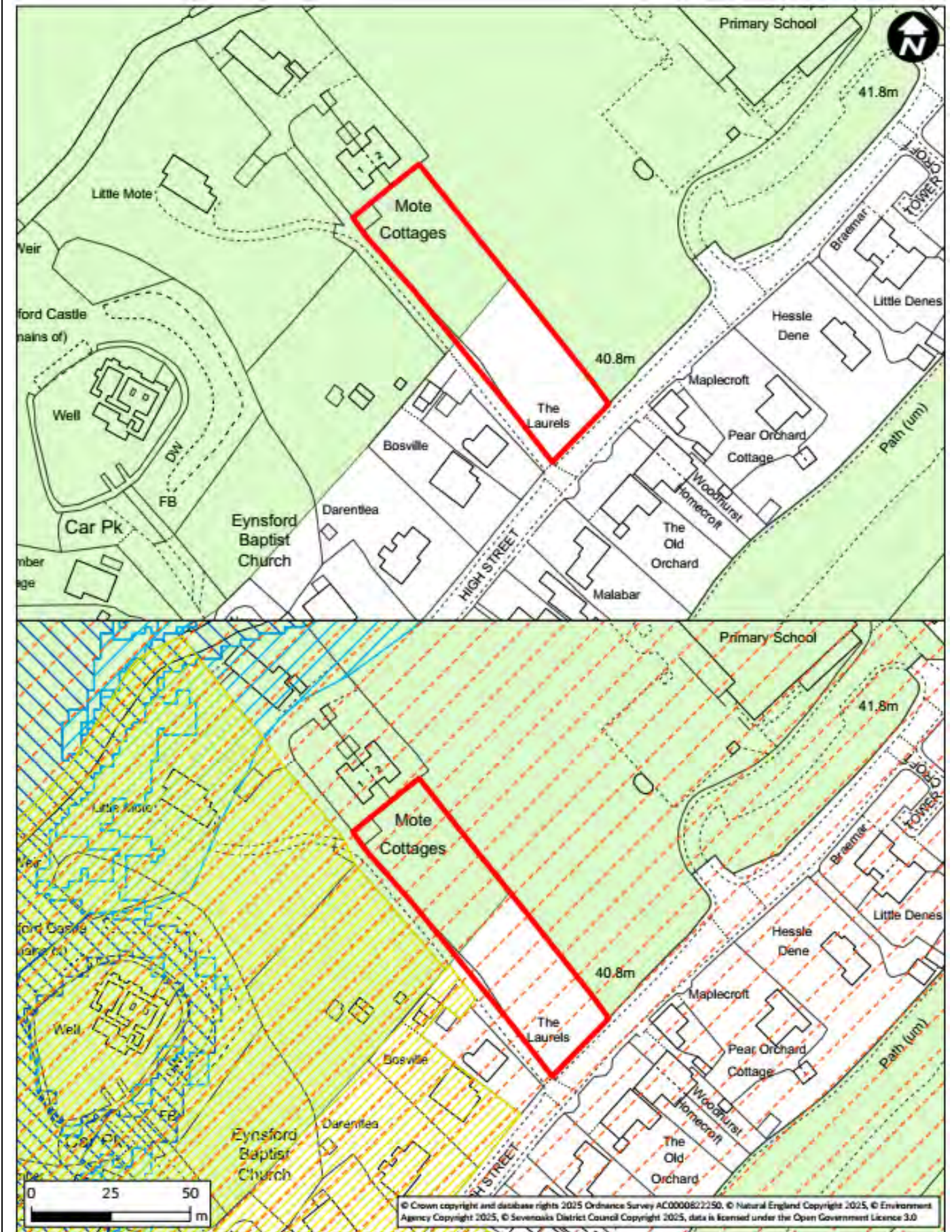
When will the site be available for development?	N/A
When do you anticipate commencement on the site?	N/A
When do you anticipate completion on the site?	N/A
Is there a developer interested in the site?	N/A
Any legal constraints?	N/A
Type of development?	N/A
Exceptional Issues?	N/A
How to make site viable?	N/A

CONCLUSIONS

Suitable?	This is a partially brownfield site situated adjacent to the urban confines of Hartley, which is identified as a Primary Service Centre in the Settlement Hierarchy 2025, and therefore is considered to be in a sustainable location. The site is close to existing key services and facilities in Hartley, New Ash Green and Longfield, although it is noted that the site lies more than 2km from a train station. The site lies fully within the Green Belt, however is considered to constitute grey belt land under national policy, due to its partial brownfield status and performance against Green Belt purposes A, B and D. The site is partially within Chantry Avenue Woodland and majority within Grade 3 agricultural land, and therefore the site is considered unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is constrained by open space designation and grade 3 agricultural land quality and therefore is unsuitable for development.

HO/25/00063
Land adjacent to Little Mote, High Street, Eynsford



SITE DETAILS	
SHELAA Reference	HO/25/00063
Site Area (Ha)	0.25
Developable Area (Ha)	0.25
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a greenfield site within the urban confines of Eynsford. The site currently comprises vacant and undeveloped land. The site is bound by the Anthony Roper Primary School to the north, High Street, Eynsford to the east and residential development to the south and west. and green space to the south. The site does not currently benefit from an access point.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – partially within urban confines of Eynsford
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Partially within Eynsford	
Land Use (GF/PDL)	Greenfield	
Existing use	No	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Partially within Urban Confines	
Green Belt Stage 3	Partially Urban, Partial Grey Belt	
National Landscapes	Within Kent Downs National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban 33.38% Grade 4 66.62%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within Eynsford Conservation Area Within 200m of 12 Listed Buildings Within 200m of Scheduled Monument - Eynsford Castle	
Air Quality Management Area	Not within AQMA	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Requires new access	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Partially within Eynsford	
Town and Local Centres	Over 2km from Town or Local Centre	
Train Station	Within 2km of Eynsford Train Station	

GREEN	AMBER	RED
18	6	3

OTHER CONSIDERATIONS (FROM SITE PROMOTOR)

When will the site be available for development?	SDC Assumption: Years 1-5 as within urban confines
When do you anticipate commencement on the site?	SDC Assumption: Years 1-5 as within urban confines
When do you anticipate completion on the site?	2027/28
Is there a developer interested in the site?	No
Any legal constraints?	No
Type of development?	New
Exceptional Issues?	N/A
How to make site viable?	N/A

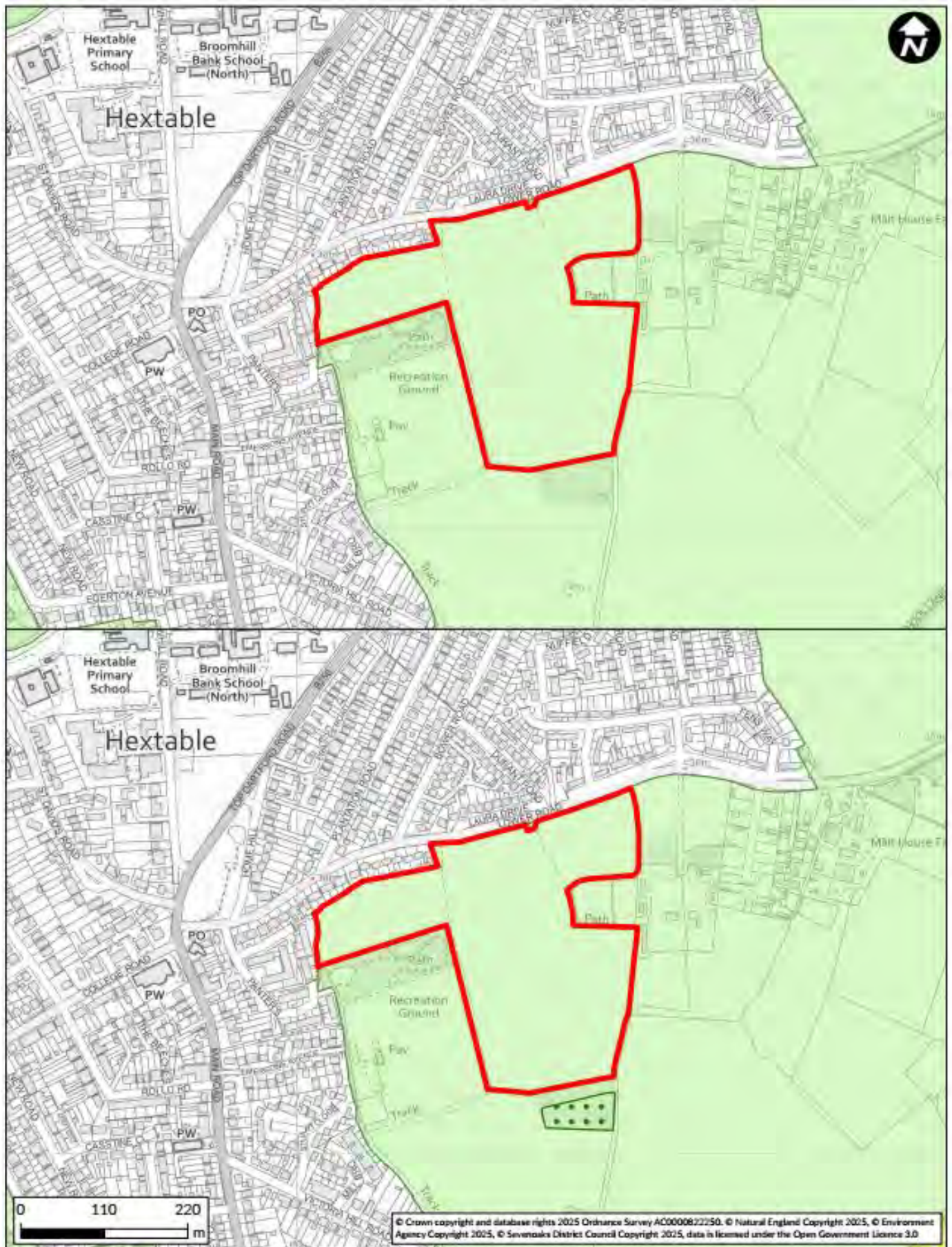
CONCLUSIONS

Suitable?	This is a greenfield site situated partially within the urban confines of Eynsford, which is classified as a Village in the Settlement Hierarchy 2025. The site is therefore not considered to be in one of the District's most sustainable location, although it is noted that Eynsford Village does have key services and facilities, as well as the site being within walking distance of Eynsford Train Station. It is considered that there is existing capacity on the surrounding transport network, however a new access may be required. The site lies partially within the Green Belt, although this element of the site is considered to constitute Grey Belt under national policy. The site lies fully within the Kent Downs National Landscapes. It is noted that the site lies within Eynsford Conservation Area, and within 200m of 12 listed buildings and Eynsford Castle which is a scheduled monument, and these may need further consideration. Due to an element of the site being greenfield land in the Green Belt and Kent Downs National Landscapes, the wider site is considered unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	This site is considered unsuitable for development due to being partially greenfield Green Belt land within Kent Downs National Landscapes.

HO/25/00073
Land south of Lower Road, Hextable



SITE DETAILS	
SHELAA Reference	HO/25/00073
Site Area (Ha)	8.97
Developable Area (Ha)	8.97
Brownfield / Greenfield	Greenfield
Planning History	N/A
Previous SHELAA Ref (2018)	HO/21/00223
Site Description	This is a greenfield site adjacent to the urban confines of Hextable. The site currently comprises a large area of agricultural land. The site is bound by Hextable Park to the West, Valley Park (G&T site) to the East and agricultural land to the South. The site does not currently benefit from an existing access
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to the urban confines of Hextable
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Hextable	
Land Use (GF/PDL)	Greenfield	
Existing use	Arable land	
Existing allocation / designation	None	
Proposed use / designation	No	
Green Belt	In Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within a National Landscape	
Landscape Sensitivity	100% within SW1 Swanley north including Hextable Residential Sensitivity: Low - Medium	
Agricultural Land Quality	80% Grade 2	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not within the vicinity of Heritage Assets	
Air Quality Management Area	Not within the vicinity of and AQMA	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	18.28% within River Terrace Deposits	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Adjacent to Hextable	
Town and Local Centres	Access point is within 800m of Hextable, Upper Main Road	
Train Station	Over 2km from a train station	

GREEN	AMBER	RED
19	4	4

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

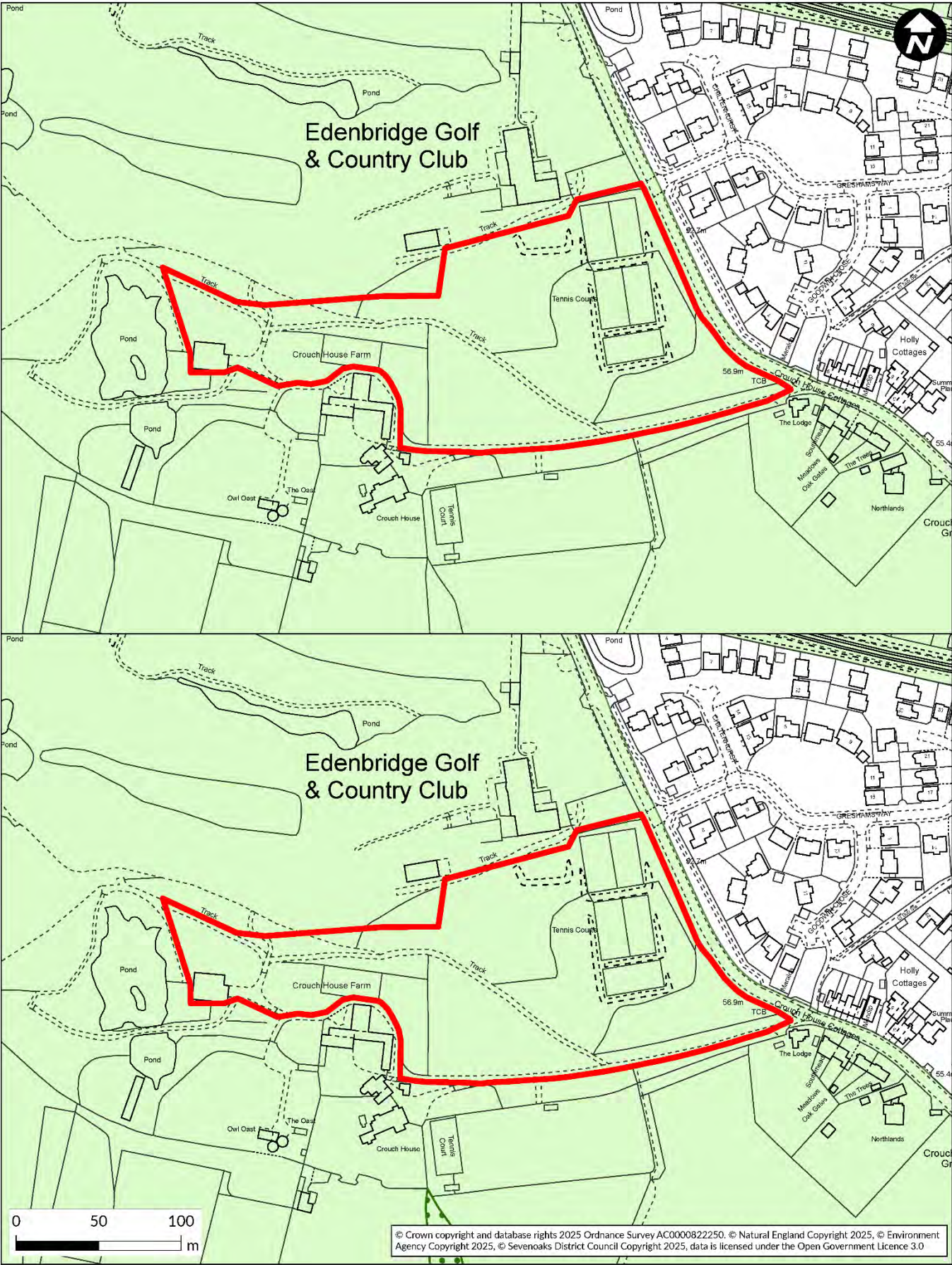
When will the site be available for development?	Now
When do you anticipate commencement on the site?	0-5 years
When do you anticipate completion on the site?	0-5 years
Is there a developer interested in the site?	Yes, sole control of a housebuilders
Any legal constraints?	None
Type of development?	New Build
Exceptional Issues?	None
How to make site viable?	Site considered viable for proposed development

CONCLUSIONS

Suitable?	This is a greenfield Green Belt site adjacent to the urban confines of Hextable, which is identified as a Secondary Service Settlement in the Settlement Hierarchy 2025. The site is considered to be in a sustainable location, close to key services and facilities, although does not benefit from access to a train station. The sites is mostly within the Green Belt but is Grey Belt under national policy. The site is not within National Landscapes. The site is Grade 2 agricultural land quality. A new access to the site would be required. However, it is considered that this site would present an unnatural extension to the Green Belt boundary of Hextable and therefore, due to this and Grade 2 Agricultural Land Quality, this site is considered to be unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	This site is considered unsuitable due to agricultural land quality and is considered to be an unnatural extension to the urban confines.

HO/25/00080
Derelict land to the west of Crouch House Road, Edenbridge



SITE DETAILS	
SHELAA Reference	HO/25/00080
Site Area (Ha)	3.08
Developable Area (Ha)	3.08
Brownfield / Greenfield	Partially Brownfield
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a partially brownfield site adjacent to the urban confines of Edenbridge. The site comprises disused tennis courts, a residential property and a large area of greenfield land. The site is bound by Kent and Surrey Driving Range to the north, Crouch House Road to the east, residential and agricultural land to the south and west. The site has an existing access off Crouch House Road.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to urban confines of Edenbridge
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In green belt adjacent to Edenbridge	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Medium-high	
Agricultural Land Quality	Grade 3	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings	
Air Quality Management Area	Not within AQMA	
Contamination Issues	Contaminated land assessment – former activity on land	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Adjacent to Edenbridge	
Town and Local Centres	Within 2km of Edenbridge - Central Area, Edenbridge – Northern Fringe and Edenbridge – Southern Fringe	
Train Station	Within 2km of Edenbridge and Edenbridge Town	

GREEN	AMBER	RED
18	7	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

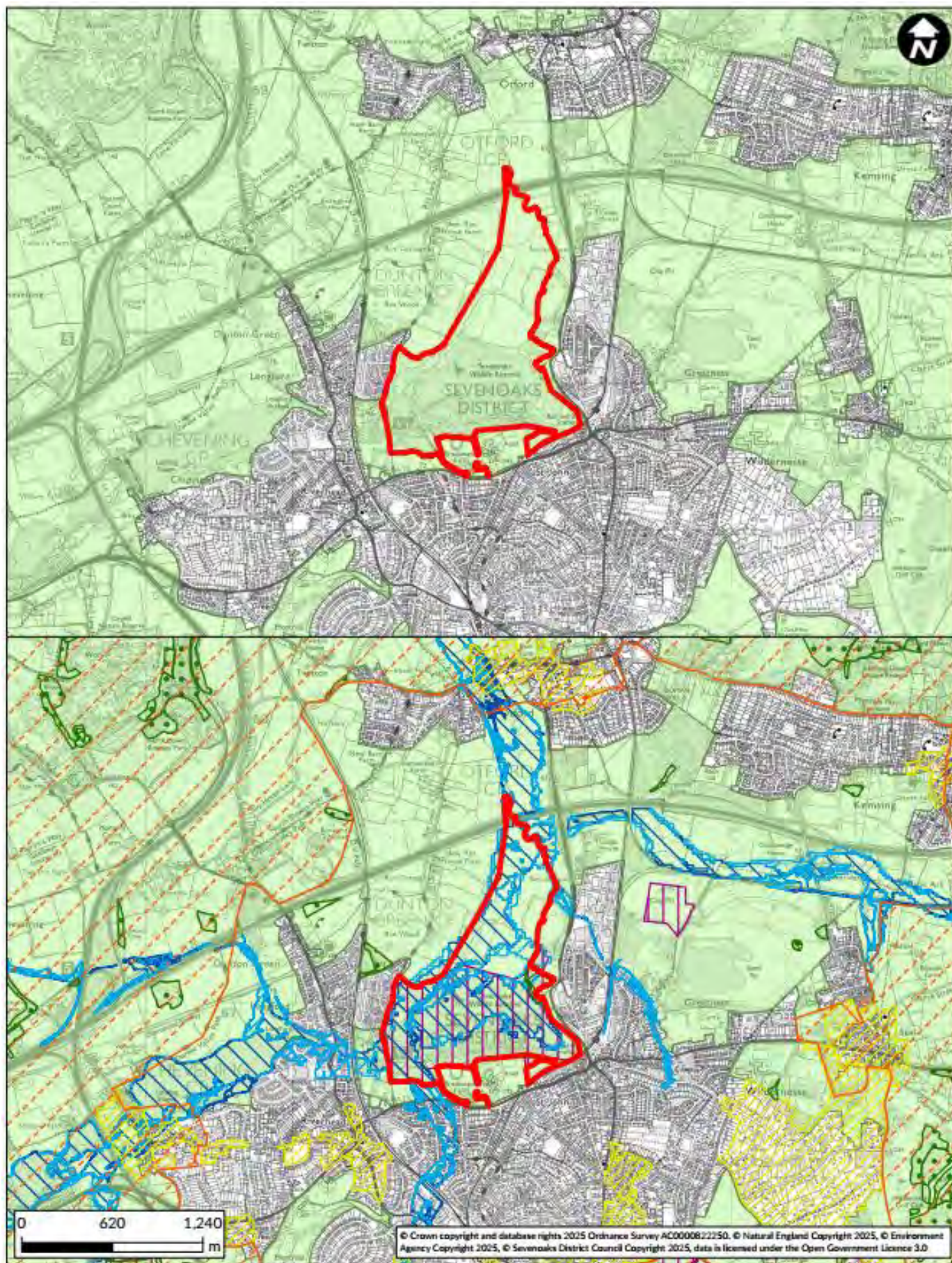
When will the site be available for development?	N/A
When do you anticipate commencement on the site?	N/A
When do you anticipate completion on the site?	Within a year of commencement of construction
Is there a developer interested in the site?	No
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	Site is viable – no measures required

CONCLUSIONS

Suitable?	This is a partially brownfield site adjacent to the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy 2025, and is therefore considered to be in a sustainable location, close to key services and facilities and also lies within 2km of two railway stations. The site lies fully within the Green Belt and is considered to be grey belt under national policy, due to its partial PDL status and performance against Green Belt purposes A, B and D. The site is both medium-high landscape sensitivity and Grade 3 agricultural land quality, which would require further consideration. A contaminated land assessment would be required on the site due to former activity on the land. There are no other constraints which would make the site unsuitable. However, site is considered to present an unnatural extension to the urban confines of Edenbridge and therefore is considered unsuitable for 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?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is considered to present an unnatural extension to Edenbridge urban confines and therefore is not suitable for allocation.

HO/25/00081
Land North of Bradbourne Lakes, Sevenoaks



SITE DETAILS	
SHELAA Reference	HO/25/00081
Site Area (Ha)	116.54
Developable Area (Ha)	44.85
Brownfield / Greenfield	Greenfield (and blue infrastructure)
Planning History	N/A
Previous SHELAA Ref (2018)	N/A
Site Description	This is a majority greenfield site is located to the north of Sevenoaks Urban Area, adjacent to the urban confines, and comprises part of the land separating Dunton Green and Greatness. The site includes the Bradbourne Lakes in the southern portion of the site and extends north to the M26.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Green Belt adjacent to Sevenoaks
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Green Belt adjacent to Sevenoaks town	
Land Use (GF/PDL)	Greenfield / blue infrastructure	
Existing use	No (agricultural)	
Existing allocation / designation	No	
Proposed use / designation	Sevenoaks Wildfowl Reserve, Sevenoaks Natural & Semi Natural 61%	
Green Belt	Within Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscape	
Landscape Sensitivity	Within S6 Sevenoaks north Residential Sensitivity: Low - Medium	
Agricultural Land Quality	Urban 15%, Other 42%, Grade 4 43%	
Flood Risk	12% in Flood Zone 2 and 52% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	61.51% within Sevenoaks Gravel Pits (SSSI)	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	0.84% within Ancient & Semi-Natural Woodland	
Presence of Heritage Assets	Within 200m of 5 listed buildings; 0.15% within 100m of Bradbourne Lakes Park Kent Compendium historic park / garden; Within 100m of 4 locally listed assets	
Air Quality Management Area	0.3% within 50m of AQMA13/NO2/2014	
Contamination Issues	Contaminated land assessment – former land use	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	53% within Silica Sand - Construction Sandstone - Folkestone Formation; 78.0% within Sub Alluvial River Terrace	
Site Access	New access required	
Network Capacity	Limited capacity on transport network -would require improvements	
Settlement Classification	Within 400m of Sevenoaks town	

Town and Local Centres	Within 2km of Dunton Green; Riverhead Sevenoaks - Town Centre; St Johns, Tubs Hill and Sevenoaks Station	
Train Station	Within 2km of Bat and Ball; Dunton Green; and Sevenoaks stations	

GREEN	AMBER	RED
12	11	4

OTHER CONSIDERATIONS (FROM SITE PROMOTER)	
When will the site be available for development?	N/A
When do you anticipate commencement on the site?	N/A
When do you anticipate completion on the site?	Unknown
Is there a developer interested in the site?	No
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitable?	This is a majority greenfield site to the north of Sevenoaks Urban Area urban confines, which is identified as the District's Principal Town in the Settlement Hierarchy 2025. The site is therefore considered to be in a sustainable location, close to key services and facilities, and also lies within 2km of both Dunton Green and Bat and Ball railway station. The site lies fully within the Green Belt, but is considered to be grey belt under national policy due to its performance against Green Belt purposes A, B and D. However, the site lies partially within the Sevenoaks Gravel Pits SSSI and partially within Flood Zones 2 and 3. In addition, the site is majority within two Mineral Safeguarding Areas. The site would require a contaminated land assessment due to former land use and a new accesses. The capacity on the surrounding transport

	network would also require consideration. Therefore, due to being heavily constrained, this site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is heavily constrained by SSSI, Flood Zones 2 and 3 and Mineral Safeguarding Areas and is therefore not considered suitable for development.

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



SITE DETAILS	
SHELAA Reference	HO/21/00022
Site Area (Ha)	2.07
Developable Area (Ha)	2.07
Brownfield / Greenfield	Greenfield
Planning History	No planning history. Formerly used as a horticultural nursery.
Previous SHELAA Ref (2018)	MX45
Site Description	The site comprises a former horticultural nursery with some accompanying paraphernalia remaining and a significant area of overgrown scrubland and woodland. It is entirely covered by a TPO and bounded by New Barn Road to the north, residential development to the east and west and woodland to the south.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes - Adjacent to Swanley
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Swanley	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt adjacent to Swanley	
Green Belt Stage 3	Not grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	Low-Medium	
Agricultural Land Quality	Grade 2 - 65.66%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not in vicinity of heritage assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	No specific risk	
Air Quality	Air Quality Assessment- impact of development on adjacent junctions (Traffic to move through AQMA)	
Mineral Safeguarding Area	Not within Mineral Safeguarding Area	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	Within 400m of Swanley	
Town and Local Centres	2km of Hextable, Upper Main Road and Swanley Town Centre	
Train Station	2km of Swanley Station	

GREEN	AMBER	RED
15.5	10	1.5

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

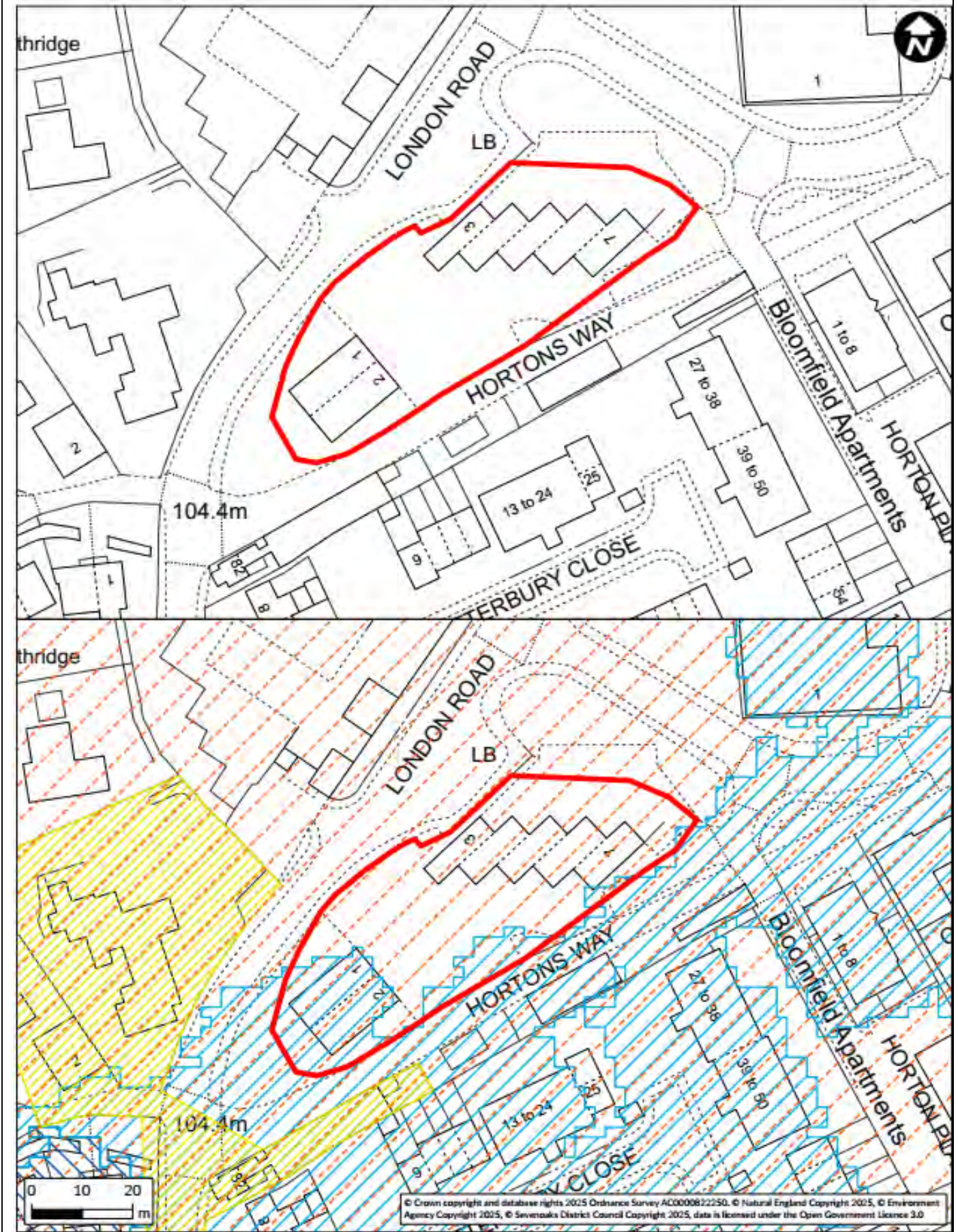
When will the site be available for development?	Now
When do you anticipate commencement on the site?	Now
When do you anticipate completions on the site?	N/A
Is there a developer interested in the site?	No
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	None

CONCLUSIONS

Suitability	This is a partially brownfield site adjacent to the urban confines of Swanley, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including Swanley Train Station. The site is strongly performing Green Belt and is not considered to be grey belt land due its location between a Town and a Service Settlement, playing a fundamental role in preventing the merging of settlements. The site is also partly Grade 2 Agricultural Land Quality. Due to the constrained nature of the site, it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Not currently developable
	Do not include in Plan
SDC Comments	The site is highly constrained by strong performing Green Belt and partly Grade 2 Agricultural Land Quality. Therefore, the site is not proposed for allocation.

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



SITE DETAILS	
SHELAA Reference	MX/21/00003
Site Area (Ha)	0.24
Developable Area (Ha)	0.24
Brownfield / Greenfield	Brownfield
Planning History	ADMP Allocation EMP1(x)
Previous SHELAA Ref (2018)	N/A
Site Description	This is a brownfield site within the urban confines of Westerham. The site comprises seven commercial units, 1-2 storeys in height and an area of hardstanding. The site is bound by Hortons Way to the south, London Road to the north and The Flyers Way to the east.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Within urban confines of Westerham
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Within Westerham	
Land Use (GF/PDL)	Previously Developed Land	
Existing use	Yes (Allocated Use)	
Existing allocation / designation	Yes (Westerham Trading Centre, Westerham)	
Proposed use / designation	No	
Green Belt	Within Urban Confines	
Green Belt Stage 3	Not in the Green Belt	
National Landscapes	100% within Kent Downs National Landscapes	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban 100.0%	
Flood Risk	Partially within Flood Zone 2 (25.09%)	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of Westerham conservation area Within 200m of 3 listed buildings	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	Completely within Westerham	
Town and Local Centres	Within 800m of Westerham Town Centre	
Train Station	Over 2km to nearest train station	

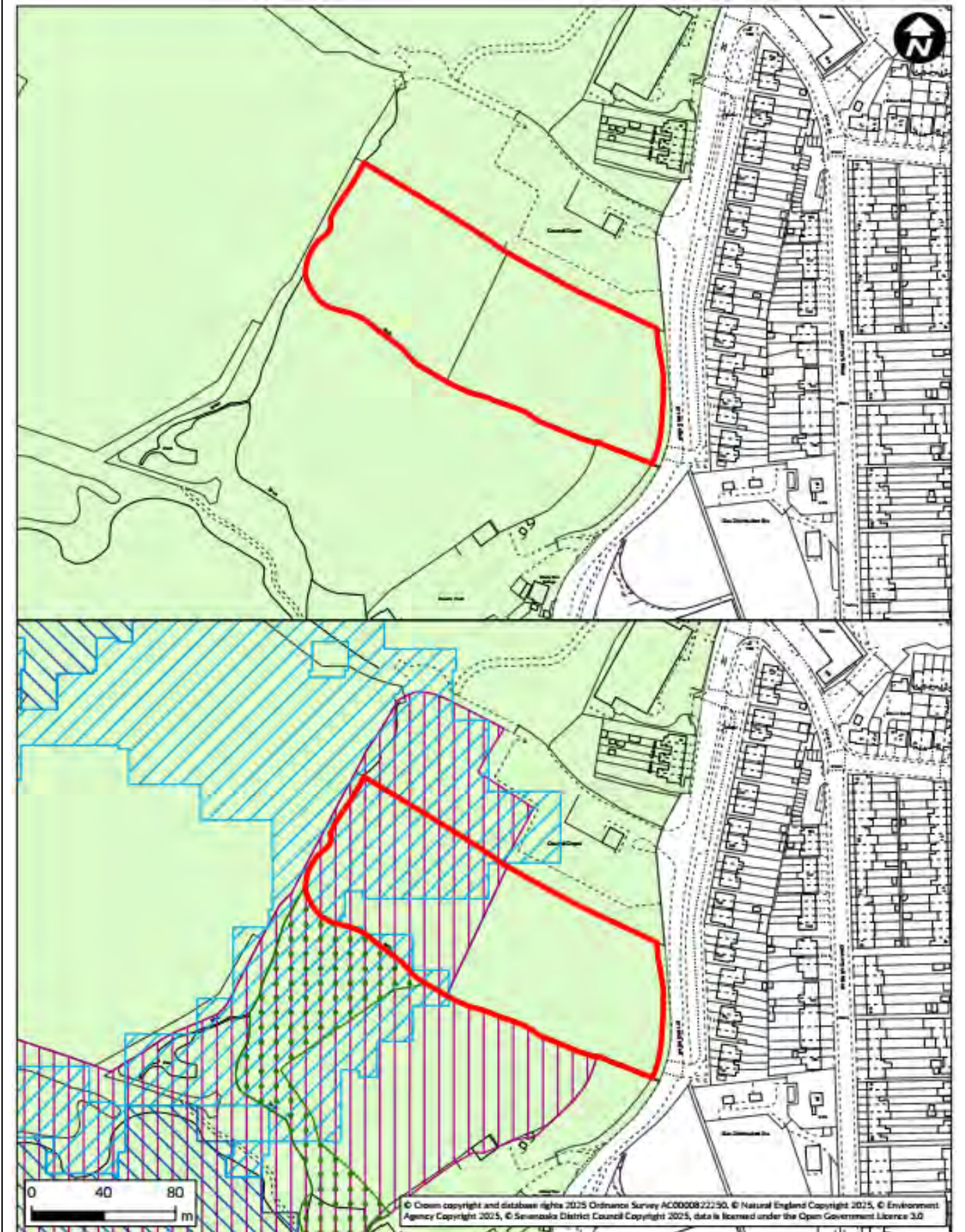
GREEN	AMBER	RED
22	1	4

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

CONCLUSIONS	
Suitability	This is a brownfield site within the urban confines of Westerham, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, although doesn't benefit from access to a train station. The site lies fully within the Kent Downs National Landscapes. The site lies partially within Flood Zone 2, which would need further consideration. The site is allocated for employment use in the Allocations and Development Management Plan (ADMP) and the proposal is not considered to retain an acceptable amount of employment floorspace. Therefore it is not considered suitable to allocate this site for a differing use.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is constrained by the Kent Downs National Landscapes and is allocated in the ADMP for Employment use. Therefore, the site is not proposed for allocation for a differing use.

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



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

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

SHELAA ASSESSMENT		
Within Urban Confines	Not within Urban Confines (adjacent to Sevenoaks)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	Yes (Open Spaces 2018 24: Sevenoaks Wildfowl Reserve, Sevenoaks Natural & Semi Natural 47.36%)	
Green Belt	Within Green Belt (but adjacent to Urban Confines of Sevenoaks)	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscapes	
Landscape Sensitivity	100.0% Low - Medium, Commercial Sensitivity: Low - Medium	
Agricultural Land Quality	Urban - 5.54%; Grade 4 - 94.46%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Partially within a SSSI 47.36%	
SSSI Impact Zone	Requires consultation	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	9.89% within 15m buffer of Ancient & Semi-Natural Woodland	
Presence of Heritage Assets	Within 100m of 1 locally listed assets	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former land use)	
Noise Pollution	Noise Assessment (commercial and highway)	
Air Quality	Air Quality Assessment (for site and impact on local AQMA)	
Mineral Safeguarding Area	Partially within Mineral Safeguarding Area 30.71%	
Site Access	New/additional access required	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	100.0% within 400m of Sevenoaks	

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

GREEN	AMBER	RED
14	11	2

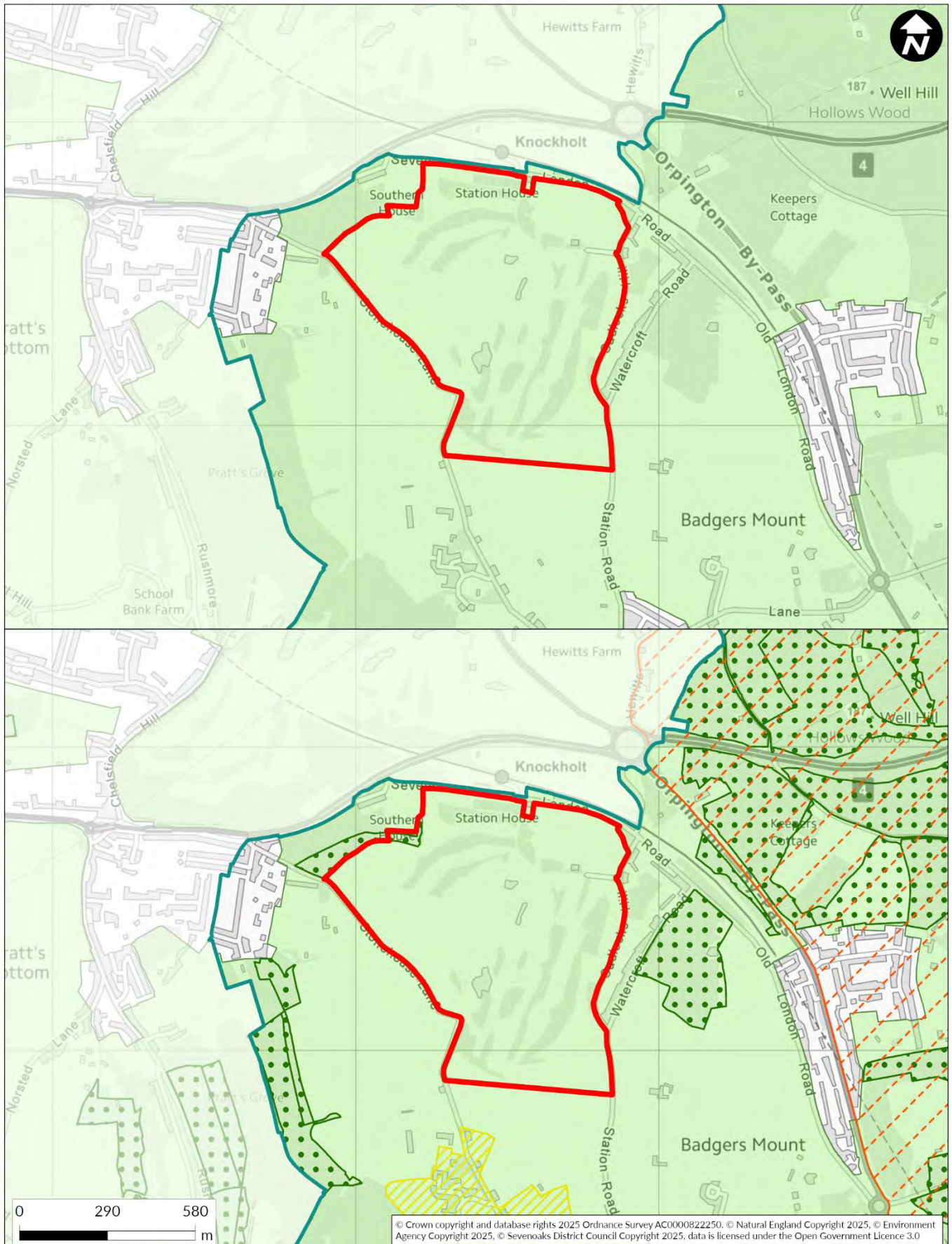
OTHER CONSIDERATIONS (FROM SITE PROMOTER)	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	N/A
Is there a developer interested in the site?	N/A
Any legal constraints?	No
Type of development?	New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

CONCLUSIONS	
Suitability	This is a greenfield site adjacent to the urban confines of Sevenoaks Urban Area, which is identified as the District's principal town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including access to Bat and Ball Train Station. The site is within the Green Belt but is considered to be grey belt under national policy. The site also lies within an area of designated open space (Sevenoaks Wildfowl Reserve, Sevenoaks Natural and Semi Natural). Due to the constrained nature of the site by an open space designation, it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is constrained an area of designated open space. Therefore, the site is not proposed for allocation.

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



SITE DETAILS	
SHELAA Reference	MX/21/00047
Site Area (Ha)	65.69
Developable Area (Ha)	65.31
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	MX41
Site Description	This is a greenfield site near to the urban confines of Pratts Bottom. The site comprises a former golf course and driving range, including clubhouse, shed and areas of hardstanding. The site is bound by Sevenoaks Road to the north, Cadlocks Hill to the east, Stonehouse Lane to the west and open countryside to the south. There is existing access from Sevenoaks Road.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – within buffer of urban confines of Pratts Bottom
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within Urban Confines (adjacent to Pratts Bottom)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use – former golf club	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Completely within the Green Belt	
Green Belt Stage 3	Not grey belt	
National Landscape	Not within National Landscape	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	Urban 0.13%; Grade 3 - 99.87%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	0.53% within Ancient & Semi-Natural Woodland	
Presence of Heritage Assets	1.53% within 200m of Halstead conservation area; Within 200m of 1 listed buildings	
Air Quality Management Area	None	
Contamination Issues	Contaminated Land Assessment (former use)	
Noise Pollution	Noise Assessment (commercial and rail)	
Air Quality	No specific risk	
Mineral Safeguarding Area	None	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	2.24% within 400m of Greater London Large Built-Up Area	
Town and Local Centres	Over 2km to Town and Local Centre	
Train Station	Within 800m of Knockholt (walkable in 10 minutes)	

GREEN	AMBER	RED
17	6	4

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	SDC Assumption: Years 1-5
When do you anticipate commencement on the site?	Subject to securing planning consent completions could be achieved IN YEARS 1-5, with annual delivery of approximately 100 units
Is there a developer interested in the site?	Yes
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	The site is viable for the development proposed.

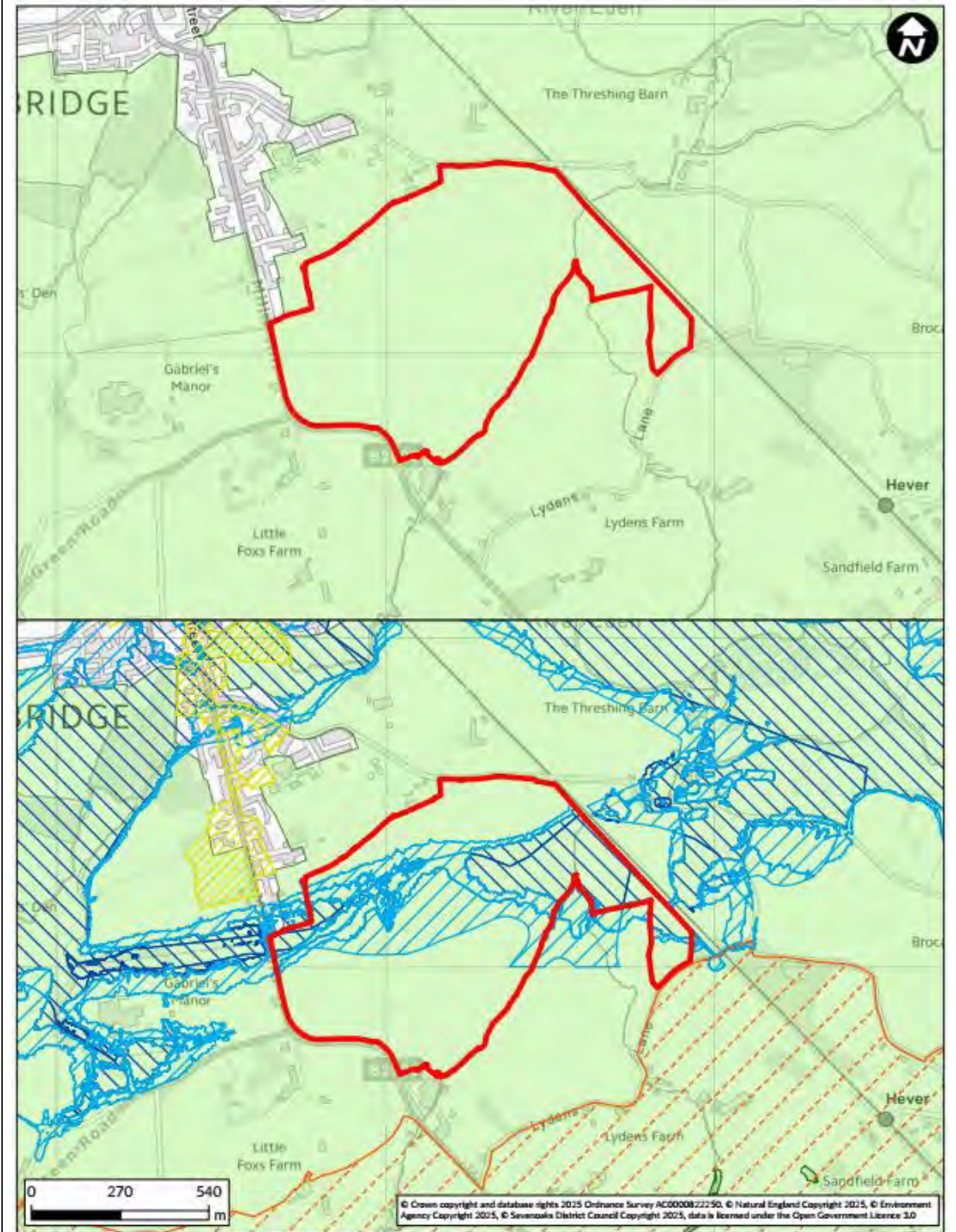
CONCLUSIONS

Suitability	This is a greenfield site near to the urban confines of Pratts Bottom, which is identified a Secondary Service Centre in the Settlement Hierarchy 2025 and is therefore considered to be sustainably located near to key services and facilities, although it is noted that the site is not directly adjacent to the settlement boundary. The site also benefits from being in close proximity to Knockholt Train Station. The site is fully within the Green Belt and is not considered to be grey belt under national policy, due to performing strongly against Green Belt purpose A, restricting urban sprawl of a large built up area (Greater London). The site does not lie within National Landscapes and would need both a contaminated land and noise assessment. The site lies within close proximity to Halstead Conservation Area and a listed building and these will need further consideration. However, due to being strongly performing Green Belt, the site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is considered to be strongly performing Green Belt and is therefore not suitable for development.

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



SITE DETAILS	
SHELAA Reference	MX/21/00048
Site Area (Ha)	62.51
Developable Area (Ha)	62.51
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	HO60, HO412, MX62
Site Description	This is a greenfield site to the south of the urban confines of Edenbridge. The site comprises a large parcel of agricultural land. The site is bound by the railway line to the east and Hever Road, Mill Hill and Hartfield Road to the west. The north and south of the site are bound by open countryside.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to urban confines of Edenbridge
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Not within Urban Confines (adjacent to Edenbridge)	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	Within Green Belt (but adjacent to Urban Confines of Edenbridge)	
Green Belt Stage 3	Grey belt	
National Landscapes	2.15% within 100m buffer of High Weald National Landscapes	
Landscape Sensitivity	Medium 95.5%	
Agricultural Land Quality	Urban - 0.47%; Grade 3 - 99.53%	
Flood Risk	Partially in Flood Zone 2	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	3.43% within 200m of Edenbridge conservation area; Within 200m of 7 listed buildings	
Air Quality Management Area	None	
Contamination Issues	No specific risk	
Noise Pollution	Noise Assessment (commercial and rail)	
Air Quality	No specific risk	
Mineral Safeguarding Area	Partially within Mineral Safeguarding Area (37.12%)	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	39.79% within 400m of Edenbridge	
Town and Local Centres	800m-2km to Town and Local Centre (walkable and cycle friendly) within 2km of Edenbridge, Central Area	

Train Station	800m-2km to nearest train station (walkable and cycle friendly) Within 2km of Edenbridge Town Station	
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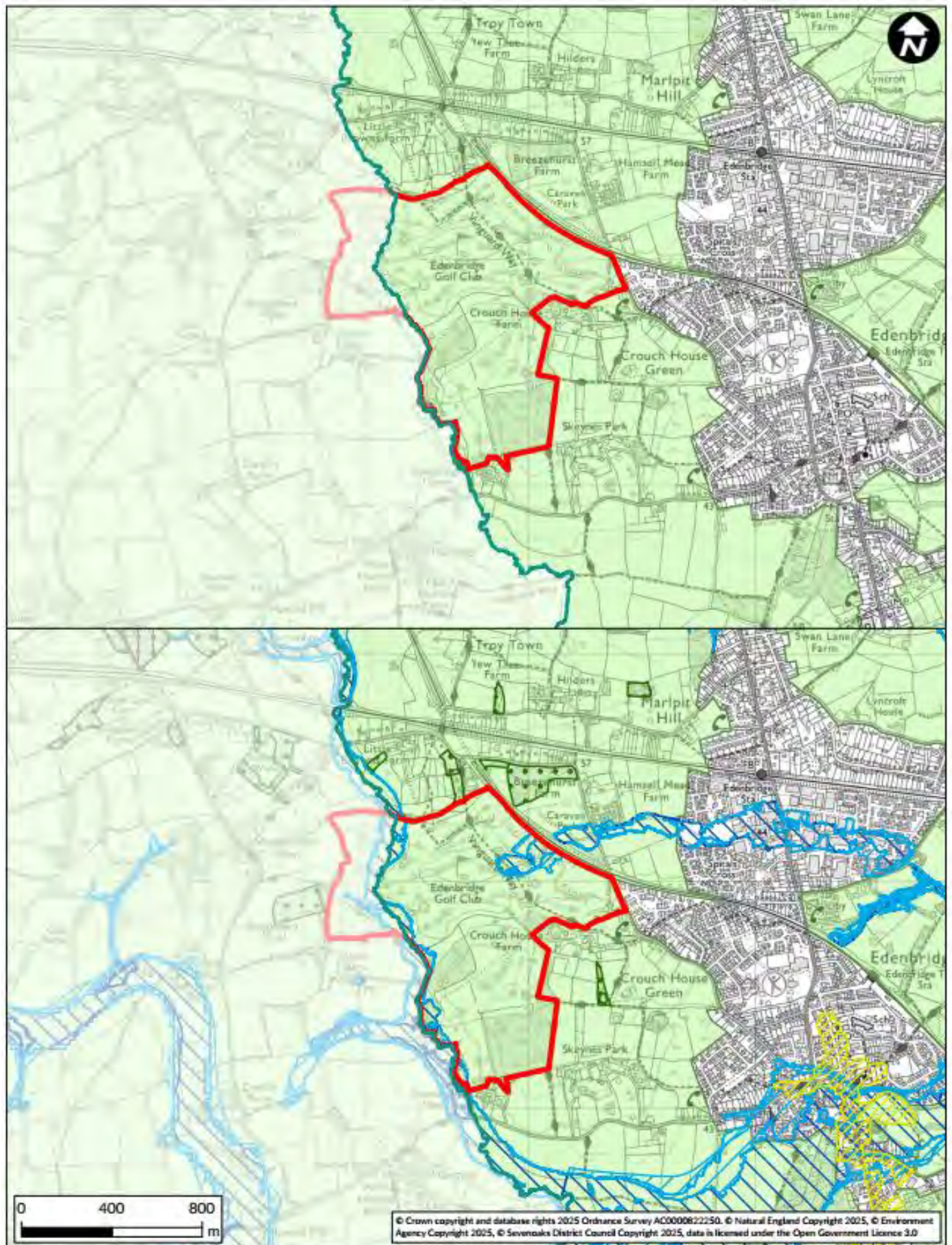
GREEN	AMBER	RED
12	13	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)	
When will the site be available for development?	By 2025
When do you anticipate commencement on the site?	By 2025
When do you anticipate completion on the site?	2026 - 15; then 50 a year until approx 2034
Is there a developer interested in the site?	Yes, Miller Homes, option agreement in place
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	No
How to make site viable?	no measures required at this time

CONCLUSIONS	
Suitability	This is a greenfield site adjacent to the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing key services and facilities, including access to two train stations in Edenbridge. The site lies fully within the Green Belt and is considered to be grey belt land under national policy due to its performance against Green Belt purposes A, B and D. However, the site would present an unnatural extension to the urban confines of Edenbridge and therefore it is considered to be unsuitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5
Achievability	No constraints that could render the site financially unviable at this time.

Deliverable/Developable?	Not currently developable
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Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site is considered to present an unnatural extension to the Edenbridge urban confines boundary and therefore this site is considered to be unsuitable for development.



SITE DETAILS	
SHELAA Reference	MX/24/00001
Site Area (Ha)	92.41
Developable Area (Ha)	92.41
Brownfield / Greenfield	Mixed
Planning History	19/02834/OUT
Previous SHELAA Ref (2018)	HO331 forms part of this site
Site Description	This is a greenfield Green Belt site, which comprises a former golf course, where a small element of the site is adjacent to the urban confines of Edenbridge. The site is bound by the railway line to the north, Crouch House Road and residential development to the east. The remainder of the site is surrounded by open countryside and agricultural land. The western portion of the site lies within the Tandridge District Council area, although it is noted that the element of the site proposed for development is within the SDC boundary.
Site Type	New Build
When will this development be delivered?	Years 1-5
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to Edenbridge
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Edenbridge	
Land Use (GF/PDL)	Mixed	
Existing use	Yes (although not allocated)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt adjacent to Edenbridge	
Green Belt Stage 3	Grey belt	
National Landscape (AONB)	Not within National Landscape	
Landscape Sensitivity	Medium-High (83.89%)	
Agricultural Land Quality	Grade 3 – 80.93%	
Flood Risk	10.79% in Flood Zone 2, 7.08% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	0.15% within Ancient Woodland 15m buffer	
Presence of Heritage Assets	Within 200m of 3 listed buildings	
Air Quality Management Area	None	
Contamination Issues	Contaminated land assessment – if subject to previous soil importation	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	5.65% within Sub Alluvial River Terrace	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network – may require improvements	
Settlement Classification	Within 400m of Edenbridge	
Town and Local Centres	Within 2km of Edenbridge, Central Area, Edenbridge Northern Fringe, Edenbridge Southern Fringe	
Train Station	Within 2km of Edenbridge and Edenbridge Town	

GREEN	AMBER	RED
14	12	1

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	Not stated
When do you anticipate completion on the site?	Years 1-5
Is there a developer interested in the site?	Not stated
Any legal constraints?	N/A
Type of development?	New Build
Exceptional Issues?	N/A
How to make site viable?	N/A

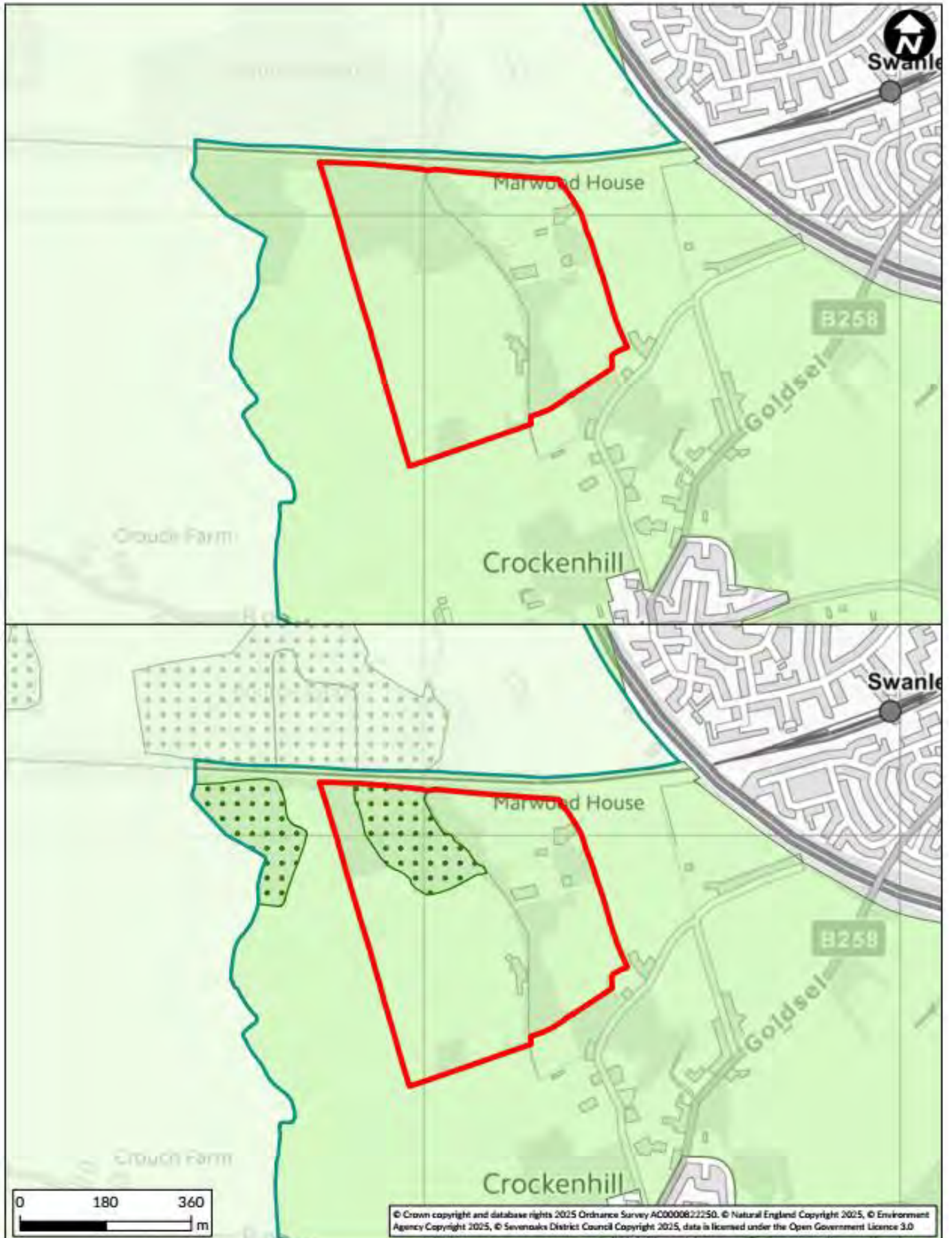
CONCLUSIONS

Suitable?	This is a greenfield Green Belt site situated adjacent to the urban confines of Edenbridge, which is identified as a Town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing services and facilities, although it is highlighted that given the size of this site, the western portion of the site is further away from these facilities and therefore considered to be less sustainable. The site lies fully within the Green Belt and the majority of the site is Medium-High landscape sensitivity. Primarily due to the landscape constraints, and the location of the site, with the majority of the site not adjacent to the settlement (which would leave a 'gap' in the Green Belt) it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	The site would present an unnatural extension to the urban confines of Edenbridge and therefore is not considered suitable for development.

MX/25/00004

Land at Bournemouth Brickworks, off Stone Cross Road, Crockenhill



SITE DETAILS	
SHELAA Reference	MX/25/00004
Site Area (Ha)	27.17
Developable Area (Ha)	20.28
Brownfield / Greenfield	Mixed
Planning History	N/a
Previous SHELAA Ref (2018)	N/a
Site Description	Site located to the north of the village of Crockenhill and to the south-west of the town of Swanley, outside of the urban confines of either settlement. Site access off Stones Cross Road. Site bounded by railway line to the north, agricultural/farmland to the south, east and west. Land previously in use as a brickworks, now occupied by a variety of permanent and temporary structures, residential, fields and woodland (Tile Kilns Wood LWS)
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

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

SHELAA ASSESSMENT		
Within Urban Confines	In Green Belt, 240m from Swanley	
Land Use (GF/PDL)	Mixed	
Existing use	C3, B8 and Sui Generis (from applicant)	
Existing allocation / designation	Town and Local Centre: Brasted High Street and The Green (6.65%)	
Proposed use / designation	No	
Green Belt	Within Green Belt	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscape	
Landscape Sensitivity	Within SW3 Swanley south Residential Sensitivity: Medium, Commercial Sensitivity: Medium	
Agricultural Land Quality	Other 32% Grade 2 68%	
Flood Risk	Flood Zone 1	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	25.28% within Hook Spring and Tile Kilns Wood	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	13% within Ancient & Semi-Natural Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings	
Air Quality Management Area	Not in the vicinity of an AQMA	
Contamination Issues	Contaminated land assessment – former use	
Noise Pollution	Noise assessment – adjacent to railway	
Air Quality	No specific risk	
Mineral Safeguarding Area	Not in the vicinity of any mineral safeguarding area	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Capacity on transport network (contributions towards improvements may still be sought)	
Settlement Classification	17.29% within 400m of Swanley	
Town and Local Centres	Within 800m of Crockenhill, Broadway; 2km of Swanley - Town Centre	

Train Station	within 2km of Swanley train station	
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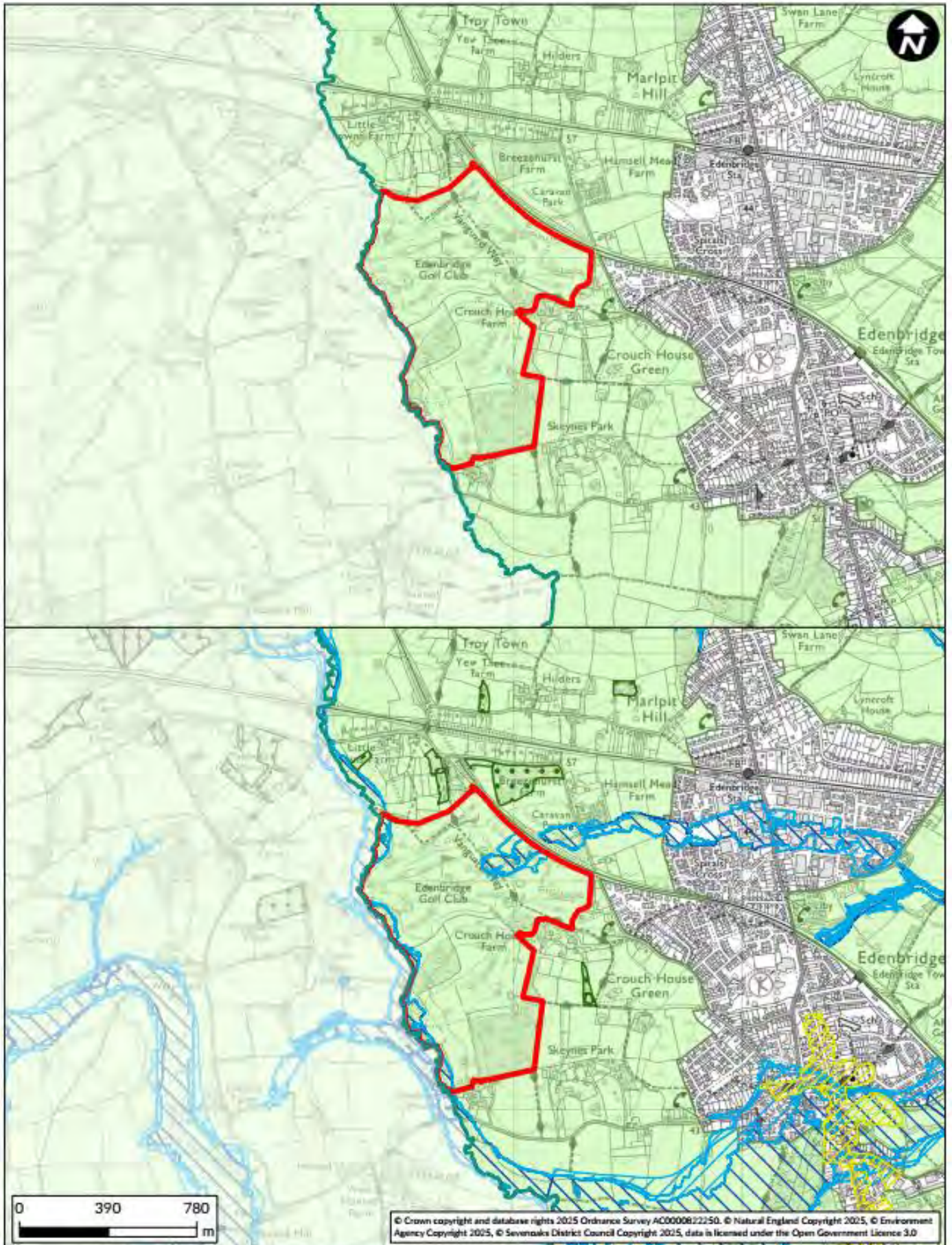
GREEN	AMBER	RED
14	11	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)	
When will the site be available for development?	N/A
When do you anticipate commencement on the site?	N/A
When do you anticipate completion on the site?	2033
Is there a developer interested in the site?	Yes – this site would be considered as part of Wasps Rugby Football Club’s mixed-use proposals within the wider (see reference EM/24/00001) south Swanley area
Any legal constraints?	No
Type of development?	New Build
Exceptional Issues?	Yes – remediation associated with the previous use of the site as brickworks
How to make site viable?	N/A

CONCLUSIONS	
Suitable?	This site is in the Green Belt, not adjacent to the boundaries of neighboring settlements. Some of the site is brownfield land, but much of the site is open land/fields/woodlands and a quarter of the site is a LWS (Tile Kilns Wood). The site is also 68% Grade 2 agricultural land, 13% Ancient & Semi-Natural Woodland, medium landscape sensitivity and in the vicinity of listed buildings. Currently insufficient information has been provided as to the proposed use this site. Due to the site not being directly adjacent to an existing settlement, and the buffer between the site and Swanley being intersected by the strategic road network, the site is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 6-10
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	This site is considered unsuitable and not directly adjacent to a settlement, includes a LWS, ancient woodland and Grade 2 agricultural land.

MX/25/00006
Former Kent & Surrey golf club, Crouch House Road, Edenbridge



SITE DETAILS	
SHELAA Reference	MX/25/00006
Site Area (Ha)	77.06
Developable Area (Ha)	77.06
Brownfield / Greenfield	Mixed
Planning History	Planning ref. 19/02834/OUT
Previous SHELAA Ref (2018)	HO331 forms part of this site
Site Description	This is a greenfield Green Belt site, which comprises a former golf course, where a small element of the site is adjacent to the urban confines of Edenbridge. The site is bound by the railway line to the north, Crouch House Road and residential development to the east. The remainder of the site is surrounded by open countryside and agricultural land. This version of the site does NOT include the Tandridge District Council area.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	0
SHELAA Conclusion	Unsuitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – adjacent to Edenbridge
Conclusion	PROGRESS TO FULL ASSESSMENT

SHELAA ASSESSMENT		
Within Urban Confines	Adjacent to Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	Yes (golf course)	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the Green Belt adjacent to Edenbridge	
Green Belt Stage 3	Grey belt	
National Landscapes	Not within National Landscape	
Landscape Sensitivity	Medium-High (97.46%)	
Agricultural Land Quality	Grade 3 – 95%	
Flood Risk	2.55% in Flood Zone 2/7.64% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No specific risk	
Local Wildlife Site	Not within an LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Within 200m of 2 listed buildings	
Air Quality Management Area	None	
Contamination Issues	Contaminated land assessment – if subject to previous soil importation	
Noise Pollution	No specific risk	
Air Quality	No specific risk	
Mineral Safeguarding Area	7.1% within Sub Alluvial River Terrace	
Site Access	Existing access (contributions towards improvements may still be sought)	
Network Capacity	Limited capacity on transport network – may require improvements	
Settlement Classification	13.08% within 400m of Edenbridge	
Town and Local Centres	Within 2km of Edenbridge, Central Area, Edenbridge Northern Fringe, Edenbridge Southern Fringe	
Train Station	Within 2km of Edenbridge and Edenbridge Town	

GREEN	AMBER	RED
13	12	2

OTHER CONSIDERATIONS (FROM SITE PROMOTER)

When will the site be available for development?	Now
When do you anticipate commencement on the site?	Not stated
When do you anticipate completion on the site?	Years 1-5
Is there a developer interested in the site?	Not stated
Any legal constraints?	N/A
Type of development?	New Build
Exceptional Issues?	N/A
How to make site viable?	N/A

CONCLUSIONS

Suitable?	This is a greenfield Green Belt site situated adjacent to the urban confines of Edenbridge, which is identified as a Town in the Settlement Hierarchy. The site is therefore considered to be in a sustainable location, close to existing services and facilities, although it is highlighted that given the size of this site, the western portion of the site is further away from these facilities and therefore considered to be less sustainable. The site lies fully within the Green Belt, although is considered to be grey belt under national policy, and the majority of the site is Medium-High landscape sensitivity. Primarily due to the landscape constraints, and the location of the site, with the majority of the site not adjacent to the settlement (which would leave a 'gap' in the Green Belt) it is not considered suitable for development.
Availability	The site has been submitted by the landowner and is considered available in years 1-5.
Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Not currently developable

Overall Conclusion	Unsuitable
	Do not include in Plan
SDC Comments	Due to the constrained nature of this site, its boundary largely not adjacent to the settlement and location within Green Belt and area of landscape sensitivity, the site is considered unsuitable and is therefore not proposed for allocation.