

**Sevenoaks District Council
Strategic Housing Land Availability Assessment**

**2009 Update Report
Identified Sites – Assessments and Maps
August 2009**



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Explanatory Note on Constraints

The attached maps show those sites identified as being suitable for yielding housing.

The supporting text box with each map also includes details of any constraints that may affect a site. It should be noted that only in certain instances will the constraints affect the developable area of the site, for example, sites that have protected trees on them have not necessarily been reduced in size, as this constraint can often be overcome by good design. In addition sites entirely within a Conservation Area or Area of Outstanding Natural Beauty have not seen a reduction in the net area as these are not absolute constraints that cannot be overcome.

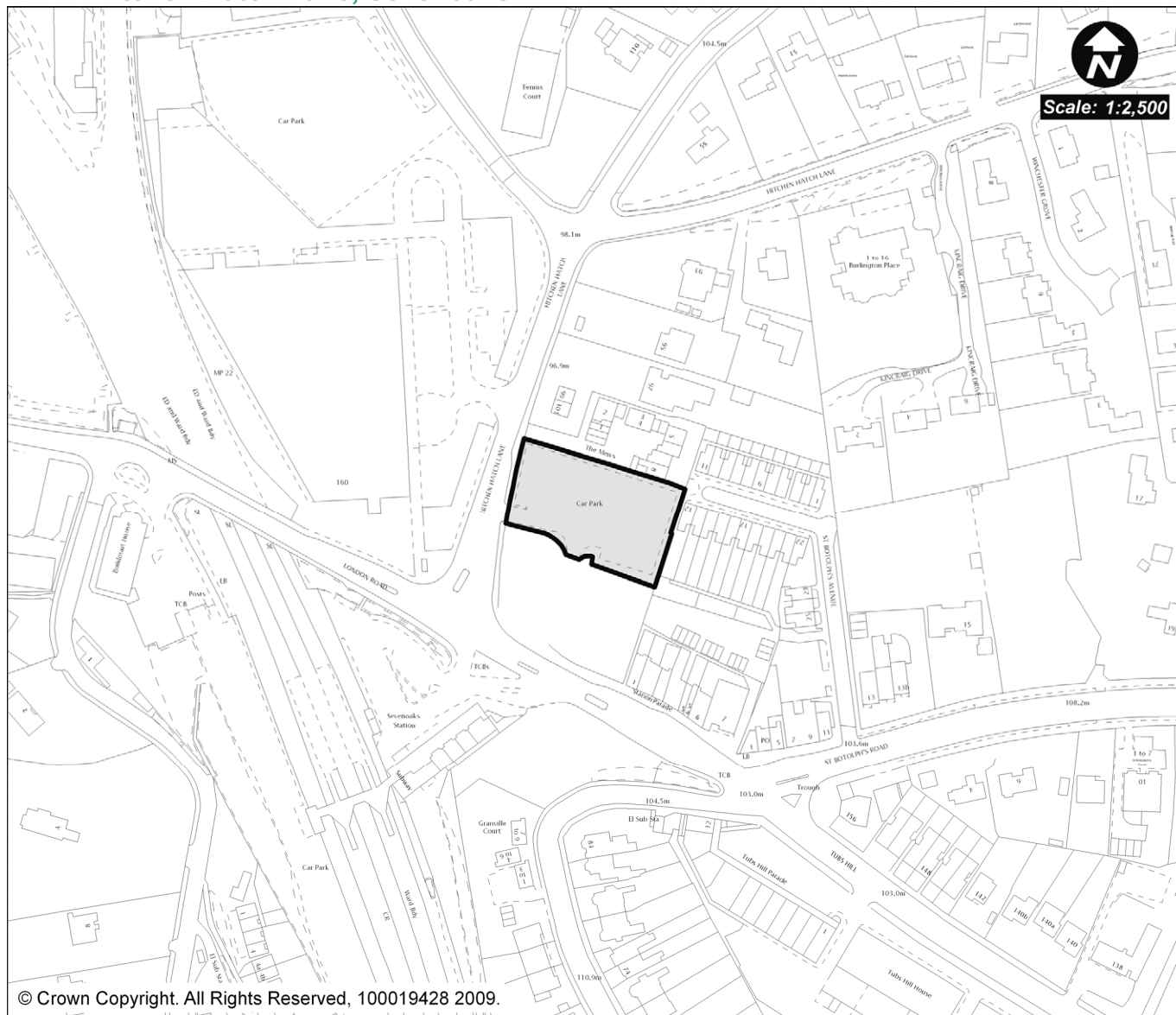
1 SAVED LOCAL PLAN ALLOCATION SITES

The following section of this document details the sites saved in the adopted Local Plan. Full details of how they contribute to the SHLAA is included within chapter 5 of the Report.

Sites Saved in the Local Plan

SDC ID	RTP ID	SETTLEMENT	SITE ADDRESS	PDL / GF	NET DWGS	TIME PERIOD
ALL1	N/A	Sevenoaks	Hitchin Hatch Lane	PDL	10	0-5 yrs
ALL2	N/A	Swanley	Bus Garage	PDL	20	0-5 yrs
ALL3	N/A	Swanley	Bevan Place Goldsel Road	PDL	28	6-10 yrs
Total From Saved Allocation Sites					58	

ALL1: Hitchen Hatch Lane, Sevenoaks



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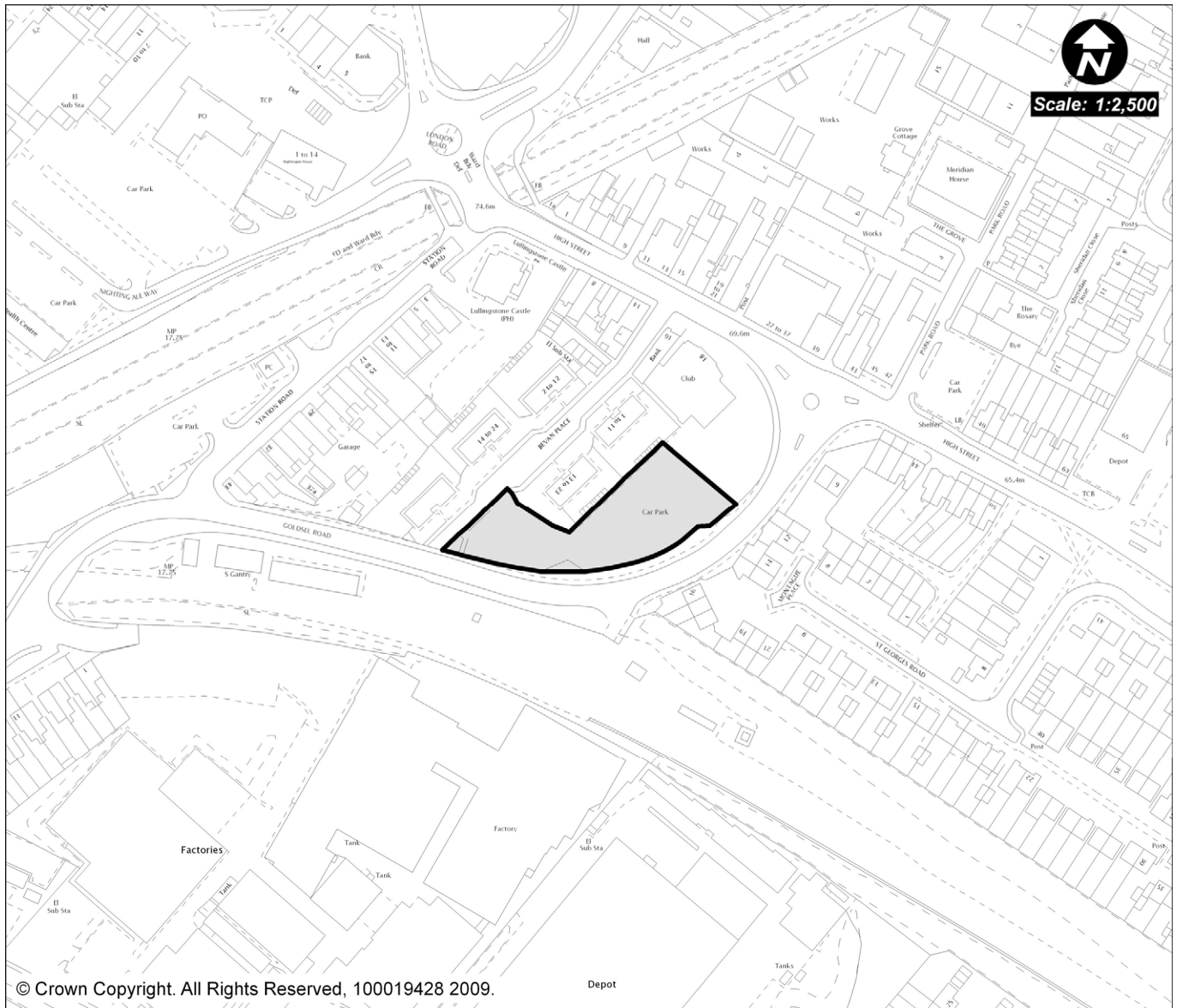
Site Address:	Hitchen Hatch Lane		Settlement:	Sevenoaks UA	
Ward:	Sevenoaks Town and St. John's		Site Source:	Saved Local Plan Allocation	
London Fridge:	Yes		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.23	Constrained Area (Ha):	0.00	Net Area (Ha):	0.23
Density (DPH):	40		No. Dwellings to be Demolished (if any):	0	
Gross Capacity (Net Area x Density)	10		Net Capacity (Gross – Demolitions)	10	
Time Period:	0-5 years				

ALL2: Bus Garage, Swanley



Site Address:	Bus Garage, Swanley		Settlement:	Swanley	
Ward:	Swanley Christchurch and Swanley Village		Site Source:	Saved Local Plan Allocation	
London Fridge:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.49	Constrained Area (Ha):	0.00	Net Area (Ha):	0.49
Density (DPH):	40		No. Dwellings to be Demolished (if any):	0	
Gross Capacity (Net Area x Density)	20		Net Capacity (Gross – Demolitions)	20	
Time Period:	0 – 5 years				

ALL3: Bevan Place



Site Address:	Bevan Place		Settlement:	Swanley	
Ward:	Swanley Christchurch and Swanley Village		Site Source:	Saved Local Plan Allocation	
London Fringe:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.28	Constrained Area (Ha):	0.00	Net Area (Ha):	0.28
Density (DPH):	100		No. Dwellings to be Demolished (if any):	0	
Gross Capacity (Net Area x Density)	28		Net Capacity (Gross – Demolitions)	28	
Time Period:	6 - 10 years				

2 IDENTIFIED SITES

This section of the document details the sites identified as having potential for yielding housing. Full details of how they contribute to the SHLAA is included within chapter 7 of the Report.

Sites Included:

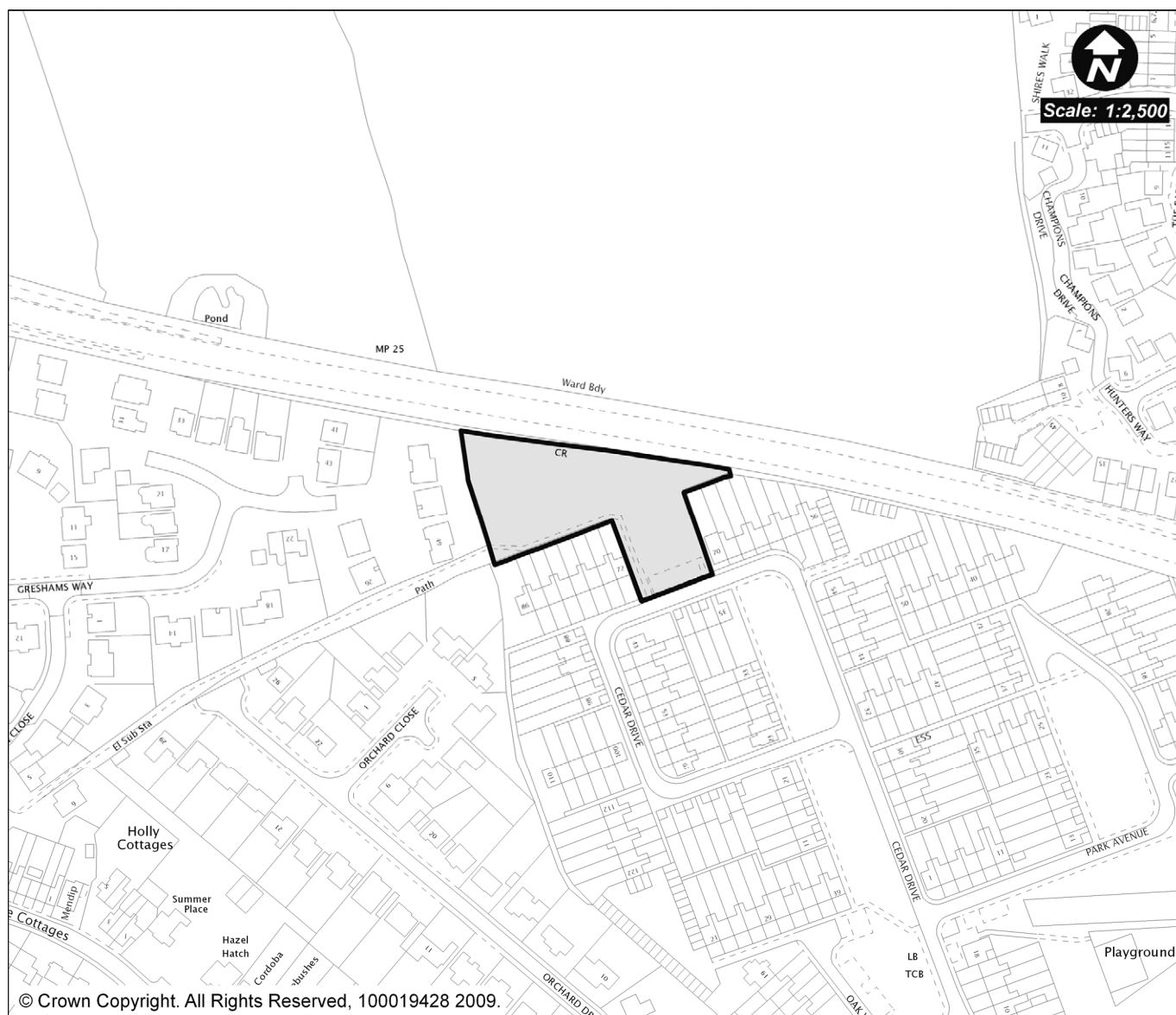
SDC ID	RTP ID	SETTLEMENT	SITE ADDRESS	PDL / GF	NET AREA	DPH	NET DWGS	TIME PERIOD
EDEN1	140	Edenbridge	Land at Cedar Drive	PDL	0.37	20	7	0-5 yrs
EDENBRIDGE SUB TOTAL							7	
SEV1	6	Sevenoaks UA	West Kent Cold Store, Rye Lane	PDL	7.01	70	500	0-5 yrs
SEV2	7	Sevenoaks UA	Cramptons Road Water Works	PDL	1.15	50	55	6-10 yrs
SEV3	55	Sevenoaks UA	Police Station Morewood Close	PDL	1.20	55	66	0-5 yrs
SEV4	93	Sevenoaks UA	Johnsons (School Land at Oak Lane & Hopgarden Lane).	PDL	1.36	30	34	6-10 yrs
SEV5	94	Sevenoaks UA	Sevenoaks School Land at Oak Lane & Hopgarden Lane	PDL	1.40	30	37	6-10 yrs
SEV6	143	Sevenoaks UA	Sevenoaks Gasholder Station, Cramptons Road	PDL	0.96	50	48	6-10 yrs
SEV7	163	Sevenoaks UA	Land West of Bligh's Meadow	PDL	0.59	100	59	0-5 yrs
SEV8	186	Sevenoaks UA	Greatness Mills, Mill Lane	PDL	0.34	65	20	0-5 yrs
SEV9	N/A	Sevenoaks UA	Town Council & Red Cross Offices Bradbourne Vale Road	PDL	0.32	*	5	0-5 yrs
SEV10	N/A	Sevenoaks UA	Cross Key House, Ashgrove Road	PDL	0.35	*	2	0-5 yrs
SEV11	N/A	Sevenoaks UA	Canes Hopgarden Lane	PDL	0.20	*	1	0-5 yrs
SEV12	N/A	Sevenoaks UA	Little Blackhall, Blackhall Lane	PDL	0.44	*	1	0-5 yrs
SEV13	N/A	Sevenoaks UA	Land Adjacent to Whyteladies, Wildernesse Avenue	PDL	0.49	*	1	0-5 yrs
SEVENOAKS URBAN AREA SUB TOTAL							829	
SWAN1	5	Swanley	St. Batholomews Hospital Laundry Bonney Way	PDL	0.97	67	65	0-5 yrs
SWAN2	51	Swanley	Swanley Centre, Nightingale Way	PDL	1.70	75	128	6-10 yrs
SWAN3	151	Swanley	Former Déjà vu Site and land to the north.	PDL	1.12	30	34	6-10 yrs
SWAN4	154	Swanley	Land West of Cherry Avenue	GF	1.5	50	75	0-5 yrs
SWAN5	178	Swanley	Corner of Birchwood Park Avenue & Bartholomew Avenue	PDL	0.27	25	4	0-5 yrs
SWAN6	181	Swanley	United House, Goldsel Road	PDL	3.10	75	116	6-10 yrs
SWAN7	N/A	Swanley	Bevan Place (Land Outside LP Allocation)	PDL	0.36	100	24	6-10 yrs
SWANLEY SUB TOTAL							446	
OS1	N/A	West Kingsdown	Land North Gossview Kingsingfield Road	PDL	0.29	*	5	0-5 yrs
OS2	N/A	West Kingsdown	167 Hever Avenue	PDL	0.39	*	3	0-5 yrs
OS3	175	Kemsing	31-37 Park Lane	PDL	0.39	35	10	0-5 yrs
OS4	N/A	Kemsing	43/45 Pilgrims Way (Falconers Down)	PDL	0.35	*	2	0-5 yrs
OS5	217	Hartley	Sanctuary, Gorsewood Road	PDL	0.26	*	1	0-5 yrs
OS6	26	Hextable	57 Top Dartford Road	PDL	0.51	30	14	6-10 yrs
OS7	171	Leigh	Land rear of Garden Cottages	GF	0.53	25	13	0-5 yrs
OS8	N/A	New Ash Green	New Ash Green Village Centre	PDL	1.0	50	50	6-10 yrs
OS9	N/A	Badgers Mount	Foxs Garage, London Road	PDL	0.36	50	18	0-5 yrs
OS10	158	Otford	Field South of Moat Cottage, Station Road	GF	0.38	25	9	11-15 yrs
OS11	68	West Kingsdown	West Kingsdown Industrial Estate London Road	PDL	0.47	30	14	6-10 yrs
OTHER SETTLEMENTS SUB TOTAL							139	
GRAND TOTAL							1,421	

Source: SDC

Notes

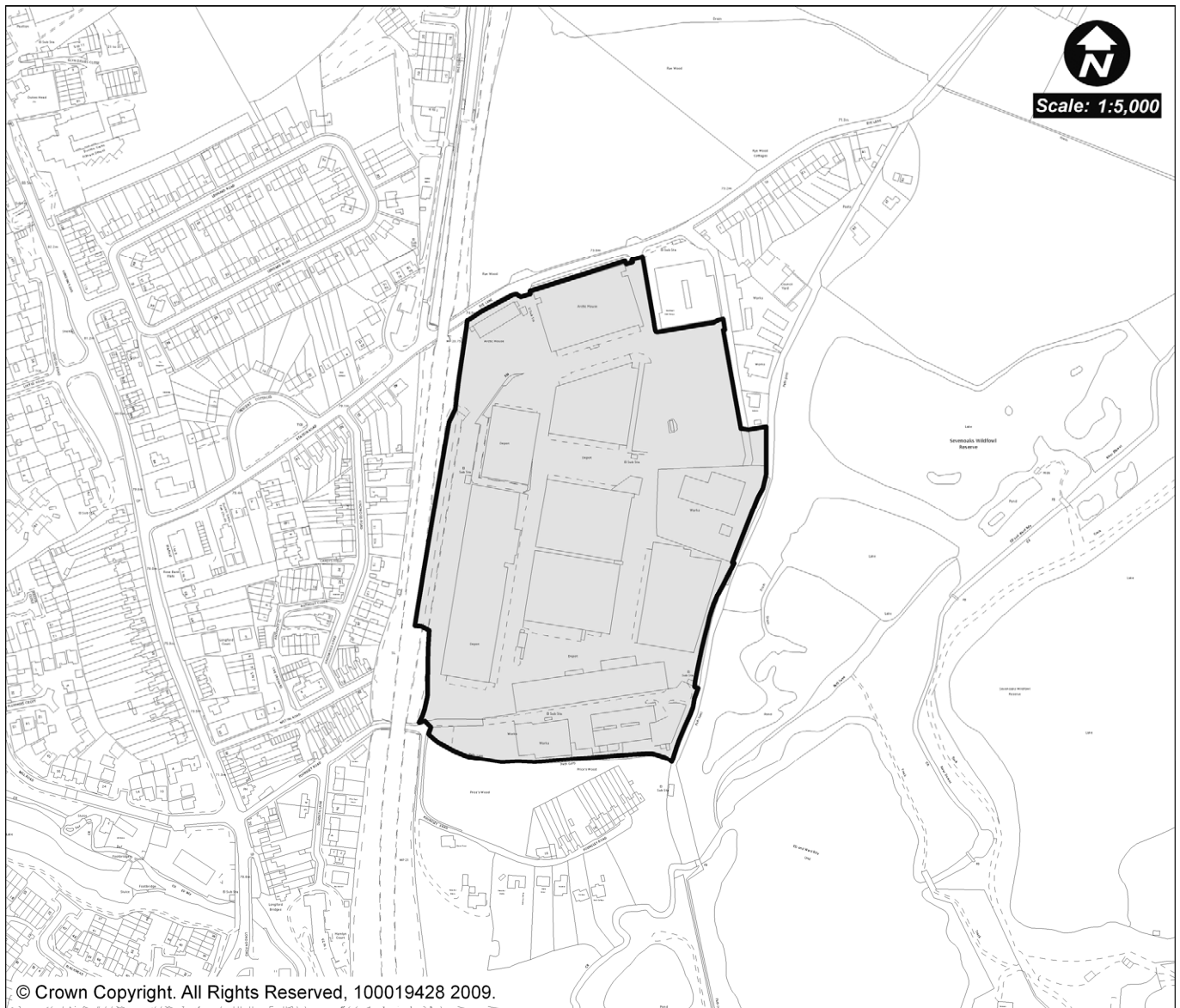
- Capacity Based on Existing Consent
- DPH = Assumed Dwellings Per Hectare

EDEN1: Land at Cedar Drive



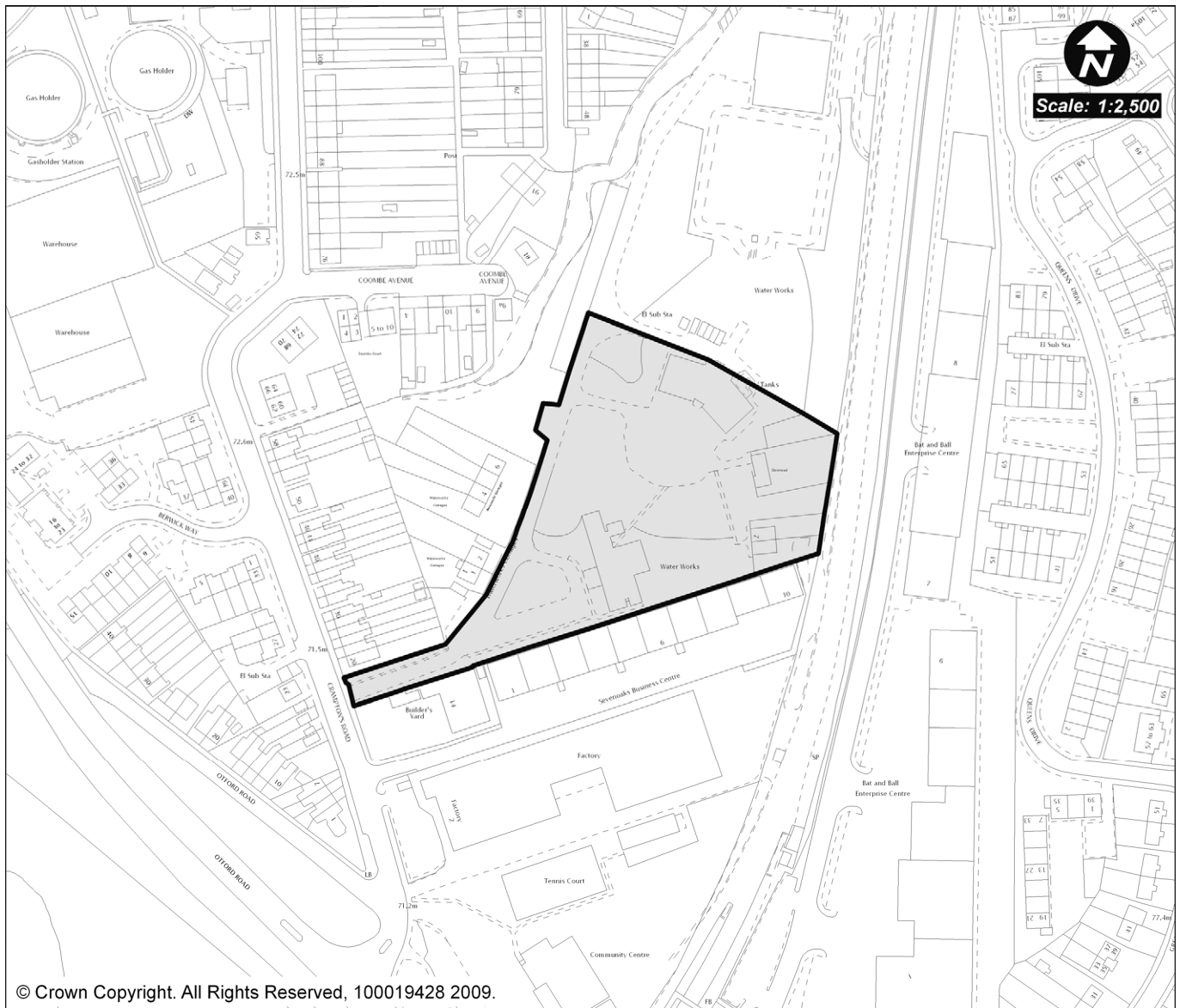
Site Address:	Land at Cedar Drive, Edenbridge		Settlement:	Edenbridge	
Ward:	Edenbridge South and West		Site Source:	Proposed Sites	
London Fringe:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.37	Constrained Area (Ha):	0.00	Net Area (Ha):	0.37
Density (DPH):	20		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	7		Net Capacity: (Gross – Demolitions)	7	
Time Period:	0 – 5 years				

SEV1: West Kent Cold Store, Rye Lane, Dunton Green



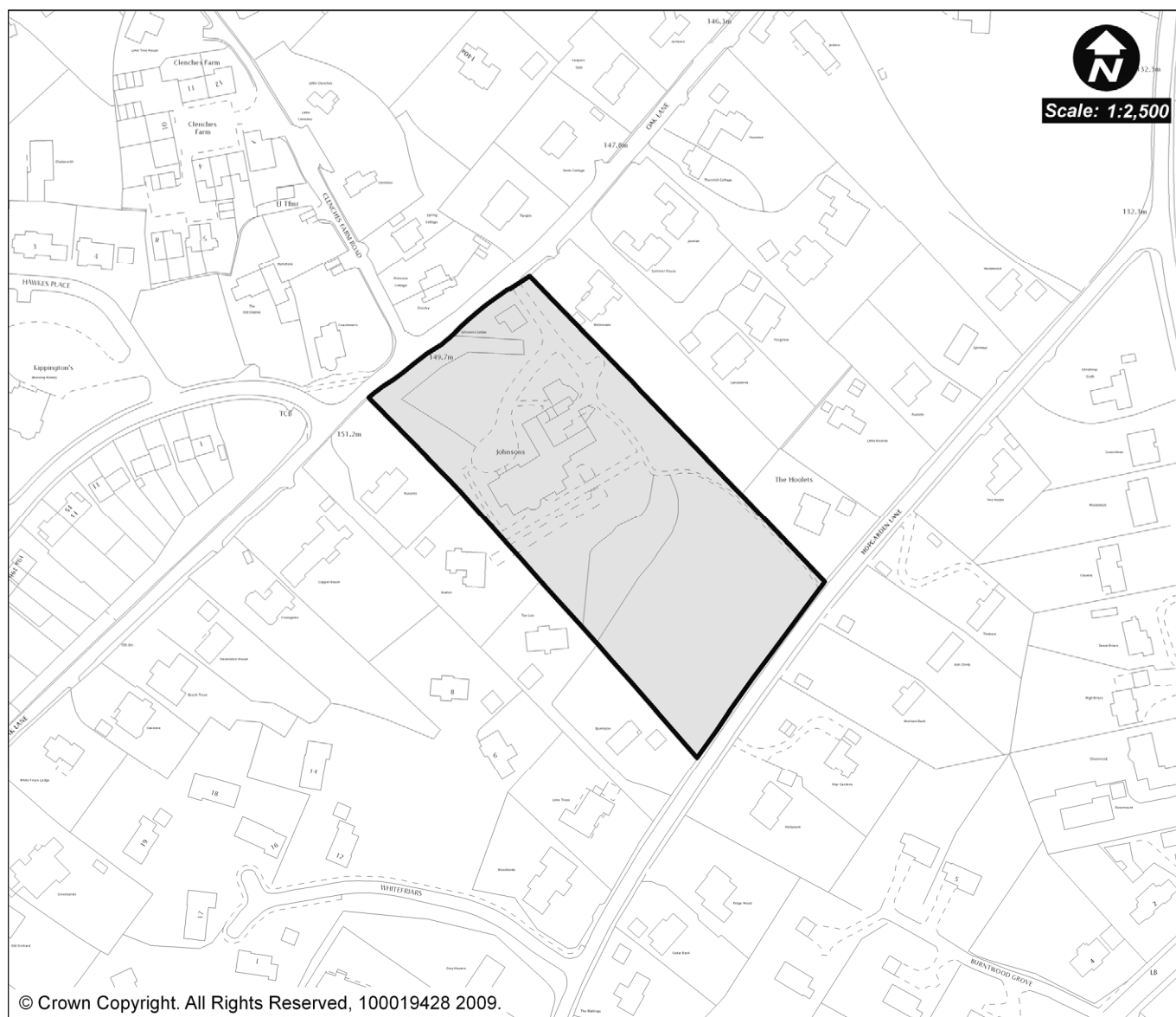
Site Address:	West Kent Cold Store, Rye Lane	Settlement:	Sevenoaks UA		
Ward:	Dunton Green and Riverhead	Site Source:	Released Employment		
London Fridge:	Yes	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
*NB: Site area reduced to 90% (0.78ha reduced) due to mixed use potential. See Chapter 4 of main report.					
Gross Area (Ha):	7.79	Constrained Area (Ha):	0.78	Net Area (Ha):	7.01
Density (DPH):	71 (Set through Outline PP)	No. Dwellings to be Demolished (if any):	0		
Gross Capacity: (Net Area x Density)	500	Net Capacity: (Gross – Demolitions)	500		
Time Period:	0 – 5 years				

SEV2: Cramptons Road Water Works



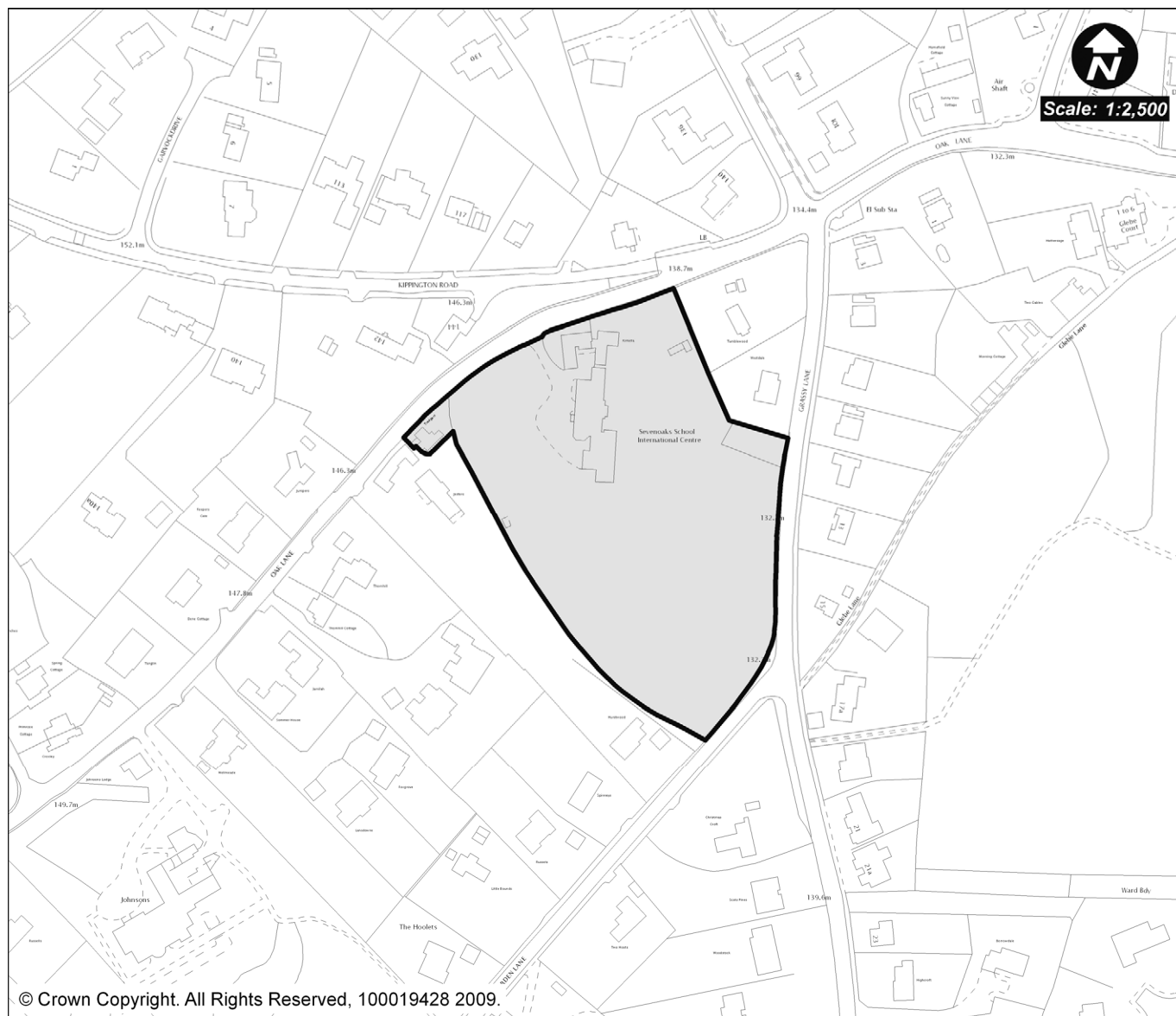
Site Address:	Cramptons Road Water Works	Settlement:	Sevenoaks UA		
Ward:	Sevenoaks Northern	Site Source:	Released Employment		
London Fridge:	Yes	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	1.15	Constrained Area (Ha):	0.00	Net Area (Ha):	1.15
Density (DPH):	52	No. Dwellings to be Demolished (if any):	3		
Gross Capacity: (Net Area x Density)	60	Net Capacity: (Gross – Demolitions)	57		
Time Period:	6 – 10 years				

SEV4: Johnsons (School Land at Oak Lane & Hopgarden Lane)



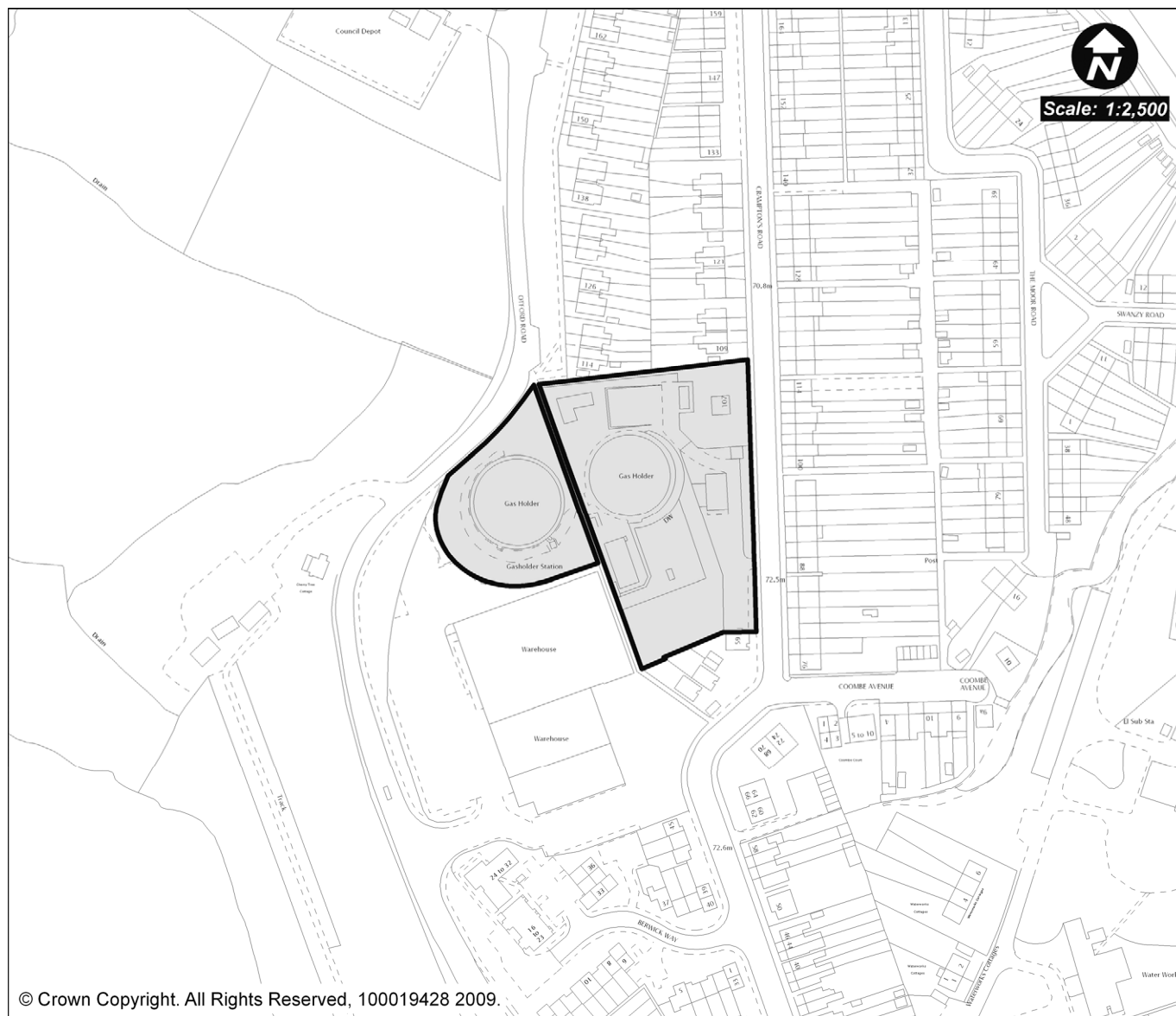
Site Address:	Johnsons (School Land at Oak Lane & Hopgarden Lane)	Settlement:	Sevenoaks UA		
Ward:	Sevenoaks Kippington	Site Source:	Proposed Sites		
London Fridge:	Yes	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	1.36	Constrained Area (Ha):	0.00	Net Area (Ha):	1.36
Density (DPH):	30	No. Dwellings to be Demolished (if any):	7		
Gross Capacity: (Net Area x Density)	41	Net Capacity: (Gross – Demolitions)	34		
Time Period:	6 – 10 years				

SEV5: Sevenoaks School Land at Oak Lane & Hoptgarden Lane



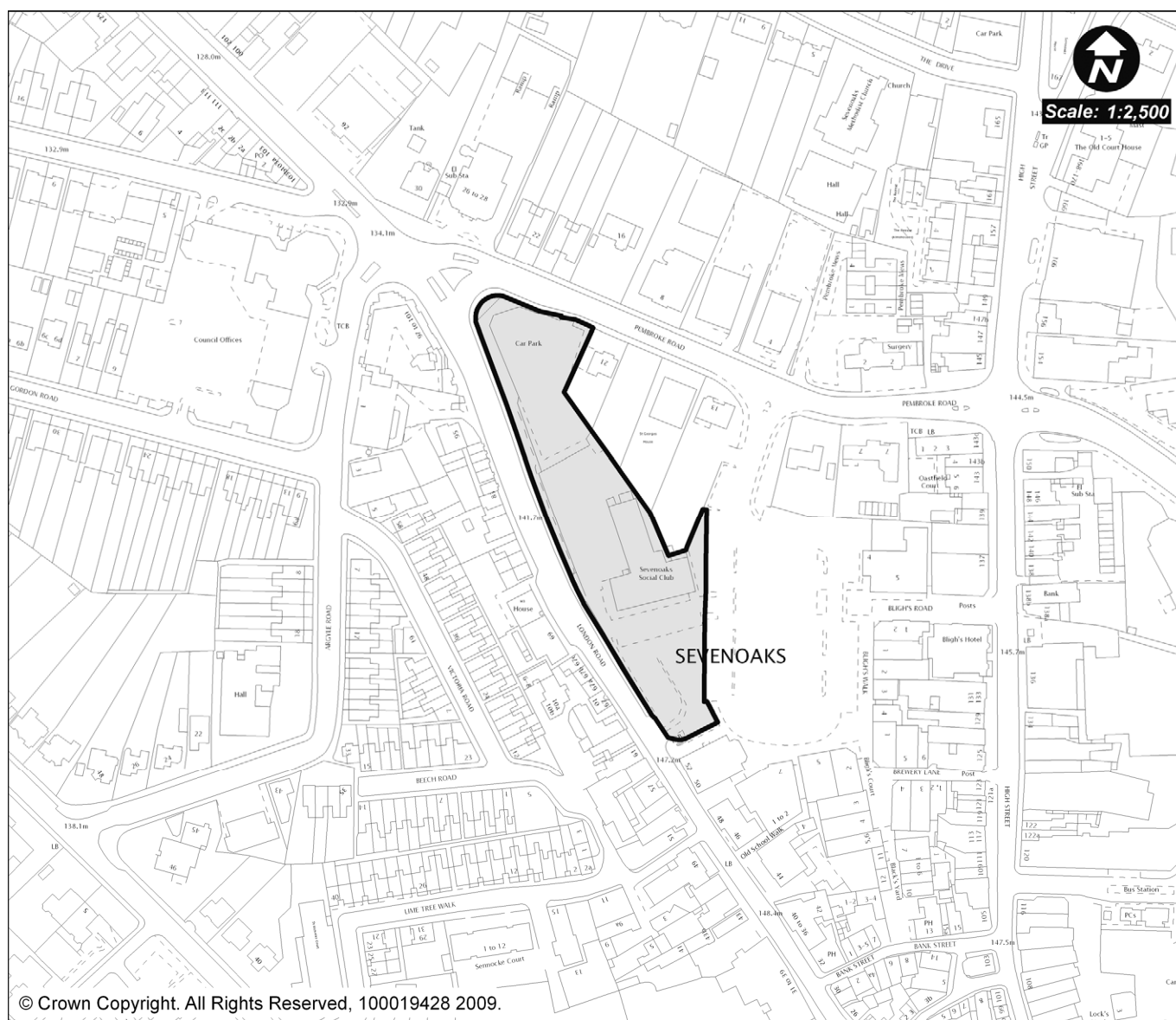
Site Address:	Sevenoaks School Land at Oak Lane & Hoptgarden Lane		Settlement:	Sevenoaks UA	
Ward:	Sevenoaks Kippington		Site Source:	Proposed Sites	
London Fringe:	Yes		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	1.40	Constrained Area (Ha):	0.00	Net Area (Ha):	1.40
Density (DPH):	30		No. Dwellings to be Demolished (if any):	5	
Gross Capacity: (Net Area x Density)	42		Net Capacity: (Gross – Demolitions)	37	
Time Period:	6 – 10 years				

SEV6: Sevenoaks Gasholder Station Cramptons Road



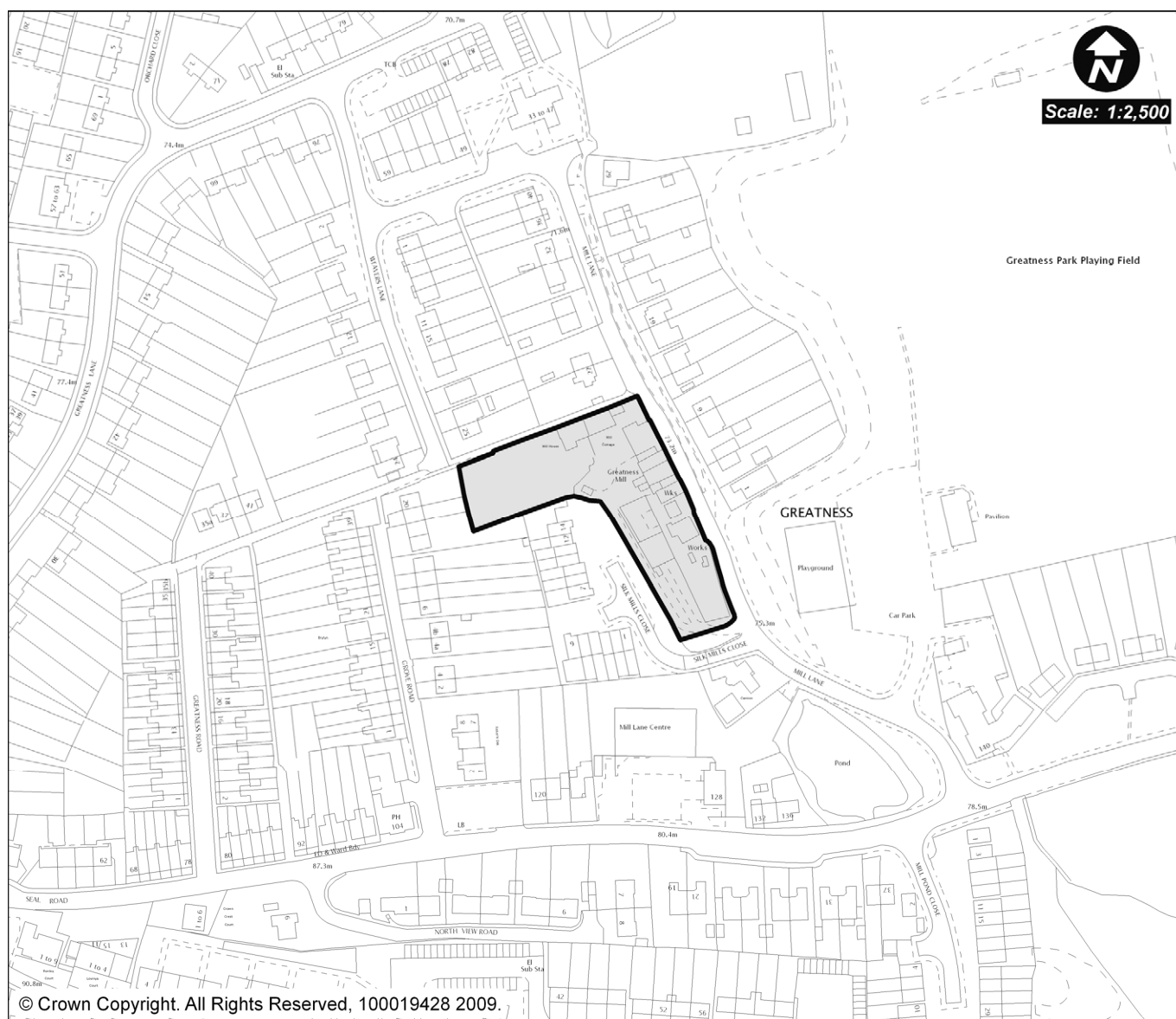
Site Address:	Sevenoaks Gasholder Station Cramptons Road		Settlement:	Sevenoaks UA	
Ward:	Sevenoaks Northern		Site Source:	Proposed Sites	
London Fridge:	Yes		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.96	Constrained Area (Ha):	0.00	Net Area (Ha):	0.96
Density (DPH):	50		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	48		Net Capacity: (Gross – Demolitions)	48	
Time Period:	6 - 10 years				

SEV7: Land West of Bligh's Meadow



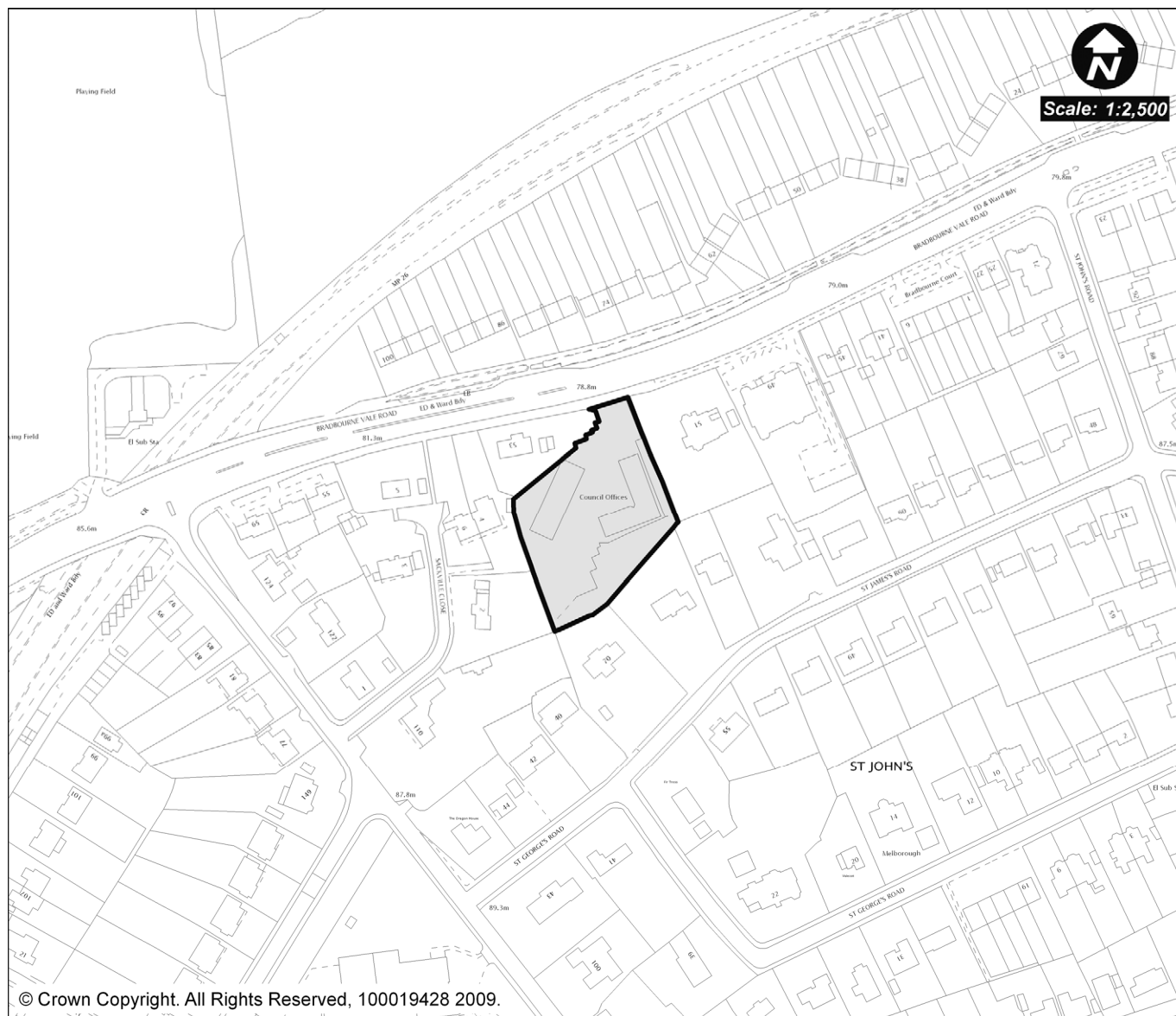
Site Address:	Land West of Bligh's Meadow		Settlement:	Sevenoaks UA	
Ward:	Sevenoaks Town and St. John's		Site Source:	Urban Capacity Study	
London Fringe:	Yes		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.59	Constrained Area (Ha):	0.00	Net Area (Ha):	0.59
Density (DPH):	100		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	59		Net Capacity: (Gross – Demolitions)	59	
Time Period:	0 - 5 years				

SEV8: Greatness Mills, Mill Lane



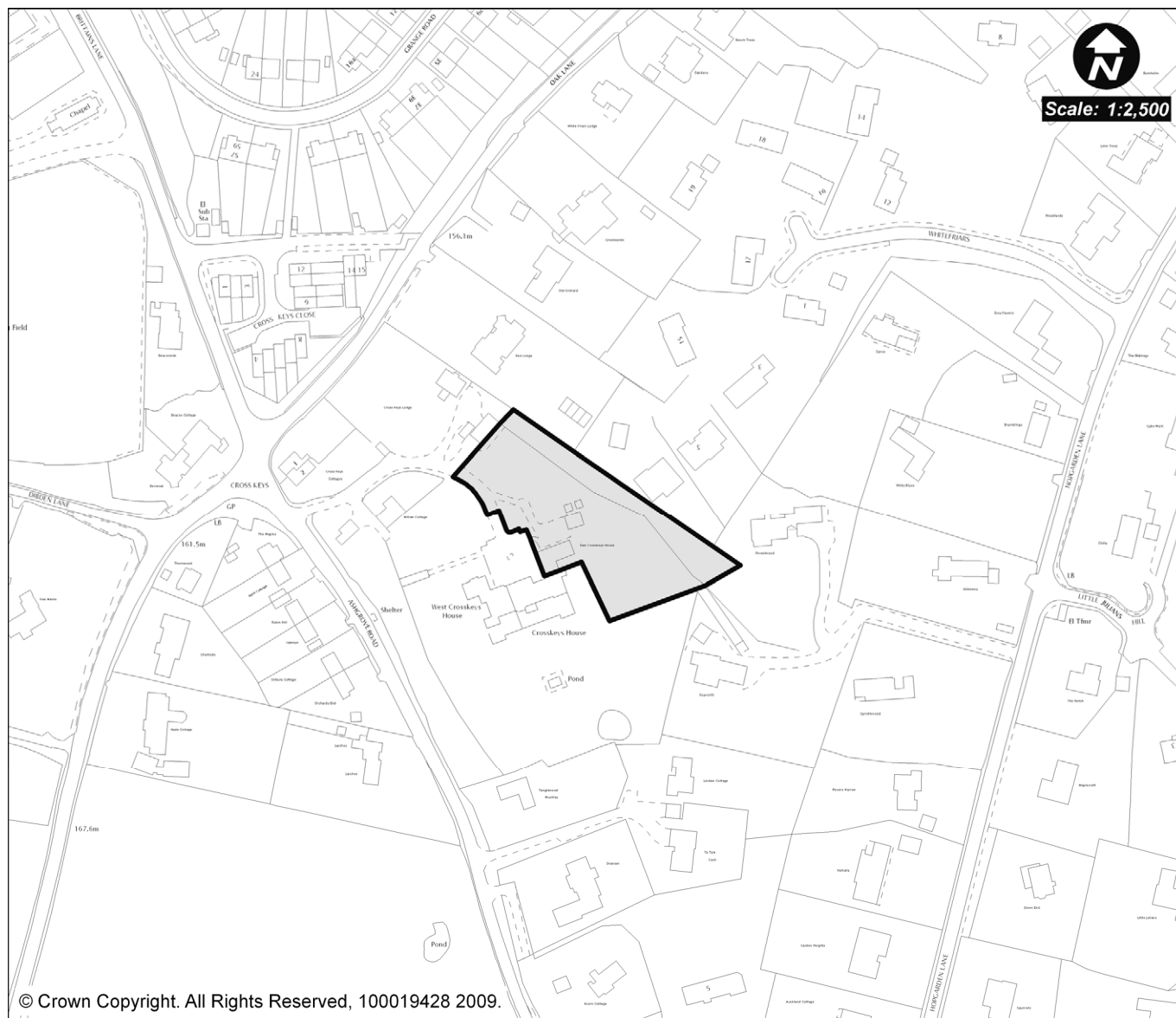
Site Address:	Greatness Mills, Mill Lane		Settlement:	Sevenoaks UA	
Ward:	Sevenoaks Northern		Site Source:	SDC	
London Fringe:	Yes		PDL/GF:	PDL	
Site Constraints (% of site):					
2% of site contains a Tree Preservation Order Site includes Mill House Listed Building					
Gross Area (Ha):	0.35	Constrained Area (Ha):	0.00	Net Area (Ha):	0.34
Density (DPH):	65	No. Dwellings to be Demolished (if any):		0	
Gross Capacity (Net Area x Density)	22	Net Capacity (Gross – Demolitions)		22	
Time Period:	0 – 5 years				

SEV9: Town Council & Red Cross Buildings Bradbourne Vale Rd



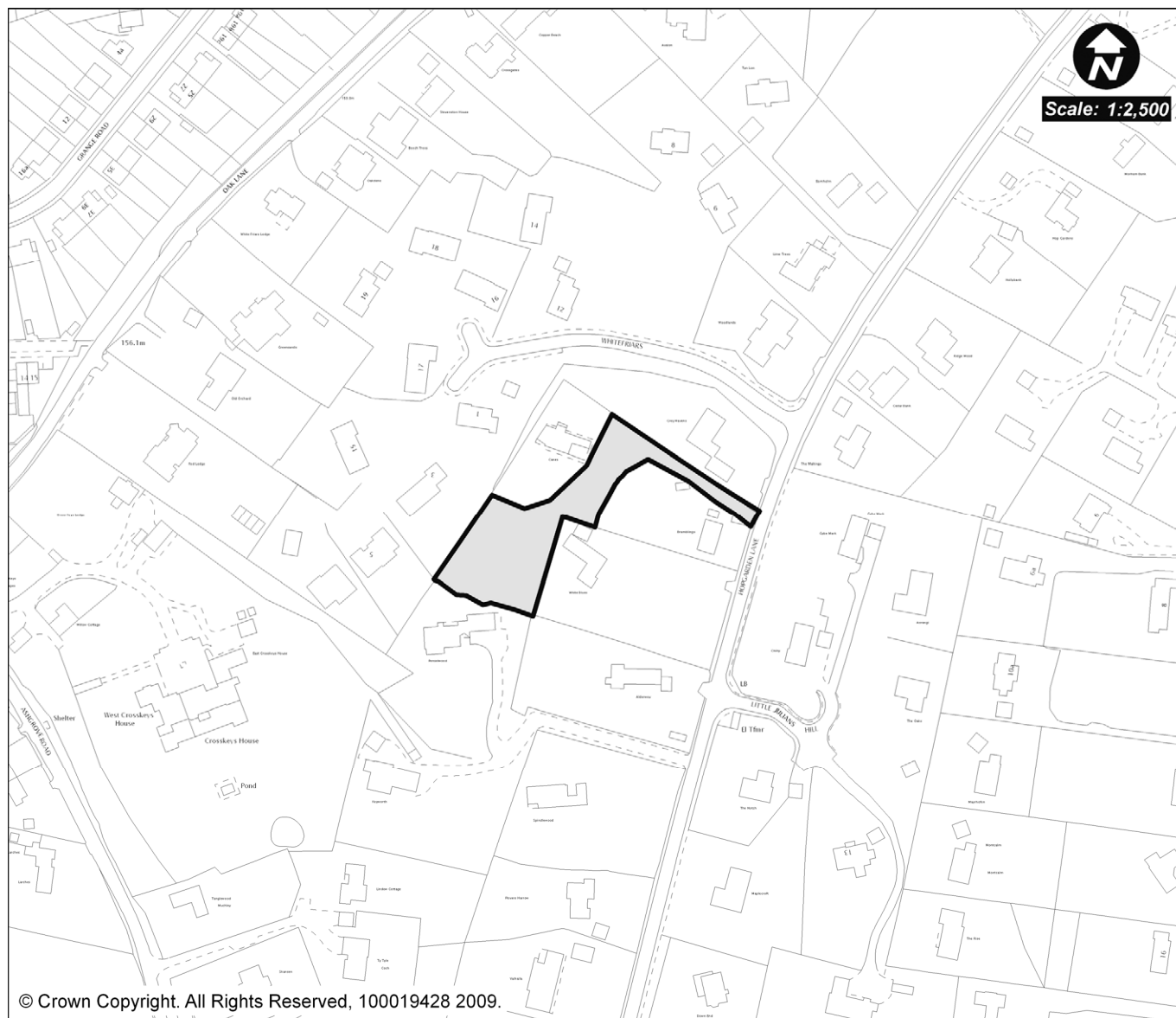
Site Address:	Town Council & Red Cross Buildings Bradbourne Vale Rd	Settlement:	Sevenoaks UA		
Ward:	Sevenoaks Town and St. John's	Site Source:	SDC (Outline Consent)		
London Fridge:	Yes	PDL/GF:	PDL		
Site Constraints (% of site):					
< 1% of site constrained by a Tree Preservation Order					
Gross Area (Ha):	0.32	Constrained Area (Ha):	0.00	Net Area (Ha):	0.32
Density (DPH):	Set through Outline PP		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	5		Net Capacity: (Gross – Demolitions)	5	
Time Period:	0 – 5 years				

SEV10: Cross Key House, Ashgrove Road



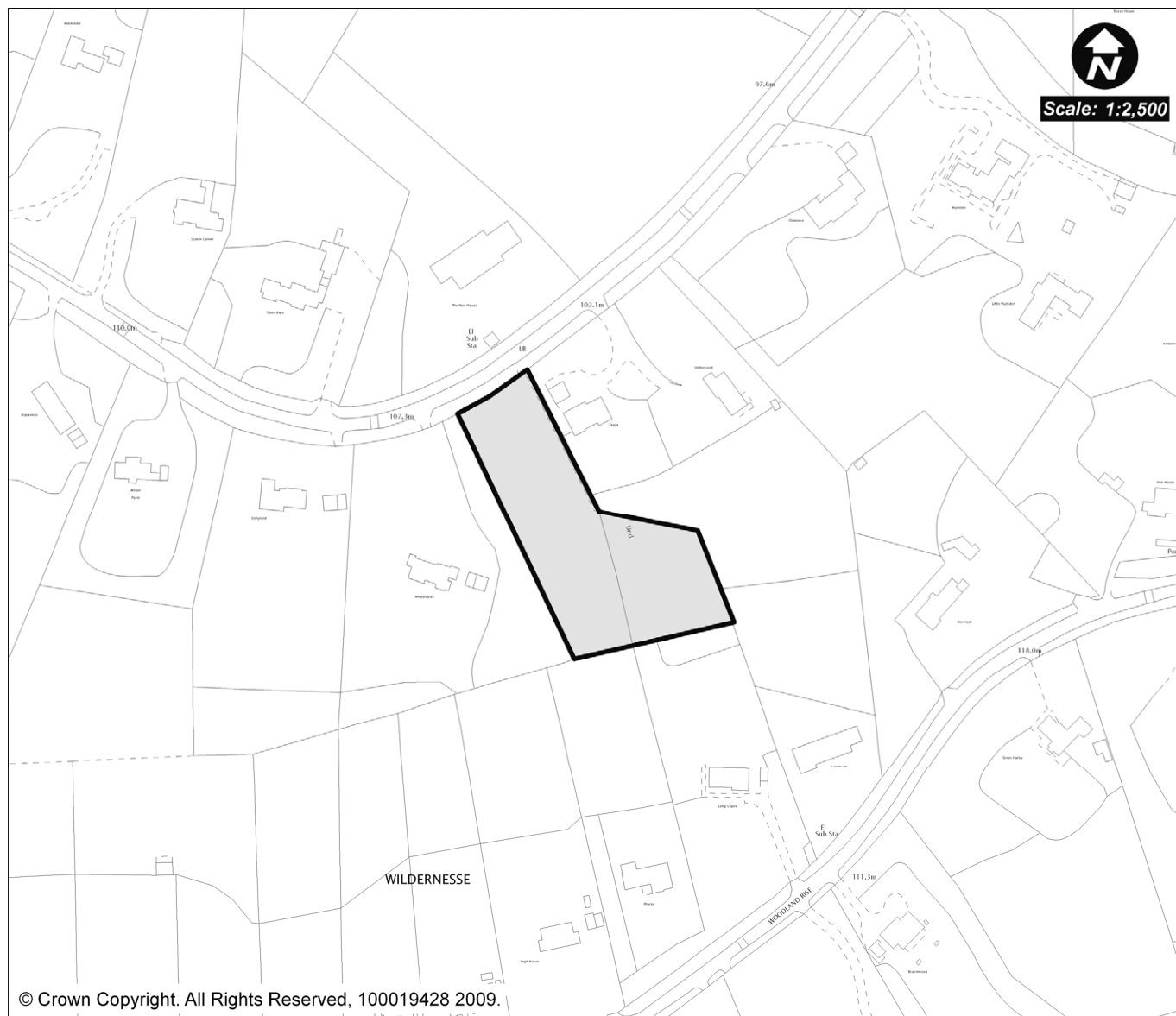
Site Address:	Cross Key House, Ashgrove Road	Settlement:	Sevenoaks UA		
Ward:	Sevenoaks Kippington	Site Source:	SDC (Outline Consent)		
London Fringe:	Yes	PDL/GF:	PDL		
Site Constraints (% of site):					
4% of site constrained by Tree Preservation Orders.					
Gross Area (Ha):	0.35	Constrained Area (Ha):	0.00	Net Area (Ha):	0.35
Density (DPH):	Set through Outline PP		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	2		Net Capacity: (Gross – Demolitions)	2	
Time Period:	0 – 5 years				

SEV11: Canes, Hoggarden Lane



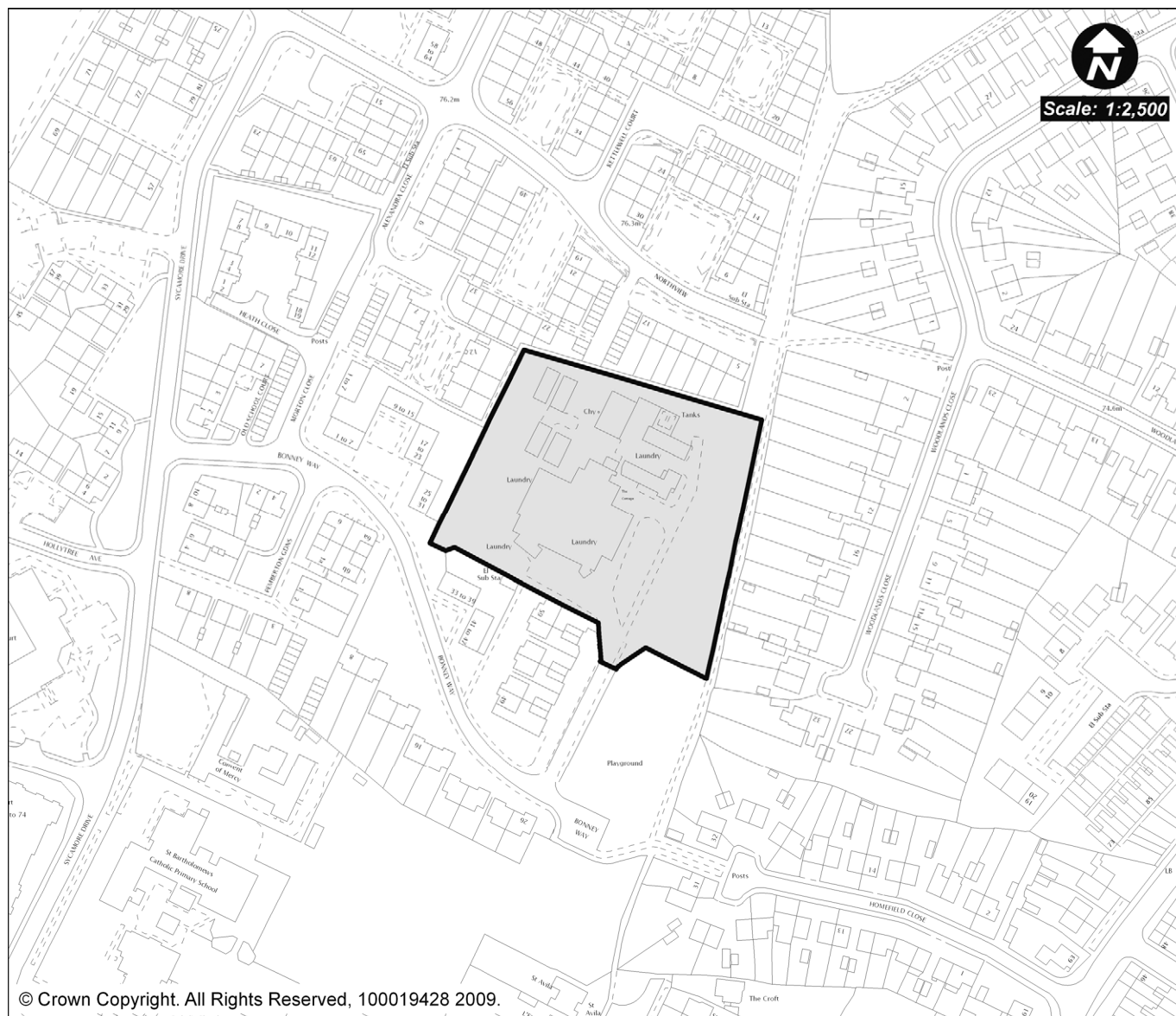
Site Address:	Canes, Hoggarden Lane		Settlement:	Sevenoaks UA	
Ward:	Sevenoaks Kippington		Site Source:	SDC (Outline Consent)	
London Fringe:	Yes		PDL/GF:	PDL	
Site Constraints (% of site):					
5% of site constrained by Tree Preservation Orders.					
Gross Area (Ha):	0.20	Constrained Area (Ha):	0.00	Net Area (Ha):	0.20
Density (DPH):	Set through Outline PP		No. Dwellings to be Demolished (if any):	0	
Gross Capacity (Net Area x Density)	1		Net Capacity (Gross – Demolitions)	1	
Time Period:	0 – 5 years				

SEV13: Land Adjacent to Whyteladies Wildernesse Ave



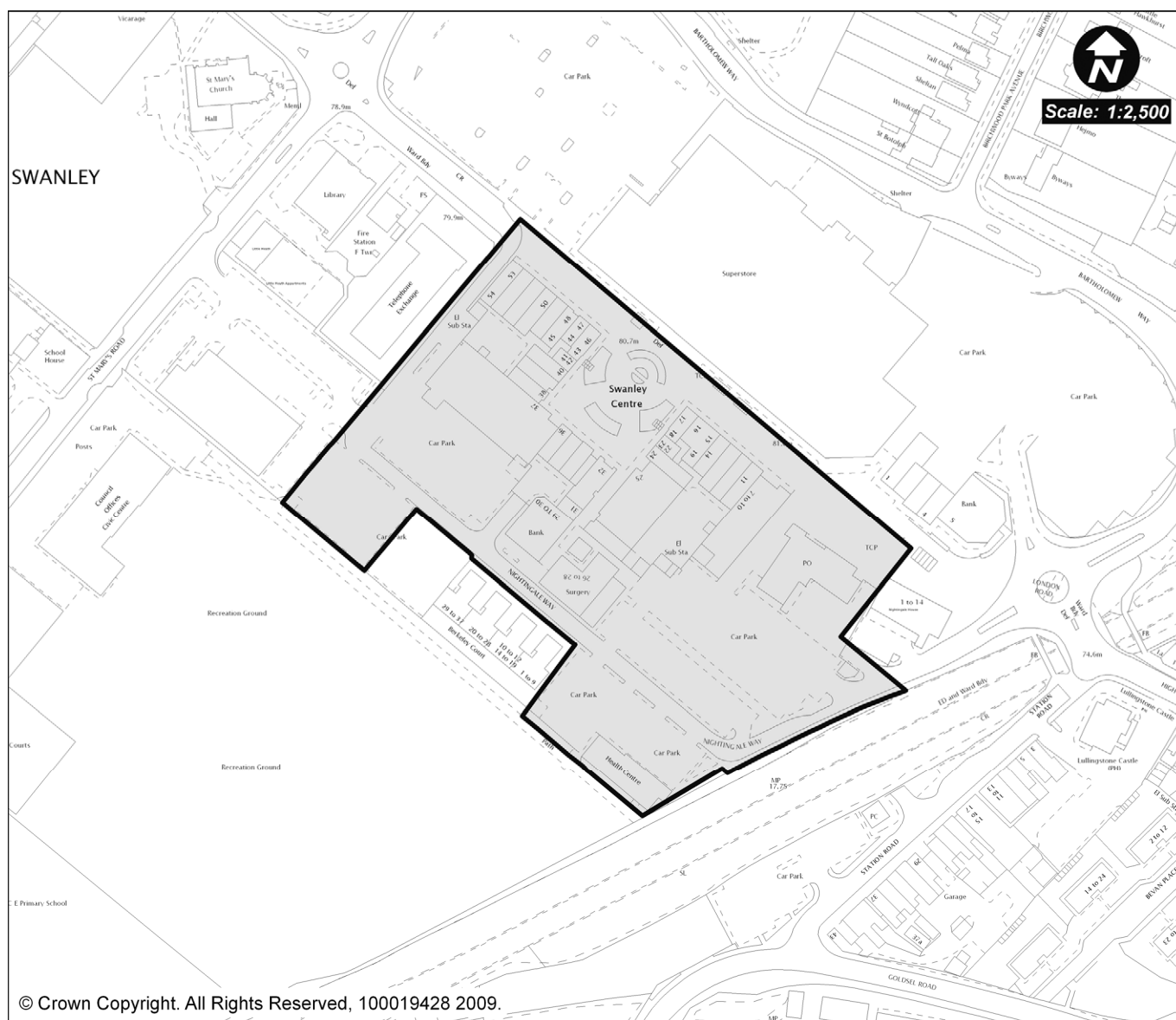
Site Address:	Land Adjacent to Whyteladies Wildernesse Ave	Settlement:	Sevenoaks UA		
Ward:	Seal and Weald	Site Source:	SDC (Outline Consent)		
London Fringe:	Yes	PDL/GF:	PDF		
Site Constraints (% of site):					
100% of Site is within a Conservation Area 100% of Site is covered by a blanket Tree Preservation Order					
Gross Area (Ha):	0.49	Constrained Area (Ha):	0.00	Net Area (Ha):	0.49
Density (DPH):	Set through Outline PP		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	1		Net Capacity: (Gross – Demolitions)	1	
Time Period:	0 – 5 years				

SWAN1: St. Bartholomews Hospital Laundry Bonney Way



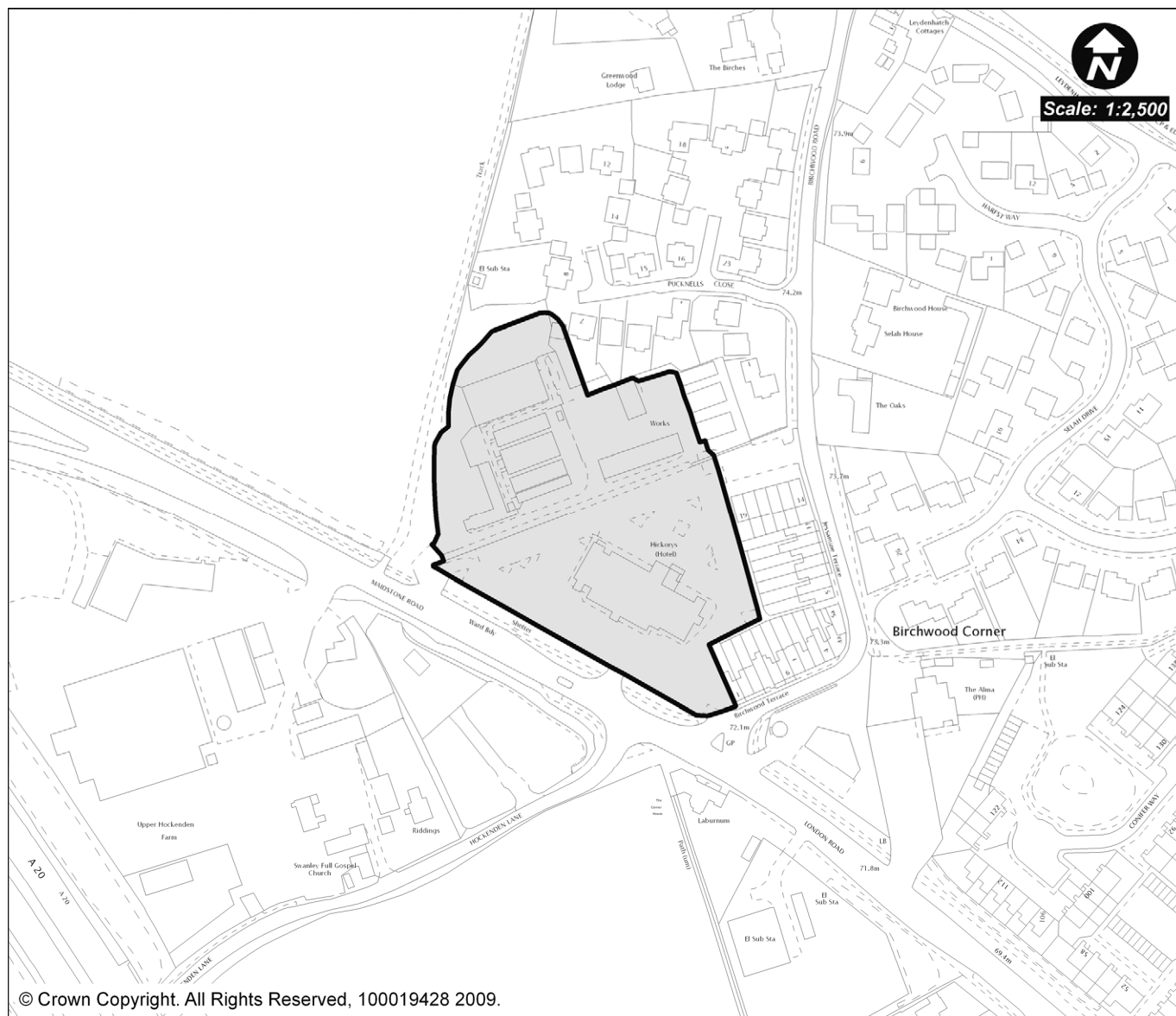
Site Address:	St. Bartholomews Hospital Laundry Bonney Way		Settlement:	Swanley	
Ward:	Swanley White Oak		Site Source:	Released Employment	
London Fridge:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
<1% of site constrained by a Tree Preservation Order					
Gross Area (Ha):	0.97	Constrained Area (Ha):	0.00	Net Area (Ha):	0.97
Density (DPH):	67		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	65		Net Capacity: (Gross – Demolitions)	65	
Time Period:	0 – 5 years				

SWAN2: Swanley Centre, Nightingale Way



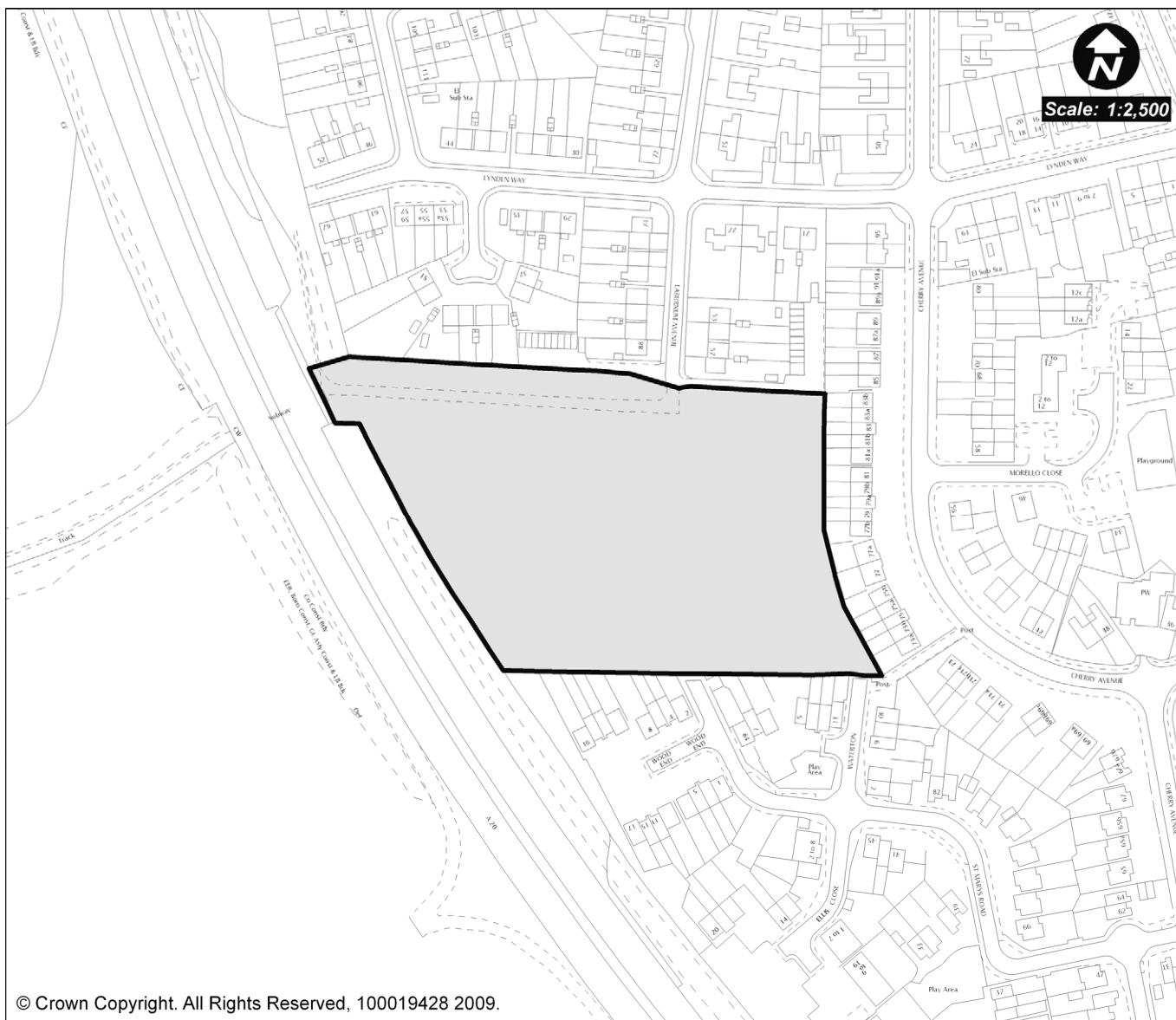
Site Address:	Swanley Centre, Nightingale Way		Settlement:	Swanley	
Ward:	Swanley St Mary's		Site Source:	Proposed Sites	
London Fringe:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
1% of site constrained by a Tree Preservation Order.					
NB: Site area reduced due to range of town centre uses to be accommodated.					
Gross Area (Ha):	2.62	Constrained Area (Ha):	0.92	Net Area (Ha):	1.70
Density (DPH):	75		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	128		Net Capacity: (Gross – Demolitions)	128	
Time Period:	6 – 10 years				

SWAN3: Former Déjà Vu Nightclub and land to the north.



Site Address:	Former Déjà Vu Nightclub and land to the north.			Settlement:	Swanley
Ward:	Swanley White Oak			Site Source:	Proposed Sites
London Fridge:	No			PDL/GF:	PDL
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	1.12	Constrained Area (Ha):	0.00	Net Area (Ha):	1.12
Density (DPH):	30			No. Dwellings to be Demolished (if any):	0
Gross Capacity: (Net Area x Density)	34			Net Capacity: (Gross – Demolitions)	34
Time Period:	6 – 10 years				

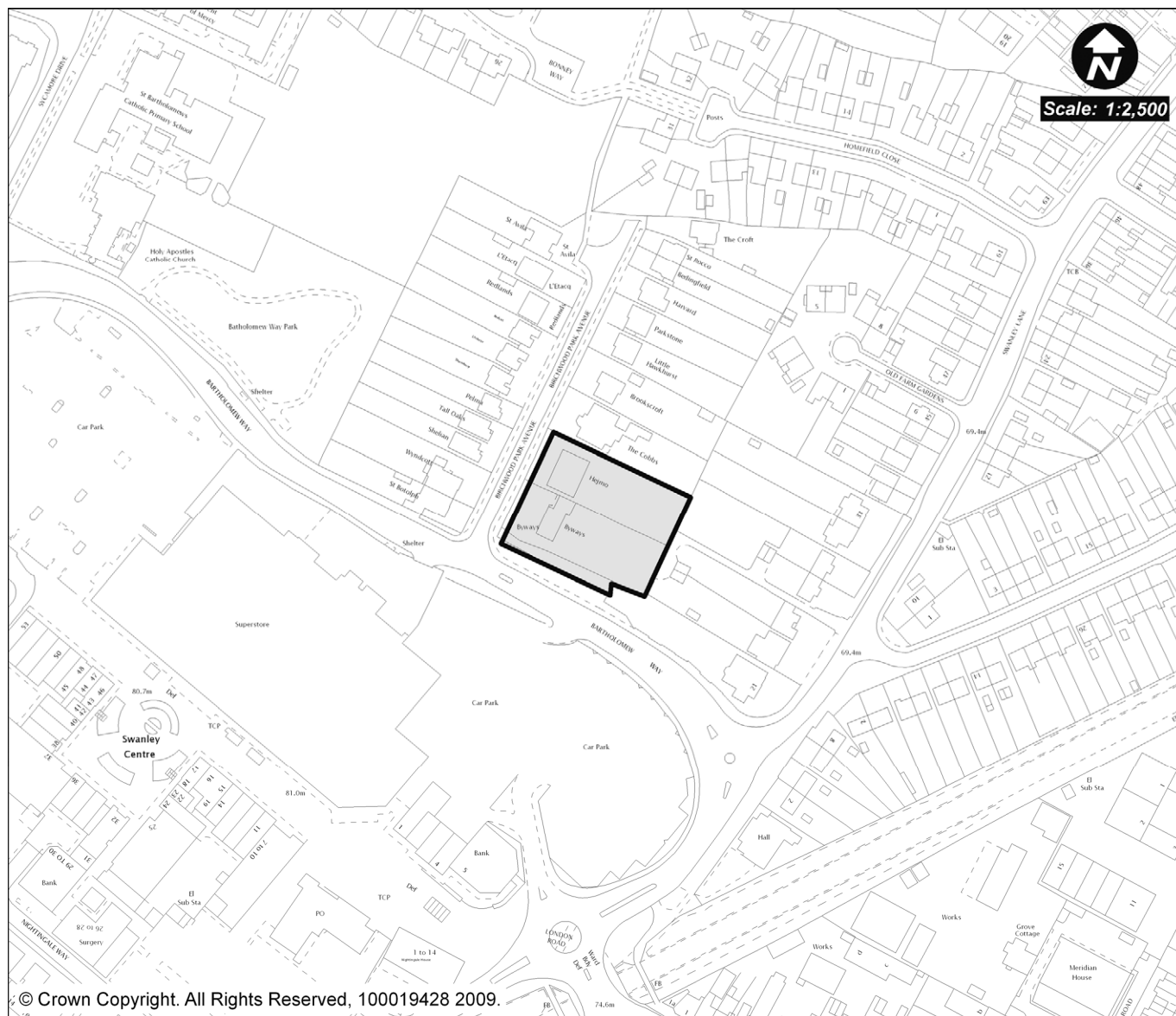
SWAN4: Land West of Cherry Avenue



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Site Address:	Land West of Cherry Avenue		Settlement:	Swanley	
Ward:	Swanley St Mary's		Site Source:	Proposed Sites	
London Fringe:	No		PDL/GF:	GF	
Site Constraints (% of site):					
No Constraints					
NB: 0.35ha site reduction to allow for open space provision.					
Gross Area (Ha):	1.85	Constrained Area (Ha):	0.35	Net Area (Ha):	1.50
Density (DPH):	50		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	75		Net Capacity: (Gross – Demolitions)	75	
Time Period:	0 – 5 years				

SWAN5: Corner of Birchwood Park Avenue & Bartholemew Ave



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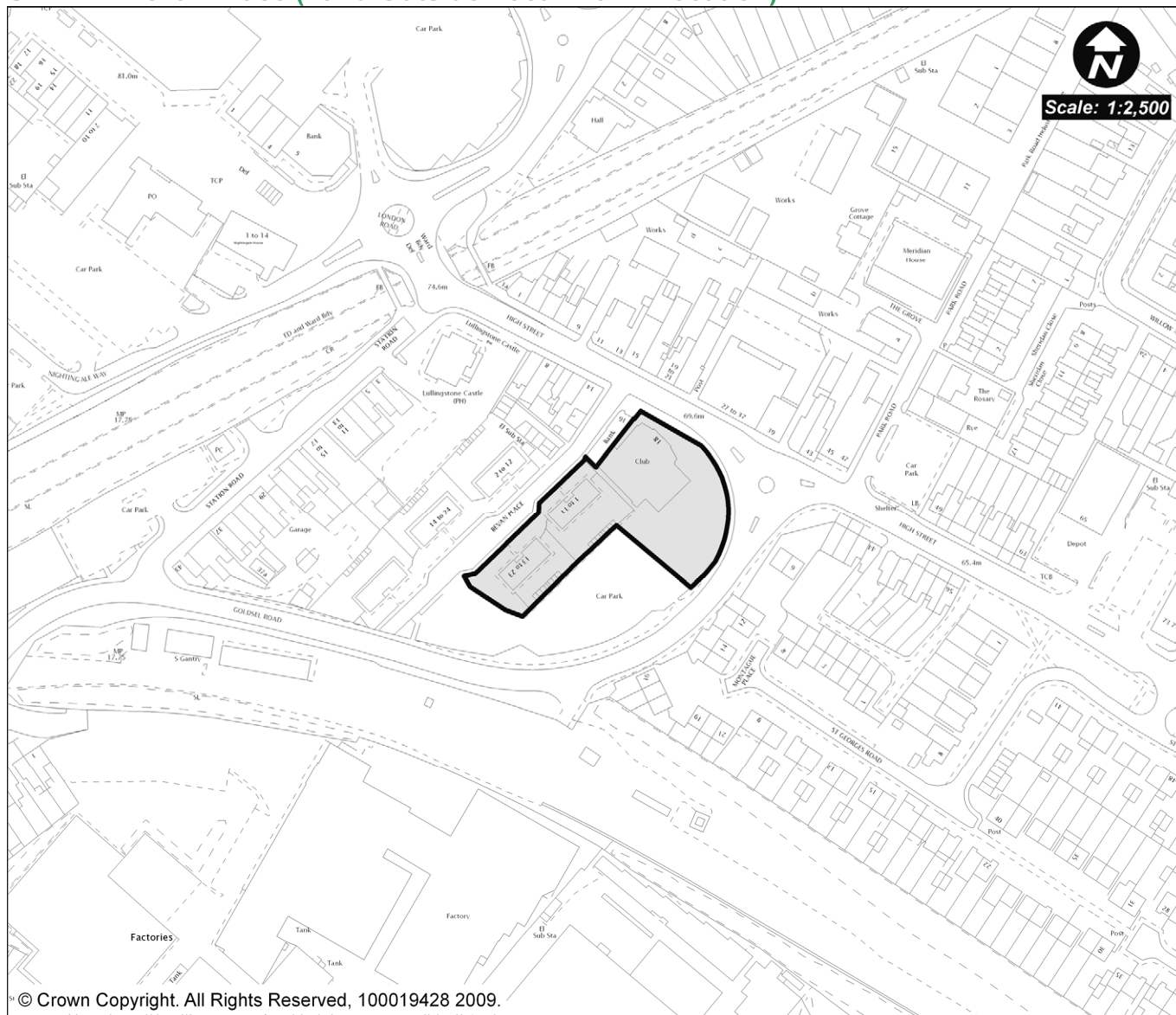
Site Address:	Corner of Birchwood Park Avenue & Bartholemew Ave	Settlement:	Swanley		
Ward:	Swanley White Oak	Site Source:	SDC		
London Fringe:	No	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.27	Constrained Area (Ha):	0.00	Net Area (Ha):	0.27
Density (DPH):	25	No. Dwellings to be Demolished (if any):	2		
Gross Capacity: (Net Area x Density)	6	Net Capacity: (Gross – Demolitions)	4		
Time Period:	0 – 5 years				

SWAN6: United House, Goldsel Road



Site Address:	United House, Goldsel Road	Settlement:	Swanley		
Ward:	Swanley Christchurch and Swanley Village	Site Source:	SDC		
London Fridge:	No	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
NB: Due to surrounding industrial uses 1.91 ha is considered to be constrained and unsuitable for residential development.					
Gross Area (Ha):	3.45	Constrained Area (Ha):	1.91	Net Area (Ha):	1.54
Density (DPH):	75	No. Dwellings to be Demolished (if any):	0		
Gross Capacity (Net Area x Density)	116	Net Capacity (Gross – Demolitions)	116		
Time Period:	6 -10 years				

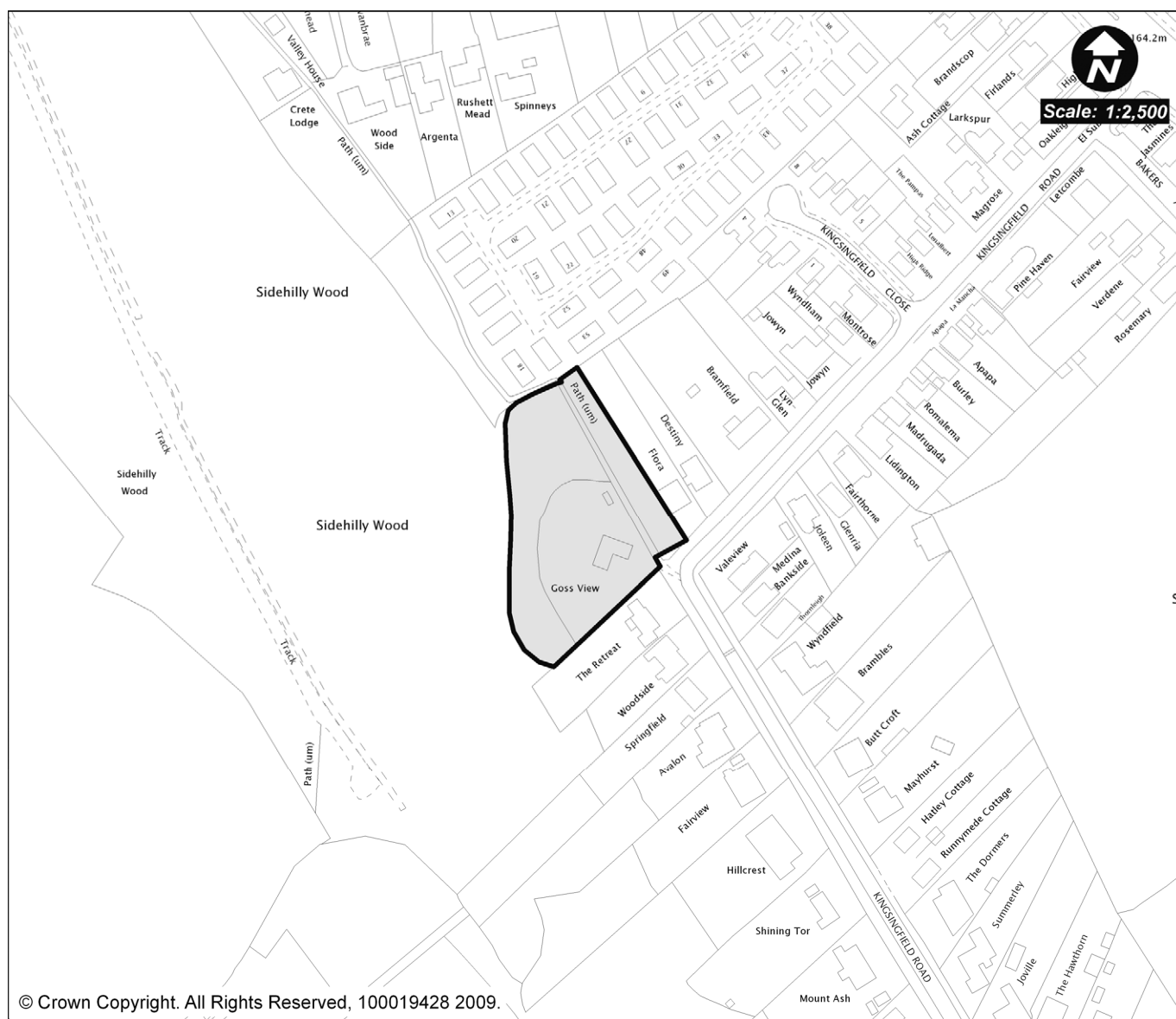
SWAN7: Bevan Place (Land Outside Local Plan Allocation)



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Site Address:	Bevan Place (Outside LP Allocation)		Settlement:	Swanley	
Ward:	Swanley Christchurch and Swanley Village		Site Source:	SDC	
London Fridge:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.36	Constrained Area (Ha):	0.00	Net Area (Ha):	0.36
Density (DPH):	100		No. Dwellings to be Demolished (if any):	12	
Gross Capacity: (Net Area x Density)	36		Net Capacity: (Gross – Demolitions)	24	
Time Period:	6 - 10 years				

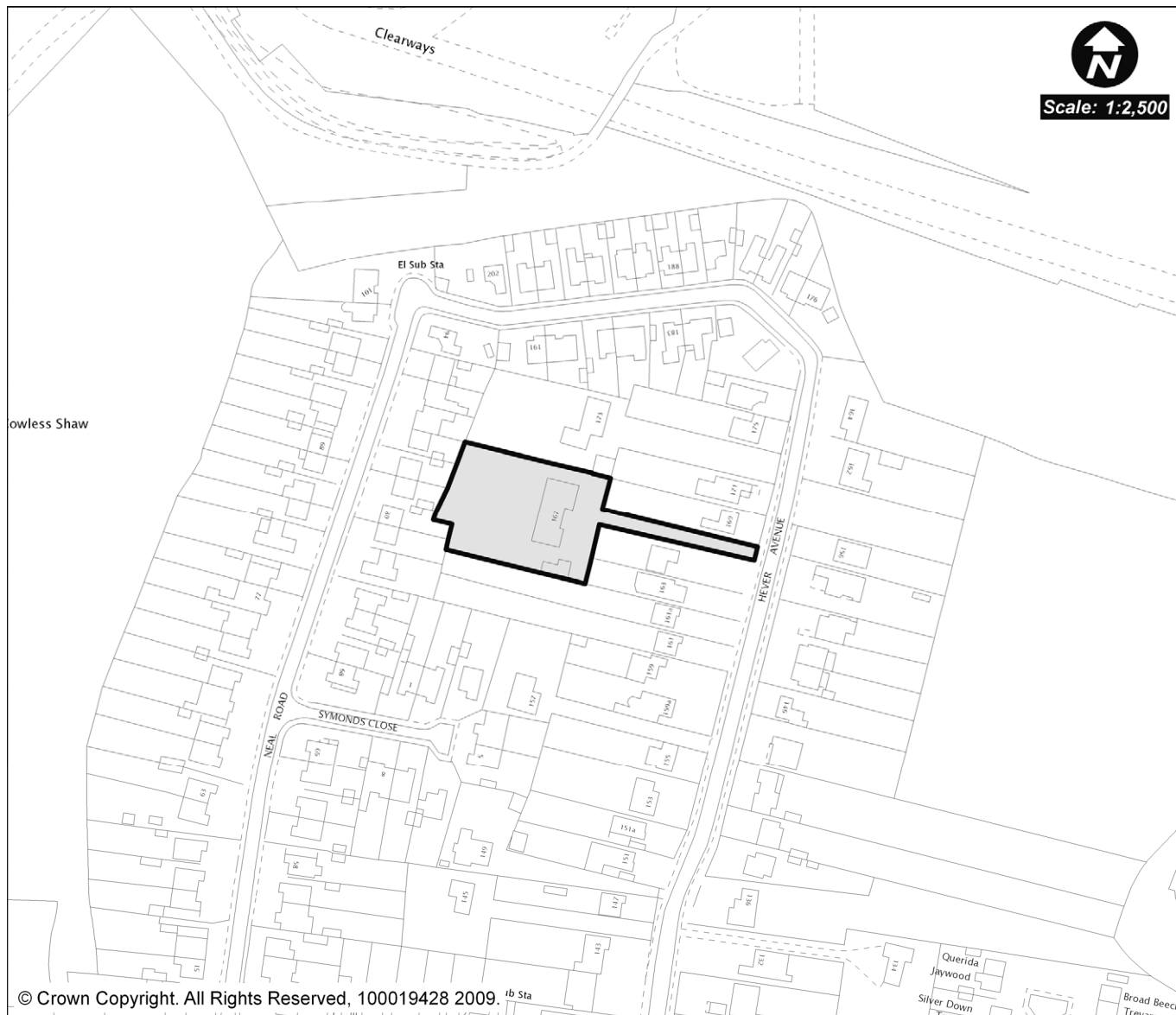
OS1: Land North Gossview Kingsingfield Road



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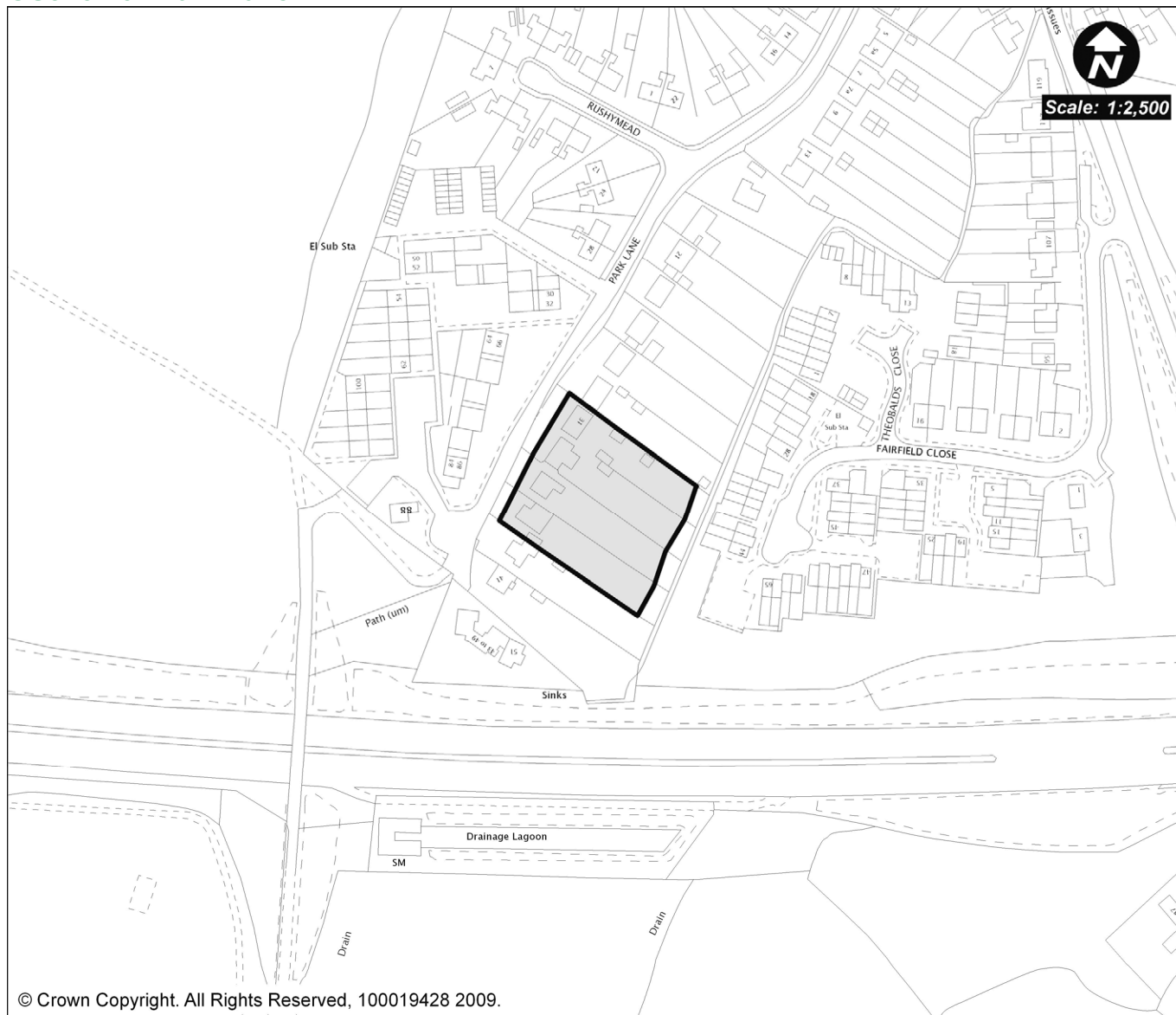
Site Address:	Land North Gossview Kingsingfield Road	Settlement:	Other Settlement		
Ward:	Fawkham and West Kingsdown	Site Source:	SDC (Outline Consent)		
London Fringe:	No	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.29	Constrained Area (Ha):	0.00	Net Area (Ha):	0.29
Density (DPH):	Set through Outline PP		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	5		Net Capacity: (Gross – Demolitions)	5	
Time Period:	0 – 5 years				

OS2: 167 Hever Avenue



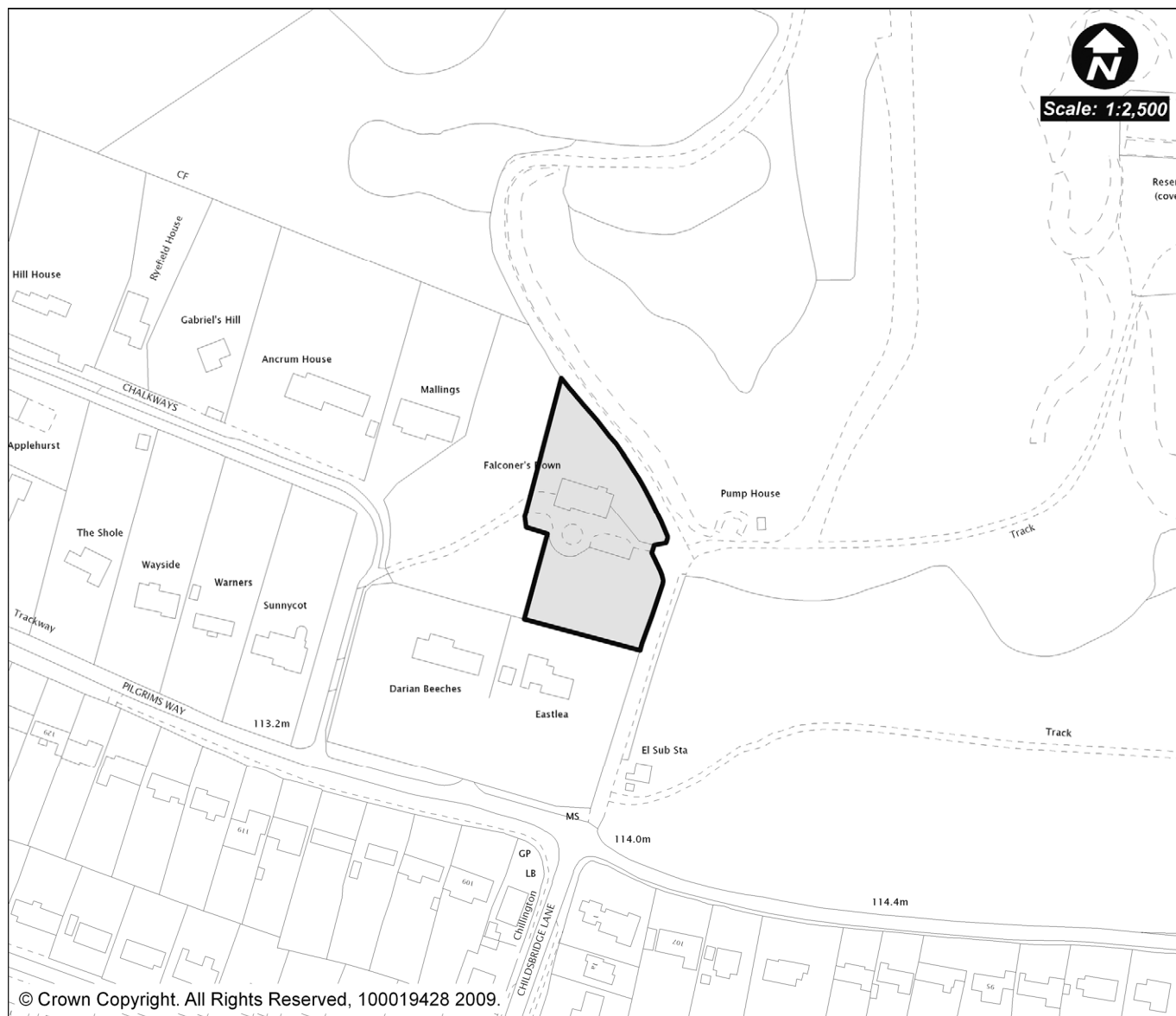
Site Address:	167 Hever Avenue	Settlement:	Other Settlement		
Ward:	Fawkham and West Kingsdown	Site Source:	SDC (Outline Consent)		
London Fridge:	No	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.39	Constrained Area (Ha):	0.00	Net Area (Ha):	0.39
Density (DPH):	Set through Outline PP	No. Dwellings to be Demolished (if any):	1		
Gross Capacity: (Net Area x Density)	4	Net Capacity: (Gross – Demolitions)	3		
Time Period:	0 – 5 years				

OS3: 31-37 Park Lane



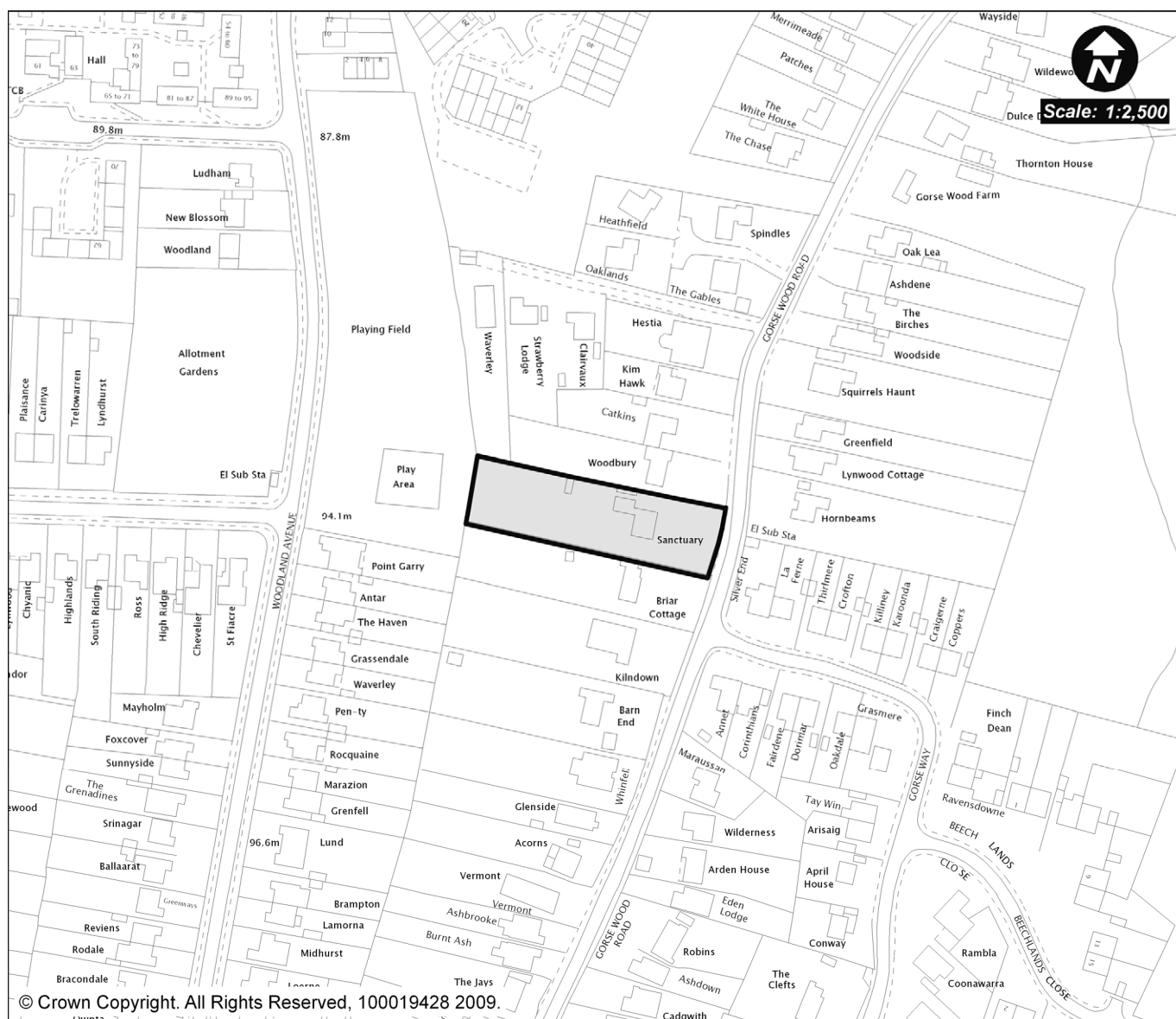
Site Address:	31-37 Park Lane	Settlement:	Other Settlement		
Ward:	Kemsing	Site Source:	SDC (Outline)		
London Fridge:	No	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.39	Constrained Area (Ha):	0.00	Net Area (Ha):	0.39
Density (DPH):	35	No. Dwellings to be Demolished (if any):	4		
Gross Capacity: (Net Area x Density)	14	Net Capacity: (Gross – Demolitions)	10		
Time Period:	0-5 years				

OS4: 43/45 Pilgrims Way (Falconers Down)



Site Address:	43/45 Pilgrims Way (Falconers Down)	Settlement:	Other Settlement		
Ward:	Kemsing	Site Source:	SDC (Outline Consent)		
London Fridge:	No	PDL/GF:	PDL		
Site Constraints (% of site):					
100% of Site is within an Area of Outstanding Natural Beauty.					
NB: Whilst site is located within an AONB, Permission has been granted post 1 April 2009 but during the process of this study. Therefore this remains in the time period 0-5 yrs.					
Gross Area (Ha):	0.35	Constrained Area (Ha):	0.00	Net Area (Ha):	0.35
Density (DPH):	6	No. Dwellings to be Demolished (if any):	0		
Gross Capacity: (Net Area x Density)	2	Net Capacity: (Gross – Demolitions)	2		
Time Period:	0 – 5 years				

OS5: Sanctuary, Gorsewood Road



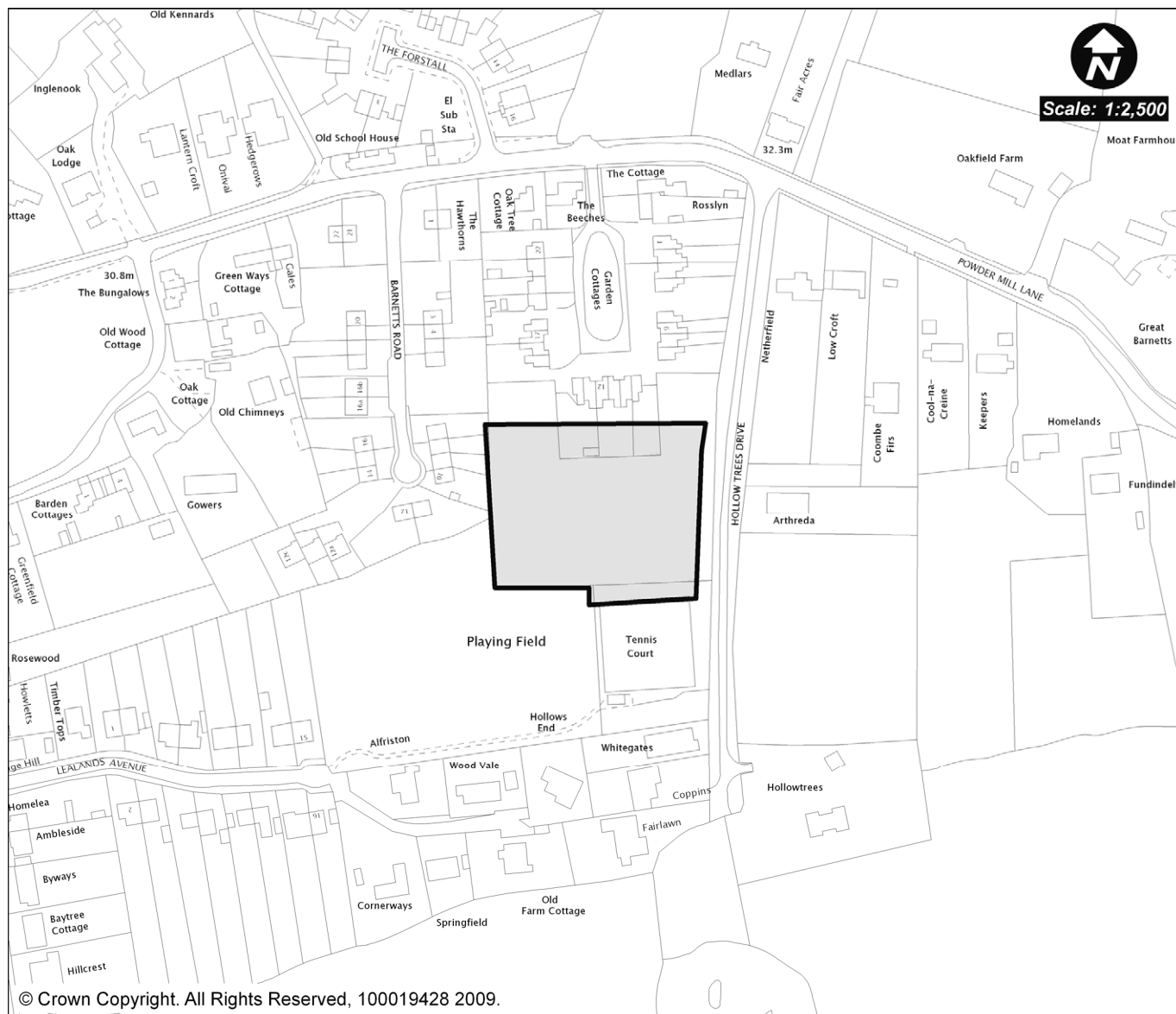
Site Address:	Sanctuary, Gorsewood Road		Settlement:	Other Settlement	
Ward:	Hartley and Hodsoll Street		Site Source:	SDC (Outline Consent)	
London Fridge:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.26	Constrained Area (Ha):	0.00	Net Area (Ha):	0.26
Density (DPH):	8	No. Dwellings to be Demolished (if any):		1	
Gross Capacity: (Net Area x Density)	2	Net Capacity: (Gross – Demolitions)		1	
Time Period:	0 – 5 years				

OS6: 57 Top Dartford Road



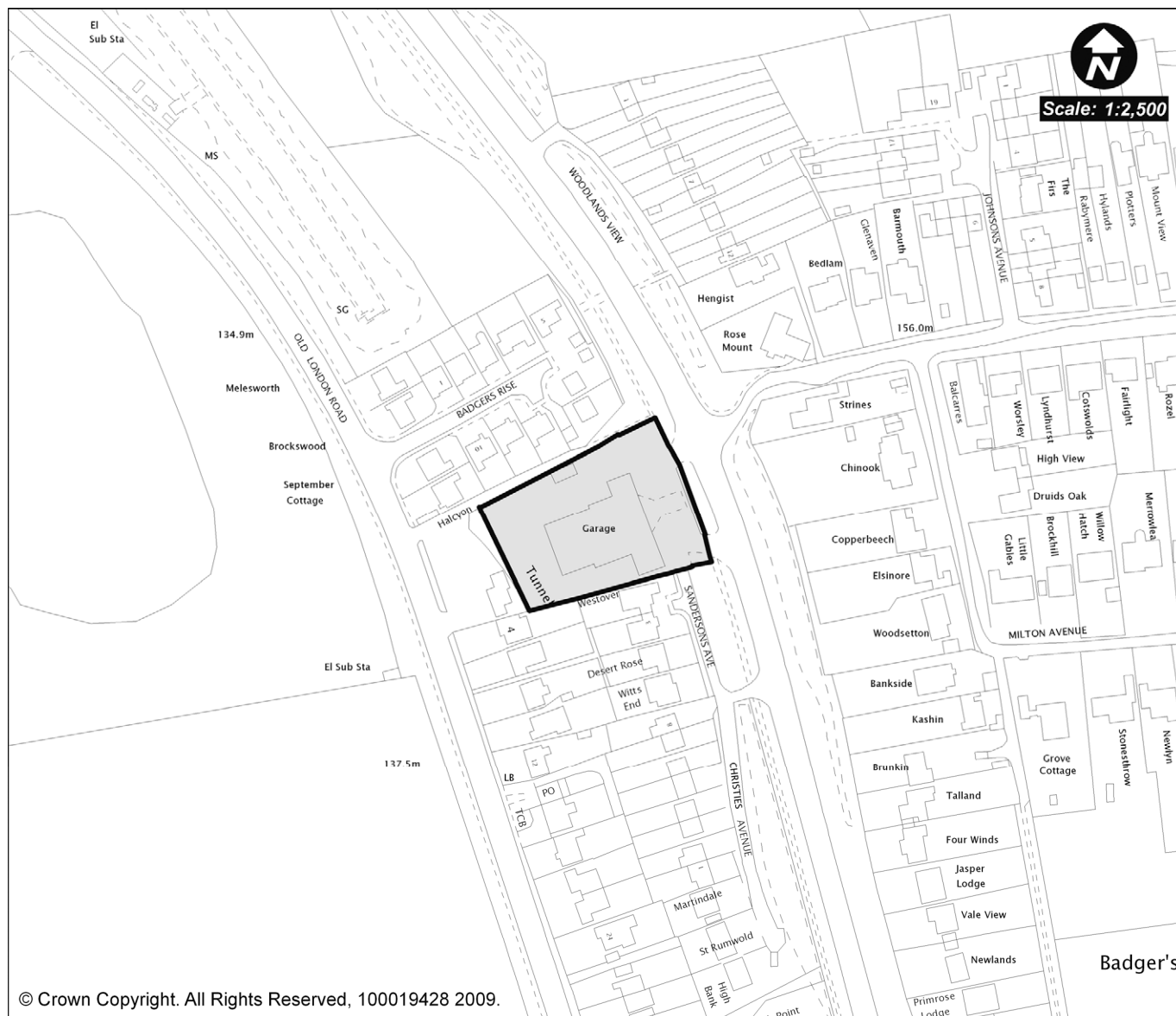
Site Address:	57 Top Dartford Road		Settlement:	Other Settlement	
Ward:	Hextable		Site Source:	Proposed Sites	
London Fringe:	No		PDL/GF:	PDL	
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.51	Constrained Area (Ha):	0.00	Net Area (Ha):	0.51
Density (DPH):	30		No. Dwellings to be Demolished (if any):	1	
Gross Capacity: (Net Area x Density)	15		Net Capacity: (Gross – Demolitions)	14	
Time Period:	6 – 10 years				

OS7: Land Rear of Garden Cottages Leigh



Site Address:	Land Rear of Garden Cottages Leigh	Settlement:	Other Settlement		
Ward:	Leigh and Chiddingstone Causeway	Site Source:	SDC		
London Fridge:	No	PDL/GF:	GF		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.53	Constrained Area (Ha):	0.00	Net Area (Ha):	0.53
Density (DPH):	25	No. Dwellings to be Demolished (if any):	0		
Gross Capacity: (Net Area x Density)	13	Net Capacity: (Gross – Demolitions)	13		
Time Period:	0 – 5 years				

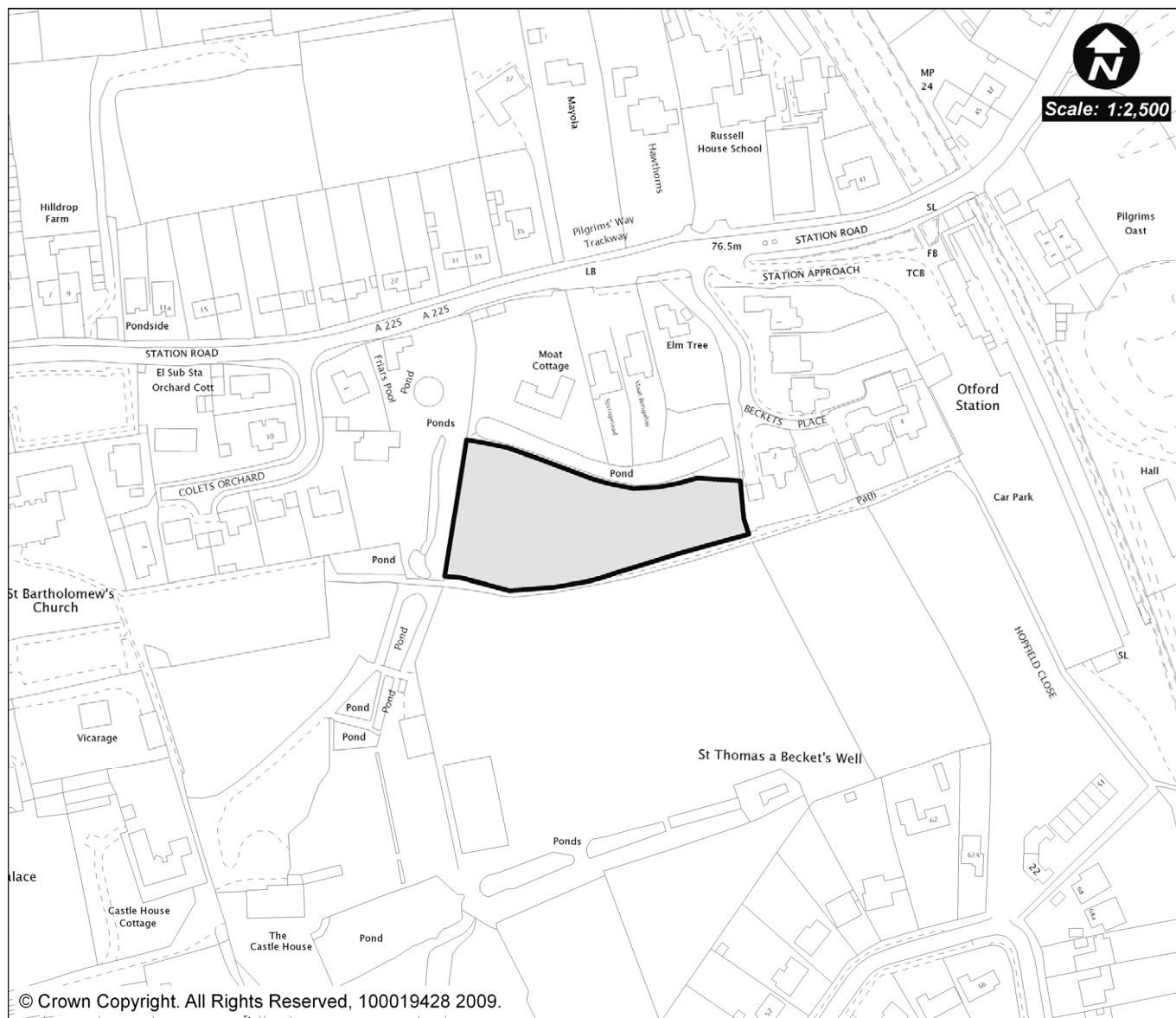
OS9: Foxs Garage, London Road



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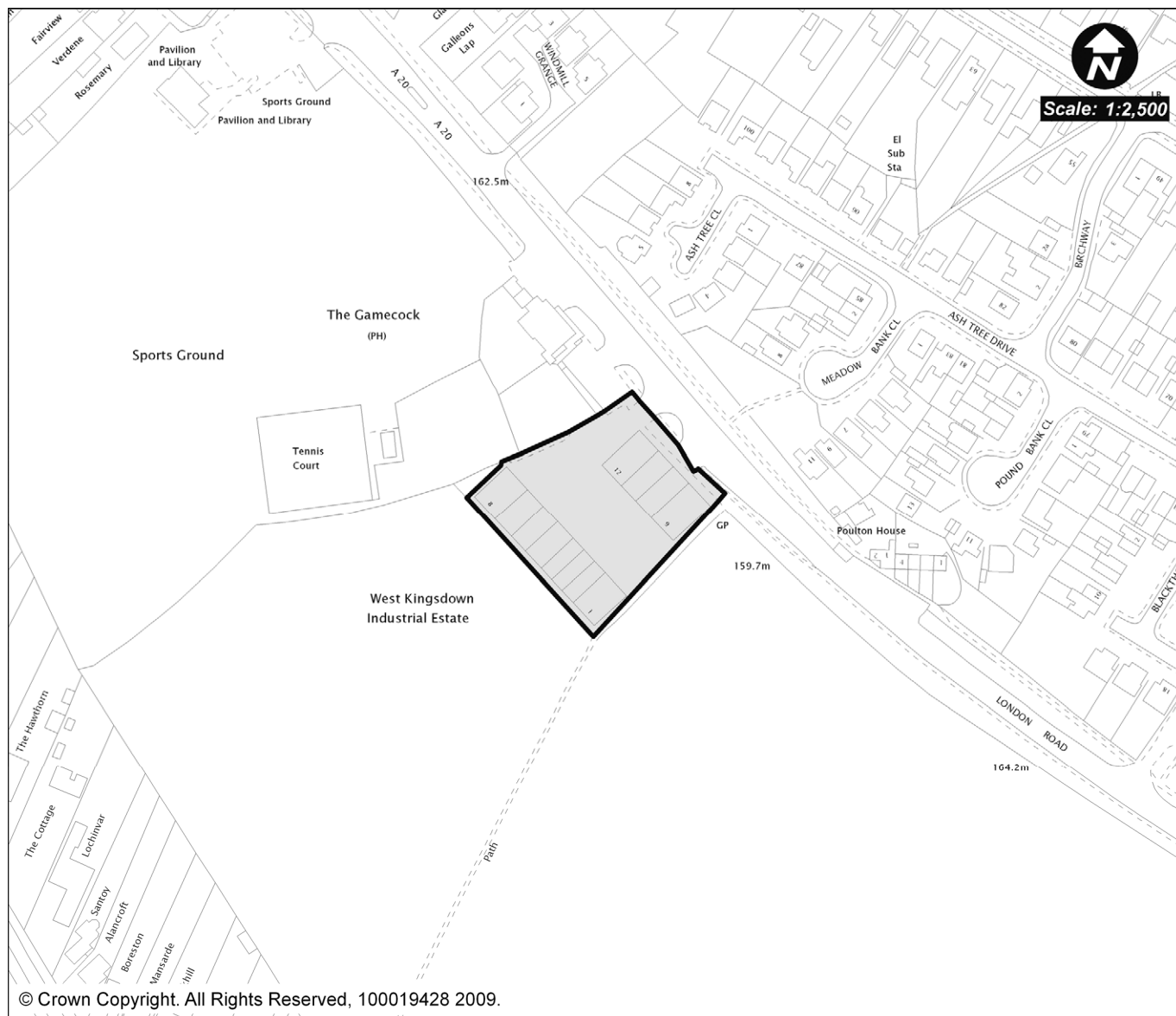
Site Address:	Foxs Garage, London Road	Settlement:	Other Settlement		
Ward:	Halstead, Knockholt & Badgers Mount	Site Source:	SDC		
London Fridge:	Yes	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.36	Constrained Area (Ha):	0.00	Net Area (Ha):	0.36
Density (DPH):	50	No. Dwellings to be Demolished (if any):	0		
Gross Capacity: (Net Area x Density)	18	Net Capacity: (Gross – Demolitions)	18		
Time Period:	0 – 5 years				

OS10: Field South of Moat Cottage, Station Road



Site Address:	Field South of Moat Cottage, Station Road	Settlement:	Other Settlement		
Ward:	Otford and Shoreham	Site Source:	Proposed Sites		
London Fringe:	No	PDL/GF:	GF		
Site Constraints (% of site):					
100% of sites is within an Area of Outstanding Natural Beauty					
100% of site is within a Conservation Area.					
Gross Area (Ha):	0.38	Constrained Area (Ha):	0.00	Net Area (Ha):	0.38
Density (DPH):	25	No. Dwellings to be Demolished (if any):		0	
Gross Capacity: (Net Area x Density)	9	Net Capacity: (Gross – Demolitions)		9	
Time Period:	11 -15 years				

OS11: West Kingsdown Industrial Estate London Road



Site Address:	West Kingsdown Industrial Estate London Road	Settlement:	Other Settlement		
Ward:	Fawkham and West Kingsdown	Site Source:	Proposed Sites		
London Fringe:	No	PDL/GF:	PDL		
Site Constraints (% of site):					
No Constraints					
Gross Area (Ha):	0.47	Constrained Area (Ha):	0.00	Net Area (Ha):	0.47
Density (DPH):	25	No. Dwellings to be Demolished (if any):	0		
Gross Capacity: (Net Area x Density)	12	Net Capacity: (Gross – Demolitions)	12		
Time Period:	6 – 10 years				

3 SITES SAFEGUARDED IN PREVIOUS LOCAL PLAN

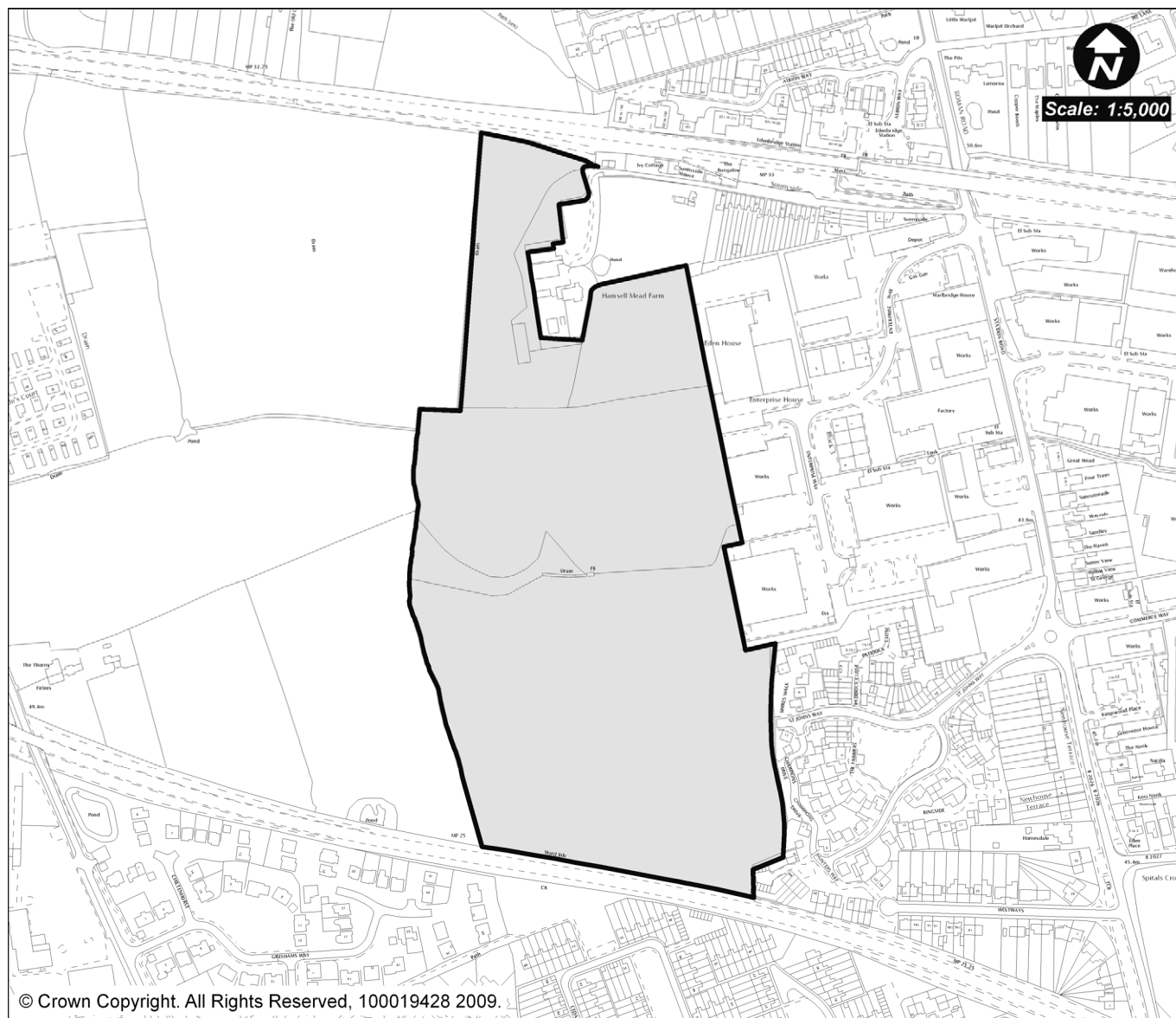
The following section of this document details the sites saved in the adopted Local Plan as Safeguarded for long term development needs. Full details of how they contribute to the SHLAA is included within chapter 6 of the Report.

Sites Included

SDC ID	RTP ID	SETTLEMENT	SITE ADDRESS	PDL / GF	NET AREA	DPH	NET DWGS	TIME PERIOD
SAFE1	43	Edenbridge	Safeguarded Land at Enterprise Way	GF	8.68	30	260	6-10 yrs
SAFE2	142	Westerham	Croydon Road Safeguarded Land	GF	0.77	25	19	11-15 yrs
SAFE3	170	Westerham	Safeguarded Land Adjacent to Churchill School	GF	1.94	25	49	11-15 yrs
SAFE4	170	Westerham	Safeguarded Land Adjacent to London Road	GF	1.33	25	33	11-15 yrs
GRAND TOTAL							361	

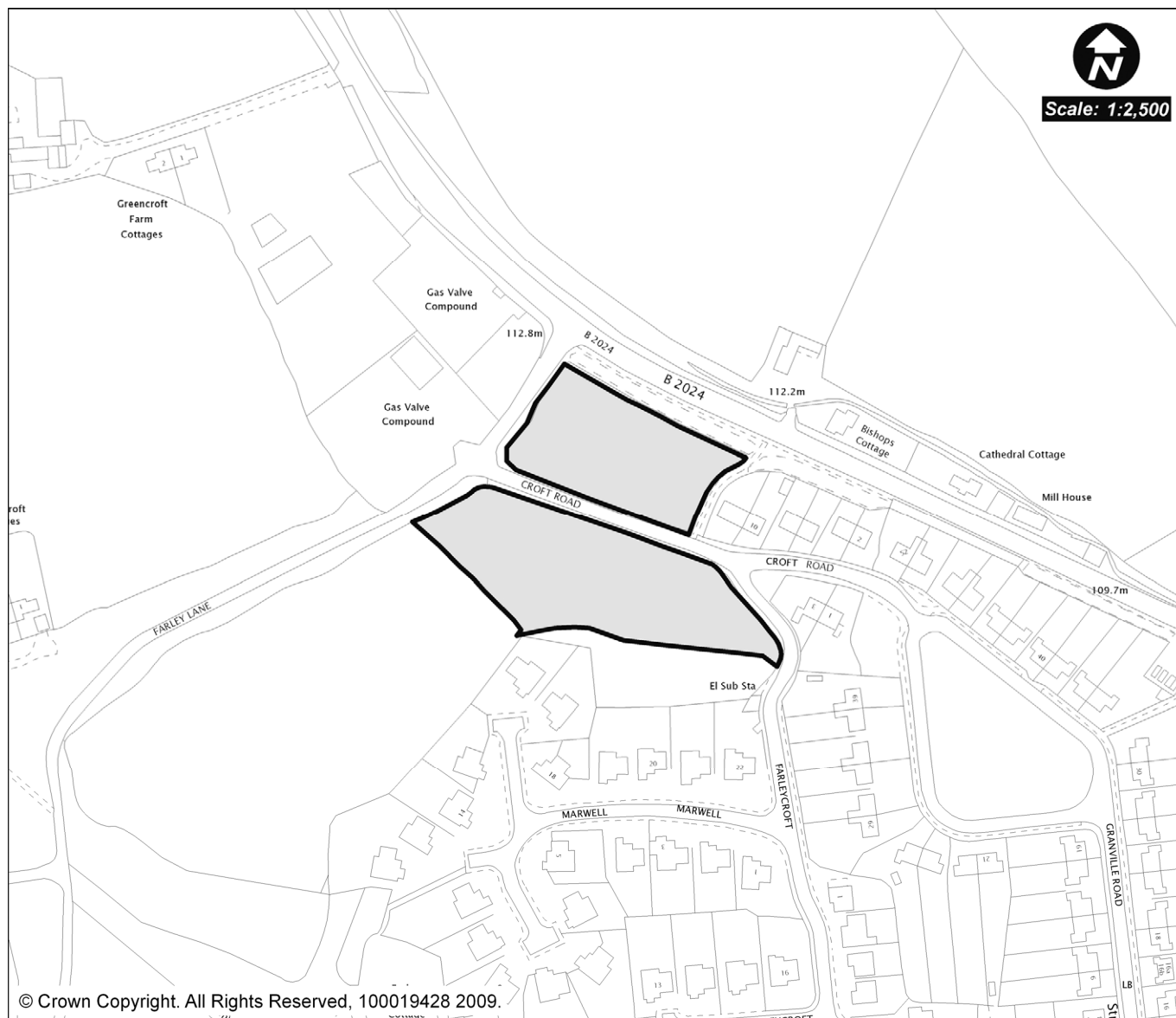
Source: SDC

SAFE1: Safeguarded Land at Enterprise Way



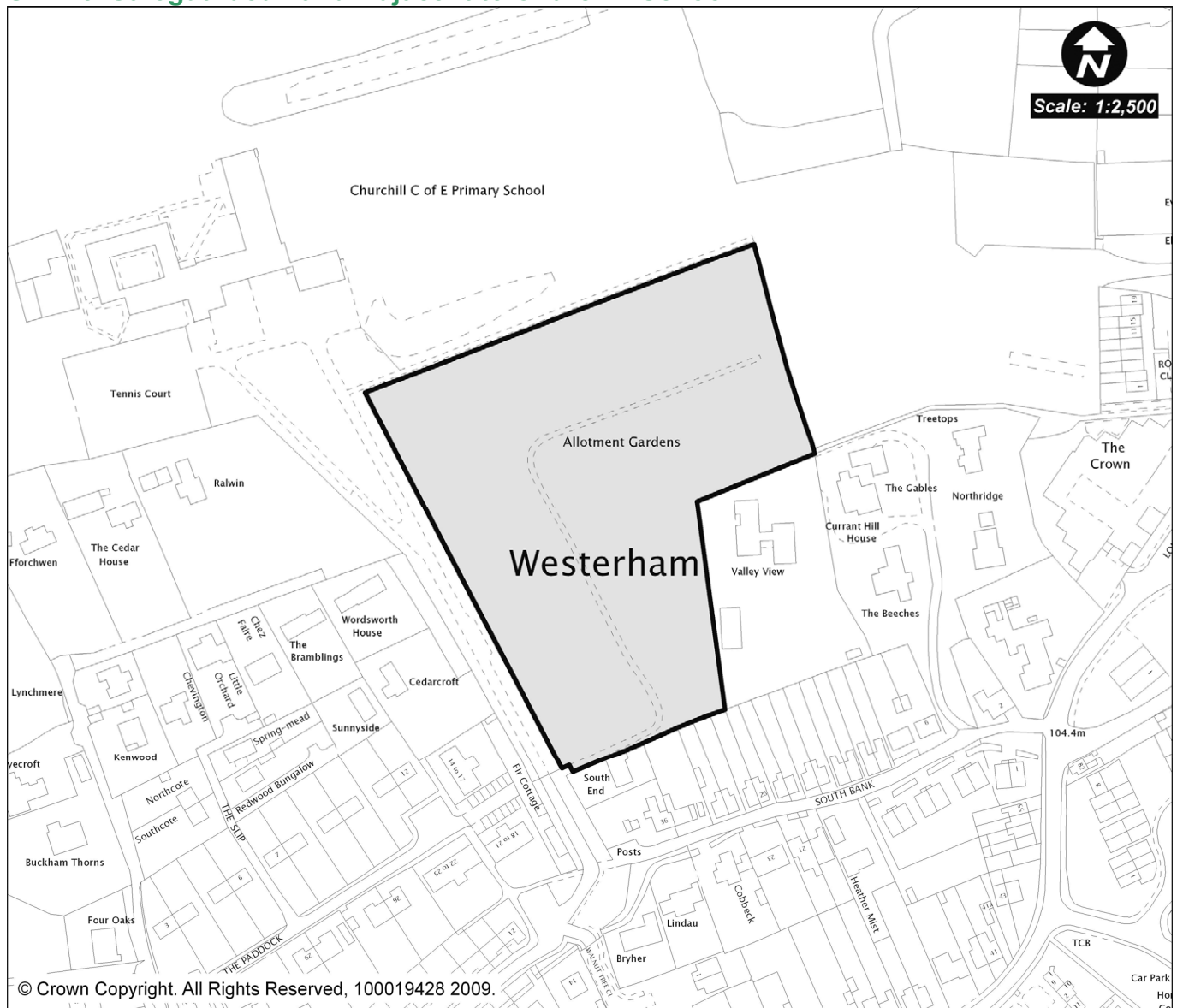
Site Address:	Safeguarded Land at Enterprise Way	Settlement:	Edenbridge		
Ward:	Edenbridge North and East	Site Source:	Safeguarded in Local Plan		
London Fringe:	No	PDL/GF:	GF		
Site Constraints (% of site):					
20% (2.18ha) of the site is within Level 3 Flood Zone.					
Gross Area (Ha):	10.86	Constrained Area (Ha):	2.18	Net Area (Ha):	8.68
Density (DPH):	30	No. Dwellings to be Demolished (if any):	0		
Gross Capacity: (Net Area x Density)	260	Net Capacity: (Gross – Demolitions)	260		
Time Period:	6 – 10 years				

SAFE2: Croydon Road Safeguarded Land



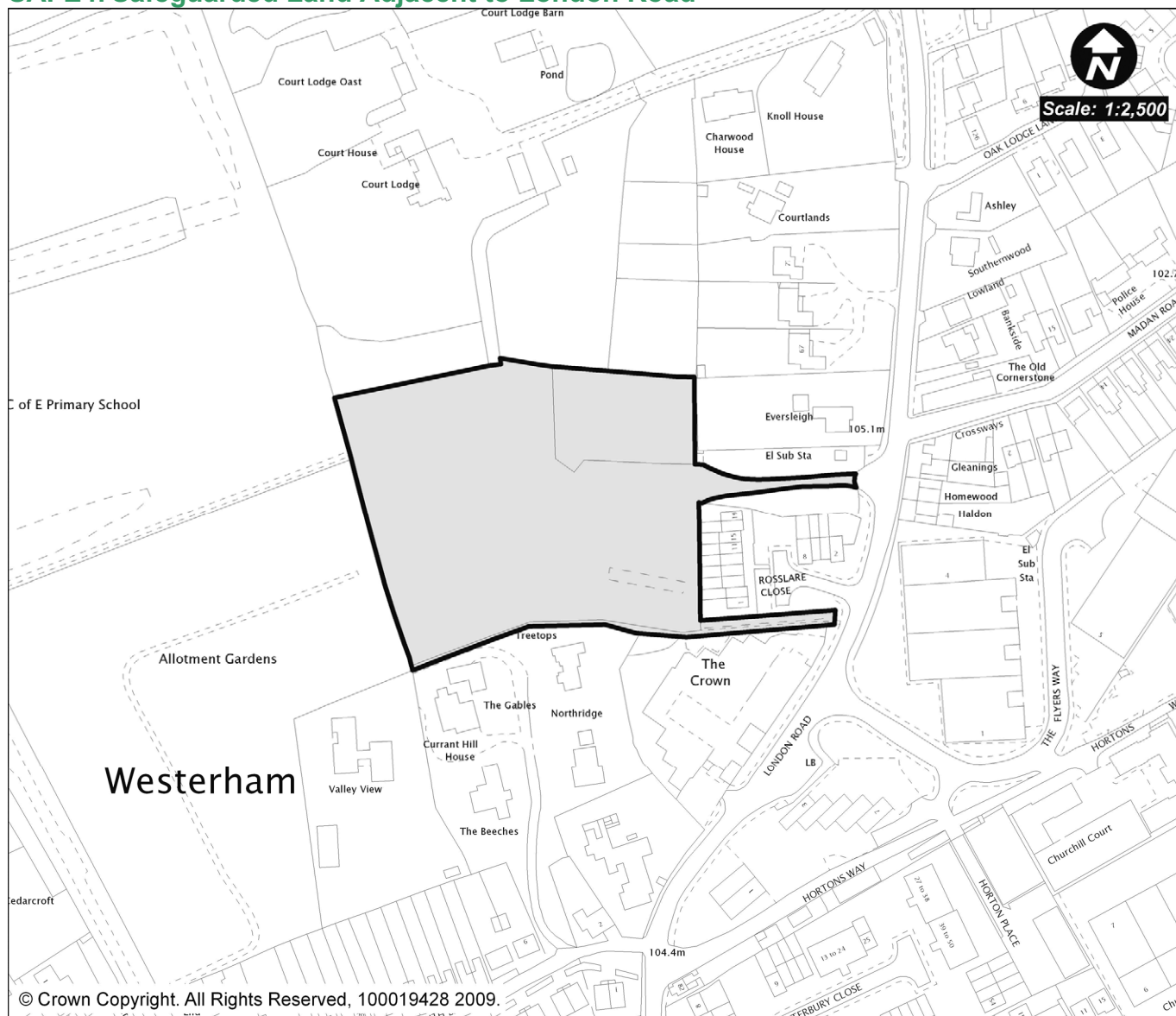
Site Address:	Croydon Road Safeguarded Land	Settlement:	Other Settlement		
Ward:	Westerham and Crockham Hill	Site Source:	Safeguarded in Local Plan		
London Fridge:	Yes	PDL/GF:	GF		
Site Constraints (% of site):					
100% of site is located within an Area of Outstanding Natural Beauty					
Gross Area (Ha):	0.77	Constrained Area (Ha):	0.00	Net Area (Ha):	0.77
Density (DPH):	25	No. Dwellings to be Demolished (if any):	0		
Gross Capacity: (Net Area x Density)	19	Net Capacity: (Gross – Demolitions)	19		
Time Period:	11 – 15 years				

SAFE3: Safeguarded Land Adjacent to Churchill School



Site Address:	Safeguarded Land Adjacent to Churchill School		Settlement:	Other Settlement	
Ward:	Westerham and Crockham Hill		Site Source:	Safeguarded in Local Plan	
London Fringe:	Yes		PDL/GF:	GF	
Site Constraints (% of site):					
100% of the site is within an Area of Outstanding Natural Beauty					
100% of the site is within a Special Landscape Area					
Gross Area (Ha):	1.94	Constrained Area (Ha):	1.00	Net Area (Ha):	1.94
Density (DPH):	25		No. Dwellings to be Demolished (if any):	0	
Gross Capacity: (Net Area x Density)	49		Net Capacity: (Gross – Demolitions)	49	
Time Period:	11 – 15 years				

SAFE4: Safeguarded Land Adjacent to London Road



Site Address:	Safeguarded Land Adjacent to London Road		Settlement:	Other Settlement	
Ward:	Westerham and Crockham Hill		Site Source:	Safeguarded in Local Plan	
London Fringe:	Yes		PDL/GF:	GF	
Site Constraints (% of site):					
100% of the site is within an Area of Outstanding Natural Beauty					
100% of the site is within a Special Landscape Area					
Gross Area (Ha):	1.33	Constrained Area (Ha):	0.00	Net Area (Ha):	1.33
Density (DPH):	25		No. Dwellings to be Demolished (if any):	0	
Gross Capacity (Net Area x Density)	33		Net Capacity (Gross – Demolitions)	33	
Time Period:	11 – 15 years				

