

Sevenoaks District Council STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT



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Final Report
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1 INTRODUCTION

Purpose of the Study

- 1.1 Roger Tym & Partners was commissioned in February 2008 by Sevenoaks District Council to undertake a Strategic Housing Land Availability Assessment (SHLAA) for the District to form part of the evidence base for the Local Development Framework (LDF). Under the Draft South East Plan, Sevenoaks is expected to accommodate 3,100 net additional dwellings between 2006 and 2026, a figure which the EIP Panel of Inspectors has proposed should be increased to 3,300 dwellings. Part of the district is included in the London Fringe. The Draft South East Plan stated that 2,000 of the 3,100 dwelling requirement should be identified within the London Fringe (as shown in Appendix A), the remainder being classified as the 'Rest of Kent'. However, the Plan Inspector recommended that this figure be reduced to 1,700 dwellings out of the recommended district total of 3,300 dwellings. The SHLAA is intended to identify opportunities for meeting this need.
- 1.2 The output of the SHLAA will help the District Council prepare its LDF Core Strategy and the Balanced Communities Site Allocation Development Plan Documents. However, the assessment is not intended to do the job of the LDF. While it identifies potential housing land it does not make judgments about whether this should be included in the LDF or whether it should form part of the 5 year supply required under the emerging system.

Structure of the Report

- 1.3 Following this introduction, Chapter 2 describes the Sevenoaks District context insofar as it affects potential for housing development. It describes the settlement structure of the district and the urban form of its major settlements and examines recent housing development trends. Chapter 3 sets out the main elements of policy, i.e. at national, regional and local level, which affect the aims and requirements of the housing land availability assessment. The local policy context in Sevenoaks District as it is set out in Saved Policies from the Sevenoaks District Adopted Local Plan of 2000.
- 1.4 The methodology adopted for undertaking the assessment and the data sources used are explained in Chapter 4. The central tool is a comprehensive site database which permits a systematic assessment of each site against a number of criteria covering site suitability for housing, development constraints, and limitations on site capacity. This is followed by estimates of the potential dwelling yield from major components of housing potential. Chapter 5 assesses yield from planning permissions and allocations; Chapter 6 presents estimates of dwelling yield from identified sites within a range of source categories; and Chapter 7 assesses yield from unidentified sites, both small and large. Finally, Chapter 8 assembles the yield results to give a series of estimates of total housing capacity for the district and its main settlements.

2 SEVENOAKS CONTEXT

Settlement Structure

- 2.1 According to the Census, Sevenoaks district had a population of 109,300 in 2001.
- 2.2 The three principal urban areas within Sevenoaks District are Sevenoaks, Swanley and Edenbridge. Sevenoaks is the largest of the settlements, with a population on 2001 of 26,700, and is within the London Fringe, as defined in the emerging South East Plan. Swanley (population of 15,897) and Edenbridge (population of approximately 8,000) are both located in the 'Rest of Kent' part of the district, defined in the emerging South East Plan. The areas of the London Fringe and Rest of Kent are shown in Appendix A.
- 2.3 The rest of the district has a number of small village settlements identified in the previous chapter. There are also rural settlements that are smaller still. However, for the purposes of this study, these are simply considered to be rural areas.

Development Trends

- 2.4 Table 2.1 shows the number of net additional dwelling completions (after allowing for demolitions and replacements) in the main settlements in Sevenoaks District for the five year period from 2002/3 to 2006/7. (This period is considered to give a better indication of recent trends than a longer period that would stretch back into the period before the current planning and housing density provisions were introduced in PPG3 in 2000.) Total net additional completions for the period numbered 1,104 dwellings, representing an annual average of 221 dwellings (compared with the current target in the draft South East Plan of 155 dwellings per annum over the period 2006 to 2026, and the Panel's recommended figure of 165 dwellings). Nearly 60% of net additional completions were in the three main settlements of Sevenoaks (17%), Swanley (14%) and Edenbridge (28%).

Table 2.1 Net additional dwelling completions 2002/3 to 2006/7 by location

Location	Total net dw completions	Annual average	% of total
Sevenoaks	183	37	17%
Swanley	157	31	14%
Edenbridge	313	63	28%
Rest of District	451	90	41%
Sevenoaks District	1,104	221	100%
<i>London Fringe</i>	377	75	34%
<i>Rest of Kent</i>	727	145	66%

Source: Sevenoaks District Council and RTP

- 2.5 Completions on very small sites make a significant contribution to total completions. Table 2.2 sets out the five year net completions by location and area of site, and shows that 35% of net additional dwelling completions in the District were on sites of less than 0.2 hectares.

Table 2.2 Net dwelling completions 2002/3 to 2006/7 by area of site

Settlement	< 0.2 ha	0.2 ha +	all sites
Sevenoaks	79	104	183
Swanley	52	105	157
Edenbridge	48	265	313
Rest of District	208	243	451
Sevenoaks District	387	717	1,104
<i>London Fringe</i>	146	231	377
<i>Rest of Kent</i>	241	486	727
<i>%</i>	<i>35%</i>	<i>65%</i>	<i>100%</i>

Source: Sevenoaks District Council and RTP

- 2.6 Another feature of past housing completions in Sevenoaks district is the high contribution from windfall sites (i.e. sites not allocated in the Local Plan). Windfalls on previously developed land (PDL) represented 75% of all completions in the district over the period, 87% of those on small sites and 69% of those on sites greater than 0.2 hectares.

Market Evidence

- 2.7 To understand the market potential for housing in the district, we undertook face-to-face interviews with two local estate agents (Savills and Chestertons). This was done once the trawl of sites had been completed but was kept generic in nature to avoid discussion of the merits of individual sites. Two agents were interviewed, both with substantial experience of the housing market in the district.
- 2.8 At the time of the interviews (May 2008), the housing market generally was experiencing a considerable slowdown. However, both agents felt that in many respects, Sevenoaks district and particularly the town, was relatively immune from the effects of this. For one agent with a major presence in the South East, their Sevenoaks office was their 'flagship' location. So, whilst prices may fall slightly, it was felt that sales would still be strong across the board. Moreover, neither agent considered that people with buy-to-let investment properties would be likely to want to sell these properties as lettings are very strong in the area.
- 2.9 Much of the development market in Sevenoaks is led by small to medium sized local developers, such as Kentmere Homes and DBS Homes. They typically undertake both infill development and redevelopment of existing properties. However, their track record is good and they are able to development substantial numbers of properties across the district.
- 2.10 This development is located across the district - there is no one particular hotspot, although Sevenoaks is potentially the strongest market. Swanley and Edenbridge are felt to act more like the general South East market in terms of the properties they offer and the values they command. They are also the locations where larger developments are being brought forward, some by the regional and national volume housebuilders.
- 2.11 The flatted market is felt to be strong, particularly close to Sevenoaks station for younger commuters, and close to the town centres for older retirees looking to downsize. This applies to both one- and two-bed developments.
- 2.12 By contrast, the market for 3- and 4-bed developments is less strong. More of this development occurs in Swanley and Edenbridge, and also out in the villages where families are looking for a more rural lifestyle. The big market in Sevenoaks is for 5-bed, 3-bathroom developments, particularly near the station. These are popular with the

developers but are reflective of the high levels of affluence of residents, most of whom commute to the City so need good public transport access.

- 2.13 So in summary, there was little if any evidence from agents that housing developments in Sevenoaks District may not be capable of selling a wide range of dwellings, even in more depressed market conditions.

3 PLANNING POLICY CONTEXT

National Policy

Planning Policy Statement 1 (2004): Delivering Sustainable Development

- 3.1 Planning Policy Statement 1 (PPS1) sets out overarching strategic planning policies, including the contribution that the planning system can make to the delivery of sustainable development.
- 3.2 Sustainable development is the core principle underpinning planning. A key objective of PPS1 is to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities. Paragraph 27 sets out the general approach to delivering sustainable development - a key approach of which is that planning authorities should seek to:
- bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing;
 - reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development; and
 - promote the use of suitably located vacant and underused previously developed land in order to achieve Government targets.

Planning Policy Statement 3 (2006): Housing

- 3.3 Planning Policy Statement 3 (PPS3) recently replaced the previous Planning Policy Guidance 3 (PPG3) as the statement of the national planning policy framework for delivering the Government's housing objectives. PPS3 establishes the requirement for Local Planning Authorities (LPAs) to undertake Strategic Housing Land Availability Assessments (SHLAA) to replace the Housing Capacity Studies required under PPG3. It specifies in Annex C that a SHLAA should:
- *“Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.*
 - *Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments.*
 - *Assess the potential level of housing that can be provided on identified land.*
 - *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.*
 - *Identify constraints that might make a particular site unavailable and/or unviable for development.*
 - *Identify sustainability issues and physical constraints that might make a site unsuitable for development.*
 - *Identify what action could be taken to overcome constraints on particular sites.”*
- 3.4 PPS3 states that LPAs should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption taking account of the level of housing provision set out in the Regional Spatial Strategy.
- 3.5 One of the key changes between PPG3 and PPS3 is that windfall allowances should no longer be included in the first 10 years of land supply in LDFs, unless there are genuine local circumstances that prevent specific sites being identified. This places

greater emphasis on the need to identify sites which can be confidently allocated for housing in LDFs.

3.6 PPS3 reiterates the previous PPG3 policy that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings and requires LPAs to ensure that sufficient, suitable land is available to achieve their previously-developed land delivery objectives. However, unlike Housing Capacity Studies under PPG3, SHLAAs are required to consider the potential of greenfield sites to deliver housing as well as previously developed land.

3.7 PPS3 states that Local Development Documents should include a local previously developed land target and trajectory and strategies for bringing previously-developed land into housing use. Where appropriate, the trajectory could be divided up to reflect the contribution expected from different categories of previously developed land, for example, vacant and derelict sites, in order to deliver the spatial vision for the area in the most sustainable way. In developing their previously-developed land strategies, LPAs are advised that they:

“should consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectory/ies. This should include:

- *planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues.*
- *considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.*
- *encouraging innovative housing schemes that make effective use of public sector previously-developed land.”*

3.8 These proposals have clear implications for the information to be included and assessed in a SHLAA.

SHLAA Practice Guidance

3.9 Practice Guidance entitled ‘Strategic Housing Land Availability Assessments’ was published by Communities and Local Government in July 2007. It supersedes the advice in the previous guidance, ‘Tapping the Potential’.

3.10 The new guidance states that strategic housing land availability assessments (SHLAAs) are ‘a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes’; SHLAAs are also a requirement of PPS3. It is noted in the guidance that an SHLAA is significantly different from an urban capacity study, and if a recent urban capacity study has been carried out, further work will be needed to fulfill the requirements of the SHLAA.

3.11 The guidance states that the primary role of the SHLAA is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

3.12 It should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary. As a minimum, it should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period. Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad

- locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.
- 3.13 Paragraph 8 makes it clear that the assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development.
- 3.14 The guidance also states that the SHLAA should be regularly kept up to date as part of the Annual Monitoring Report exercise, so as to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.
- 3.15 The guidance provides details on the methodology for an SHLAA which has eight main stages, and two further optional stages covering broad locations and windfalls. The stages are as follows:
- Stage 1: Planning the Assessment;
 - Stage 2: Determining which sources of sites will be included in the Assessment;
 - Stage 3: Desktop review of existing information;
 - Stage 4: Determining which sites and areas will be surveyed;
 - Stage 5: Carrying out the survey;
 - Stage 6: Estimating the housing potential of each site;
 - Stage 7: Assessing when and whether sites are likely to be developed;
 - Stage 8: Review of the Assessment;
 - Stage 9: Identifying and assessing the housing potential of broad locations (when necessary);
 - Stage 10: Determining the housing potential of windfalls (where justified).
- 3.16 Stage 2 lists the sources of sites with potential for housing. These consist of sites in the planning process and sites not currently in the planning process. The former consists of:
- allocated employment or other land uses which are no longer required for those uses;
 - existing housing allocations;
 - unimplemented/outstanding planning permissions for housing;
 - planning permissions for housing that are under construction.
- 3.17 As well as urban potential on typical sources such as commercial buildings, car parks, vacant buildings, etc, the latter includes, amongst other things:
- surplus public sector land;
 - sites in rural settlements and rural exception sites; and
 - urban extensions.
- 3.18 On Stage 6 - estimating the potential of each site - the guidance recommends using sample schemes in order to determine likely densities. However, in our experience, it is particularly difficult to establish how representative the exemplar sites are of different categories of site and therefore to which sites it is appropriate to apply their results. In practice, it is necessary to rely on density assumptions. In our experience, the results are at least as robust as adopting an exemplar approach.
- 3.19 Stage 7 assesses when and whether sites are likely to be developed. Central to this is the consideration of whether sites are suitable, deliverable and developable for housing. Suitability considers policy restrictions, physical problems/limitations (e.g. access, infrastructure, flood risk, ground conditions and contamination), potential

impacts (upon the landscape and conservation) and the environmental conditions which would be experienced by prospective residents.

- 3.20 Availability considers, “on best information available”, whether there are any legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Achievability is essentially a judgment about the economic viability of a site. It will be affected by market factors, cost factors (including site preparation costs relating to any physical constraints) and delivery factors (including phasing and build-out rates, which mostly concerns larger sites).
- 3.21 Having undertaken a review of the sites and their potential (Stage 8), Stage 9 considers whether any shortfall can be addressed through the identification of broad locations. These are encouraged where specific sites cannot yet be identified. These can be within or adjoining settlements or outside settlements but only where ‘signalled’ by the Regional Spatial Strategy.
- 3.22 Stage 10 relates to determining the housing potential of windfall sites, where an allowance can be justified. Where this is the case, this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development. One method to estimate potential from each source is by calculating the average annual completion rate from the source, taking care to avoid double counting sites which are already included in the assessment, and coming to an informed view as to:
- whether the annual rate is likely to increase or decrease;
 - whether the pattern of redevelopment is likely to remain the same, grow or decline; and
 - whether current market conditions are likely to stay the same, worsen or improve in the future.

Planning Policy Guidance Note 2: Green Belts (1995)

- 3.23 This PPG reiterates the importance of Green Belts in preventing urban sprawl. It also seeks to avoid coalescence of neighbouring towns, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. The PPG states at paragraph 1.7 that,

“The purposes of including land in Green Belts are of paramount importance to their continued protection, and should take precedence over the land use objectives.”

- 3.24 The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances. The list of these is included in the PPG, but do not include major housing development.

Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)

- 3.25 The objectives of the PPS are:
- to raise the quality of life and the environment in rural areas through the promotion of thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;
 - To promote more sustainable patterns of development by focusing most development in, or next to, existing towns and villages, preventing urban sprawl,

discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully.

- 3.26 The PPS is clear that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled. Priority should be given to the re-use of previously developed land in preference to greenfield land.
- 3.27 The PPS allows for some development in small villages. It states that planning authorities should set out in LDDs their policies for allowing some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities. In particular, authorities should be supportive of small-scale development of this nature where it provides the most sustainable option in villages that are remote from, and have poor public transport links with, service centres.
- 3.28 Nationally designated areas, including Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. Nevertheless, some development is permitted in such areas. As the PPS states at paragraph 21:
- “Planning policies in LDDs should support suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities, including the provision of adequate housing to meet identified local needs.”
- 3.29 However, major developments should not take place in these designated areas, except in exceptional circumstances.

Regional Policy

- 3.30 The Draft South East Plan (SEP) proposes a limited level of housing provision in Sevenoaks of 3,100 dwellings over the period 2006 to 2026. Of this, 2,000 dwellings should be in the part of the district that is in the London Fringe sub-region.
- 3.31 The Panel Report on the Draft South East Plan recommended that the overall district total be increased by 200 dwellings to 3,300 dwellings. This was broken down as a decrease of the London Fringe element by 300 dwellings and an increase to the figure for the rest of the district of 500 dwellings. It would be prudent to test the capacity of the sites in the SHLAA against the recommended housing requirements in the Panel Report.
- 3.32 This change in apportionment was sought by the District Council on the basis that there is limited potential in Sevenoaks urban area for larger site allocations. It will therefore be important to consider fully the potential for smaller scale sites and in the other main urban centres and to a lesser extent, in the smaller settlements in the district.

Local Policy

- 3.33 The Sevenoaks Local Plan was adopted in March 2000. It is being replaced by the Sevenoaks Local Development Framework, against which decisions on planning matters will be made. The Core Strategy is a development plan document, which will set out the spatial vision and strategic objectives for the District up to 2026.
- 3.34 Under the transitional arrangements, Sevenoaks District Council submitted to the Secretary of State the Local Plan Policies which were proposed to be saved. On 25th September 2007, the Secretary of State responded with the list of policies that she agreed should be saved. These came into effect as of 27th September 2007 until the Council adopts the respective documents making up its LDF. The main relevant policies that are summarised below:

- Policy GB5 - Major Developed Sites - these sites are located in the Green Belt but are dealt with differently to normal Green Belt sites. This includes Fort Halstead which also has its own policy, FH1, stating that permission for major redevelopment of any part of the site shall not be granted until a development brief has been prepared identifying acceptable uses and built form.
- Policies SG1A and B - Safeguarded land - these are sites that are safeguarded in order to meet possible development needs in the very long term, including housing.
- Policy H1 - Various housing allocations which are considered as part of this assessment.
- Policy GB1 - Definition of the Green Belt. This is detailed on the proposals map. Beyond the boundaries of the urban areas listed in Policy GB1, the other green belt policies will apply.
- Policy EN6 - Protection of the Kent Downs and High Weald Areas of Outstanding Beauty. This area is shown on the proposals map. The policy states that development which would harm or detract from the landscape character of these areas will not be permitted.

4 METHODOLOGY AND DATA SOURCES

- 4.1 In the absence of the definition of a Housing Market Sub Area or recognised partnership covering the West Kent area, the brief for the SHLAA containing the methodology was agreed with the other West Kent District Councils (Tonbridge and Malling and Tunbridge Wells Borough Councils) and the Home Builders Federation. This included agreement that the study area would be Sevenoaks District, and would be limited to the main settlements listed in the brief. In addition the site size threshold of 0.2ha was agreed.

Parameters

Study area

- 4.2 The study covers the whole of Sevenoaks District so that the potential to achieve the district housing allocations in the South East Plan can be fully assessed. As such, the search area for the assessment is effectively the whole of the district. However, the main focus is the most sustainable towns and villages in the district¹. The three towns are Sevenoaks, Swanley and Edenbridge. The villages are Otford; New Ash Green; West Kingsdown; Seal; Hartley; Kemsing; Eynsford; Crockenhill; Hextable; Leigh; Brasted; Farningham; South Darenth, Halstead, Shoreham, Knockholt Pound, Weald, Sundridge, Horton Kirby and Westerham
- 4.3 The study has sought to identify both previously developed and greenfield sites within or adjacent to the boundaries of each of these settlements. The settlement boundaries were agreed with the client at the project inception meeting as being the settlement boundaries in the Adopted Sevenoaks District Local Plan 2000, as shown in the District Council's GIS mapping.
- 4.4 Additionally, the study has included previously developed sites in rural areas.

Time horizon

- 4.5 The base date for the study is 1st April 2006. The study is aimed at assessing housing land availability and dwelling capacity from this date to the end of March 2026. However, comprehensive data is available on residential commitments at 1st April 2007 and the number of dwellings completed between 1st April 2006 and 31st March 2007. The potential on identified sites is therefore assessed as at 1st April 2007. No further updated information has been added since this date.

Housing sources

- 4.6 From the point of view of assessing housing potential it is useful to divide sources into three broad categories:
- **Site Specific Sources** - These are sources for which it is possible to make an exhaustive list of potentially available sites, and then estimate their individual capacity and likelihood of being developed for housing during the period to 2026. This may include, for example, large stand-alone sites currently in or allocated for non-residential uses, such as employment. Such sites may include both sites which will eventually be allocated in the LDF and potential future large site windfalls, where they can be justified (as per Stage 10 in the SHLAA Practice Guidance). This category also includes greenfield sites in or adjacent to urban areas.
 - **Grouped Sources** - These are sources for which the potential opportunities comprise numerous small sites which cannot be sensibly sorted into those likely

¹ Hierarchy of Sustainable Settlements, Sevenoaks District Council

and those unlikely to come forward. This is the case, for example, with residential infill and subdivision, and areas currently in amenity use as landscaping or informal open space. In these cases, it is necessary to make an overall assessment of the number or proportion of such sites that could come forward, based on past or expected market trends, tempered by any limits to the scale of remaining opportunities and policy considerations encouraging or constraining such developments.

- **Policy-related sources** - These sources comprise potential developments arising from institutional restructuring, relating for example to education and health services. They also include housing potential arising from policy-driven renewal of estates or centres. Whether there is likely to be any housing potential arising from such restructuring will depend not just on the availability of suitable sites but also on issues of policy in these areas.

Site database

- 4.7 PPS3 sets a clear expectation that the supply of land for housing should be based upon specific sites, and where necessary, broad locations. The main tool used in the assessment was therefore a GIS database of sites with a recognisable opportunity for residential development in future. The GIS represents each site on a base map as a “polygon” (i.e. area with boundaries) with a unique identifier and includes also a series of coverages or overlays containing geographical information relevant to the assessment.
- 4.8 Many of the sites in the database were provided directly from the District Council’s GIS-based housing land availability record system, which is used to track planning applications and permissions and the progress of housing completions within the district. It formed the basis onto which further potential sites were added for the present assessment. The sources of sites included in the database are therefore as follows:
- Sites with outline planning permission for residential development at 1st April 2007 (it was assumed that sites with full planning permission for housing development would be delivered as per their existing consent; however outline permissions still have much to be resolved before they can be delivered so there is greater potential for an alternative development to be proposed).
 - Sites allocated for residential development in the 2000 Local Plan (Policy H1) and not yet fully developed.
 - Sites brought forward by landowners/developers through the LDF process.
 - Sites brought forward by landowners/developers as a result of the call-for-sites which was undertaken prior to the study. This involved contacting all developers, house builders, the HBF, housing associations, public bodies and agents on the LDF database and those landowners/developers who had brought forward sites through the LDF process. Interested parties were invited to promote their site and to identify any constraints to development and their availability. Some sites which were poorly located to the towns and villages specified in the agreed brief were excluded from the SHLAA at this stage in accordance with Stage 4 of the Practice Guide.
 - Sites considered to have potential in the 2004 Urban Capacity Study.
 - Sites recommended in the Employment Land Review (ELR) 2007 for release. Where sites recommended for retention were subsequently brought forward via another source, they were still included in the assessment but their continuing status value as employment sites was noted and acted as a fundamental constraint on that site.

- Sites identified on the edge of the existing urban areas by the consultants. This was in order to be able to consider the potential for green wedge infill and urban extensions. These sites were identified using OS base mapping and aerial photography (both identified sources in the SHLAA Practice Guidance), exercising judgement to identify possible sites/areas that were considered. These would often be green wedge sites that, if developed, would complete a more uniform boundary to the settlement in plan form but took no account of topography or other on-site constraints. Also identified were larger sites that could form an area of urban extension. Clearly this process would not be capable of identifying every single possible site and area because of the limitations of the source material. Examination of the mapping of these sites may show areas that could possibly have been considered for their housing potential. In most cases, these areas were not included as part of the overall housing land supply because they already had significant environmental and heritage constraints on them (no sites were excluded solely because they were in the Green Belt or within an AONB), so it was deemed unnecessary to take them through the process. Whilst inevitably there may have been a few small areas that were overlooked, we are confident that the majority of areas have been picked up and provide an understanding of their broad potential. Indeed, such sites would only be likely to come forward in years 16-20 of the plan period.
- 4.9 This list of sources was discussed with stakeholders at a workshop event. These stakeholders included landowners, developers and agents. An issue raised was over the way unimplemented planning permissions were to be handled. It is as a result of this feedback that a more thorough analysis of the potential of outline permissions is included.
- 4.10 The database includes a total of 226 sites. Of these, 57 sites were eliminated, either because they were too small (see para. 4.18) or because they were affected by fundamental constraints (the nature of these constraints is discussed in depth in Chapter 7). One further site was amalgamated with an adjacent site and considered together. Where a site fell into more than one category, its final classification was based on the most recent source of the site. The sites are categorised into four groups:
- Completed sites, on which all dwellings permitted had been completed by the 1st April 2007.
 - Full permissions, on which at least some permitted dwellings remain to be completed at 1st April 2007.
 - Allocations, sites allocated for residential development in the Local Plan (and subsequently 'saved') but which had not yet been granted planning permission by 1st April 2007.
 - Sites with housing potential that do not fall into any of the above categories (including sites with outline planning permission).
- 4.11 For each site there are a large number of data fields containing information of relevance to the assessment. The full list of primary data fields in the database are listed in Table 4.1. However, the database does not need to include a full array of data on sites in some of these categories. For example, data on existing use is not required for sites already completed.

Table 4.1 Primary Data Fields

Topic	Data field	Field ref no	Form
Reference	RTP unique ref	1	
	CDC ref	2	
	grid ref	3	easting & northing
	Ward	4	Name
	address	5	street etc
	postcode	6	
Site type	type of potential	7	site completed/permission/allocation/potential windfall
Planning status	Planning app no	8	
	latest perm type	9	full/outline
Policy	Local Plan Residential alloc policy	10	Policy H1
	LP non-resi allocation policy	11	
	Employment site	12	Identified on LP proposals map
	Character Area	13	Emerging policy
	London Fringe	14	Yes/no
	Green Belt	28	ha
Site area	gross	15	ha
	net	16	ha
Use	PDL/GF	17	PDL/GF
	type of potential	18	new-build/redevelopment of hsg/redevt of other use
	housing source	19	source category
	site occupancy at base date	20	vacant site/vacant buildings/occupied site
Dwellings	LP dw capacity (net)	21	dwellings identified on sites in Policy H1
	permitted dw (net)	22	
	dw not started at base date	23	
	dw u/c at base date	24	
Completions	2006-7 and 2007-8 (net dw)	25	
Site suitability	bad neighbours	26	major/potential mitigation/none
	nature conservation	27	nature reserve/SSSI/local wildlife site/SNCI/TPO/no
	landscape quality	28	AONB/Historic Parks & Gardens/no
	Habitat	29	Biodiversity Action Plan priority site/Biological Notification site/no
	other constraints	30	major/no
	Flood risk	31	Significant (level 3)/moderate (level 2)/no
Dev likelihood	ownership	32	public/private/multiple/single
	heritage	33	within CA/no
	local infrastructure (access/drainage)	34	available/required
	ground condition	35	treatment requirement expected/no
Capacity constraint	accessibility by Public Transport	36	very high/high/moderate/low
	site constraints	37	Percentage/area reduction

- 4.12 Table 4.2 sets out the categories of housing source used in the database.

Table 4.2 Housing sources in site database

Brownfield land	1	employment use (redevelopment/new development)
	2	car parks
	3	schools
	4	other community facilities
	5	back gardens
	6	other previous uses
	7	commercial conversions
	8	existing housing stock
Greenfield land	1	amenity open space recreation
	2	allotments
	3	agriculture
	4	other uses/unclassified

- 4.13 The database also includes secondary data fields which are used in the estimates of capacity and development suitability. These secondary fields may relate to assumptions, for example on net to gross ratios and densities, or may repackage information in the primary data fields to facilitate analysis, for example by classifying sites by area.

Small site allowance

- 4.14 The SHLAA needs to be responsive to the predominance of small sites for housing in Sevenoaks District. It is impractical to identify all the sites where there may be opportunities for small scale development of additional housing from subdivision of larger houses or infill on back gardens or other small sites. Furthermore, even where such potential sites can be identified, the likelihood of any specific site coming forward for development within a defined period is normally so uncertain as to make such sites unsuitable as residential allocations.
- 4.15 We have therefore derived a small site allowance to cover such potential, based on past or expected market trends, tempered by any limits to the scale of remaining opportunities and policy considerations encouraging or constraining such developments. For this purpose it was necessary to set an appropriate site size threshold below which the capacity of individual sites is not assessed.
- 4.16 All future potential on sites below the site area threshold is assessed by means of a small site allowance. To avoid double counting, the capacity on all other sites, i.e. permissions, allocations and other identified sites, excludes all sites below the threshold.

Identified site size threshold

- 4.17 Using a site threshold specified in terms of dwelling numbers facilitates monitoring of past completions but it is not useful for assessing future potential. In order to assess development potential on identified “large” sites it is necessary to be able to establish easily which sites qualify as large.
- 4.18 The net housing yield of a site depends on the density of development (as well as the number of existing dwellings that might need to be demolished) and it is therefore not possible to categorise sites into “large” or “small” in terms of their dwelling yield until a density has been assumed. Sites need to be reclassified as “large” or “small” if the

density assumption is changed. Furthermore, sites with housing at low densities may be classed as “small” whereas smaller sites with housing at higher densities may be “large”. We have therefore adopted a site area threshold, rather than use net dwelling numbers so that sites can immediately and consistently be classified into “large” and “small”.

- 4.19 The site area threshold needs to be set low enough to ensure that significant identifiable site capacity is not subsumed in trend projections. We have adopted a threshold of 0.2ha (which approximates to 6 dwellings at a density of 30 dwellings per hectare). It is rarely practical to make residential allocations comprising smaller sites where housing would be generated by infill or redevelopment of single or small numbers of existing houses, particularly where this would involve the need for the amalgamation of adjacent parts of the gardens of existing houses.

Estimation of housing yields

- 4.20 The potential housing yield on each identified site depends on the following factors²:

- (i) The *gross site area*, measured as the area of the site polygon by the GIS.
- (ii) A *net to gross factor*, applied to the gross site area to take account of any requirements to provide supporting facilities on the site. We have adopted the most up-to-date advice on net density, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

“...including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children’s play areas, where these are provided.”

For the small and medium sized sites (0.2 - 10ha), this will be 100%. This is because of the nature of the sites in Sevenoaks district. Most are very small sites and will not require any more supporting infrastructure than is listed in PPS3, so do not require a reduction from the gross figure. For the largest sites (above 10ha), the net to gross factor will be 75%. This will allow for landscaping. .

It should be noted that this standard approach has been adopted for the purposes of this study. In reality, each site will be considered individually as and when it is taken forward for allocation or proposed for development. The net to gross factors and site area thresholds to which they apply adopted for this study are set out below:

Gross site area (ha)	Percentage net
0.2 - 10.0	100%
>10.0	75%

- (iii) A *mixed use factor*, applied to sites most likely to be developed for mixed uses, to indicate the notional proportion of the net site’s total capacity which is assumed to generate residential use, regardless of whether the mix of uses is horizontal or vertical. This would likely be applied in town centre locations which is reasonable in an area of high demand for housing and lower demand for other uses such as retail. The factor is also applied to any employment sites that come forward. Many of these sites are small in nature and therefore would be unlikely to be brought forward for a mix of uses by a developer because of the lower

² The differing percentages for each factor have been derived based on our experience of previous developments in similar areas and using officer knowledge of local circumstances

returns that result. However, on larger employment sites, there is more potential to seek a mix of uses. Again, each site in practice would need to be considered in more detail on a case-by-case basis. Categories of site assumed to be developed for mixed uses and their mixed use factors as adopted in the assessment are set out below:

Type of site	Residential percentage of net site area (notional)
Larger employment areas (\geq 1ha)	90%
Smaller employment areas (< 1ha)	100%

- (iv) *A site constraint factor*, representing the percentage of the residual net site area likely to be available to generate housing after account has been taken of any special site specific capacity constraints relating for example to site shape, topography, obstructions to development (e.g. substations) or water bodies. These factors have been assessed on a site by site basis.
- (v) *Density assumptions*. The density assumptions used in this assessment have been developed in conjunction with District Council officers, based on their knowledge of what has been achieved by type of settlement in Sevenoaks district. The figures assume no change in policy to promote higher densities. Normally this analysis would take into account accessibility of a site by public transport and proximity to town centres or retail superstores. However, the nature of Sevenoaks is such that the large majority of sites are accessible to town centres. As such, this is not a factor that can be used to distinguish between the comparative sustainability merits of one site over another. The densities are set out below:

Type of potential and location	Density (dwellings per ha)
Town Centre (PDL or GF)	75
Urban sites (PDL or GF) > 1ha net	50
Urban sites (PDL or GF) < 1ha net	25
PDL - back gardens	20
Urban edge (PDL or GF)	30
Village or village edge (PDL or GF)	25
Rural settlement or rural (PDL or GF)	15

- 4.21 Town centre sites are those within or adjacent to either Sevenoaks, Swanley or Edenbridge town centres. Clearly these sites will be looking to be developed over multiple storeys, potentially with retail on the ground floor and residential uses above. As such, they will achieve very high densities. The urban sites are other sites within the built-up area of the three main towns.
- 4.22 On the larger sites within the urban area over one hectare, it is expected that high densities can be achieved as these represent some of the best opportunities for housing development in the district. However, where these are on the urban edge, these have been reduced to 30 dph. On the smaller sites below one hectare, our site visits around the district combined with analysis of past trends shows that high densities have not been achieved on these sites. As such, we have been cautious on what is likely to be achieved and have used a low density figure of 25 dwellings per hectare.
- 4.23 Back gardens have been separately identified and an individual set of densities applied. These densities are lower than other PDL sites in urban areas based on past

trends and the need to be cautious about the densities which may be achieved because of constraints such as overlooking.

- 4.24 Many sites have been identified on the edge of the three main settlements. Often these are greenfield but some are PDL. Again, a cautious approach to density has been taken (30 dwellings per hectare) on these sites.
- 4.25 The last two categories relate to sites in or around either the main village settlements³ or other rural settlements/open land in the districts. Clearly these sites will achieve the lowest densities, particularly those in the most rural locations.
- 4.26 The housing capacity of any identified site under one or other of the density/accessibility scenarios is then calculated by:

$$\frac{\text{Gross site area} \times \text{net to gross factor} \times \text{mixed use factor} \times \text{constraint factor}}{\text{density}}$$

Treatment of PPS3 housing sources

- 4.27 PPS3 sets out a range of possible sources that merit examination for their potential to generate additional housing opportunities. Table 5.3 indicates how each of these sources has been treated in the present assessment, following the list of sources in Figure 4 of the SHLAA Practice Guidance.

Table 5.3 Treatment of SHLAA Practice Guidance housing sources in present assessment

PPS3 housing source	Treatment in present assessment	
	<i>Unidentified component (< 0.2ha)</i>	<i>Identified sites (> 0.2 ha)</i>
<i>Sites in the planning process</i>		
Land allocated (or with permission) for employment or other land uses which are no longer required for those uses		Source individually identified
Existing housing allocations and site development briefs	Small undeveloped allocations are part of small site allowance (no site development briefs)	Source individually identified for undeveloped allocations (no site development briefs)
Unimplemented/outstanding planning permissions (sites which are currently under construction are assumed for the purposes of this study to come forward)	Part of annual small site allowance but separately identified	Source individually identified
<i>Sites not currently in the planning process</i>		
Subdivision of existing housing	Part of small site allowance not individually identified in completions data	N/a
Flats over shops	Part of small site allowance	N/a
Intensification of existing residential areas	Part of small site allowance	Source individually identified, where possible
Redevelopment of existing housing (including garage block areas)	Part of small site allowance	Source individually identified, where possible
Previously-developed vacant and derelict land and buildings (not housing)	Part of small site allowance	Source identified as sub-categories: <ul style="list-style-type: none"> • Employment use • Schools

³ The list of village settlements is given in Chapter 2

PPS3 housing source	Treatment in present assessment	
	<i>Unidentified component (< 0.2ha)</i>	<i>Identified sites (> 0.2 ha)</i>
		<ul style="list-style-type: none"> • Other community facilities • Other previous uses (Note that Sevenoaks DC has no registered surplus public sector land)
Redevelopment of car parks		Source individually identified
Conversion of commercial buildings	Part of small site allowance not individually identified in completions data	None identified on large sites
Sites in/around rural settlements and rural exception sites		Source in rural areas individually identified
Urban extensions		Source individually identified
Land not previously developed including greenfield sites		Source identified as sub-categories: <ul style="list-style-type: none"> • Amenity (private open space, but excludes back gardens) • Open space (open to the public) • Recreation (formal sports and recreational land) • Allotments • Agriculture • Other uses

Source: SHLAA Practice Guidance and RTP

5 POTENTIAL YIELD ASSESSMENT: COMMITMENTS AND ALLOCATIONS

Introduction

- 5.1 Residential 'commitments' comprise dwellings with full planning permission. It is reasonable to assume that the vast majority of these will be implemented. Analysis of full permissions on sites of below and above 0.2 ha granted in the four years, 1998-99 to 2002-03, shows that on average 7% and 2% respectively of originally permitted dwellings were not completed due to expiry of the permission after five years from decision.
- 5.2 All committed developments that are implemented are assumed to be completed by 2012; that is, five years from the base date for assessing housing land availability in the present study (1st April 2007). Most planning permissions are for fewer than 10 dwellings and none are for more than 30.
- 5.3 The latest comprehensive data on residential commitments, supplied by Sevenoaks District Council (SDC), relate to a base date of 1st April 2007. It should therefore be noted that some of the residential planning permissions at the study's base date are now partly completed (i.e. development is proceeding), and some permissions might now be fully completed.
- 5.4 We have not treated outstanding housing allocations as commitments for the purposes of our assessment. Instead, we visited all outstanding housing allocations and assessed them using the same criteria that we considered other potential housing sites against.

Completions

- 5.5 The base date for assessing housing land availability and capacity in the present study is 1st April 2007. However, the South East Plan period runs from 1st April 2006 to 31st March 2026. It is therefore necessary to include in the assessment the dwellings completed between 1st April 2006 and 31st March 2007. According to SDC completions statistics there were 141 net additional dwelling completions on all sites during that year, 105 on previously developed land (PDL) and 36 on greenfield sites (GF).

Full planning permissions

- 5.6 Table 5.1 sets the numbers of dwellings for which there are outstanding full planning permissions on sites above 0.2ha by PDL/greenfield, in the district as a whole, in the three main settlements and in the London Fringe/Rest of Kent, at the study base date. Sites with 'full permission' include sites with a resolution to approve consent subject to reserved matters approval and those awaiting finalisation of a Section 106 agreement. For all planning permission sites, we assume that the number of dwellings built will be as given in the latest permission, although it is possible that these will be superseded by further approvals on the same sites. The total of all such commitments for the district is 651 dwellings.

Table 5.1 Net additional dwellings on sites of 0.2 ha or over with full planning permission at 1st April 2007, by PDL/GF and location

Location	Net additional dwellings		
	PDL	GF	Total
District	612	39	651
Sevenoaks	78	0	78
Edenbridge	145	2	147
Swanley	78	0	78
Rest of District	311	37	348
<i>London Fringe</i>	<i>118</i>	<i>0</i>	<i>118</i>
<i>Rest of Kent</i>	<i>494</i>	<i>39</i>	<i>533</i>

- 5.7 To allow for the likely level of non-implementation due to expired permissions, the figures in Table 5.1 are reduced by 2% in calculating the contribution of full planning permissions to total housing supply. The total figure is therefore reduced from 651 to 638. However, it should be noted that sites where planning permissions have expired, particularly larger ones, may still be brought forward again at a later date and thus contribute to future supply.
- 5.8 Potential dwelling numbers on sites below 0.2 ha with outstanding full planning permission are set out in similar format in Table 5.2. They are considered separately in order to avoid double counting of potential with the small site allowance. There were 275 such dwellings in outstanding planning permissions on sites below 0.2 ha in the district, taking into account existing dwellings to be demolished on these sites. As with the larger sites, the figures in Table 5.2 are reduced by 7% in the calculation of total housing supply to allow for the likely level of non-implementation, thus reducing the total figure from 275 to 256.
- 5.9 During the first few years, the 266 of these dwellings which are on PDL (247 after allowance for non-implementation) will contribute to the realisation of the small site allowances discussed in Chapter 7.

Table 5.2 Net additional dwellings on sites of less than 0.2 ha with full planning permission at 1st April 2007, by PDL/GF and location

Location	Net additional dwellings		
	PDL	GF	Total
District	266	9	275
Sevenoaks	112	0	112
Edenbridge	64	1	65
Swanley	7	0	7
Rest of District	83	8	91
<i>London Fringe</i>	<i>128</i>	<i>2</i>	<i>130</i>
<i>Rest of Kent</i>	<i>138</i>	<i>7</i>	<i>145</i>

Outline planning permissions

- 5.10 For large site planning permissions at the 1st April 2007 that had outline approval only (which represents a total of 46 dwellings in the District), there is more doubt over whether the permission as granted would be delivered. This is not to say that the scheme could not be delivered - if the Council has granted outline permission for a certain number of dwellings it represents an acceptance of that scale of development and it is a clear signal that an acceptable detailed scheme can be produced. Rather, there is, from experience, a likelihood that an applicant may use the opportunity

afforded by this established principle to submit a revised (or completely new) scheme. Typically this would be for a larger quantum of development which would therefore secure a greater value if delivered.

- 5.11 With this uncertainty in mind, there is the possibility of these sites delivering something different from that which has been given outline permission. Therefore, all sites with outline planning permission on them are assessed in the way that other sites are considered through the identified site process.
- 5.12 The only exceptions are the sites with outline planning permission that, since 1st April 2007, have been developed. This related to the following two sites:
- Ash Platt, Ash Platt Road, Seal, Sevenoaks - 2 dwellings (under construction);
 - Currant Hill, South Bank, Westerham - -1 dwelling (conversion of 3 flats to two family dwellings).
- 5.13 It has been ensured that these sites have been excluded from the analysis of identified sites (in chapter 6), as they are included in the analysis of full planning permissions earlier in this chapter.

Housing allocations

- 5.14 Sevenoaks District Local Plan, adopted in March 2000 allocated 17 sites as identified housing sites under Policy H1, a substantial number of which have been developed. However, the Council applied to the Secretary of State to save the outstanding sites in Policy H1 until they can be included in the Site Allocations DPD. This was accepted. These sites are listed in Table 5.3.

Table 5.3 Local Plan allocated sites to be saved in LDF

Settlement	Location	Area (ha)	No of dwgs in Local Plan	Time-frame
Sevenoaks	Hitchin Hatch Lane	0.23	10	0-5 years
Swanley	Bus Garage	0.49	20	0-5 years
Crockenhill	Cray Road	0.36	20	0-5 years
Swanley	Bevan Place	0.94	40	11-15 years
Total			90	

- 5.15 The total capacity of these sites as estimated in the Local Plan is 90 dwellings. As of April 2008, there were no completions or permissions on any of the sites. None of the outstanding allocated sites have been eliminated from the SHLAA in view of evidence of insurmountable constraints to development. The suitability of the sites has been assessed on the same basis as other sites considered.

6 POTENTIAL YIELD ASSESSMENT: IDENTIFIED SITES

6.1 This chapter considers the potential from sites identified in the SHLAA process. The database of all of the sites considered is provided with the report.

Unprioritised capacity

- 6.2 Of the 226 sites in the database, a total of 196 sites were suitable for assessment (29 sites were below the size threshold and one site was amalgamated with another site). We dealt with existing allocations in chapter 5. Once full planning permissions at 1st April 2007 and existing allocated sites have also been excluded, a total of 191 sites were included in the database for assessment.
- 6.3 The database classifies potential sites which are not allocated in the Sevenoaks Local Plan nor have the benefit of planning permission, as “sites with potential”. These sites may have the potential either to be allocated in the LDF or to come forward and contribute towards the supply.
- 6.4 The unprioritised capacity does not include all sites. It excludes sites which are not only unsuitable for allocations, but would also not be granted planning permission for housing. This includes sites affected by very strong development constraints of an “absolute” character. These comprised sites classified as:
- being within areas suffering from “significant” flood risk by the Environment Agency (Flood Zone 3 - >1:100 year flood plain); and
 - being strongly protected for the purposes of nature conservation and habitat. This consists of Sites of Special Scientific Interest (SSSI), Biodiversity Action Plan sites (BAPs) and Sites of Nature Conservation Interest (SNCI).
- 6.5 This, in combination with the assessment of potential contamination considered later in the process, addresses the requirement in PPS3 to determine whether a site is suitable.
- 6.6 Sites were also excluded if:
- they had been put forward in the call for sites process, but not for any form of residential development; or
 - they were recommended for retention in the Employment Land Study and had not subsequently been brought forward for alternative development.
- 6.7 Where such a constraint covers only part of the site, we have assessed where this is of sufficient scale to represent a constraint to the site coming forward as a whole.
- 6.8 Of the 191 sites in the database suitable for assessment, 29 sites were excluded from the unprioritised capacity (2 because of high flood risk, 14 that were not put forward for residential use in the call for sites, 11 that were recommended for retention in the Employment Land Study and 2 that were known, through officer knowledge or the appeal process⁴, to have no chance of coming forward), leaving a total of 162 sites to be assessed further. The excluded sites are also listed in the database in order to show the criteria upon which they were excluded. For each site considered to have potential, Appendix B shows the details of that assessment and provides an accompanying map.

⁴ This site was refused permission for housing on appeal because it would be subject to unacceptably high noise levels

Table 6.1 Unprioritised dwelling capacity of large identified sites

Settlement	PDL		GF	
	Sites	Dwellings	Sites	Dwellings
Edenbridge	2	14	5	1,088
Sevenoaks	16	774	11	3,112
Swanley	8	556	10	1,694
Other settlements	22	618	47	5,707
Other rural sites	15	1,399	26	1,584
Total in above settlements	63	3,361	99	13,185

- 6.9 Following the above exclusions, all remaining sites contribute to the total unprioritised potential to provide housing capacity, either through new allocation or windfalls. The resulting figures are summarised by settlement and divided between previously developed land and greenfield sites in Table 6.1.
- 6.10 This shows that, of the 163 sites, 63 are on previously developed land (PDL) and 99 are on greenfield land (GF). The PDL sites have a total theoretical capacity of nearly 3,400 dwellings and the GF sites, nearly 13,200 dwellings. This represents a total theoretical potential of nearly 16,600 dwellings.
- 6.11 Of the PDL sites, the largest supply is on other rural sites. However, of this 1,400 dwelling total, 1,000 dwellings is accounted for by Fort Halstead, which we will address separately later. Across the main settlements, Sevenoaks and Swanley account for the largest supply, totalling 780 and 560 dwellings respectively. The other settlements also account for a significant amount of theoretical potential (over 600 dwellings).
- 6.12 On GF sites, the potential is spread across all locations. Other settlements account for the largest capacity (over 5,700 dwellings), although the figure in Sevenoaks - over 3,100 dwellings - is also significant. It must be remembered however that most of these sites will be in the Green Belt or subject to other significant restrictions on their potential.
- 6.13 Table 6.2 sets out the composition of the unprioritised potential on large identified sites across the district.

Table 6.2 Unprioritised large site potential, by housing source

Housing sources		Sites	Dwg	%
Brownfield land	1 employment use	17	1,583	47%
	2 car parks	3	132	4%
	3 schools	3	259	8%
	4 other community facilities	1	15	0%
	5 back gardens	7	216	6%
	6 other previous uses	12	563	17%
	7 commercial conversions	2	142	5%
	8 existing housing stock	18	451	13%
<i>PDL</i>		63	3,361	100%
Greenfield land	1 amenity	1	19	0%
	2 open space	37	3,260	25%
	3 recreation	2	40	0%
	4 allotments	10	409	3%
	5 agriculture	47	7,515	57%
	6 other uses/unclassified	2	1,942	15%
<i>Greenfield</i>		100	13,185	100%

- 6.14 This shows that, for PDL sites, the largest source comes from employment sites, at 1,600 dwellings. In reality, many of these sites will not have potential because they have been recommended for retention in the Employment Land Study. The other significant categories are other previous uses (560 dwellings) and existing housing stock (460 dwellings). The latter, although in larger sites, reflects the fact that much of the housing delivery in Sevenoaks district in the past has been through redevelopment or conversion of existing housing stock.
- 6.15 The large majority of the GF potential is on agricultural land (over 7,500 dwellings). This is not surprising as many of the sites put forward in the call for sites process will have been large fields that are considered to have development potential by their owners. Also, the assessment of large areas around the edge of the urban areas under the consideration of broad locations (although done by identifying sites) will have picked up sites currently in use for agriculture. Also significant is the potential identified on open space (3,260 dwellings) which is likely to have restrictions placed on much of its potential. This will need to be assessed against the Open Space Study being undertaken for the District.

Table 6.3 Unprioritised large site potential for sites not in the Green Belt, by housing source

Housing sources		Sites	Dwg	%
Brownfield land	1 employment use	4	289	35%
	2 car parks	2	101	12%
	3 schools	0	0	0%
	4 other community facilities	1	16	2%
	5 back gardens	4	26	3%
	6 other previous uses	2	41	5%
	7 commercial conversions	2	142	17%
	8 existing housing stock	12	201	25%
PDL		28	816	100%
Greenfield land	1 amenity	1	19	4%
	2 open space	3	149	28%
	3 recreation	0	0	0%
	4 allotments	1	95	18%
	5 agriculture	1	260	49%
	6 other uses/unclassified	1	6	1%
Greenfield		7	529	100%

- 6.16 The same analysis was undertaken of sites that are not in the Green Belt. This shows that the total potential reduces from nearly 16,700 dwellings to just 1,350 dwellings. Of this, 820 is on PDL land, with the majority of this still on employment sites and existing housing stock. The GF supply has fallen to just 530 dwellings, although this is again mostly on agricultural land or open space.
- 6.17 It should be noted that the figure of 816 dwellings for PDL is less than the total shown later in the final tables (837 dwellings) because 21 dwellings (on two sites) have outline planning permission, so are considered to have high potential in the short term, despite being in the Green Belt. These are the only sites in the Green Belt which have been considered to have such potential.

Table 6.4 Summary of potential in back garden land

	Sites	Total dwgs	Dwgs not in Green Belt	Dwgs in Character Areas
Edenbridge	2	14	7	7
Sevenoaks	3	19	19	19
Swanley	1	170	0	0
Other settlements	1	13	0	0
Other rural sites	0	0	0	0
Total	7	216	26	26

- 6.18 One source of particular interest in a district such as Sevenoaks with its high proportion of PDL land already covered by large housing, is back gardens. Table 6.4 gives a

breakdown of the potential from this source by location and type. This shows that the total potential of 216 dwellings is mostly in Swanley (170 dwellings). However, this is accounted for by one site rather than spread across several opportunities. Moreover, this site, along with most other garden land, is in the Green Belt. Only 26 dwellings do not have this restriction although these same 26 dwellings are also in Character Areas which are dealt with in depth later in the chapter.

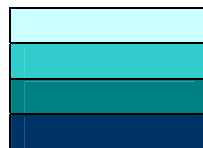
Allocation Potential

- 6.19 It cannot be assumed that all the unprioritised capacity identified on PDL sites is likely to be developed as windfalls during the period 2006 to 2026. Some are more suitable for development than others, some are more likely than others to become available for development, while some which are both suitable and available may be better used for other purposes than residential. Although all the sites in Table 7.1 are theoretically suitable for residential development, some of them are nevertheless subject to significant constraints which might restrict their likelihood of being brought forward as application sites, the likelihood of them being approved and the likelihood of them achieving their fully assessed capacity if they were to be approved.
- 6.20 Our approach is to order the various constraints and consider which are most easily overcome (thereby provide a site with the potential to be considered for allocation) and which are most likely to prevent a site from coming forward. In the case of the latter, this is not to say that the constraint could not be overcome and the site come forward, rather that the potential of this happening is limited.
- 6.21 Having assessed the unprioritised sites in the database, we have derived a series of common constraints that, unless addressed, will prevent a site coming forward. In Sevenoaks District, these are:
- Multiple ownership - this particularly relates to back garden sites where the site crosses more than a single back garden and each is assumed to be in private ownership by the dwelling owner.
 - Employment - a site is in an existing employment use and there is no known intention of the owner to release the site from this use.
 - Green Belt - this is a national policy constraint.
 - Areas of Outstanding Natural Beauty (AONB) - one of the highest designations of landscape protection given at national level.
 - Access - many of the back garden sites have difficulty being accessed or require access to be built through a person's property or land (effectively rendering it a ransom strip).
 - Moderate flood risk, as referred to in the Environment Agency flood risk mapping, has not been listed as a fundamental constraint. The Council is preparing a Strategic Flood Risk Assessment in accordance with PPS25 and sites have been checked against this for consistency.
- 6.22 Contaminated land is a separate issue that will be the subject of a further study. This is because it is necessary to be clear whether issues of contamination could have a major impact on the deliverability of sites.
- 6.23 Green Belt is a policy restriction which is required to be included under the consideration in PPS3 of whether a site is suitable for development. AONB is a landscape constraint that also impacts on the suitability of a site for development.
- 6.24 Multiple ownership addresses one of the PPS3 criteria for determining whether a site is available. Later in the process, we identify the sites that are vacant or have vacant buildings on them as being more available for development than occupied sites or buildings.

- 6.25 We have also included three other constraints that would have an impact on the suitability and availability of a site respectively:
- Tree Preservation Order (TPO) - if protected trees cover the large majority of the site.
 - Established use - if sites are clearly in an established use where there would be fundamental issues in accommodating that use elsewhere - in other words, it could act as a barrier sufficient to prevent that site from coming forward. The principal examples are station and supermarket car parks. In these instances, as required by the Practice Guidance, it is still possible to consider whether these sites could come forward through the use of car park decking with housing above, or on the remainder of the sites. It was not part of the study methodology to approach the individual owners of these sites and discuss whether this would be possible. However, we consider that for all these sites, decking would be a possible way of delivering housing on the site. This has been factored into the timeframe and yields for these sites.
 - Safeguarded sites - under the saved policies SG1A and SG1B from the adopted Local Plan, sites were safeguarded in order to meet possible development needs in the very long term. This could include housing, so the sites could be looked on as suitable for housing development subject to meeting other criteria used in the SHLAA. However, it would still need to be demonstrated that needs were sufficient to allow release of these sites.
- 6.26 The final consideration under PPS3 of the deliverability of a site is its achievability. This considers three elements - the market, cost factors and delivery. The market assessment in Sevenoaks we have considered in Chapter 2. This clearly demonstrates that the housing market in the district is so strong that there are no parts of the district where housing delivery may be weak. Market considerations must also take into account bad neighbour uses, but we confirm that none of the sites considered have any bad neighbour uses, such as heavy industry or a sewage works near to them.
- 6.27 The second factor - cost - has again been shown in the market analysis to not be an issue. Values are among the highest in the country so there are no issues for housebuilders in developing sites.
- 6.28 Finally there is delivery. This issue largely relates to large sites delivering several hundred dwelling units. In Sevenoaks there are no sites of such size considered to be of high priority in the analysis, so this is not an issue. Nevertheless, the sites put forward by landowners and developers as deliverable or developable shows a commitment to make sites available.
- 6.29 In all cases, where a constraint covers only part of the site, we have assessed where this is of sufficient scale to represent a constraint to the site coming forward as a whole. Table 6.5 below shows how we have ordered sites depending on the type of constraints affecting them.

Table 6.5 Priority of site allocation based on constraints

<i>1st constraint</i>	<i>2nd constraint</i>			
	No constraint	access required	moderate flood risk	other constraint
none				
multi-ownership				
employment land				
Green Belt				
AONB - urban				
AONB - rural				



first priority allocation
second priority allocation
third priority allocation
fourth priority allocation

6.30 The table considers the types of constraints that affect sites and factors in the severity of that constraint. So, sites either in a rural location within the AONB (AONB - rural) or the Green Belt are automatically considered to be fourth priority sites, even if they are not subject to any other constraints. The AONB has been sub-divided, with sites away from built up areas (AONB - rural) having the strongest constraint placed upon them. Sites under the AONB designation that are within the existing built up area are considered more favourably - they are third priority sites - but are still afforded strong protection. In the case of the AONB (rural sites), major developments should not take place, except in exceptional circumstances. In judging whether exceptional circumstances exist, the scope for developing elsewhere outside the designated area is taken into account (PPS7). It is therefore necessary to test whether other locations outside the countryside designated as AONB have scope for housing development and to ensure that sites within the AONB have the lowest priority (fourth priority). In relation to the Green Belt, even though this is a policy constraint rather than a physical constraint, therefore is theoretically easier to address, it is a national constraint that is considered to afford very strong protection. The essential characteristic of Green Belts is their permanence. Their protection must be maintained as far as can be seen ahead. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use. This is particularly important where their designation coincides with AONB designation where protection of the natural beauty is paramount. A further function of the Green Belt is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land and, in association with the continued preference for the use of previously developed land (PPS3). This function has been and remains important in Sevenoaks District in fulfilling housing land supply from PDL. Detailed Green Belt boundaries defined in adopted local plans or earlier approved development plans should be altered only exceptionally. It should only be deleted where there is very strong justification and the minimum amount of land possible should be lost. Therefore, if there is sufficient housing supply to come forward from other sources, then there would be no chance of sites subject to either of these designations coming forward. For this reason, they have been considered as either fourth or third priority sites and given a longer timeframe.

6.31 The access constraint considers direct access between a site and the highway network. It does not consider the impact of the additional traffic on the highway network and whether this would cause unacceptable levels of congestion. This clearly would

need, in each individual case, to be the subject of detailed assessment. However, sites are generally of a small nature and the Sevenoaks District Transport Study points to only a limited amount of traffic congestion within the District. Within the urban areas, sites are not located far from the town centre, so reducing the need for car transport.

- 6.32 Sites considered to be subject to moderate flood risk are mostly classed as third priority sites. The reason for this is that flood risk is a growing issue that is likely to be far more strictly controlled in the future. To mitigate against flood risk is more complex than addressing other constraints such as multiple ownership or access (even a moderate risk site is likely to require a flood risk assessment). Therefore, it is likely that such sites will be more difficult to bring forward, so if a site has this and another constraint, it is considered a third priority site.
- 6.33 Also, 'other constraints' covers the following issues:
- Where there is a clearly viable established use in operation - examples include a major supermarket or a station car park. Whilst this does not mean that these sites could not come forward, it is clear that any possible scheme would need to consider the requirements of the existing use and provide proposals that deal with this accordingly (e.g. car park decking, as discussed earlier).
 - Where there is known to be a restrictive covenant or an issue over rights of way.
 - Where significant parts of a site are covered by Tree Preservation Orders (TPO).
- 6.34 There is a broader issue of local infrastructure needs when a number of small sites are developed in close proximity to each other. However, it is neither practical nor possible to consider the broader implications of thresholds of development and the need for infrastructure in a district where the overall housing requirement is so small. In reality, there is little a district council such as Sevenoaks can do in respect of these issues, particularly within a strategic framework focused on maximising the delivery of housing. Certainly it is not the role of this study to suggest thresholds that trigger infrastructure provision across the development of large numbers of small sites in any urban area.
- 6.35 It should be noted that the degrees of constraint vary but only if national planning policies are overridden, none are absolute constraints. Where there is an absolute constraint, sites have already been eliminated from consideration. Where a site is subject to the constraints identified above, it reduces the likelihood of development and pushes back the likely period during which the site could come forward.
- 6.36 We shall now discuss the capacity from sites that have been considered to be first, second, third and fourth priority sites. It is important to note that, just because a site is not a first priority site, this does not mean that it cannot come forward, or that it cannot be allocated for development. However, for second, third and fourth priority sites that do have constraints affecting them, it would need to be demonstrated that those constraints could be overcome in order to secure the site's allocation. Therefore the likely timeframe for the sites shown in the subsequent tables generally corresponds to their hierarchy in the level of priority, for example most of the first priority sites fall within the early time periods and those in third and fourth priority are in later periods.
- 6.37 It should be noted that the phasing presented in the following tables is a broad, overall assessment.

Character Areas

- 6.38 The different physical characteristics of the principal settlements in the area (Sevenoaks and adjoining settlements to the north, Swanley and Edenbridge) were assessed to determine whether there were any areas more suitable as broad locations for housing development.
- 6.39 The evaluation of the area involved a desktop map study and a comprehensive street by street site survey which assessed key characteristics which contribute to the

character of an area as advocated in *'By Design - Urban design in the planning system: towards better practice'* (DETR, 2000). These included:

- built form;
- plot subdivisions;
- building density;
- prevailing (or former) uses and building types;
- age of development; and
- the contribution made to the character of the area by green spaces, trees, hedges.

- 6.40 Character areas have been defined where there is a coherence of character based on these characteristics.
- 6.41 In most cases the boundaries of individual character areas were easily defined as they follow key roads or fairly clear divides between areas of differing character, but some more complex areas have been difficult to define and contain small-scale sub-areas.
- 6.42 The resultant character areas have been recorded on GIS maps. Each area is described briefly with supporting photographs to illustrate aspects of the character. This is shown in Appendix B along with the associated maps.
- 6.43 Once defined, the character areas were revisited to assess their potential as broad locations for housing development, including sensitive redevelopment, conversion or infill development. The outcome of this site survey was recorded for each character area and are shown in Appendix B. Where site-specific proposals had already been identified for housing development within a character area, the area was not identified as having potential as a broad location for development.
- 6.44 Table 6.6 summarises the housing potential by Character Area on sites identified and assessed through the site search process (i.e. it excludes full planning permissions). The reference codes apply to particular character areas within a settlement which are considered from the analysis to have potential as a broad location for housing:
- C, F, G, H, J, K, R are in Sevenoaks urban area;
 - E12 is in Edenbridge;
 - SE01-06 are on the edge of Sevenoaks, around Dunton Green, Chipstead and Riverhead;
 - SW01-08 are in Swanley

Table 6.6 Potential by Character Area

Character Area	Years				Total
	0-5	6-10	11-15	16-20	
C	7	126	0	0	133
F	80	0	0	0	80
G	44	5	0	0	49
H	18	0	0	0	18
J	14	0	0	0	14
K	10	0	0	0	10
R	4	0	0	0	4
E12	7	0	0	0	7
SE01	234	0	0	0	234
SE03	0	57	0	0	57
SE04	0	7	0	0	7
SE06	5	0	0	0	5
SW01	16	0	0	0	16
SW02	104	0	0	0	104
SW06	4	0	0	0	4
SW08	0	128	0	0	128
Total	547	323	0	0	870

- 6.45 This shows that across all the Character Areas identified with potential as broad location for development, there is total potential for some 870 dwellings on identified sites. All of this could come forward in either the 0-5 year (550 dwellings) or 6-10 year (320 dwellings) periods, reflecting their location within the urban areas and the limited amount of constraint affecting them. Some of this potential is accounted for by single sites - 210 dwellings of the total in SE01 (on the edge of Sevenoaks) is on a single site as are the 128 dwellings in SW08 (in Swanley).

Fort Halstead

- 6.46 The site proposed at Fort Halstead, because of its size, is best discussed separately. However, it should be noted that the potential on the site is included in the numerical analysis throughout this report.
- 6.47 The site is currently used for employment purposes (specifically research) principally by the Defence Science and Technology Laboratory (DSTL), an agency of the Ministry of Defence. Plans to rationalize the employment uses on the site and bring the whole site forward for a major mixed use development are being considered. This would predominantly include residential and employment uses, supported by retail, leisure and community facilities. The current level of housing proposed by those promoting the site is thought to be around 1,000 dwellings, although this would need to be subject to a detailed masterplan and impact testing.
- 6.48 In the adopted Local Plan, the site is subject a particular policy relating to Major Developed Sites (MDS). These are sites that are located in the Green Belt but are dealt with differently to normal Green Belt sites and, subject to meeting policy requirements, some development could occur on the site. It has also been recommended for separate consideration in the Employment Land Review. For these reasons, Fort Halstead has been assessed within the SHLAA
- 6.49 There are many issues to be resolved regarding the potential of the site. For the assessment in this SHLAA, little information was available to assist the assessment.

However, for such a major site, substantial masterplanning and testing needs to be undertaken before it can be considered to have potential for housing development.

Summary

6.50 Table 6.7 summarises the site priority assessment by settlement.

Table 6.7 Summary of site priority assessment, by settlement

	PDL				Sub- total	Greenfield				Sub- total	GRAND TOTAL
	Years					Years					
	0-5	6-10	11-15	16-20		0-5	6-10	11-15	16-20		
Edenbridge	7	0	0	7	14	0	260	0	827	1,087	1,101
Sevenoaks	520	12	0	244	776	81	0	0	3,030	3,111	3,887
Swanley	68	128	0	360	556	61	0	0	1,633	1,694	2,250
Other settlements	21	49	12	536	618	13	0	0	5,695	5,708	6,326
Other rural sites	20	0	0	1,379	1,399	0	0	0	1,583	1,583	2,982
Total	636	189	12	2,526	3,363	155	260	0	12,768	13,183	16,546

6.51 On the PDL sites, the largest category, other rural sites, is again largely accounted for by the 1,000 dwelling at Fort Halstead, although this is not considered to come forward until the 16-20 year time period. Indeed, of the total potential of assessed sites of 3,363 dwellings, 75% (2,526 dwellings) is not expected to come forward until this period. In reality, this is because all of it is Green Belt land. In reality, unless a policy decision is made to release this land from its Green Belt designation, then it may not come forward at all. Table 6.8 below shows the breakdown of this land.

Table 6.8 Breakdown of PDL restricted by policy constraints and classified as not coming forward until years 16-20

	Not in GB	In GB	In GB & AONB	Total
Edenbridge	0	7	0	7
Sevenoaks	0	244	0	244
Swanley	0	360	0	360
Other settlements	0	444	92	536
Other rural sites	0	229	1,150	1,379
Total	0	1,284	1,242	2,526

6.52 Returning to Table 6.7, the majority of other PDL sites are in Sevenoaks and could come forward in the first five years (520 dwellings). The majority of Swanley's 15 year potential is in the first 10 years, totaling 196 dwellings. In the first 10 years on PDL land across the district, there is potential for 825 dwellings, or 25% of the district requirement in the emerging RSS.

6.53 On GF land, nearly 97% of the potential (12,770 dwellings) is not likely to come forward before year 16-20 and almost all of this is Green Belt land, so would not come forward unless that policy restriction was lifted. The breakdown of this is shown in Table 6.9.

Table 6.9 Breakdown of GF land restricted by policy constraints and classified as not coming forward until years 16-20

	Not in GB	In GB	In GB & AONB	<i>Total</i>
Edenbridge	0	827	0	<i>827</i>
Sevenoaks	0	2,434	596	<i>3,030</i>
Swanley	0	1,633	0	<i>1,633</i>
Other settlements	115	4,552	1,028	<i>5,695</i>
Other rural sites	0	1,166	417	<i>1,583</i>
Total	115	10,612	2,041	<i>12,768</i>

- 6.54 As shown in Table 6.7, Edenbridge has significant GF potential in years 6-10 (260 dwellings) although this is accounted for by only one site, which is safeguarded land. In total across the district, there is potential in the first 10 years for nearly 415 dwellings, or 13% of the district requirement.

7 POTENTIAL YIELD ASSESSMENT: UNIDENTIFIED SITES

Small site allowance

- 7.1 Paragraph 59 of PPS3 states that windfalls 'should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.'
- 7.2 The Assessment has already demonstrated the genuine difficulties in identifying greenfield sites presented by national planning policy.
- 7.3 In addition, it is rarely practical to make residential allocations comprising small sites where housing would be generated by infill or redevelopment of single or small numbers of existing houses, particularly where this would involve the need for the amalgamation of adjacent parts of the gardens of existing houses. The numerous small and often overlapping sites suitable for such development cannot in any case be sensibly sorted into those likely and those unlikely to come forward, particularly given the complexities of ownership and uncertainties about property owners' intentions. Additional dwelling units can also be generated by subdivision of existing dwellings, a source which falls outside identified sites.
- 7.4 Where there is evidence of genuine local circumstances that prevent specific sites being identified and a high and consistent proportion of new dwellings generated on small sites, there is a very strong case for adopting a small site windfall allowance as an element of the total housing requirement for the district. Given that a substantial amount of such housing is expected to come forward regardless of allocations, if this we were not to be allowed for in determining housing allocations, there would be a danger of allocating more greenfield and other land in less desirable locations, in relation to Government policy, than would otherwise be the case.
- 7.5 The small site allowance should exclude greenfield developments. This is not to imply that developments will not be permitted on small greenfield sites (such as 'exception sites to meet identified affordable housing need), but they should not be assumed in assessing the capacity to meet housing provision numbers.
- 7.6 It is reasonable to assess the level of production on PDL sites below the study's small site threshold of 0.2ha by reference to recent trends and how these may vary in future. The completions record used to assess appropriate annual small site allowances for projection into the future for this study covers the five-year period April 2002 to March 2007. This is long enough not to be unduly affected by unusual circumstances in particular years, but does not stretch back into the period before the current planning and housing density provisions were introduced in PPG3 in 2000.
- 7.7 Table 7.1 sets out the total and annual average completions on small PDL sites over the five-year period 2002 to 2006 in each main settlement and the remainder of district, and for the London Fringe and Rest of Kent.

Table 7.1 Five-year completions on PDL sites <0.2 ha, April '02-March '07

Location	Five-Year Total	Completions p.a.
Sevenoaks	79	16
Swanley	51	10
Edenbridge	42	8
Rest of District	169	34
Sevenoaks District	341	68
<i>London Fringe</i>	<i>135</i>	<i>27</i>
<i>Rest of Kent</i>	<i>206</i>	<i>41</i>

- 7.8 Table 7.2 sets out the total completions on small PDL sites over the period 2002 to 2006 in the whole district, by source. It shows that residential subdivisions and new build on small sites represent nearly 50% of small site net additional completions in the district. Of the sites formerly in residential use, 72% of these completions were new build, and the rest divided fairly evenly between conversions and replacements with net increases. It is likely, therefore that the vast majority of them arose on the sites of existing or previous large houses, which in the Sevenoaks District context tend to be the houses that have large gardens. There is a very large supply of large houses in Sevenoaks District. According to the 2001 Census, 20% of dwellings in Sevenoaks were in the largest recorded category, with 8 or more habitable rooms, substantially higher than the average of 14% across the South East as a whole. We therefore see no reason to envisage any diminution in the rate at which small site developments will come forward in future.

Table 7.2 Five-year completions on PDL sites <0.2 ha, April '02-March '07, by source

Source	Previous use	No	%
Change of use/conversion	Residential	21	6
	Employment	48	14
	Retail	17	5
	Other	43	13
Replacement/new build	Residential	147	43
	Employment	33	10
	Retail	4	1
	Other	28	8
Total		341	100

- 7.9 Other evidence in favour of assuming a continuation of past rates of development on small sites is set out in the Character Area analysis in Appendix B. This has identified specific parts of the built-up area of Sevenoaks District where there are substantial opportunities for development through sensitive infill and redevelopment.
- 7.10 The five year annual completion rates for the District, for the London Fringe and for the Rest of Kent in Table 7.1 are adopted here as the small site allowance over the RSS period, i.e. 68 dwellings p.a. for Sevenoaks District, 27 for the London Fringe and 41 for the Rest of Kent. The five year completion figures for each of the main settlements (Sevenoaks 16 dw.p.a., Swanley 10 dw.p.a., Edenbridge 8 dw.p.a.) will be less reliable individually, as they are based on relatively small numbers of cases in each settlement.
- 7.11 The small site allowance provides a target against which the District Council should monitor progress as part of its 5 year housing land supply requirement and the annual review of the Housing Trajectory within the Annual Monitoring Report.

- 7.12 It should be noted that part of the small site supply in the early years is already committed in outstanding planning permissions. There were 265 dwellings in outstanding planning permissions on PDL sites below 0.2ha in April 2007, taking into account existing dwellings to be demolished on these sites (or 246 if allowance is made for 7% non-implementation). These represent a supply of 3.9 years, at the small site allowance rates shown in Table 7.1 so there is a high level of confidence that, with further permissions being granted in the next two years or so, the small site allowance will be achieved over the first five years.

Broad locations

- 7.13 The SHLAA Practice Guidance states that where it is not possible to identify specific sites for years 11-15 of the plan, broad locations for future growth should be explored. This is the case in Sevenoaks District, where it is not possible to identify all sites for the reasons set out above, and the assessed potential from identified large sites and the small site allowance is insufficient to deliver the housing requirements for Sevenoaks District as a whole and for the London Fringe.
- 7.14 As stated in the SHLAA Practice Guidance, these broad locations could be:
- “Within and adjoining settlements - for example, areas where housing development is or could be encouraged, and small extensions to settlements; and
 - Outside settlements - for example, major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns. The need to explore these will usually be signalled by the Regional Spatial Strategy.”
- 7.15 In reality, the potential adjoining settlements, whether an extension or otherwise, has already been explored through the site identification process. Specifically, we identified sites adjacent to the existing large urban areas and considered them along with the other identified large sites in the same way.
- 7.16 In addition, sites outside settlements were considered as part of the same process. For sites to be considered, they had to be put forward as part of the “call for sites” process. In reality, the only site that would fulfil these criteria would be Fort Halstead.
- 7.17 In terms of potential within the existing built-up area, the Council undertook work to identify areas which could offer significant opportunities to accommodate infill development. This was with a view to considering whether these opportunities might be targeted by special policies in the LDF to increase the amount of housing generated, for example by promoting higher density development.
- 7.18 The Council’s surveys and analysis of its Character Areas (see Appendix B) have identified particular types of suburb where such development has occurred in the past and where the size and characteristics of property units favour subdivision or amalgamation of plots, involving either infill or redevelopment of existing dwellings or other buildings. The main grouping of such areas has been identified as the “Sevenoaks Broad Location”.
- 7.19 While the SHLAA has covered this area in its search for sites it is not to be expected that all the sites with potential could have been identified by a site search approach. As is the case with small sites, larger sites come forward for development according to the vagaries of ownership and owners’ intentions, especially where amalgamation of contiguous properties is involved.
- 7.20 Given that the Council is intending to explore the possibility of introducing policies to promote further residential development within this Broad Location, we have undertaken analyses to assess the possible amount of additional housing that might be generated. As the policies have not yet been formulated this cannot lead to very robust estimates. However, it is worth considering how many dwellings would be generated

as a result of such policies if they were to lead to a specified uplift in past rates of housing within the area.

- 7.21 It should be noted that the timing of housing delivery from “broad locations” under this approach differs somewhat from delivery from other types of broad location which might be identified on the edge of or outside settlements. In the latter cases, development would be expected to come on stream only at a later stage in the plan period, in accordance with the priority to be given to brownfield sites in PPS3, perhaps after year 10, after immediately identified PDL allocations have been developed. In the present case, the introduction of the relevant policy would be expected to lead to increased supply soon after the Core Strategy has been adopted.
- 7.22 Within the Sevenoaks Character Areas, there were 35 completions on PDL during the five years to March 2007. Of these, 14 were on sites below 0.2ha (and therefore contribute to the small site allowance) while 21 were on sites of 0.2ha or above (although none was greater than 0.5ha).
- 7.23 If past trends were to continue unchanged, an annual rate of 7 dwellings p.a., this would suggest a total of 133 dwellings might be built in the Character Areas on sites of up to 0.5 ha in the remaining 19 years of the South East Plan period. If we were to assume that the special localised policy to promote residential development in the area might lead to a 25% (or, alternatively, a 50%) increase over past trends, the annual rate would rise to 8.75 (or 10.5) dwellings p.a., and the total to 166 (or 200) dwellings. However, these would not all contribute additional dwellings compared with those identified in the SHLAA as this would constitute double counting of potential.
- 7.24 First it would be necessary to deduct 2.8 dwellings per annum on sites below 0.2 ha, or a total of 53 dwellings, which already contribute to the small site allowance. Secondly, it would be necessary to exclude all identified sites and planning permissions on PDL sites of between 0.2ha and 0.5ha within the broad location. There are 41 dwellings on such sites with outstanding planning permissions and 7 dwellings on such sites identified in the SHLAA, giving a total for identified sites of 48 dwellings. The total double counted dwellings would therefore amount to 94.
- 7.25 Thus the gross figure of 166 dwellings over the 19-year period would need to be reduced to 72 additional dwellings resulting directly from the application of the suggested carefully targeted policy (or alternatively, with a 50% uplift the total of 200 would be reduced to 106 dwellings). It must be borne in mind that this figure does not represent our assessment of how many additional dwellings could be generated by introducing such a policy but only an indication of what an uplift of 25% (or 50%) over past trends might generate in the Sevenoaks Broad Location, if it could be achieved. We are not suggesting that the figure of 72 (or 106) additional dwellings should be added to the total potential identified in the SHLAA. However, if and when such a policy is developed there is likely to be a case for introducing an appropriate additional housing supply element.

8 TOTAL HOUSING CAPACITY

Overall supply

- 8.1 Table 8.1 summarises the identified potential that could contribute to housing supply over the 20-year South East Plan period, 2006-2026. The elements of potential comprise:
- i) developments already completed in the period (2006-2007);
 - ii) sites with full planning permission or in saved Local Plan allocations;
 - iii) sites identified in this assessment as potentially suitable for allocation that could be expected to deliver housing over the plan period; and
 - iv) a small site allowance.
- 8.2 Additionally, a separate category for broad locations within urban areas has been explored. As discussed in Chapter 7, this could be linked to a policy approach that the Council may wish to pursue, involving promoting higher densities in certain suburban areas. In such a case, a Sevenoaks Broad Location might ultimately be able to contribute to total supply, but for the present no estimate is made in this Assessment.
- 8.3 The table shows total potential of between 18,715 dwellings, including both PDL and greenfield sites. This figure should be set against a South East Plan Panel Report requirement of 3,300 dwellings for the 20-year period, 2006-2026. In the London Fringe, there is potential for 6,319 dwellings, compared to a requirement of 1,700 dwellings, and in the Rest of Kent, there is potential for 12,398 dwellings against a requirement of 1,600 dwellings.
- 8.4 These figures take account of all potential, including sites in the Green Belt. If potential allocations on PDL sites only are included, then the total potential would be:
- | | |
|----------------------|-----------------|
| ▪ Sevenoaks District | 5,532 dwellings |
| ▪ London Fringe | 2,645 dwellings |
| ▪ Rest of Kent | 2,886 dwellings |
- 8.5 If potential allocations on sites not in the Green Belt are added in, then the total capacity would be:
- | | |
|----------------------|-----------------|
| ▪ Sevenoaks District | 5,647 dwellings |
| ▪ London Fringe | 2,760 dwellings |
| ▪ Rest of Kent | 2,886 dwellings |

Table 8.1 Summary of 20-year potential in Sevenoaks district and its sub-regions

Source		Edenbridge	Sevenoaks	Swanley	Other settlements	Other rural sites	TOTAL	London Fringe	Rest of District
Completions 2006-2007		46	32	0	63		141	41	100
Other planning permissions (large sites)	(i)	144	76	76	341		637	116	522
Other planning permissions (small sites)	(ii)	60	104	7	85		256	121	135
Total from commitments		204	180	83	426		893	237	657
Potential allocations on PDL	Years 0-5	7	520	68	21	20	636	336	116
	Years 6-10	0	12	128	49	0	189	195	177
	Years 11-15	0	0	0	12	0	12	0	12
	Years 16-20	7	244	360	536	1,379	2,526	1,432	1,093
Sub-total		14	776	556	618	1,399	3,363	1,963	1,398
Potential allocations on GF	Years 0-5	0	81	61	13	0	155	80	75
	Years 6-10	260	0	0	0	0	260	0	260
	Years 11-15	0	0	0	0	0	0	0	0
	Years 16-20	827	3,030	1,633	5,695	1,583	12,768	3,594	9,177
Sub-total		1,087	3,111	1,694	5,708	1,583	13,183	3,674	9,512
Total of potential allocations		1,101	3,887	2,250	6,326	2,982	16,546	5,637	10,910
Unimplemented local plan allocations		0	10	60	20	0	90	10	80
Broad locations				Dealt with separately in Chapter 7				Chapter 7	
Total on other large site sources		0	10	60	20	0	90	10	64
Small site allowance (<0.2ha)	(iii)	93	200	183	569		1,045	394	651
GRAND TOTAL		1,444	4,309	2,576	10,386		18,715	6,319	12,398

Note (i) allowing for 2% non-implementation

(ii) allowing for 7% non-implementation

(iii) 19-year allowance after deduction for small site planning permissions on PDL

Supply by time period

- 8.6 We now consider whether sufficient potential has been identified to demonstrate, as required by PPS3, that the district has a 5-year, 10-year, 15-year and 20-year requirement⁵. PPS3 states that districts must demonstrate that they have a deliverable supply of dwellings, at least over the 5- and 10-year periods. For the longer term, they must endeavour to show this where possible. This SHLAA is able to demonstrate deliverable supply for all time periods.
- 8.7 Table 8.2 shows the potential supply against the requirement in Sevenoaks district as set out in the Panel's report. For the five-year period starting 2007/8, the requirement is 826 dwellings. If only potential on PDL sites that are not in the Green Belt is added to large site commitments (i.e. with full planning permission), existing allocations, small site commitments and the small site allowance, then there is total potential of 1,604 dwellings (this does not include any completions since 1st April 2007). This is nearly twice the minimum requirement. If potential on greenfield sites that are not in the Green Belt (or in the AONB) is added, then the potential increases to 1,759 dwellings, well over twice the requirement.

Table 8.2 Potential supply in Sevenoaks District

No of dwellings	5-year supply	10-year supply	15-year supply	19-year supply
Requirement	826	1,652	2,478	3,137
Large site commitments	637	637	637	637
Small site commitments	256	256	256	256
Small site allowance	75	415	755	1,027
Potential on PDL not in GB	636	825	837	837
Sub total	1,604	2,133	2,485	2,757
Potential on GF not in GB	155	415	415	530
Total	1,759	2,548	2,900	3,287

- 8.8 Over the first 10 years, the position is the same, with supply well in excess of the requirement, even if only PDL sites are considered. Over the 15 years, the position is the same although the surplus is reduced. With just PDL sites then the supply is only 7 dwellings more than the requirement. However, if greenfield sites that are not in the Green Belt (or in the AONB) are included, then the surplus is more substantial.
- 8.9 Over the full 19-year period, if greenfield sites that are not in the Green Belt are included then the supply is again in excess of the requirement. Only if all greenfield sites are excluded is there a potential shortfall of some 380 dwellings or 20 dw p.a. Over the full time period, this is not significant and would certainly be covered by large site windfalls which PPS3 does allow to be included after the first 10 years. As shown in recent development trends in Chapter 2, the last five years have seen large site windfalls delivered at a rate of around 100 dw p.a. It is accepted that the future rate will decline from past rates for two reasons:
- it occurred following the development of most Local Plan housing allocations, so most sites would inevitably have been windfalls;
 - the Allocations DPD will identify and allocate some of these windfall sites.

⁵ The South East Plan period is 2006-2026. Our assessment starts in 2007, so for the purposes of analysis, the full period is in fact 19 years rather than 20 years.

- 8.10 Even taking account of this, it is clear that large site windfalls (sites not identified at this stage in the process) will contribute more than enough supply to achieve the 15-year and 19-year requirements.
- 8.11 However, it should be reiterated that greenfield sites not in the Green Belt could provide sufficient capacity to deliver the requirement without recourse to any large site windfalls. Even if the two safeguarded sites in Westerham that are in the AONB are excluded (115 dwellings), there is still a small excess of supply.

Table 8.3 Potential supply in the London Fringe

No of dwellings	5-year supply	10-year supply	15-year supply	19-year supply
Requirement	433	866	1,299	1,646
Large site commitments	116	116	116	116
Small site commitments	121	121	121	121
Small site allowance	30	165	300	408
Potential on PDL not in GB	336	531	531	538
Sub total	603	933	1,068	1,183
Potential on GF not in GB	80	80	80	195
Total	683	1,013	1,148	1,378

- 8.12 Table 8.3 shows the same analysis for the London Fringe. Over the 5-year and 10-year periods, there is more than sufficient supply on PDL sites and other commitments/allowances to deliver the requirement. Moreover, potential on greenfield sites increases this potential still further. Over the 15-year and 19-year periods, there is a shortfall, whether greenfield sites are included or not. Over the 15 years this amounts to just 151 dwellings and over the 19-year period, to 268 dwellings (383 dwellings if the two safeguarded sites in Westerham that are in the AONB are excluded). Again, based on past trends in windfalls (and allowing for a decline in that trend), we would expect large site windfalls to comfortably make up this shortfall.
- 8.13 In addition, this potential does not include Fort Halstead. The reason is that the analysis records the site as being in the Green Belt. However, it is recognised that in fact it is a major developed site in the Green Belt so is dealt with differently to other 'normal' Green Belt sites. If part of this site was brought forward - and it is considered to have potential in the 16-20 year time period - then it would alleviate the 19-year supply shortfall.
- 8.14 A further potential source identified is broad locations in the existing urban areas. As explained in Chapter 7, there is insufficient justification for including a figure in the analysis for this, but if the Council pursued a policy objective on broad locations in Character Areas, then it would contribute. In fact, the area where there was considered to be potential was in Sevenoaks, which is in the London Fringe sub-region.

Table 8.4 Potential supply in the Rest of the District (Rest of Kent)

No of dwellings	5-year supply	10-year supply	15-year supply	19-year supply
Requirement	392	785	1,177	1,491
Large site commitments	522	522	522	522
Small site commitments	135	135	135	135
Small site allowance	45	250	455	619
Potential on PDL not in GB	116	293	305	305
Sub total	818	1,200	1,417	1,581
Potential on GF not in GB	75	335	335	335
Total	893	1,535	1,752	1,916

- 8.15 Table 8.4 shows the same analysis for the rest of the district which is in the Rest of Kent sub-region. This shows that, across all time periods, there is more than enough potential to deliver the requirement. Moreover, there is sufficient potential without the need to consider greenfield sites.
- 8.16 One further consideration that may further enable total potential to increase across all time periods and locations is the fact that the analysis has been cautious on densities. Many of the sites are likely to be delivered at higher densities, particularly if Council policy is to seek higher densities where appropriate.
- 8.17 it will be necessary for the District Council to pursue a brownfield land strategy in order to protect the Green Belt/ AONB. This would need to ensure any constraints on PDL are pursued and wherever possible removed, that best use is made of brownfield sites by reviewing densities, that broad locations are considered as a policy-driven option, and that there is a focus on town centre sites at Sevenoaks and Swanley with associated development.
- 8.18 It is important to stress that this assessment makes no allowance for large site windfall development. PPS3 permits a windfall allowance in the first ten years only where there is robust evidence of genuine local circumstances that prevent specific sites being identified. This is the case with respect to small sites and we have made a strong case for including a small site windfall allowance, but there would appear to be no numerical basis at present for including a further allowance for large site windfalls as sufficient sites have been identified for possible allocation to cover the first 10 years. However, the figures presented here imply that most of the sites identified as having potential for allocation for the first ten years would need to be allocated.
- 8.19 Following this assessment, which identifies land based on constraints and the methodology as set out in the report, there will be cases where, when considering allocating land, Sevenoaks DC has to look at wider issues such as the need for a housing land trajectory which may require the Council to bring land forward at different time periods from those set out in the SHLAA in order to fulfil the delivery requirements of the trajectory and the Site Specific Allocations DPD.

Conclusions

- 8.20 From the Assessment there can be some confidence that the current regional housing target for Sevenoaks District will be met whilst still complying with Government policy particularly in relation to giving priority to brownfield sites and protecting the Green Belt and Areas of Outstanding Natural Beauty
- 8.21 A cautious approach has been taken to projecting contributions and SDC has the opportunity to

- Increase densities from those used in the SHLAA as sites become allocated in the Balanced Communities Allocations DPD
- Identify broad locations where intensification can occur
- Monitor the contribution of large scale windfall contributions and add these to the housing stock following completion
- Monitor the contribution of affordable housing 'exception sites' and add these to the housing stock following completion
- Examine the future of Employment Land Review sites to see whether retaining and intensifying employment development sites would offer opportunities for some additional residential development
- Further consideration of the options at Fort Halstead

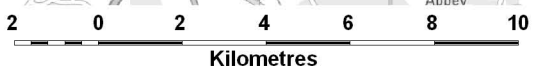
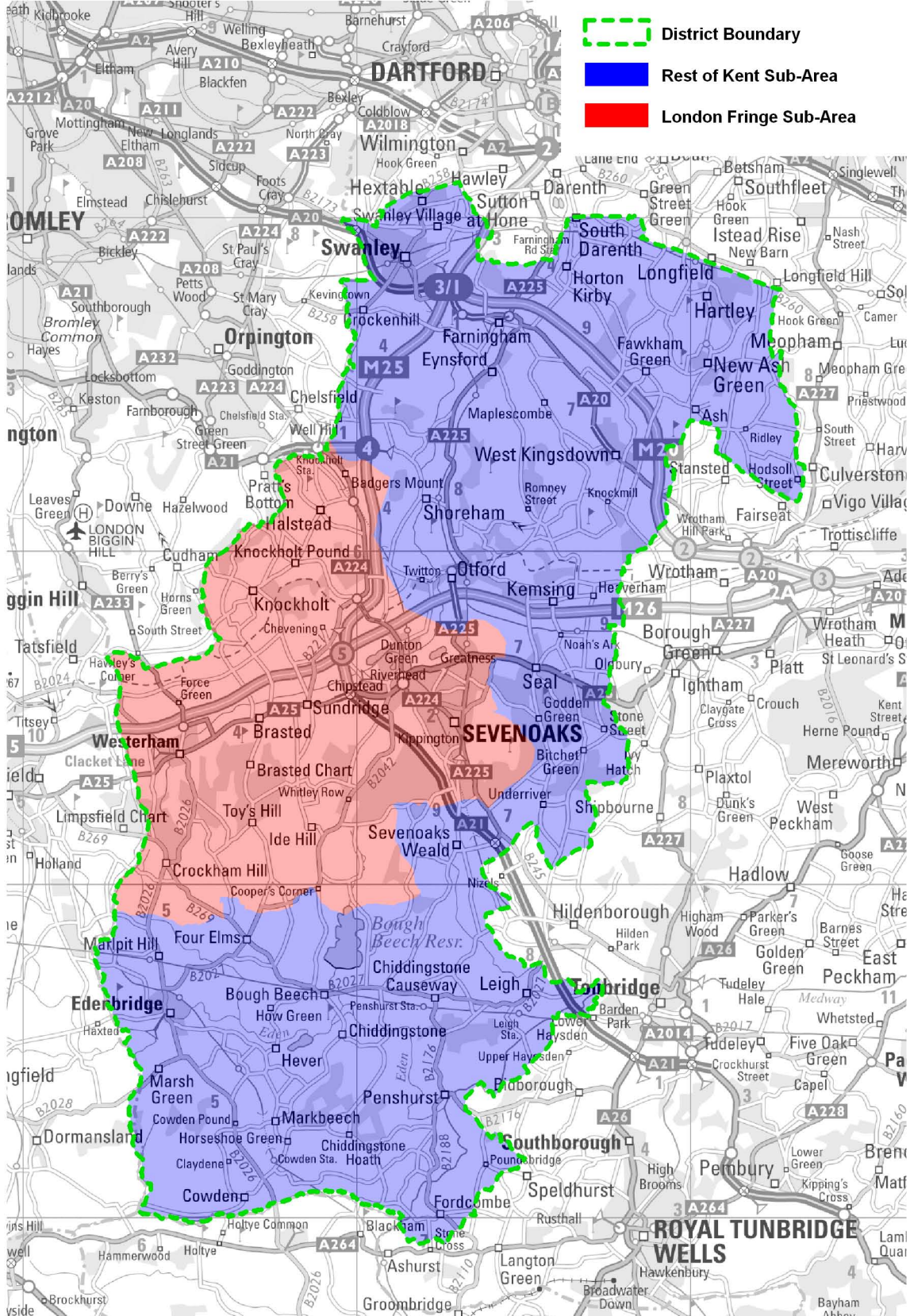
Monitoring

- 8.22 The SHLAA Practice Guidance gives advice about how the SHLAA can be monitored and kept up-to-date. It states that the assessment should be kept up-to-date at least annually as part of the Annual Monitoring Report. This is in order to support the updating of the housing trajectory and the five-year supply of specific deliverable sites. It states that the main information to record is whether:
- sites under construction have now been developed;
 - sites with planning permission are now under construction;
 - planning applications have been submitted or approved on sites and broad locations identified by the assessment;
 - progress has been made on removing constraints on development and whether a site is now considered to be deliverable or developable;
 - unforeseen constraints have emerged which now means a site is no longer deliverable or developable, and how these could be addressed; and
 - the windfall allowance is coming forward as expected, or may need to be adjusted.
- 8.23 The database for the SHLAA provides the capacity to update this information and provide, at any point in time, an up-to-date picture of the latest position on particular sites.

APPENDIX A

London Fringe/Rest of Kent Map

-  District Boundary
-  Rest of Kent Sub-Area
-  London Fringe Sub-Area



APPENDIX B

Character Area Analysis

Sevenoaks District Character Area Analysis

This is a character areas analysis of the four main settlements within Sevenoaks District. The links below provide access to descriptions of the areas and should be read in conjunction with the maps.

SEVENOAKS TOWN	SEVENOAKS (Otford Road, Chipstead, Dunton Green and Riverhead)]	SWANLEY	EDENBRIDGE
ST/A Near Sevenoaks Common	SE1 Out of town retail/commercial development	SW1 Birchwood Road	E1 Ridge Way
ST/B Clare Court Area	SE2 Crampton's Road	SW2 North and West Swanley	E2 Pit Lane
ST/C Hop Garden Lane Area	SE3 South East Water, Crampton's Road	SW3 Crescent Gardens	E3 Marpit Hill
ST/D Western Fringe	SE4 Greatness	SW4 South Swanley	E4 Spitals Cross
ST/E Kippington Conservation Area & Environs	SE5 Chipstead Conservation Area	SW5 Bevan Place	E5 Industrial, commercial and community uses
ST/F Crownfields & Valley Drive Area	SE6 Riverhead and Chipstead Park	SW6 Swanley Lane	E6 Westways
ST/G Sevenoaks High Street & Environs	SE7 Bullfinch Close	SW7 London Road	E7 East Edenbridge
ST/H Granville Road and Eardley Road Conservation Area	SE8 Aisher Way	SW8 Commercial & Community uses	E8 Edenbridge Town Centre
ST/I St Botolphs Road & The Drive Area	SE9 Bessels Way / Larkfield Road		E9 Old Tannery
ST/J The Vine & Vine Court Conservation Area	SE10 Bessels Green		E10 Springfield Road
ST/K Mount Harry Road & Hitchen Hatch Lane Area	SE11 Packhorse Road		E11 Crouch House and Lingfield Roads
ST/L Riverhead (part conservation area)	SE12 Central Riverhead		E12 Stanbridge Estate
ST/M Bradbourne Area	SE13 Mill Road, Riverhead		E13 Orchard Drive and Greshams Way
ST/N Camden Road and St Johns Road (South)	SE14 Dunton Green		E14 South Edenbridge
ST/O Hartsland Area			
ST/P Bayham Road and Serpentine Road Area			
ST/Q Seal Hollow Road			
ST/R Hillingdon Rise and St James Road Area			
ST/S Wildemesse Area			
ST/T Victoria Road Area			
ST/U Kennedy Gardens			
ST/V Hollyoake Terrace			
ST/W Julians Way and Grange Road			
ST/X Fire Services, Police Station and Environs			
ST/Y Plymouth Drive and Chartway Area			



Sevenoaks District Character Area Analysis

Density

Density	Description
Low	Less than 30 dph
Medium	31-50 dph
High	50 dph

Sevenoaks District Housing Land Availability

Character Area ST/A

Near Sevenoaks Common

Density	Low
Design style	Detached, largely individually designed. Wide housing that extend across the wide plots. Some two story side extensions. Various domestic suburban styles.
Townscape	Well-landscaped suburban townscape with wide streets, pavements and verges. The edges of the area have a rural character. Topography allows for views down onto houses – roofs become important and prominent elements in some cases. There is little need for on-street car parking due to the space available within the individual plots.
Height	Predominantly 2-story
Trees and natural features	There is a high survival of former mature tree cover in front and rear gardens as well as some wooded areas originally forming part of the Sevenoaks Wooded Charts. A portion of these are covered by Tree Preservation Orders The boundaries are a mixture of hedges and low walls.
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment



Sevenoaks District Housing Land Availability

Character Area ST/B

Clare Court Area

Density	Medium
Design style	Medium density municipal housing accommodation. Mixture of semi-detached and terraced housing, deck access maisonettes and older larger scale flats.
Townscape	Medium density suburban. Parking courts. Front gardens bounded by low walls. Houses face the road.
Height	Mixed, but consistent in groups, two storey houses, three storey flats and maisonette block.
Trees and natural features	Some tree cover and rear gardens, few mature trees.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area ST/C

Hop Garden Lane Area

Density	Low
Design style	Detached, medium scale, largely individually designed suburban style homes in large plots.
Townscape	Suburban – semi-rural character. Narrow to medium width streets and pavements. Few verges. Most of car parking on site. Most tree cover is mature. High fences and hedges, approx 2 metres in height. Houses and layout follow the valley contours and relate well to the gradients. Some frontages set well back from road with sloping driveways.
Height	Predominantly 2-storey.
Trees and natural features	Tree lined open spaces and mature tree belts form the backdrop and setting for development.
Potential for housing development	Potential as a broad location for housing development through for example sensitive infill and redevelopment.



Sevenoaks District Housing Land Availability

Character Area ST/D

Western Fringe

Density	Low
Design style	Solely residential, detached or semi detached houses dating mainly from the 1950, 60 and some 70s. Walls predominantly white render or brickwork and occasional plain clay tile hanging to first floors. Roof pitch generally around 50°. Although house plans form vary there is an overall uniform appearance within groups and estates. Single garages are either attached at the side or integral (possible with additional rooms built over later).
Townscape	Most developments are inward looking with many culs de sac having a 'private space' feel to them. Wide grass verges, punctuated with driveways with pedestrian footpath behind gives a spacious feel. Trees are often planted at intervals in the wide grass verges and add to the semi-parkland feel of much of the area. Houses are built fairly close together, especially in the Montreal Estate – approx. 2 metres between, and arranged in ordered fashion behind low boundary.
Height	Predominantly 2-storey.
Trees and natural features	The tree cover varies along the fringe with some important survivals of ancient woodland. Trees planted along roadside generally add to the amenity of estates. Of particular note are the trees to Montreal Road forming a significant part of the character of this road and a former survival of the 18 th Century landscape of the Montreal Estate which preceded it.
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment.



Sevenoaks District Housing Land Availability

Character Area ST/E

Kippington Conservation Area and environs

Density	Low
Design style	Detached, large scale, mostly individually designed houses in large plots within the Sevenoaks palette of materials and colours. Various grander, domestic suburban styles. This is combined with a strong Arts and Crafts historical patronage from the likes of W H Baillie Scott.
Townscape	Rural feel to the narrow to medium width streets. Few pavements and verges in the earlier part of the estate. Most of car parking within the plots. Most tree cover is mature, much of this in front of buildings. High hedges, approx 2. metres and more in height. Gives an enclosed private feel to the roads. Houses generally face the road and set forward in often large, deep plots. Older houses are intended to be seen in an Arcadian setting (very similar to Wildernesse) and display a high degree of quality and architectural integrity in their composition.
Height	Predominantly large-scale 2-storey.
Trees and natural features	Trees and historic hedgerows form an important part of the character of this area. This is reflected in the large number of tree preservation orders and the conservation area designation. The railway line forms a man made boundary to the area and is densely treed along its length adding to the sense of rural isolation from the more urban eastern side of Sevenoaks.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area ST/F

Crownfields and Valley Drive area

Density	Low
Design style	Neo-Georgian executive homes and 1970's townhouses and houses in consistent groups of no particular architectural merit.
Townscape	Modern road layouts and standardised junctions and culs-de-sac development. Some degree of formality to the 'square' formed by townhouses in Valley Drive. There is a distinct sense of lack of connectivity.
Height	2 storey predominantly. Group of 3 storey 1970's townhouses.
Trees and natural features	Mature trees soften what is at times uncompromising modern development. These trees perform a crucial role in preserving the setting of both town and outlying suburbs and largely obscure the majority of development in the area from wider views.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area ST/G

Sevenoaks High Street Conservation Area and Environs.

Density	Low to south, high to north.
Design style	<p>The area contains buildings dating from the last four centuries with their resultant wealth and variety of architectural materials and detailing.</p> <p>It is the variety of traditional building styles and character combined with a uniformity of domestic scale and massing that lends the town its charm. There is little overtly modern architecture to disrupt the harmony although the 1960s office block at Bligh's Meadow is notably intrusive due to its lack of relationship with the rest of the area.</p> <p>The townscape character of the area can, however, be treated as being in two entities - the northern part is of a retail nature in a range of architectural and building styles, whereas the southern part exhibits a more cohesive domestic and institutional character.</p> <p>The relatively narrow plot widths of the early planned town produce a vertical emphasis in the built form. This is combined with the many fine Georgian houses and the use of the vertical sliding sash which emphasises this verticality.</p>
Townscape	<p>The southern approach to the town along Sevenoaks Road is broad with substantial space between facing buildings. There is some tree cover on the main route through.</p> <p>In the vicinity of the church the road narrows and turns, whilst the buildings are more continuous and crowd the street. Traffic detracts from character of this area.</p> <p>Nearing the junction of the main routes by the fountain the area assumes a predominantly commercial retail character. The area comprises a series of attractive buildings, many of them with late 17th / 18th Century detailing. Similarly attractive buildings are to be found in the narrow routes linking London Road and High Street, i.e. The Shambles, Dorset Street and Bank Street. This contrasts with the unattractive 20th Century development of the Post Office block on the west side of London Road, and the lack of street enclosure at Bligh's Meadow.</p> <p>London Road, beyond Bank Street, is predominantly Victorian in character and represents part of the post-railway development of the town. The materials used are mainly brick (in a variety of colours) and slate.</p> <p>The High Street, apart from a narrowing outside the historic corn exchange, is of a domestic scale and contains a range of buildings in retail / commercial use, mostly Victorian, but also including some earlier timber-framed structures and several late 20th Century structures.</p>

	<p>Stepping down relatively steep slopes makes for interesting and dynamic townscape, Six Bells Lane for example. This type of historic townscape is not seen anywhere else within the study area and is of a very high quality.</p> <p>Further analysis is available in the Conservation Area Appraisal.</p>
Height	Predominantly 2 and 4-storey with, in many cases, the third/fourth storey taking the form of small dormers.
Trees and natural features	Trees relieve the built form to the southern end of the High Street with some fine mature trees defining spaces to the front of buildings. Trees also form a significant backdrop to historic development and can be seen in views out towards Kippington and Knole.
Potential for housing development	Potential as broad location of development principally through redevelopment of buildings and spaces which detract from the character of the conservation area.



Sevenoaks District Housing Land Availability

Character Area ST/H

Granville Road and Eardley Road Conservation Area.

Density	Low
Design style	Primarily residential, detached or semi detached houses dating from the second half of the 19 th century. Substantial amount of 'middle class' Victorian and Edwardian villas in the Italianate style with detailing typical of their period. Chiefly two and three storey. Semi-detached villas are mainly in Eardley Road, Gordon Road and to the east side of Granville Road. Larger detached properties are set in larger plots and are located around the crescent of South Park and Clarendon Road. In addition to the residential properties are the two churches and the former hospital now accommodation for the elderly.
Townscape	Urban street character of short terraces, semi-detached and detached houses typical of the late Victorian period with topography and layout that allows views out into open countryside. Relatively dense pattern of housing arranged in ordered rows behind low boundary walls, some with mature hedging behind that provide feeling of enclosure and the more urban, denser character. On street parking at Granville and Eardley Roads.
Height	Predominantly 2 or 3 storey.
Trees and natural features	Mature trees line in the railway cutting to the west and form part of the suburban setting of these large houses in back gardens.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area ST/I

St Botolphs Road & The Drive.

Density	Low
Design style	Grand scale Victorian and Edwardian semi-detached and detached villas set in generous grounds.
Townscape	Wide roads with pavements and often raised front gardens with boundary walls. Houses fill plots with minimum gaps between them and the building line is strong and consistent within roads. The townscape is complemented by punctuation with strong gables and roofscapes making positive statements in vistas up and down roads.
Height	2-3 storey. The third storey is often accommodated in the roofspace and lit via dormers or gable lights to the front or side.
Trees and natural features	Mature trees are found in many of the long deep plots of the houses to both roads. Of particular note is the group of large trees to the junction of St Botolphs Road and Tubs Hill. These form a dense green cover to this junction and help soften what could otherwise be urban townscape as the commercial character of the station environs encroaches on the residential tranquillity of this character area.
Potential for housing developments	No potential as a broad location for development



**Sevenoaks District Housing Land Availability
Character Area ST/J**

The Vine and Vine Court Conservation Area

Density	Low
Design style	<p>The majority of the buildings in the area date from the 19th and 20th centuries and consist, for the most part, of red-brick or stucco-rendered two and three storey pitched roof structures. They are typical good quality substantial Victorian houses that provided the homes for first wave of prosperous new commuters that moved to the town as a result of the new Sevenoaks rail station at Tubs Hill. Large gables and projecting bays are almost ubiquitous.</p> <p>The large residential properties have bold detailing and use traditional local materials - timber studding to projecting bay windows, carved timber bargeboards and steeply pitched roof. They are largely three storey and some have basements. The second storey is accommodated in a number of ways - from windows in large front gables to dormers that are flat roofed, pitched roofed or are situated within the roof apex.</p> <p>Slate is the main roofing material in the area with clay tiles on Vine House and some of the buildings that were erected at the turn of the 19th/20th centuries.</p> <p>Some modern infill development.</p>
Townscape	<p>The majority of buildings date from the 19th Century whilst the public, and formerly public buildings, add greatly to the character of the area due to the quality of their architecture. The tranquillity of the study area is in marked contrast to the bustle of the town centre which adjoins to the south. There is also a general air of spaciousness resulting from a clear sense of slow organic growth combined with low density development, grassed and planted areas, and tree cover. This tranquillity is achieved despite the substantial volume of vehicular traffic using Dartford Road on the western side of the study area.</p> <p>There are planned wide streets with pavements, lined with mature trees. Behind these are large detached and semi-detached villas that are all generously proportioned and reflect the affluence of the original occupants</p>
Height	Predominantly 2 and 3-storey with the third storey often taking the form of dormer construction within the roof-space
Trees and natural features	<p>Buildings are set relatively forward in their plots allowing mature trees to form the backdrop for built form and demark the boundaries between gardens. Roads are lined with mature trees contributing to the Arcadian character.</p> <p>The Vine cricket ground is lined with the mature trees which give Sevenoaks its name.</p>

	Trees form an important part of local as well as extended views into and through the conservation areas.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area ST/K

Mount Harry Road and Hitchen Hatch Lane Area

Density	Low
Design style	Varied domestic styles. Mainly larger detached houses - the older (Edwardian) houses that remain are often very large. Building dates range right through up to the 1970s and 1980s
Townscape	Well-landscaped, undulating, fairly hilly in parts. Mainly generous road widths and deep plots
Height	Mainly two-storey houses
Trees and natural features	Considerable mature landscape cover
Potential for housing development	Potential as a broad location for housing development for example through sensitive redevelopment and infill development.



Sevenoaks District Housing Land Availability

Character Area ST/L

Riverhead (part Conservation Area)

Density	Low
Design style	The area has a wide variety of buildings from different periods, with little continuity of architectural style.
Townscape	Busy main roads contrasting with relatively quiet residential streets, country lane-style roads and a cul de sac. The surviving village scale has been eroded by residential development.
Height	Predominantly two-storey.
Trees and natural features	Trees form important backdrops, especially to historic settlement - the important change in levels allows for this. The spire is constantly seen with mature trees to its foreground and background of views.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area ST/M

Bradbourne Area

Density	Areas of low and medium density
Design style	The majority of the buildings in the area date from the interwar period onwards and consist for the most part of red, brown brick one and two storey pitched-roof structures. Various styles exist, representing most of the typical national standard house and bungalow types of all periods from the 1920's
Townscape	The main use is residential. Amenity space is chiefly at the edges of the estate and around the lakes. Road and pavement widths are relatively generous, contributing to the low density suburban feel. Street trees of a compact scale are planted where there are grass verges. Where municipal housing has taken place it is more densely developed without off-street car parking
Height	Predominantly 2 storey, but with rows of single-storey homes
Trees and natural features	Mature landscape located at periphery of area and at the lakes
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment



Sevenoaks District Housing Land Availability

Character Area ST/N

Camden Road & St. Johns Road (South)

Density	Medium
Design style	Various developments largely from the Victorian period and stylistically clearly representative of this period. Some terraced, semi-detached and detached. Medium rise, primarily 2 storeys. Repeated and often symmetrical designs in small cohesive groups
Townscape	This is an area of mixed age and scale housing, the unifying features being relatively quiet streets (some without pavements), and on-street car parking where properties have small front gardens. The boundary treatments vary where streets cut into the natural slopes
Height	2 storey predominating, some grander 3 storey townhouse and villas and use of the roofspace with dormers or gable lights (2.5 storey).
Trees and natural features	Mature trees are present in rear gardens and provide good backdrops for historic development. Natural boundaries to older properties are in evidence and add to the general quality of the area
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/O

Hartsland Area

Density	Medium
Design style	Medium density rows of small 19 th Century terraced houses generally built to the back edge of the pavement and with small rear gardens.
Townscape	Predominantly residential use, with terraces in narrow streets and some lower density houses in marginally wider streets.
Height	Predominantly two-storey
Trees and natural features	Trees are confined to rear gardens and due to the small scale of these gardens are limited in their size and coverage
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/P

Bayham Road and Serpentine Road Area

Density	Low
Design style	Detached, semi-detached and occasional terraced Victorian and Edwardian villas. Some fine examples of the Arts and Crafts Movement by renowned architect CFA Voysey are Grade II listed.
Townscape	A high quality townscape reflected in the wide roads and pavements and houses set off the road (often raised because of the change in level) with front gardens. A consistent building line and sense of enclosure due to the grand scale of development (accentuated by the raised floorplates) adds to the Arcadian qualities of this character area.
Height	2 ½ storey (almost consistent use of roofspace for third storey). Use of gables and dormers to light roof space
Trees and natural features	Mature trees form an important and positive part of the character of the townscape of this suburb. They form positive breaks in the streetscape and close views out of the area. In some cases (Holmesdale Road) they form a key role of enclosure in the road
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/Q

Seal Hollow Road

Density	Low
Design style	A loose 'Arts and Crafts' style of detached house of varying quality and degree of architectural integrity
Townscape	Consistent building lines in groups and mature tree lines provide robust but uneventful townscape. In places there is a semi-rural character due to the close relationship with the adjacent Wildernesse development and the open countryside of Knole Park. Some small developments leading off the main road have a more open character - this is consistent in groups. Houses extend across the width of the plots but sit well back in sometimes very deep plots.
Height	2 storey
Trees and natural features	Trees along Seal Hollow Road and to the boundaries to houses along the road form an important part of the semi-rural character of this part of Sevenoaks. The dense backdrop of tree cover to Wildernesse also contributes to the setting of this character area
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment

Sevenoaks District Housing Land Availability

Character Area ST/R

Hillingdon Rise and St James Road Areas

Density	Medium
Design style	1950s short terraces and semi-detached houses, modern flats (recent) and small infill modern housing. Terraces of 1960s two-storey houses with red tile hanging over yellow brick. The modern flats have roofs that are out of character and the modern housing group has designed car parking that dominates the frontages
Townscape	Quiet residential, limited street parking, with some public open space (fairly generous but under-used) in the 'public' housing area. Overall layouts follow the streets, but with little space remaining between buildings
Height	Predominantly two-storey. Some three-storey flats
Trees and natural features	The length of gardens has encouraged the retention of mature trees particularly on boundaries between gardens. Tree cover reinforces the boundaries with other character areas particularly to the east. This area has a relatively low survival of trees. Large open grassed areas form part of the character of some of the estates in this character area. These are underused at present and under constant pressure to increase provision of parking spaces with street being too narrow to accommodate cars
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/S

Wilderness Area

Density	Low
Design style	Predominantly from the English Arts and Crafts movement. Comfortable, well proportioned and simple. Most of the original buildings interpret the style of mediaeval manor houses and large cottages. Garaging for vehicles is in well designed outbuildings. Later development encompasses a number of different styles fashionable for the relevant period. Buildings were designed and arranged within generous plots so they could be a part of the surrounding landscape. An important aspect of the estate is that the buildings are subservient to the mature trees and shrubs and are carefully placed to enhance the parkland setting. Arcadian composition and spaciousness and retention of hedges and woodlands remain.
Townscape	Tree lined private roads of modest width and extensive planting within the grounds of the residential properties. No pavements, wide grass verges and flanked by substantial hedges add to the country lane character that was intended when the early 20 th Century estate was first laid out. Little street lighting
Height	Predominantly two-storey
Trees and natural features	Trees form an important part of the character of this area and provide the setting and background to development. In particular, survival of pockets of woodland (although in private ownership) add to the Arcadian qualities of the landscape setting.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/T

Victoria Road Area

Density	High
Design style	Narrow terraced cottages, stepped up the hill. Simple vertical emphasis to openings, pitch roof, some brackets to eaves and simple bracketed door hoods. Typical Victorian pattern book designs to a standard nationally recognisable and interchangeable plan form
Townscape	Attractive historic townscape, with good enclosure and intimate scale. A relatively wide street allows for on-street parking on both sides. No tree presence is noticeable. The roofscape is particularly prominent and chimneys make an important contribution to the rhythm and articulation of the terrace
Height	Two-storey
Trees and natural features	This character area is notable in Sevenoaks for its distinct lack of trees either forming backdrops to buildings or in the street. The very small scale nature of rear gardens greatly reduces the opportunity for mature trees to grow.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/U

Kennedy Gardens

Density	Medium
Design style	Simple terraced housing. Consistent scale and plot width. Windows providing a vertical emphasis. Low pitched roofs. Some articulation achieved by use of projecting oriel vertical timber clad bays
Townscape	A modern housing layout with wide streets and a culs de sac plan. Over-engineered junctions and lack of scale diminish any sense of enclosure and the result is an open but 'loose' feel to the townscape. Some interest and articulation is achieved with projecting bays and emphasis on the gable ends of the flat blocks at the end of Kennedy Gardens-this provides some visual interest..
Height	Two-storey
Trees and natural features	Good mature trees to the road junction break up the built form and provide good amenity for the development. Mature trees also form the backdrop to development to the north and west.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/V

Hollyoake Terrace

Density	Medium
Design style	Cottage style housing in short terraces stepping down then back up the slope of the land. Modestly scaled and well detailed houses retaining much of their original detailing. Terraces articulated by small gables and chimneys. Some houses set gables on to the lane which adds to the interest and variety.
Townscape	A high degree of articulation on a modest terrace and the topographical extremes of the site, result in views looking down on the roofscape of the terraces.
Height	Two- storey
Trees and natural features	Mature tree belts surround the terrace and form an attractive backdrop to the prominent and well articulated roofscape
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/W

Julians Way & Grange Road

Density	Medium
Design style	Paired houses, of an unusual and distinctive design being asymmetrical and reading as much larger houses set in reasonable sized plots. The second phase comprises uninspiring simple two storey houses built in short terraces. Strong characteristics of a 'Garden Suburb'
Townscape	Paired houses, with important gaps between and set in their own gardens. The generously wide plots and road widths give a very suburban feel to this area despite the relatively high density. This is partly achieved through good design and attention to growing needs of a car borne population - each house has a driveway. The recreation ground takes on a 'village green' character and adds to the overall effect of a garden suburb
Height	Two-storey
Trees and natural features	Trees form important backdrops to development particularly the 1970's phases. The wider landscape is characterised by open countryside or the extensive tree cover to the adjacent Hop Garden Lane area
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area ST/X

Fire Services, Police Station and Environs

Density	-
Design style	Semi-detached two storey houses. Industrial units and institutional buildings of a fairly limited architectural merit.
Townscape	Low density housing on two sides of generous communal flat green area with some substantial mature trees. Disjointed institutional built forms. Built-up single level of surface car parking with limited tree screening to London Road.
Height	Two-storey residential units, single-storey industrial units, 1-3 storey institutional buildings.
Trees and natural features	Good tree cover to edges (except to the railway line) and to the central green area that serves the fire services housing.
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment

Sevenoaks District Housing Land Availability

Character Area ST/Y

Plymouth Drive & Chartway area

Density	Low
Design style	Detached post-war, predominantly 1970's suburban two-storey housing in styles used universally in this period. Fairly generous plots and reasonable spaces between houses.
Townscape	Chartway sub-area is the density, with generous setbacks (mainly open lawns with vehicle driveways) between pavement and frontages and with no boundary walls or fences. Plymouth Drive contrasts with traditional boundary treatments of walls and fences or substantial hedges. There is a wider variety of house types in the Plymouth Drive area. There are few street trees.
Height	Primarily two-storey housing throughout the area.
Trees and natural features	No mature trees in public areas and low natural features.
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment

Sevenoaks District Housing Land Availability

Character Area SE1

Out of town retail/commercial development

Density	-
Design style	Majority constructed for business uses and design reflects those uses. Mix of age and condition buildings, but mostly utilitarian structures, with some variations in style, materials and design. One building is of special interest, Becket House, Vestry Road.
Townscape	Mix of uses, including industrial, commercial, retail and warehouse. Wide roads, with substantial amount of open parking areas. Significant proportion of land left over after development, with several sites suited to redevelopment.
Height	Mostly warehouse type development, with high roofs, although mainly only 1 storey with potential for mezzanines. Some taller buildings mostly in office use – up to 5 storeys.
Trees and natural features	High levels of hard landscaping, with little space for trees.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area SE2

Crampton's Road

Density	High
Design style	Primarily terraced housing with some flats and semi-detached housing interspersed. Variety of age and styles from Victorian on.
Townscape	Small front gardens, generally larger rear gardens. Some houses are unkempt, having a disproportionate impact on area. The area is surrounding and, in much of it, dominated by industrial and commercial development forming character areas 1 and 3.
Height	2 storeys
Trees and natural features	Some trees within gardens and some planted areas.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area SE3

South East Water, Crampton's Road

Density	-
Design style	Disused industrial buildings with small number of terraced/semi-detached/ Detached houses in grassed parkland. Part of site may still be in use, with a sewage works or similar on the northern part of the site.
Townscape	Mostly open land, with old pumping station buildings.
Height	2 storeys (or equivalent for industrial style buildings).
Trees and natural features	Some mature trees within grassed parkland. Further mature trees in house gardens and around boundaries.
Potential for housing development	Identified in Employment Land Review for redesignation.



Sevenoaks District Housing Land Availability

Character Area SE4

Greatness

Density	Medium
Design style	Typical Housing Association post war semi-detached and terraced municipal housing. Fairly standard designs with little detailing.
Townscape	Wide roads and large front gardens give a spacious feeling to the area. There are some older buildings near the main A25 that form the southern boundary of the area. There are also some apartment buildings in the area.
Height	Mostly 2 storeys
Trees and natural features	Some hedges and trees in front gardens, which are mainly laid to grass.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area SE5

Chipstead Conservation Area

Density	High
Design style	Variety of older styles of building with a mix of detached and terraced buildings, closely enclosing the road. Mix of materials including brick, tile hanging, stone and painted render.
Townscape	High quality townscape of variety of size and design buildings surrounding narrow streets. Primarily this area is densely developed, with majority of terraced houses. This area includes part of the densest and central element of the Chipstead Conservation Area.
Height	2 storeys
Trees and natural features	Trees surround the area, especially around Chipstead Lakes, although the density of development means there are few trees within the area.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area SE6

Riverhead and Chipstead Park

Density	Low
Design style	Large detached houses in large plots. Mix of styles and designs built throughout 20 th century, with small pockets of smaller, older houses.
Townscape	Mostly large houses set back from the road in substantial gardens. Parts appear semi-rural and the overall appearance is suburban in character. There are some small estates of uniform character, but generally there is a mix of styles and designs.
Height	2 storeys
Trees and natural features	Significant number of trees in gardens and in open spaces.
Potential for housing development	Potential as a broad location for housing development through sensitive redevelopment.



Sevenoaks District Housing Land Availability

Character Area SE7

Bullfinch Close

Density	Medium
Design style	Modern semi-detached/terraced houses with a mix of designs dating from the 1960's to 2000's. Most are simple in design, with little architectural detailing.
Townscape	Semi-detached/terraced houses surrounded by large gardens that have been developed over a long period to a variety of designs.
Height	2 storeys
Trees and natural features	Few trees or other natural features.
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment.



Sevenoaks District Housing Land Availability

Character Area SE8

Aisher Way

Density	Medium
Design style	Modern standard house types in a mix of design and sizes.
Townscape	Houses and flats built close to roads, with sufficient parking provided on site, but with small front and rear gardens. The roads have been designed to meet contemporary standards.
Height	2-3 storeys
Trees and natural features	Few trees, but Chipstead Lakes to rear of development, with mature trees visible beyond.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SE9

Bessels Way/Larkfield Road

Density	Medium
Design style	Mix of mainly 20 th century semi-detached and terraced houses of a variety of styles.
Townscape	Large semi-detached and terraced houses with mature front gardens and parking areas.
Height	2 storeys
Trees and natural features	Some large trees in front gardens and large trees visible behind the houses, where the development backs onto Green Belt land.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SE10

Bessels Green

Density	Medium
Design style	Traditional and historic designs, probably mainly Victorian. Mix of styles and sizes with some very large properties and a long terrace of smaller properties.
Townscape	Mix of houses around large green with some mature trees. Roads are narrow and the area has the characteristics of a village, although the main A25 runs just to the north of the green and appears to be part of into the wider Sevenoaks urban area. The majority of the area is designated as a Conservation Area.
Height	2 storey
Trees and natural features	A number of mature trees, with mature landscaping around many buildings.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SE11

Packhorse Road

Density	Low
Design style	Mix of styles and ages of large detached houses set in substantial gardens.
Townscape	Wide private road with large houses set to rear of big gardens with well landscaped grounds.
Height	Mostly 2 storeys
Trees and natural features	Many mature trees in gardens.
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment.



Sevenoaks District Housing Land Availability

Character Area SE12

Central Riverhead

Density	Medium
Design style	Mostly older development with some modern infill. Mix of brick, tile hanging and render with no overall style – although the central part is the historic Riverhead village.
Townscape	Mix of terraced and semi-detached houses interspersed with shops and businesses in the central area around the A25. Buildings tend to front straight onto the road, but the area is dominated by the main A25 running through.
Height	2-3 storeys
Trees and natural features	Few, with some larger trees visible behind development.
Potential for housing development	No potential as a broad location for development.



Sevenoaks District Housing Land Availability

Character Area SE13

Mill Road, Riverhead

Density	Low
Design style	Standard 1990's mock historic house types, with small affordable housing designs of a different style.
Townscape	Wide roads to contemporary highways standard with parking and houses close to the road and small front gardens. All the houses are detached, except the terraced housing units.
Height	2 storeys
Trees and natural features	Original estate planting is beginning to mature. Some mature trees are visible behind the development.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SE14

Dunton Green

Density	Medium
Design style	Mix of styles and designs, although mostly either terraced or semi-detached. The buildings in this area have been constructed over a long period, with many Victorian or earlier terraces and a number of very modern infill developments, although similarity of density unifies the character.
Townscape	Terraced and semi-detached houses with some modern infill following the north-south route along A224 and the railway line. There are a number of business including shops and community uses spread throughout the area. There is a mix of materials throughout, predominantly brick, although tile hanging and rendering are also popular.
Height	2-3 storeys
Trees and natural features	Few mature trees, although some can be seen behind development.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW1

Birchwood Road

Density	Medium
Design style	Modern detached houses with some small terraces.
Townscape	Large front gardens around wide roads to meet contemporary standards. Standard house types constructed since the 1990's dominate the road.
Height	Two storeys
Trees and natural features	Young trees and planting in gardens. More mature trees in surrounding fields.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW2

North and West Swanley

Density	Medium
Design style	Modern semi-detached and terraced houses with some small terraces. Some blocks of flats.
Townscape	Wide roads with some front garden and houses set back from road. Parking in courtyards over much of the area.
Height	Mainly 2 storeys
Trees and natural features	Some amenity space and small trees
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW3

Crescent Gardens

Density	Medium
Design style	Early-mid 20 th Century semi-detached houses and detached bungalows.
Townscape	Narrow roads with houses set back. Many gardens now converted to parking.
Height	1-2 storeys
Trees and natural features	Planting mainly in rear gardens
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW4

South Swanley

Density	Medium
Design style	1960's-70's standard suburban house types. Yellow brick and brown tiles with some weatherboarding.
Townscape	Mix of terraces, semi detached and detached houses. Roads are designed to meet contemporary standards with houses set behind small gardens with driveways.
Height	2 storeys
Trees and natural features	Space landscaping, some amenity space
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW5

Bevan Place

Density	High
Design style	1970's flats and late 19 th Century shops with flats above.
Townscape	High density buildings with narrow streets.
Height	2-3 storeys
Trees and natural features	Street trees in places
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW6

Swanley Lane

Density	Medium
Design style	Mix of designs – 19 th Century to modern
Townscape	Mix of housing types, styles and developments from Victorian terraces to 1970's detached/semi detached housing estates.
Height	2 storeys
Trees and natural features	Some trees and amenity space, few natural features
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW7

London Road

Density	Medium
Design style	Mostly semi-detached houses of standard designs. Those to north of London Road are mainly pre-war, those to south post-war. Mix of other type of development within area, particularly north of London Road.
Townscape	Houses are set behind small front gardens, northern houses rendered with tile hanging. South of London Road tend to be yellow/red brick.
Height	2 storey
Trees and natural features	Front gardens occasionally have some planting. Mature trees line parts of London Road and others are visible to rear of development.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area SW8

Commercial and Community Uses

Density	
Design style	Variety of different styles of buildings, mostly utilitarian in design, befitting their use as factories, warehouses and other commercial and community uses.
Townscape	Typical townscape given the uses, which includes the town centre, schools, sports centre and industrial estates. These areas contain few dwellings.
Height	Various – between 2-8 stories.
Trees and natural features	Contains a significant amount of open space that does have some trees, especially around the edge. The more built up areas have few trees or natural features.
Potential for housing development	No potential as a broad location for development but potential for location for mixed use development



Sevenoaks District Housing Land Availability

Character Area E1

Ridge Way

Density	Low
Design style	Typical 1970's housing estate. Yellow brick large semi-detached and detached houses.
Townscape	Wide roads with houses set back behind large gardens. House types are fairly standard from the era.
Height	2 storeys
Trees and natural features	Significant number of trees and other natural features in gardens and around the area.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E2

Pit Lane

Density	Low
Design style	Mainly modern individually designed houses, which are mostly brick or tile hung.
Townscape	Large houses and bungalows in a semi-rural estate. Some older (probably Victorian) houses, at least one of which is now converted to flats.
Height	2 storeys
Trees and natural features	Significant number of mature trees and hedges around area.
Potential for housing development	Potential as a broad location for housing development through for example sensitive redevelopment and conversions.



Sevenoaks District Housing Land Availability

Character Area E3

Marlpit Hill

Density	Medium
Design style	Mix of terraced, semis and detached houses. Mostly are yellow or red brick with some tile hanging.
Townscape	Mix of styles and designs. Mix of narrow and wide roads, with many houses set behind spacious gardens, but some built up to the road, particularly the Victorian terraces along Main Road.
Height	Mainly 2 storeys, but some bungalows
Trees and natural features	Some mature trees and other planting around areas.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E4

Spitals Cross

Density	Medium
Design style	1960's London overspill former Council housing estate.
Townscape	Vehicle/pedestrian separation with parking/garage blocks. Brown brick and timber clad houses with large block of flats in centre.
Height	Mostly 2 storeys with 5 storey block of flats.
Trees and natural features	Some trees in the open space.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E5

Industrial, commercial and community uses

Density	-
Design style	Mix of industrial units built over a long period in most of these areas, although they also include the modern leisure centre with surrounding park and Edenbridge Primary School site.
Townscape	Standard designs of buildings for their respective uses. There are some houses within these areas, although the predominant use is not residential.
Height	Mostly single storey units, although many of these are quite high, reflecting their use as factories and warehouses.
Trees and natural features	Sparse landscaping
Potential for housing development	No potential as a broad location for housing development



Sevenoaks District Housing Land Availability

Character Area E6

Westways

Density	Medium
Design style	Mostly a modern housing estate built in the last 5 years, although there is much older development fronting the main roads. Materials are red brick/render/white painted timber cladding.
Townscape	Modern designs with a mix of terraced/semis/detached houses around roads to contemporary standards, although well laid out to provide good mix of private/public space. Older housing, mostly traditional semi-detached around the edge of the area, particularly along Westways and up Station Road.
Height	2-3 storeys
Trees and natural features	Some, but mainly still immature.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E7

East Edenbridge

Density	Medium
Design style	Mix of semi detached, detached, terraced housing and flats. Materials are mainly brick, tile hanging and render.
Townscape	Complete mix of house types and styles.
Height	Many bungalows, but also with flats up to 4 storeys.
Trees and natural features	Some trees and natural features within gardens and surrounding area.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E8

Edenbridge Town Centre

Density	Medium
Design style	Historic centre of the town. Traditional building types and styles predominate with some modern utilitarian architecture mixed in.
Townscape	Good quality traditional designs and styles arranged around narrow and historic High Street. The building density is high, but there is a wide mix of uses within the area, which reduces the apparent residential density.
Height	2-3 storeys
Trees and natural features	Few trees or natural features evident.
Potential for housing development	No potential as a broad location for housing development



Sevenoaks District Housing Land Availability

Character Area E9

Old Tannery

Density	Medium
Design style	Modern standard house types, mostly semi-detached and constructed of brick. This site was developed in the late 1990's
Townscape	Small front gardens with large parking areas around contemporary standard access roads.
Height	2-3 storeys
Trees and natural features	Few trees or natural features.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E10

Springfield Road

Density	Medium
Design style	Semi-detached post-war housing estate.
Townscape	Semi-detached and some terraced houses with some large open spaces. Wide roads with large front gardens separating houses from roads.
Height	2 storeys
Trees and natural features	Some tree planting in gardens and around roads
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E11

Crouch House and Lingfield Roads

Density	Low
Design style	Mix of house sizes, types and designs.
Townscape	Mix of older terraces and other houses with modern developments to provide an area of mixed character.
Height	Mainly 2 storeys
Trees and natural features	Large number of mature trees in much of the area.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E12

Stanbridge Estate

Density	Medium
Design style	Post war municipal housing comprising mainly terraces and flats. Most buildings are either clad or render, with a wide variety of finishes on each terrace.
Townscape	Terraces with small front gardens, car parking courts and large open areas. Most of the houses have been significantly altered with cladding and painted render. Several communal open areas overlooked by houses.
Height	Mainly 2 storey with some taller blocks of flats.
Trees and natural features	Mature trees in communal open areas.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E13

Orchard Drive and Greshams Way

Density	Low
Design style	Modern large houses in mock traditional country styles.
Townscape	Wide roads with houses set behind well planted gardens giving the area a spacious feel. Some open areas forming attractive communal spaces.
Height	2 storeys
Trees and natural features	Significant amount of immature/semi-mature planting forming an attractive natural environment.
Potential for housing development	No potential as a broad location for development



Sevenoaks District Housing Land Availability

Character Area E14

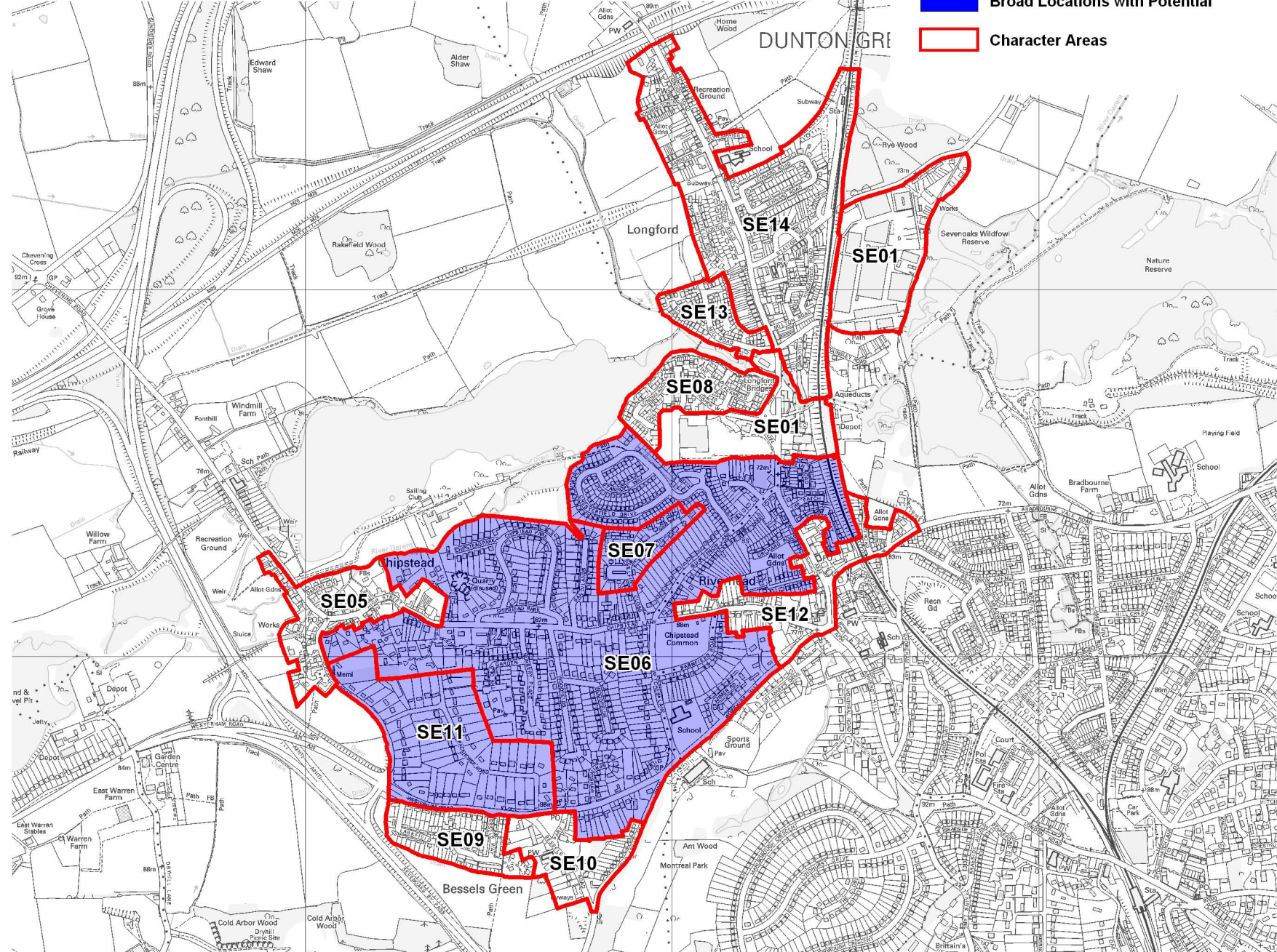
South Edenbridge

Density	Medium
Design style	Mix of designs, sizes and styles of buildings. Many are of a high quality of design reflecting the designation of much of the area as part of the Edenbridge Conservation Area.
Townscape	This area surrounds the main road into Edenbridge from the south and has no uniform style, although is predominantly historic, largely Victorian, development. There are a number of more modern infill developments, as well as a mix of uses including the Fire Station, Hospital and an industrial estate.
Height	Predominantly 2 storeys
Trees and natural features	There are a large number of mature trees in the area, particularly towards the southern end of the town.
Potential for housing development	No potential as a broad location for development

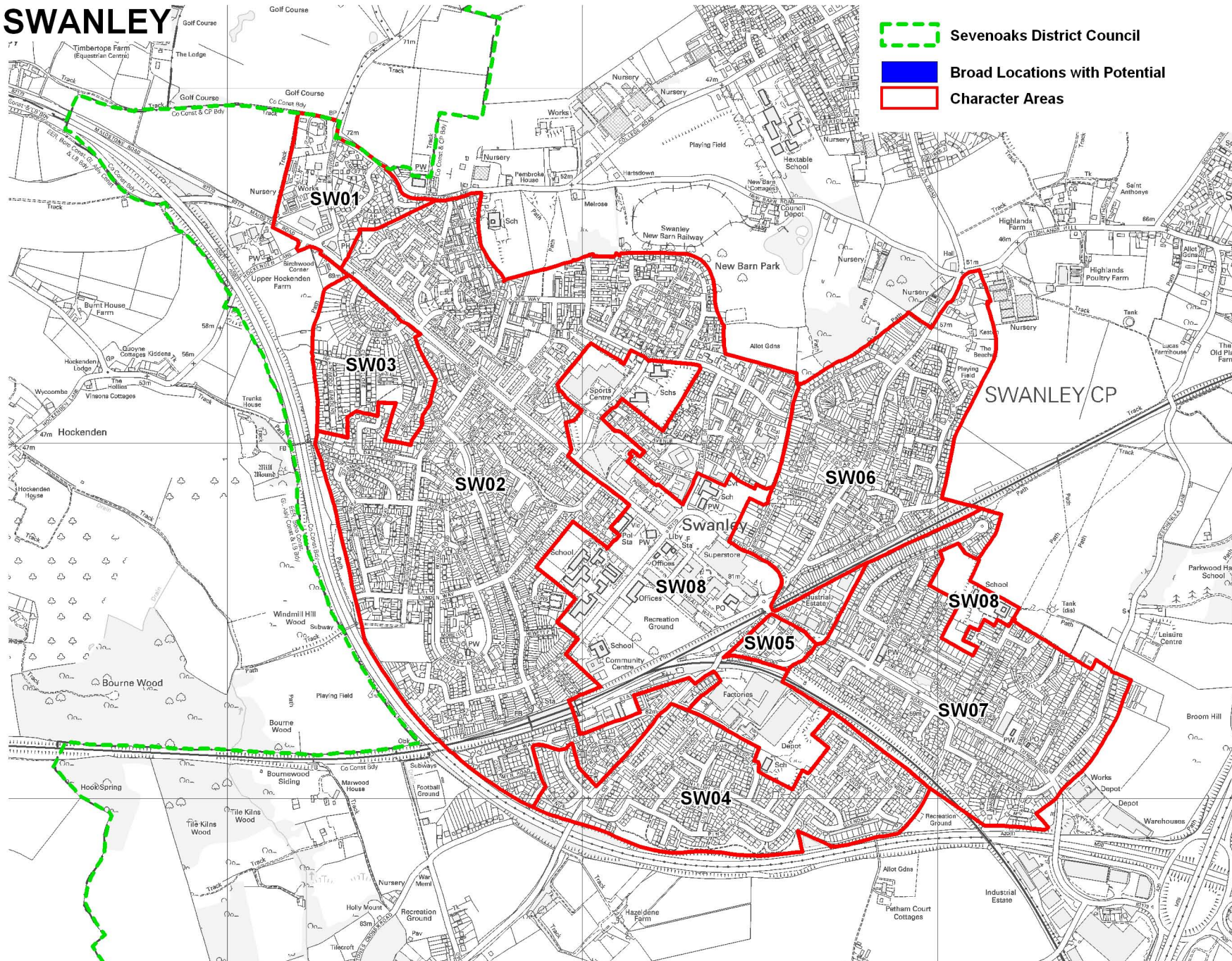





CHIPSTEAD, DUNTON GREEN AND RIVERHEAD

- Broad Locations with Potential
- Character Areas






SWANLEY

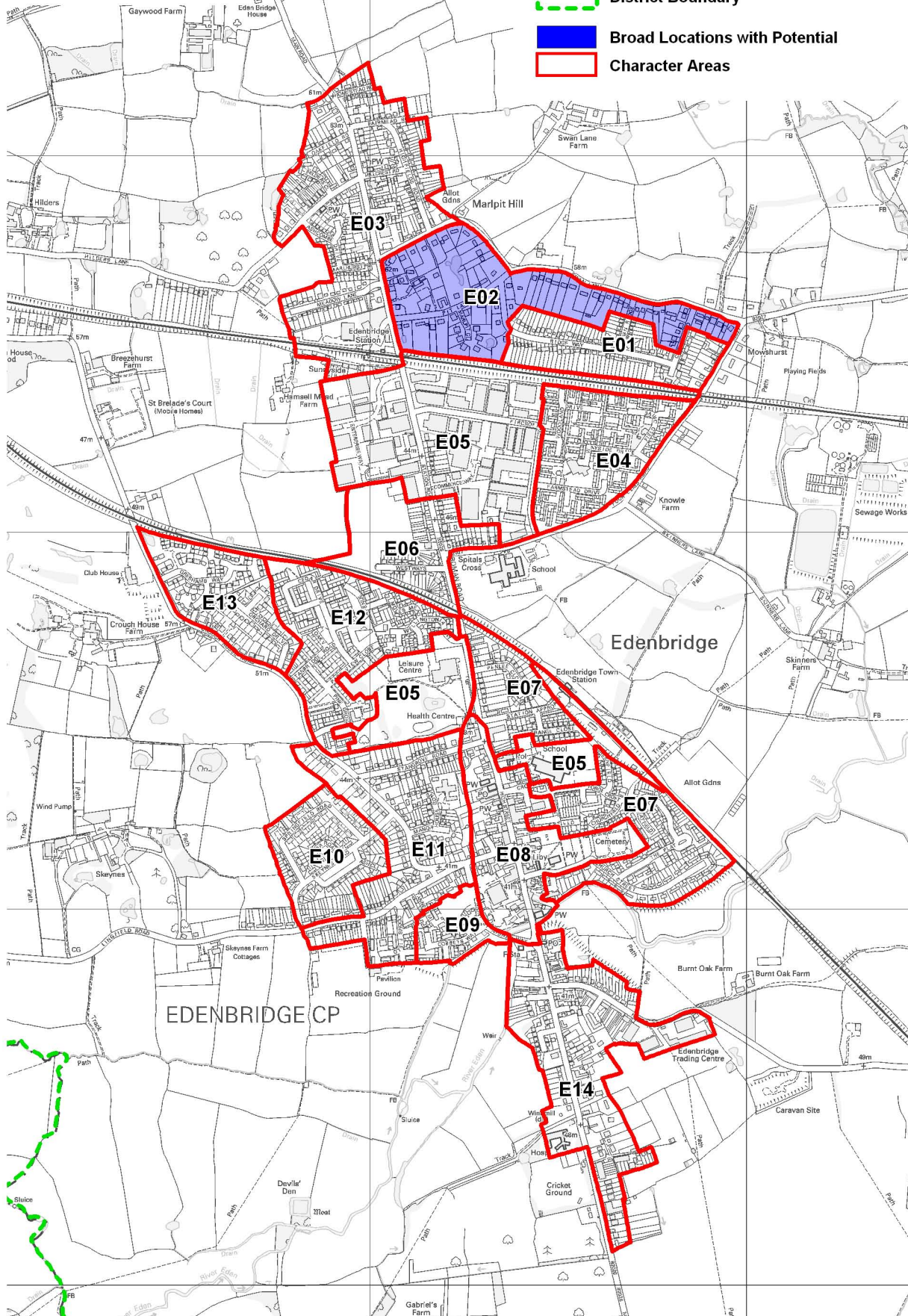


-  Sevenoaks District Council
-  Broad Locations with Potential
-  Character Areas






EDENBRIDGE

-  District Boundary
-  Broad Locations with Potential
-  Character Areas



SEVENOAKS

-  District Boundary
-  Broad Locations with Potential
-  Character Areas

