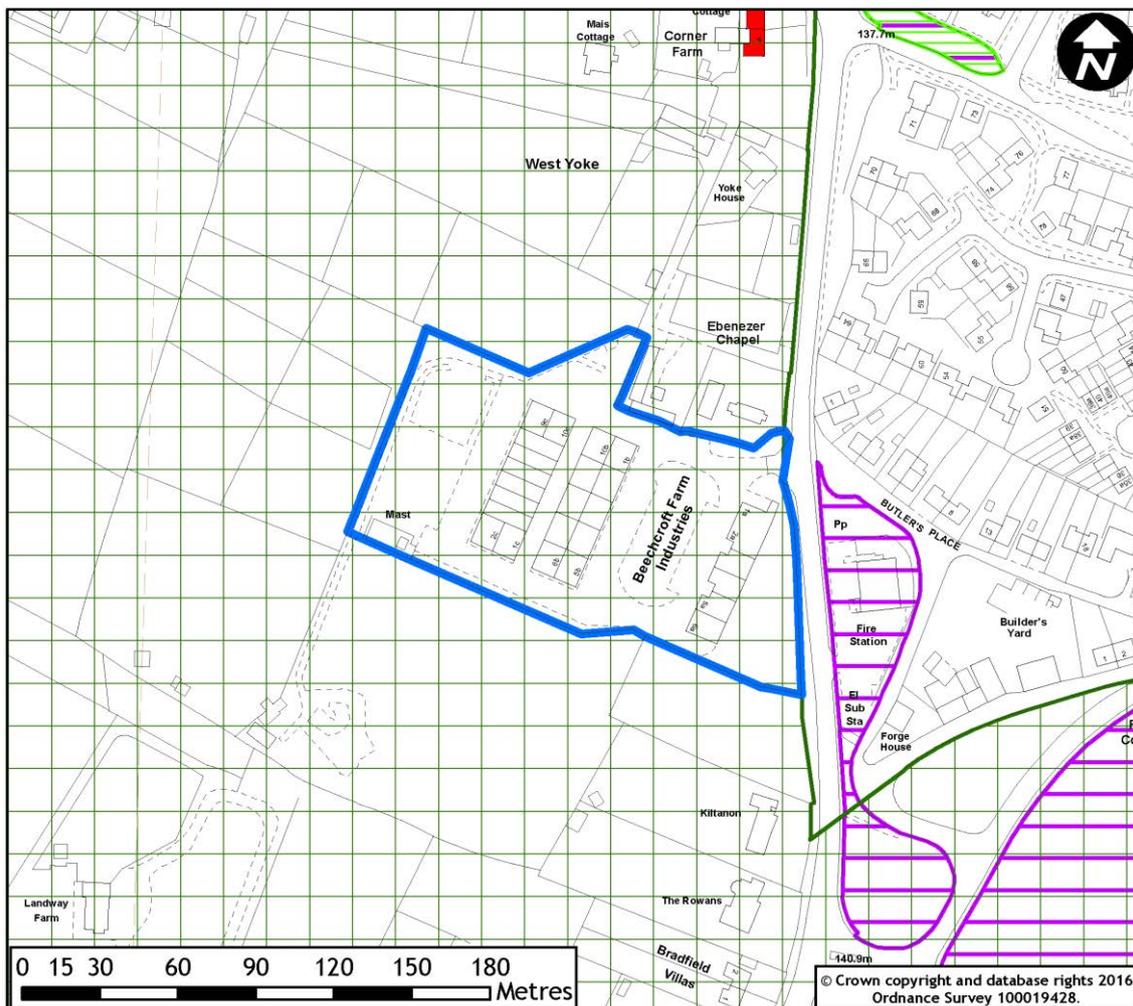
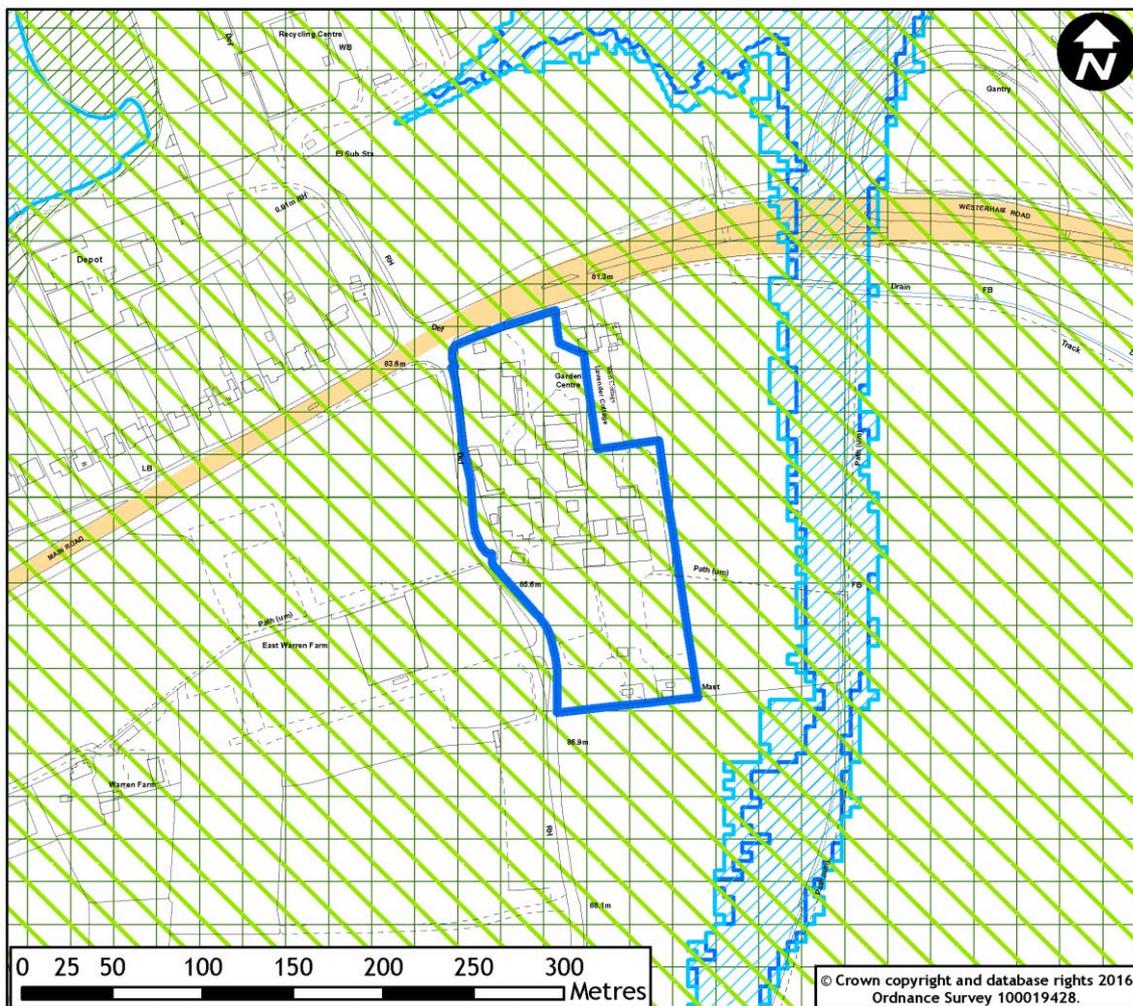


Site ref:	EM2	Gross area (ha):	1.49
Site address:	Beechcroft Farm Industries, Chapel Wood Road, Ash	Developable area (ha):	1.49
Ward:	Ash & New Ash Green	Submitted for:	1,560sqm employment floorspace
Site location:	Edge of settlement	Suitable density range:	N/A



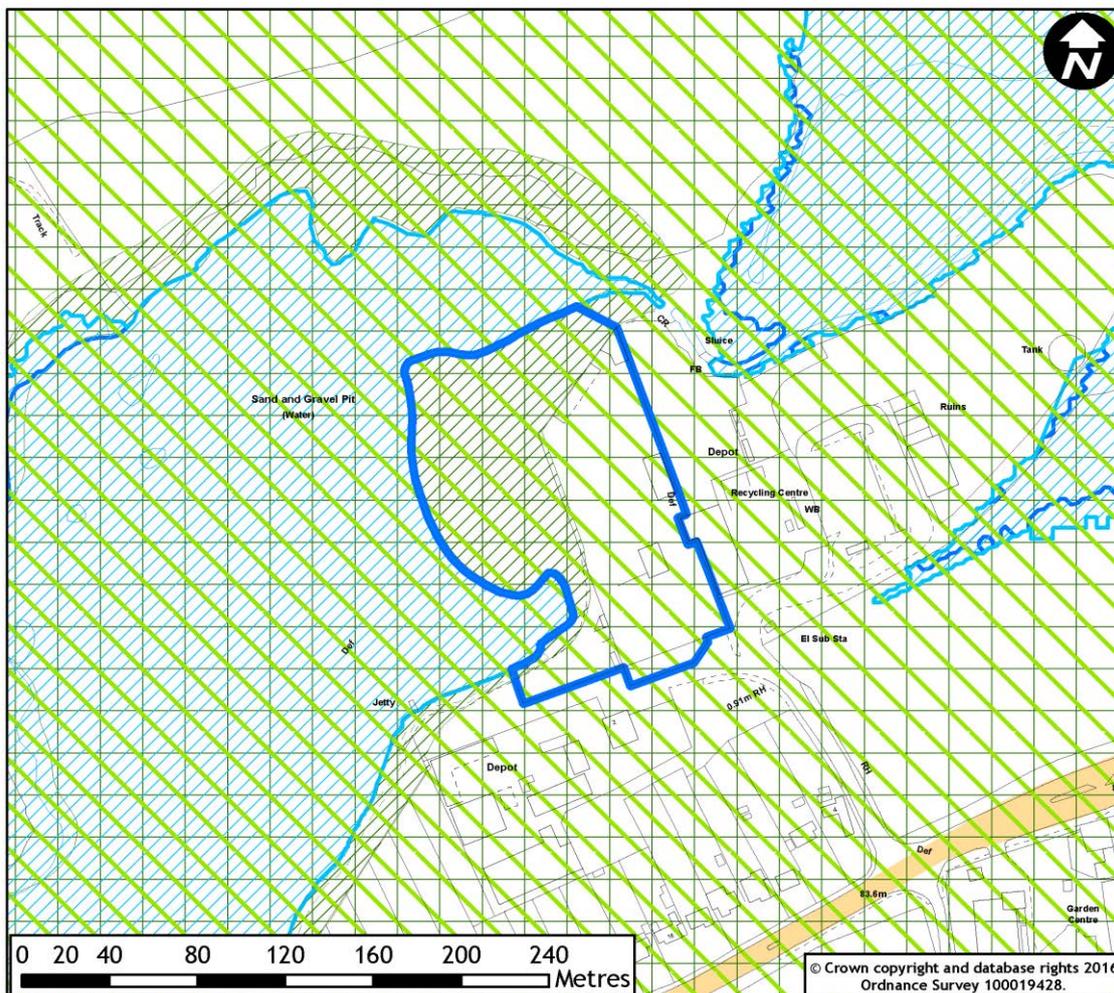
Site description:	The site comprises an existing employment site containing single storey units, hardstanding, and a number of temporary storage containers. Bounded by Chapel Wood Road to the east, church to the north, residential development to the south, and open countryside to the west. Mature trees line the boundary with Chapel Ash Road.		
Suitability:	The site is located adjacent to New Ash Green urban confines. The existing access onto Chapel Wood Road could be utilised. There is scope to intensify the uses on this site to include additional employment floorspace. Overall the site is considered able to accommodate additional employment development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	Additional B1-B8 floorspace

Site ref:	HO99 / EM5	Gross area (ha):	1.82
Site address:	Sevenoaks Garden Centre, Main Road, Sundridge	Developable area (ha):	1.82
Ward:	Brasted, Chevening & Sundridge	Submitted for:	50 residential units or 150,000sqm employment floorspace
Site location:	Rural area	Suitable density range:	30-40 DPH



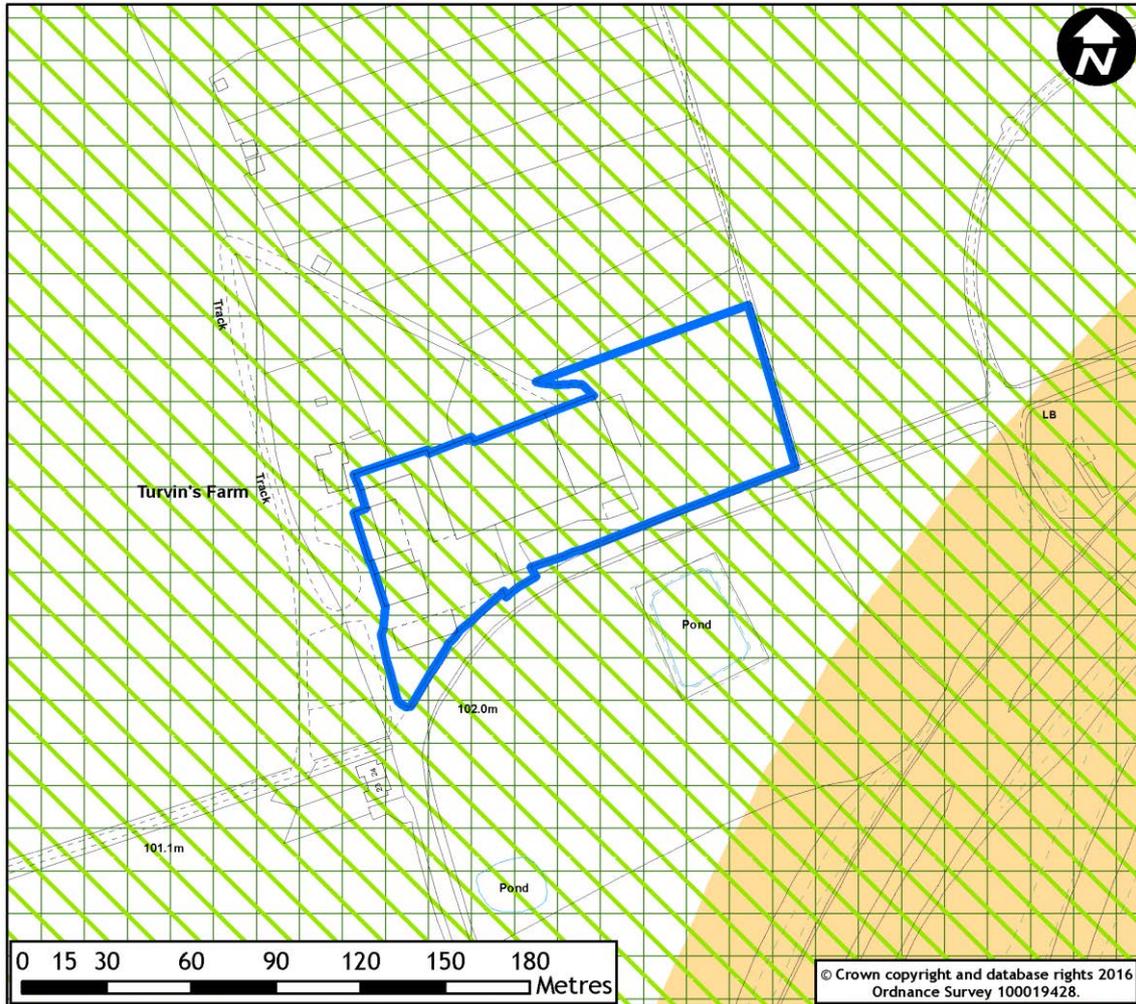
Site description:	The site comprises a garden centre containing a number of single storey buildings, a large car park, an area for storing containers and a hand car wash. Bounded by Dryhill Lane and the A25 to the west and north, a row of cottages to the north east, and open countryside to the east and south. Mature trees line the eastern and southern boundaries of the site.		
Suitability:	The site is isolated and not connected to a settlement. The existing access onto Dryhill Lane could be utilised. Given its location and proximity to the highway network it is considered that the site is best suited to employment use, and redevelopment could contribute to improving the character of the AONB. Overall the site is considered able to accommodate employment development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	B1-B8 floorspace

Site ref:	EM3	Gross area (ha):	1.59
Site address:	Construction Yard, Main Road Sundridge	Developable area (ha):	0.75
Ward:	Brasted, Chevening & Sundridge	Submitted for:	150,000sqm employment floorspace
Site location:	Rural area	Suitable density range:	N/A



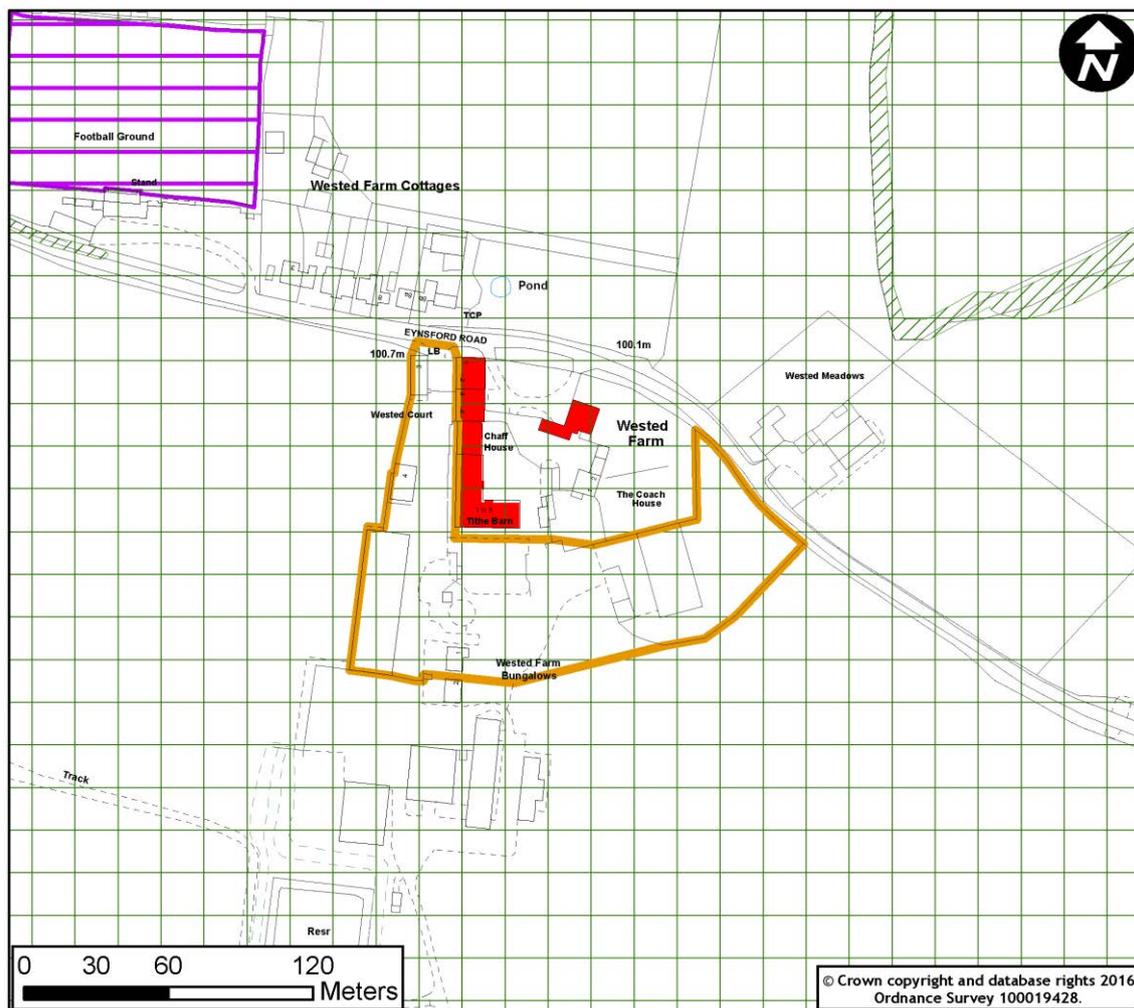
Site description:	The site comprises an existing employment site used as a storage yard for construction materials. Hardstanding makes up the eastern half of the site, and the western half contains established woodland. Bounded by Dunbrik household waste recycling centre to the east, storage depot to the south, and lake to the west and north.		
Suitability:	The site is isolated and not connected to a settlement. The existing access onto Main Road could be utilised. Given the site's location and proximity to the highway network it is considered that there is scope to intensify the uses on this site to include additional employment floorspace. Redevelopment could contribute to improving the character of the AONB. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered able to accommodate additional employment development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	Additional B1-B8 floorspace

Site ref:	EM13	Gross area (ha):	0.93
Site address:	Turvins Farm, Sundridge Road, Sundridge	Developable area (ha):	0.30
Ward:	Brasted, Chevening & Sundridge	Submitted for:	2,600sqm employment floorspace
Site location:	Rural area	Suitable density range:	N/A



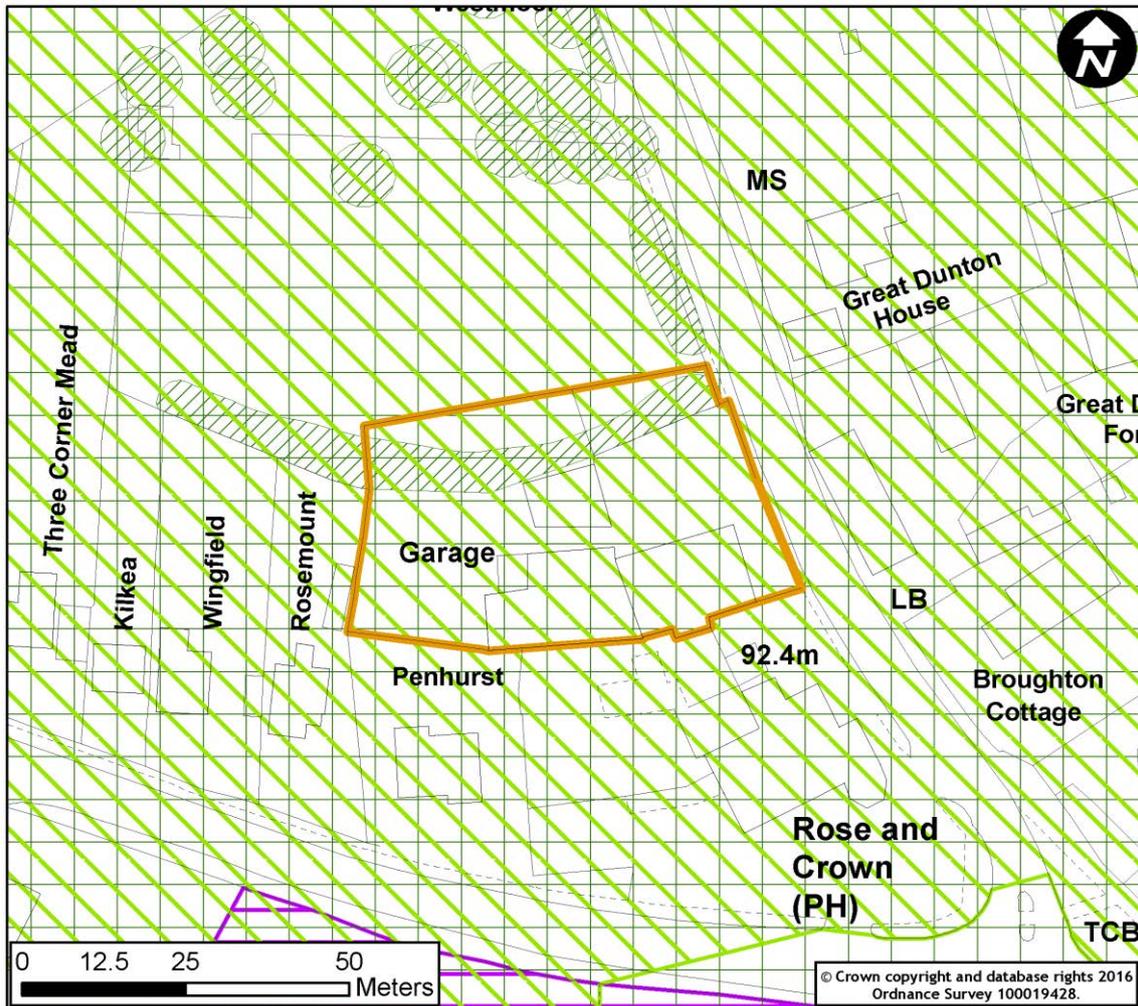
Site description:	The site comprises a redundant dairy farm containing a number of agricultural buildings, hardstanding and agricultural field. Bounded by Sundridge Road to the south, farmhouse to the west and open countryside to the north and east.		
Suitability:	The site is isolated and not connected to a settlement. The existing access onto Sundridge Road could be utilised if improved. There is scope to convert the existing buildings into employment floorspace and it is considered that redevelopment of this site could contribute towards improving the character of the AONB. Overall the site is considered able to accommodate employment development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	B1-B8 floorspace

Site ref:	HO124	Gross area (ha):	1.17
Site address:	Wested Farm, Eynsford Road, Crockenhill	Developable area (ha):	0.40
Ward:	Crockenhill & Well Hill	Submitted for:	5 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



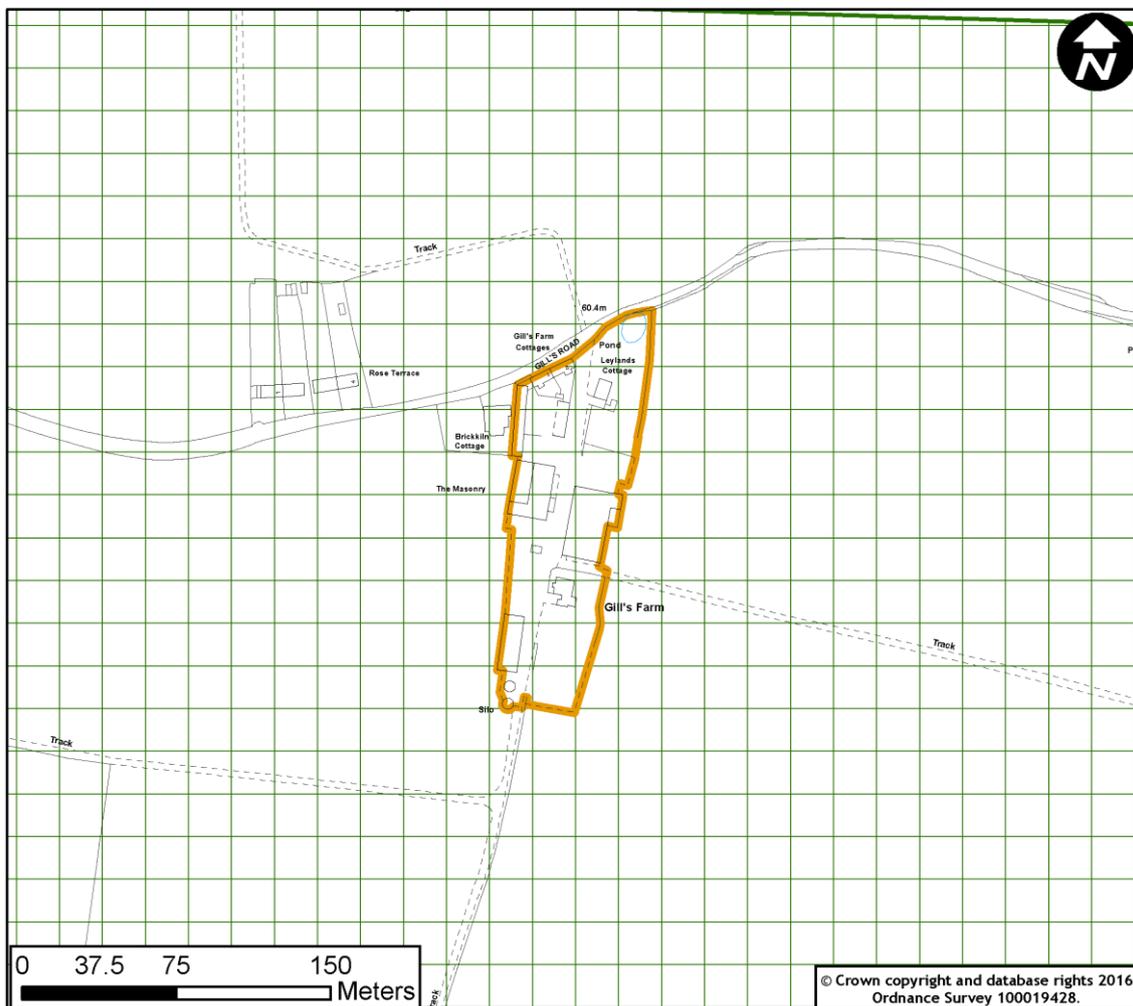
Site description:	The site comprises an agricultural yard containing a number of agricultural buildings along the western boundary and a row of cottages opposite. A car parking area for adjacent residential units lies in the middle of the site and to the east is an area of redundant hardstanding surrounded by trees and hedges. Bounded by Eynsford Road to the north, residential development to the north east, and farm buildings and open countryside to the south and west.		
Suitability:	The site is isolated and not connected to a settlement. The existing access onto Eynsford Road could be utilised. Concerns are raised over any impact a redevelopment would have on the setting of the adjacent listed buildings. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	12-16 residential units

Site ref:	HO86	Gross area (ha):	0.23
Site address:	Chaucers of Sevenoaks, London Road, Dunton Green	Developable area (ha):	0.23
Ward:	Dunton Green & Riverhead	Submitted for:	10 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



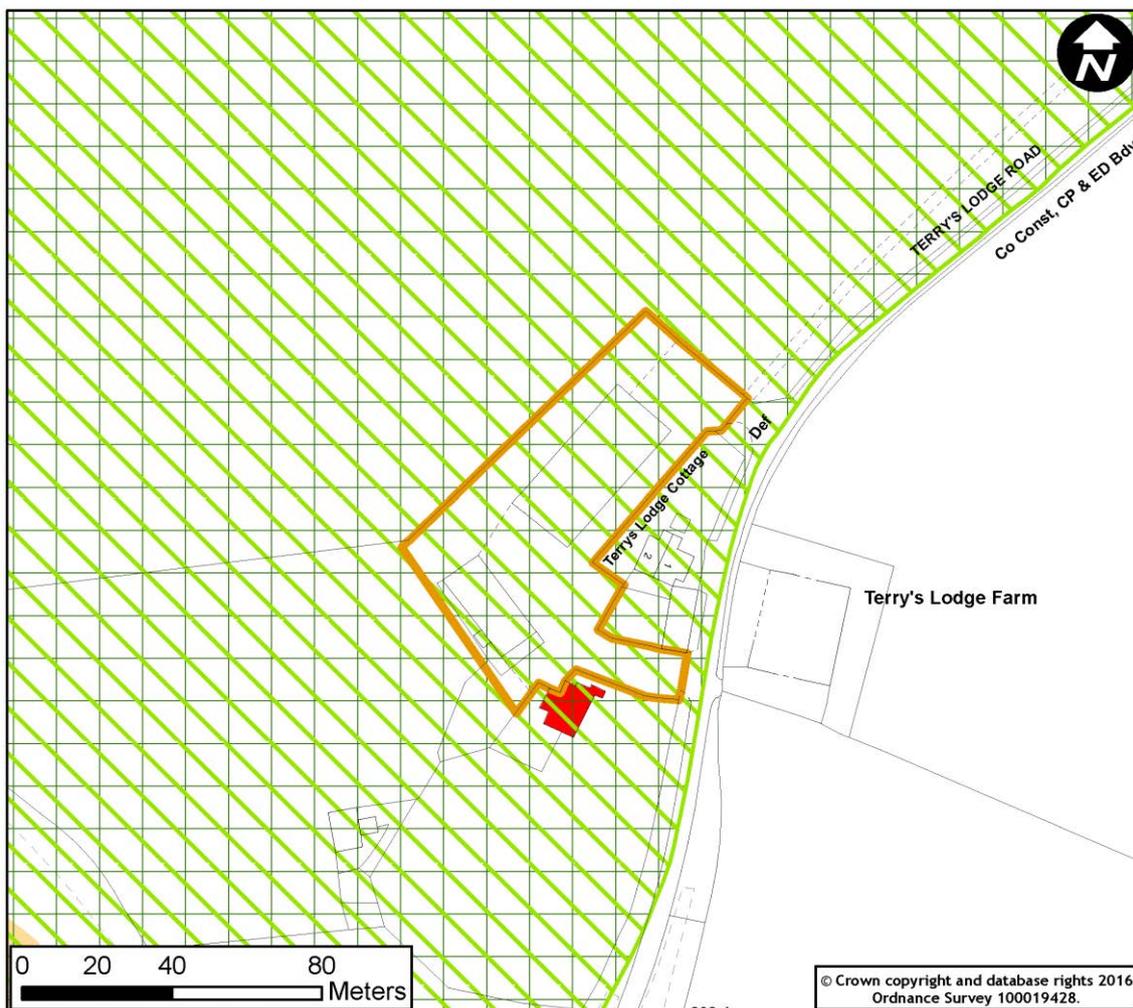
Site description:	The site comprises a car showroom, garage and MOT testing/servicing centre. Bounded by London Road to the east, a pub to the south, residential gardens to the west and an area of woodland to the north. Mature trees line the northern boundary.		
Suitability:	The site is not connected to a settlement but is within walking distance to Dunton Green where there are good transport links. The existing access onto London Road could be utilised. Redevelopment of the site could improve the character of the AONB. Overall the site is considered able to accommodate development, subject to the retention or relocation of the car garage, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	6-9 residential units

Site ref:	HO127	Gross area (ha):	0.92
Site address:	Gills Farm, Gills Road, South Darent	Developable area (ha):	0.60
Ward:	Farningham, Horton Kirby & South Darent	Submitted for:	15 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



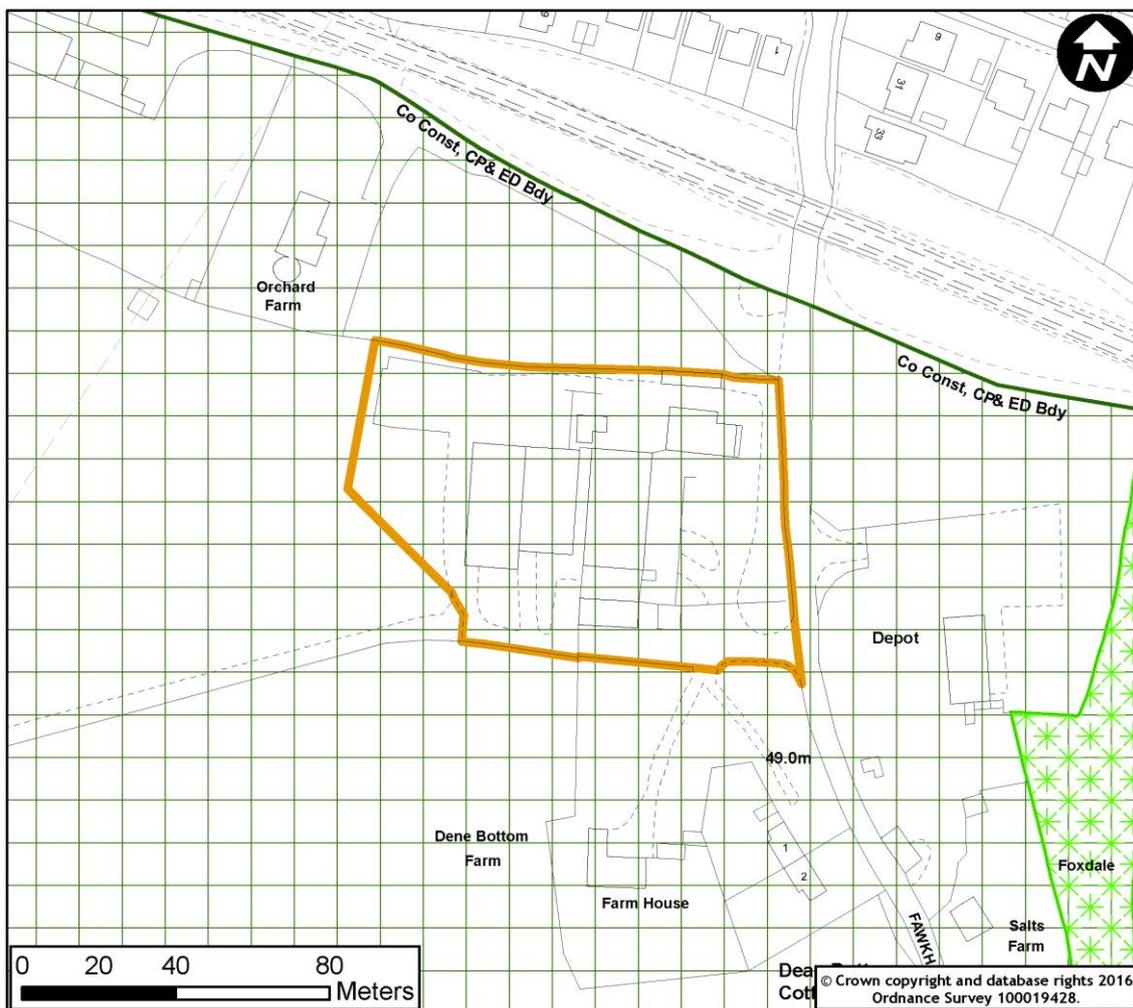
Site description:	The site comprises a former farmstead containing a farmhouse and farm cottages fronting Gills Road and an agricultural yard containing a number of agricultural buildings to the rear. Some of these buildings are in light industrial use. Bounded by Gills Road to the north and open countryside to the east, south and west.		
Suitability:	The site is isolated and not connected to a settlement. There is existing access onto Gills Road however this is very narrow. The site is exposed with far reaching views. Overall the site is considered able to accommodate a mixed use development retaining an element of commercial floorspace, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	18-24 residential units

Site ref:	HO129	Gross area (ha):	0.45
Site address:	Terrys Lodge Farm, Terrys Lodge Road, Wrotham	Developable area (ha):	0.30
Ward:	Fawkham & West Kingsdown	Submitted for:	8 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



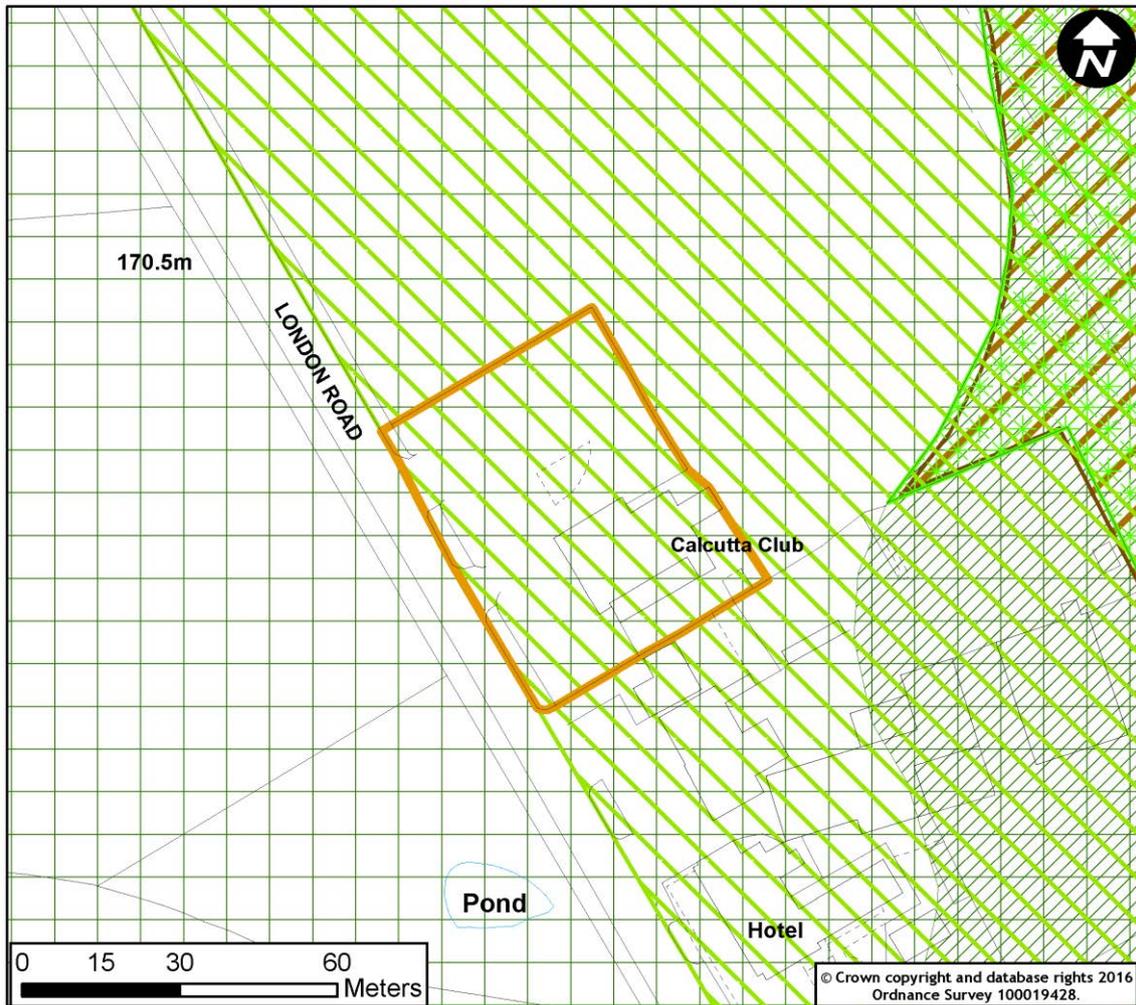
Site description:	The site comprises an agricultural yard containing two large agricultural barns. Bounded by Terrys Lodge Road to the east, listed farmhouse to the south, and open countryside to the west and north.		
Suitability:	The site is isolated and not connected to a settlement. The site also lies within the AONB and is directly adjacent to a listed building. The existing access onto Terrys Lodge Road could be utilised. Planning permission to convert the smaller agricultural barn into 3 residential units was granted under 16/03475. Overall the site is considered able to accommodate development through the conversion of the existing buildings however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	9-12 residential units

Site ref:	HO165	Gross area (ha):	0.78
Site address:	Fawkham Business Park, Fawkham Road, Fawkham	Developable area (ha):	0.78
Ward:	Fawkham & West Kingsdown	Submitted for:	25 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



Site description:	The site comprises a rural business park containing a number of commercial units currently in use. Bounded by Fawkham Road to the east, farms to the north and south, and open countryside to the west. The topography slopes gently upwards from east to west.		
Suitability:	The site is not connected to a settlement but is within walking distance of Longfield which has good transport links. The existing access onto Fawkham Road could be utilised. Overall the site is considered able to accommodate development, subject to the retention or reprovision of the employment floorspace, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	23-31 residential units

Site ref:	HO24	Gross area (ha):	0.30
Site address:	Calcutta Club, London Road, Badgers Mount	Developable area (ha):	0.30
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	10 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



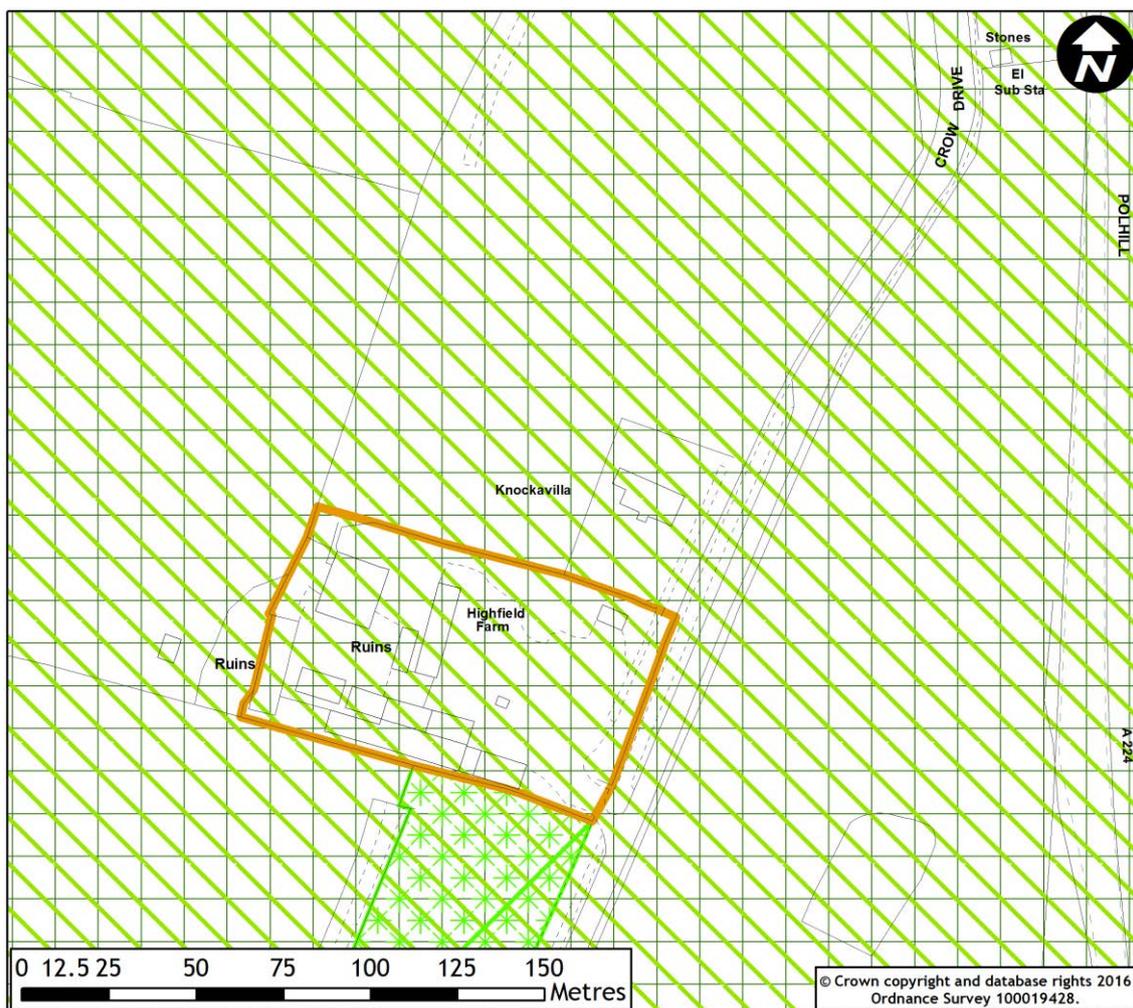
Site description:	The site comprises an Indian restaurant with associated car parking. Bounded by woodland and open countryside to the north and east, Polhill Business Centre to the south, and London Road to the west.		
Suitability:	The site is not connected to a settlement but is within walking distance of Badgers Mount where there are good transport links. There is existing access onto London Road which could be utilised. The site lies within the AONB however it is considered that redevelopment of the site could contribute towards improving the character or the area. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	9-12 residential units

Site ref:	HO25	Gross area (ha):	1.30
Site address:	Land at Polhill Business Centre, London Road, Badgers Mount	Developable area (ha):	0.65
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	50 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



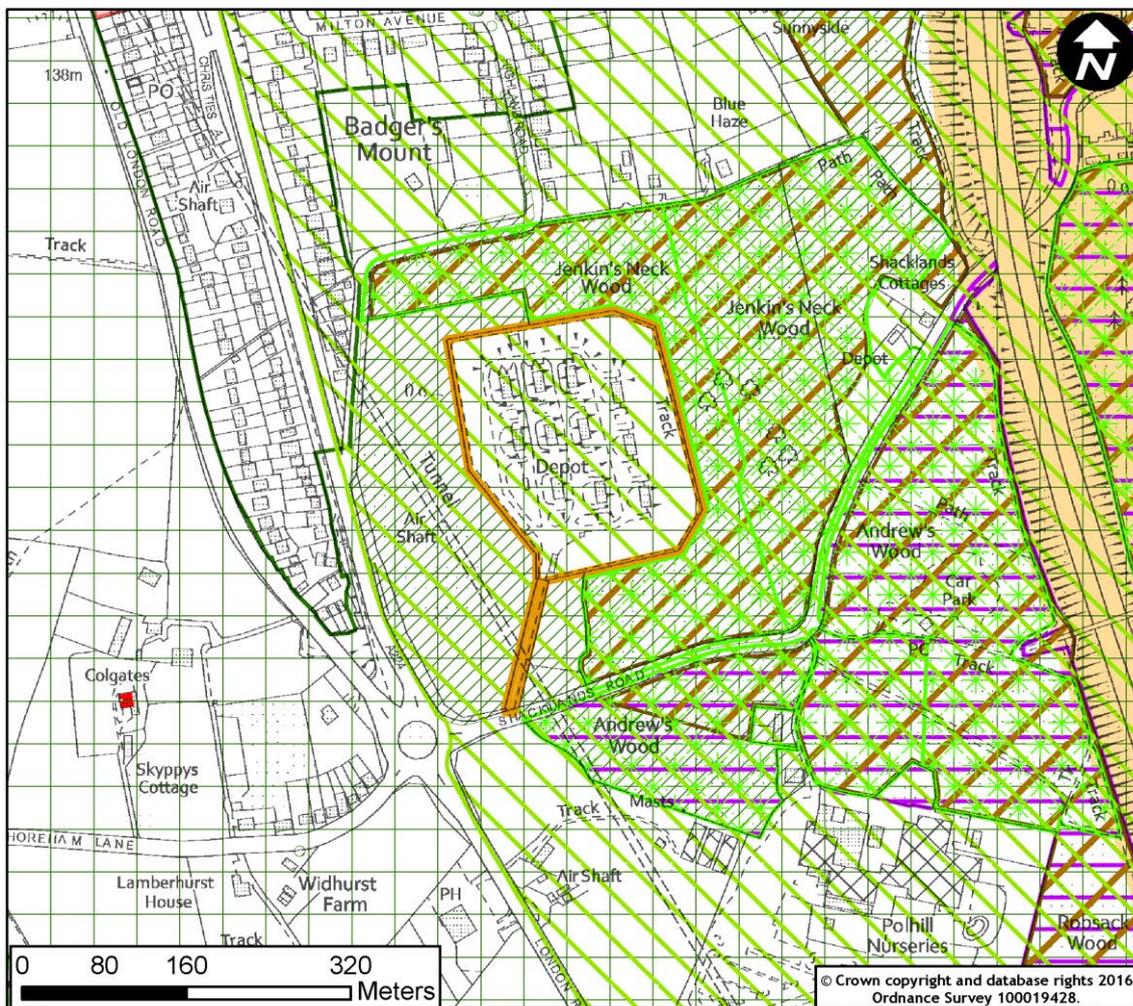
Site description:	The site comprises Polhill Business Centre containing serviced offices, a residential dwelling, a restaurant, and mixed B2/B8 storage and workshop buildings with associated hardstanding for lorry parking. Bounded by the Calcutta Club Indian restaurant to the north, woodland and open countryside to the east and south, and London Road to the west.		
Suitability:	The site is not connected to a settlement but is within walking distance of Badgers Mount where there are good transport links. There is existing access onto London Road which could be utilised. The site lies within the AONB however redevelopment of the site could contribute towards improving the character of the area. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Overall the site is considered able to accommodate development, subject to the retention or reprovion of the employment floorspace, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	19-26 residential units

Site ref:	HO49	Gross area (ha):	0.69
Site address:	Highfield Farm, Crow Drive, Halstead	Developable area (ha):	0.50
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	40 residential units
Site location:	Rural area	Policy SP7 density:	30-40 DPH



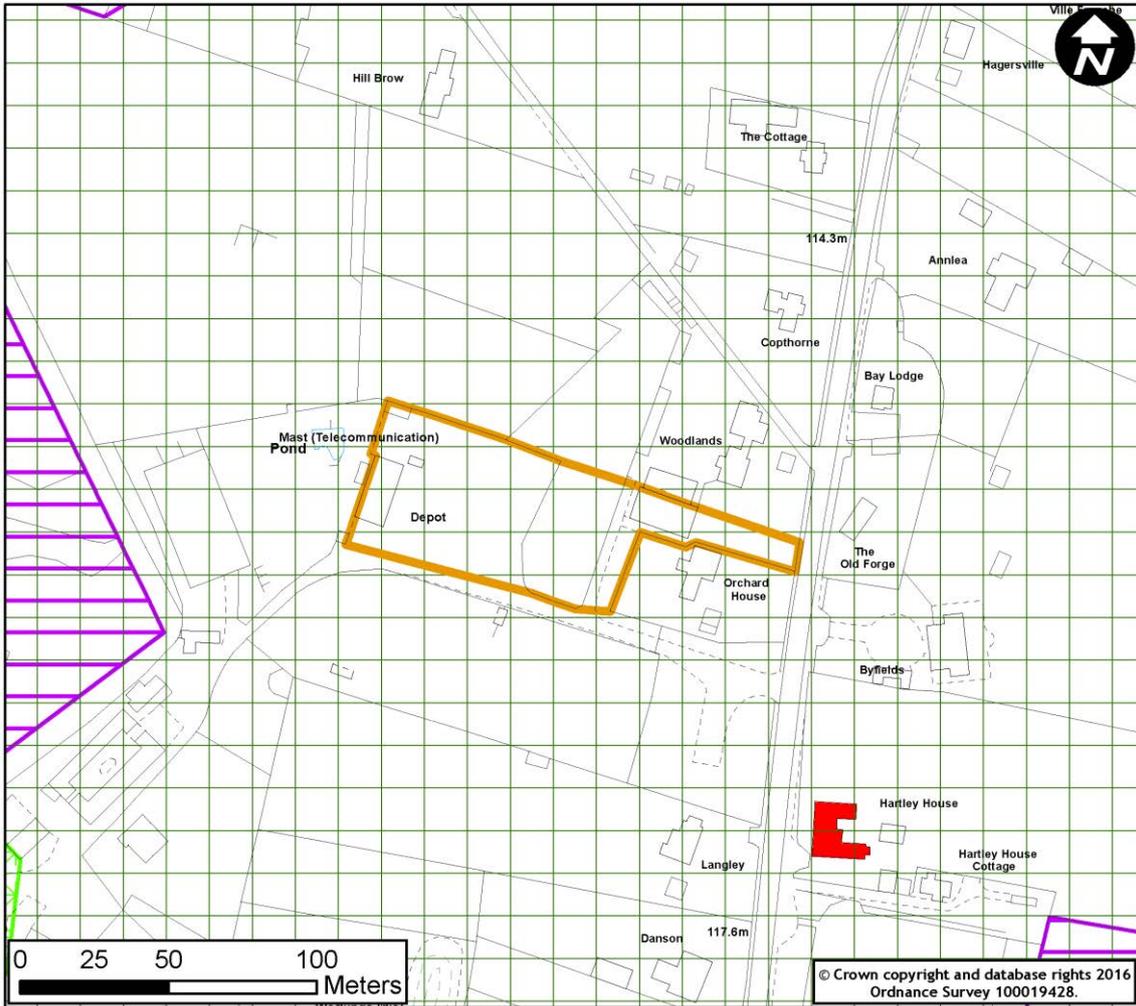
Site description:	The site comprises an agricultural yard containing a number of agricultural barns and containers. Bounded by Crow Drive to the east, open countryside to the north and west and woodland to the south.		
Suitability:	The site is isolated and not connected to a settlement. There is existing access onto Crow Drive. There are prominent views of the site from the north however redevelopment of this site could contribute towards improving the character of the AONB. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	15-20 residential units

Site ref:	HO150	Gross area (ha):	4.86
Site address:	Chelsfield Depot, Shacklands Road, Badgers Mount	Developable area (ha):	3.65
Ward:	Halstead, Knockholt & Badgers Mount	Submitted for:	20 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



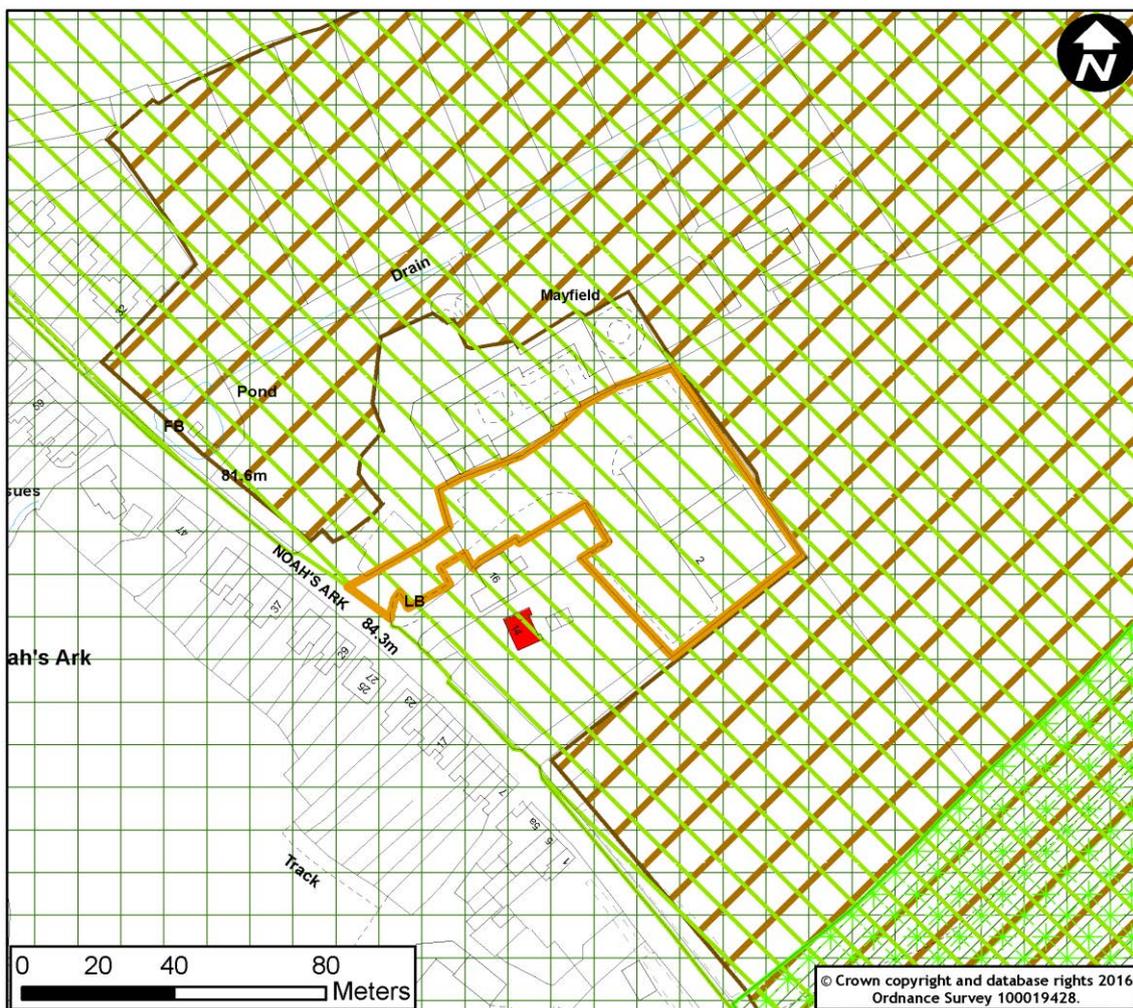
Site description:	The site comprises a parcel of land used for storage and distribution of recycled road material, and a small site office. The site is enclosed by woodland, except for an access road to the south.		
Suitability:	The site is not connected to a settlement but is within walking distance of Badgers Mount which has good transport links. The existing access onto Shacklands Road could be utilised. The site lies within the AONB however redevelopment of the site could contribute towards improving the character of the area. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Overall the site is considered able to accommodate development, subject to the reprovision of the employment floorspace, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	109-146 residential units

Site ref:	H052	Gross area (ha):	0.51
Site address:	Chapel Wood Enterprises, Ash Road, Hartley	Developable area (ha):	0.51
Ward:	Hartley & Hodsoil Street	Submitted for:	40 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



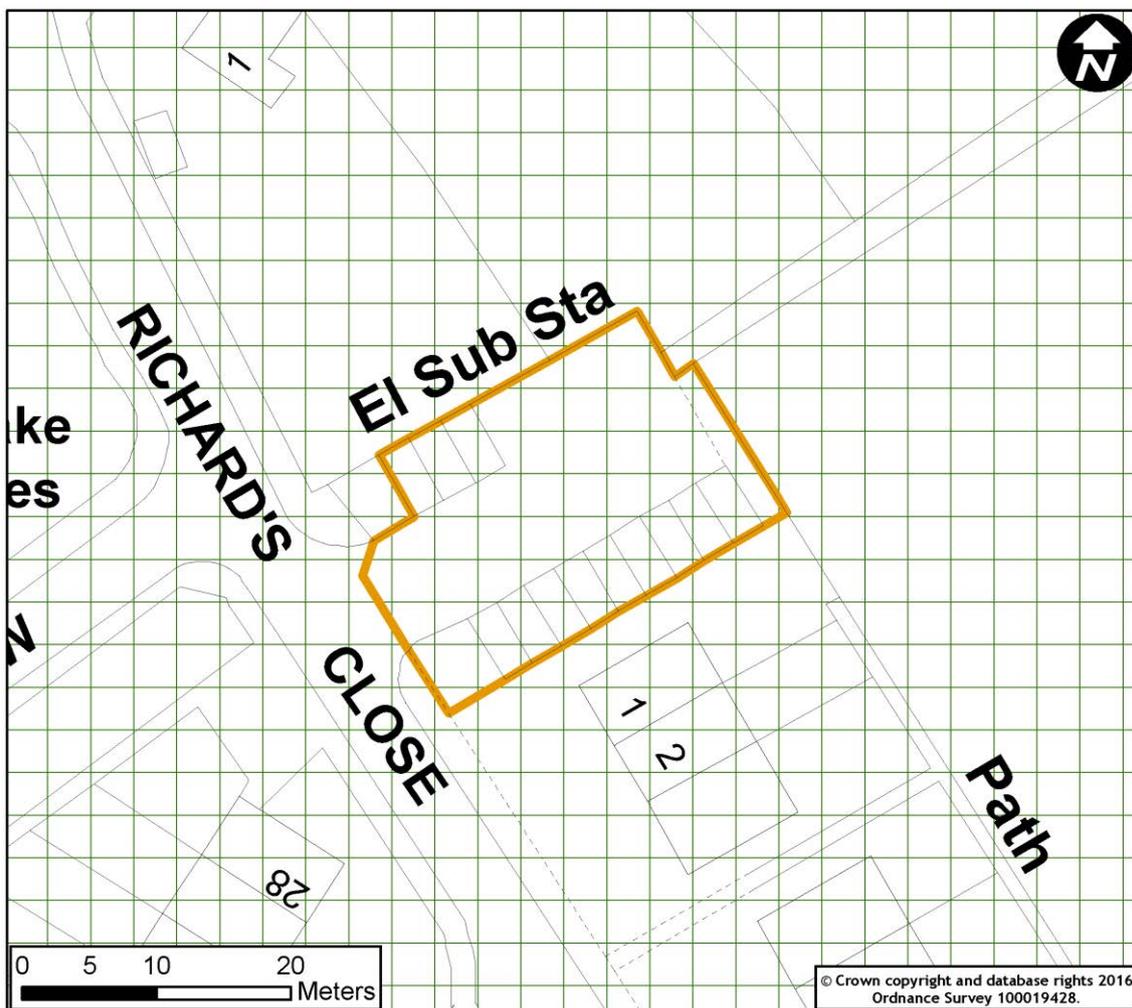
Site description:	The site comprises a former transport yard containing a workshop building, a glazing business unit, a number of containers and hardstanding. There are also other vehicle-related uses on the site including a car wash. Bounded by Ash Road and a residential unit to the east, and open countryside to the north, west and south.		
Suitability:	The site is not connected to a settlement but is within walking distance of Hartley. The proposed access onto Ash Road differs to the existing access and would require improvement. There are long uninterrupted views from the site to the west. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	15-20 residential units

Site ref:	HO104	Gross area (ha):	0.38
Site address:	Baldwins Yard, Noahs Ark, Kemsing	Developable area (ha):	0.38
Ward:	Kemsing	Submitted for:	11 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



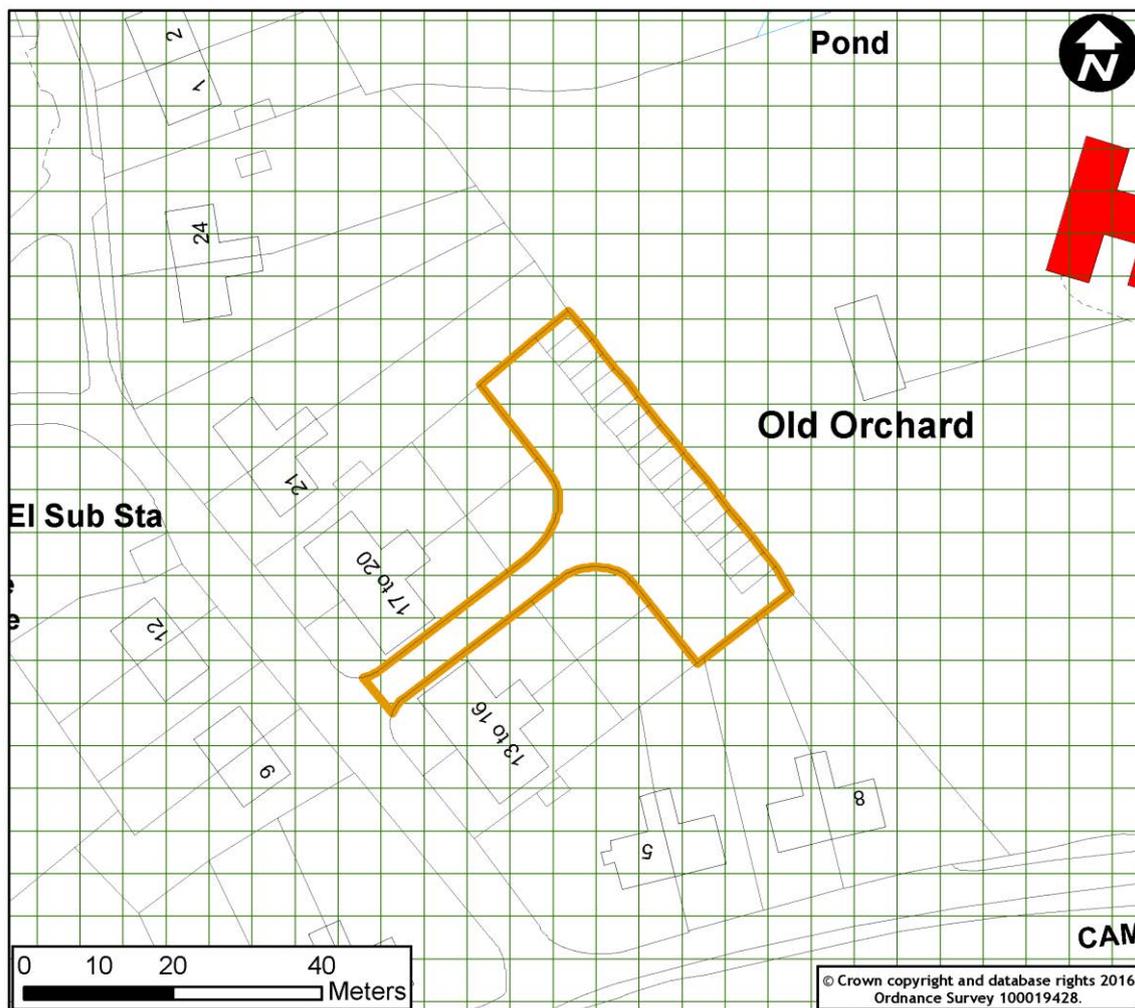
Site description:	The site comprises a rural business park containing two light industrial units currently in use. Bounded by Noah's Ark to the west, a farm to the north, residential units to the south and open countryside to the east.		
Suitability:	The site is located within the built confines of Noah's Ark, although this settlement does not have a boundary and is washed over by the Green Belt. The existing access onto Noah's Ark could be utilised. The site lies within the AONB however redevelopment of the site could contribute towards improving the character. Overall the site is considered able to accommodate development, subject to the retention or reprovion of the employment floorspace, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	11-15 residential units

Site ref:	HO45	Gross area (ha):	0.05
Site address:	Garages at Richards Close, Chiddingstone Causeway	Developable area (ha):	0.05
Ward:	Leigh & Chiddingstone Causeway	Submitted for:	5 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



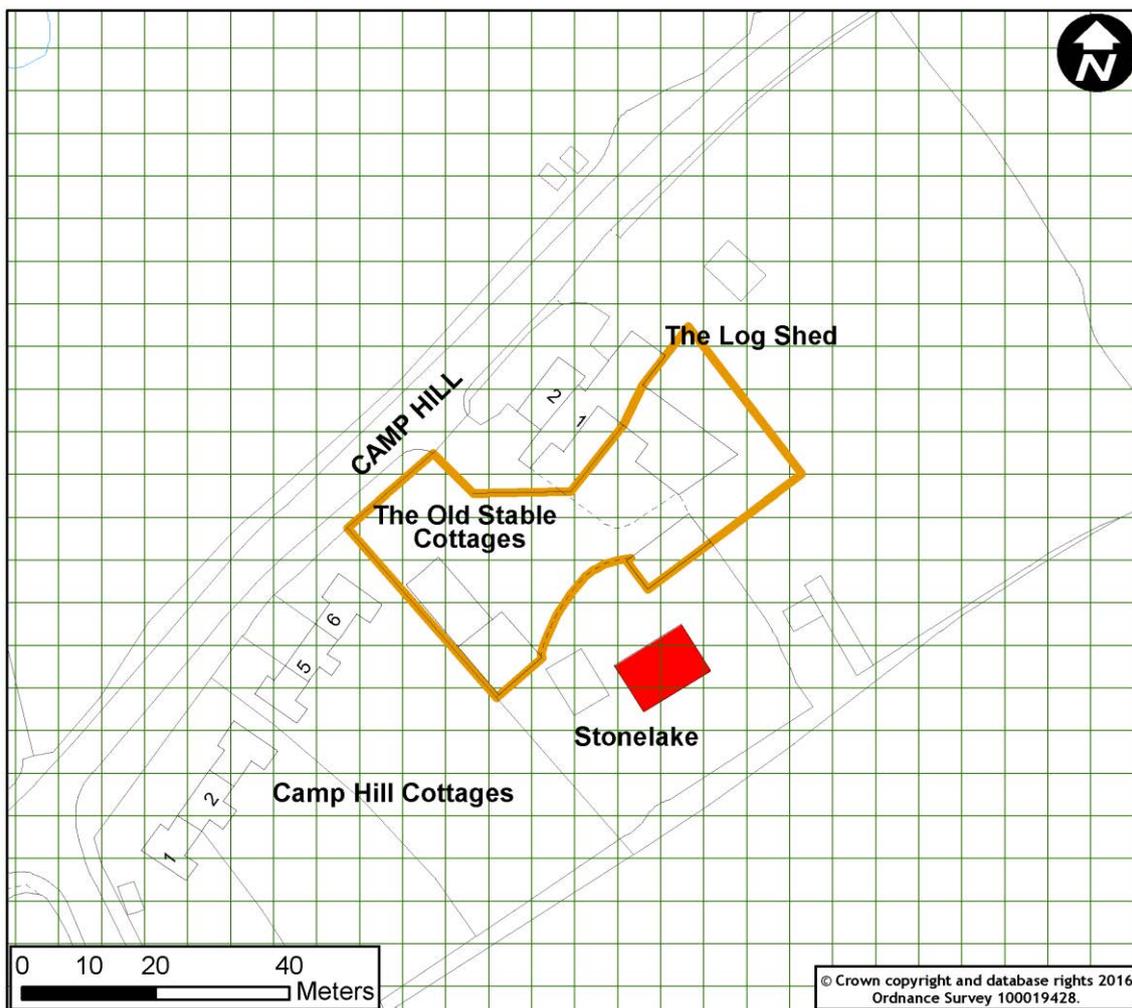
Site description:	The site comprises an area of hardstanding used for car parking and a block of 12 garages for the adjacent properties. Bounded by residential units to the south, Richards Close to the west, a sub station and residential gardens to the north and open countryside to the east. Mature trees line the eastern boundary.		
Suitability:	The site is located within the built confines of Chiddingstone Causeway, although this settlement does not have a boundary and is washed over by the Green Belt. There is existing access onto Richards Close which could be utilised. Given the small scale nature of the site and its close proximity to existing residential units there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	1-2 residential units

Site ref:	HO48	Gross area (ha):	0.10
Site address:	Garages at Old Orchard, Charcott, Leigh	Developable area (ha):	0.10
Ward:	Leigh & Chiddingstone Causeway	Submitted for:	6 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



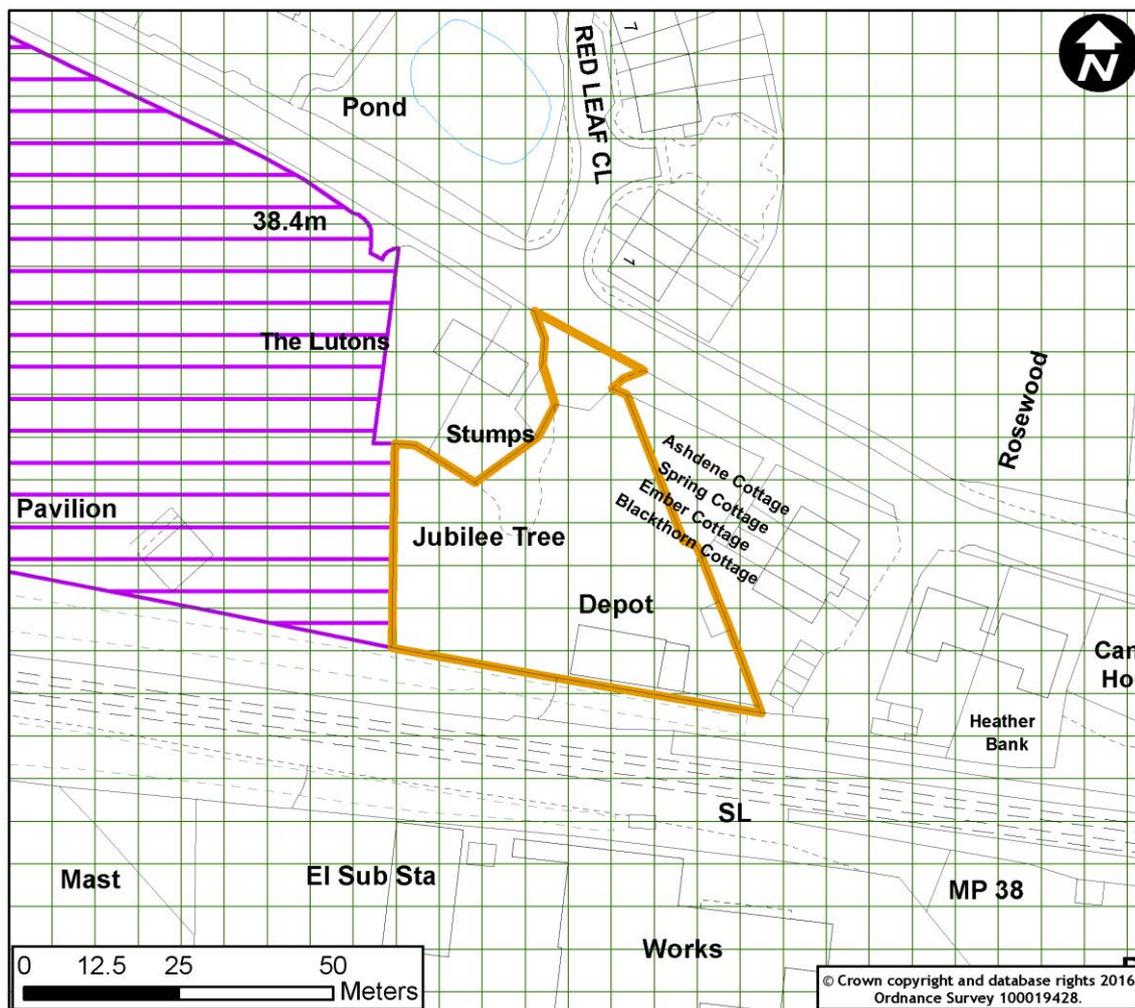
Site description:	The site comprises an area of hardstanding used for car parking and a block of 18 garages for the surrounding properties. Bounded by residential units to the south, east and north, and open countryside to the east. Mature trees line the eastern boundary.		
Suitability:	The site is not connected to a settlement but is within walking distance of Chiddingstone Causeway. There is existing access onto Old Orchard which could be utilised. Given the small scale nature of the site and its close proximity to existing residential units there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	3-4 residential units

Site ref:	HO108	Gross area (ha):	0.14
Site address:	Redleaf Estate Yard, Camp Hill, Chiddingstone Causeway	Developable area (ha):	0.14
Ward:	Leigh & Chiddingstone Causeway	Submitted for:	5 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



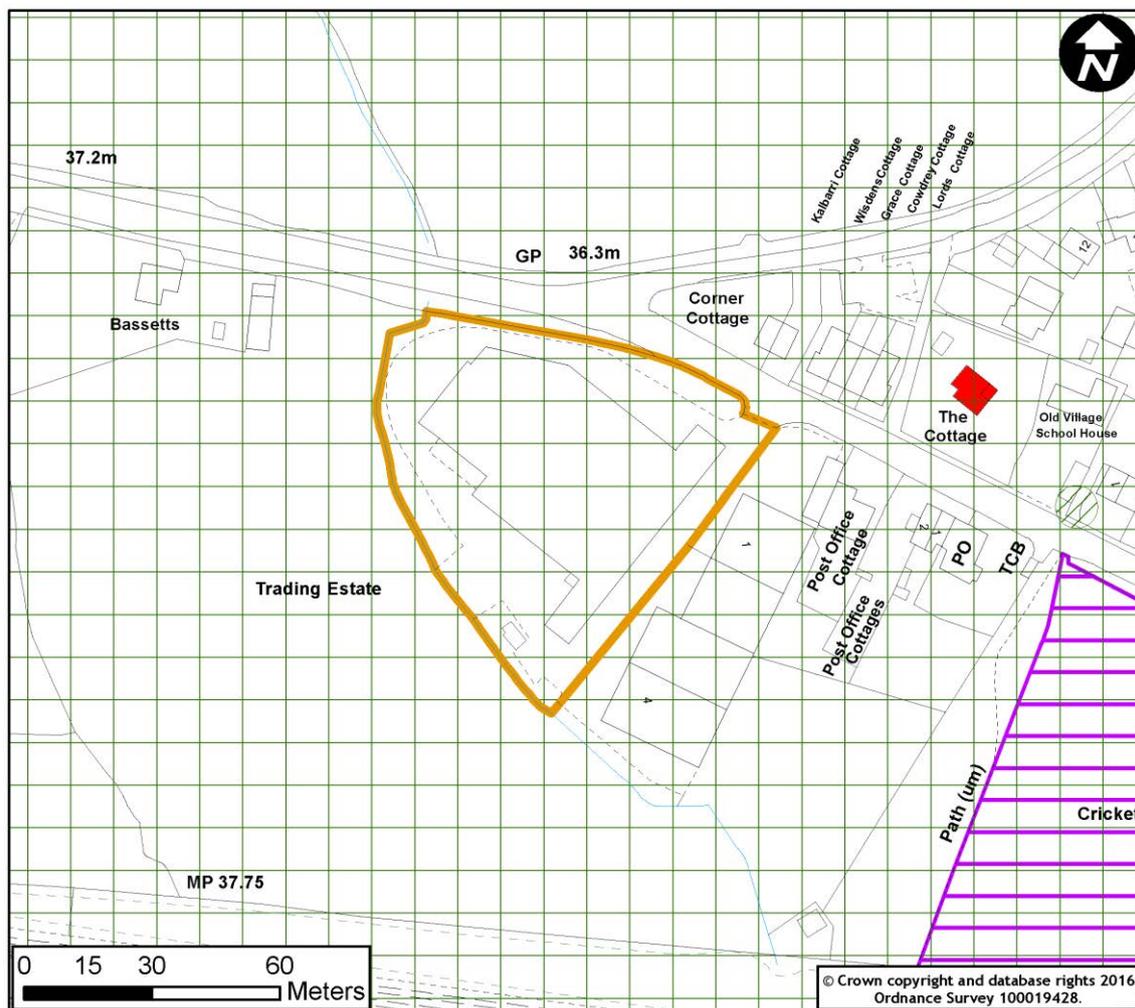
Site description:	The site comprises a builders yard containing a mix of commercial and agricultural buildings, workshop and barn, and hardstanding. The barn has previously been sectioned off forming two residential units which are excluded from the site. Bounded by Camp Hill to the west, and residential units to the north and south, beyond which is open countryside.		
Suitability:	The site is located within the built confines of Chiddingstone Causeway, although this settlement does not have a boundary and is washed over by the Green Belt. There is existing access onto Camp Hill which could be utilised. Given the constrained nature of the site and its close proximity to existing residential units and a listed building there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	4-5 residential units

Site ref:	HO109	Gross area (ha):	0.21
Site address:	Highways Depot, Tonbridge Road, Chiddingstone Causeway	Developable area (ha):	0.21
Ward:	Leigh & Chiddingstone Causeway	Submitted for:	8 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



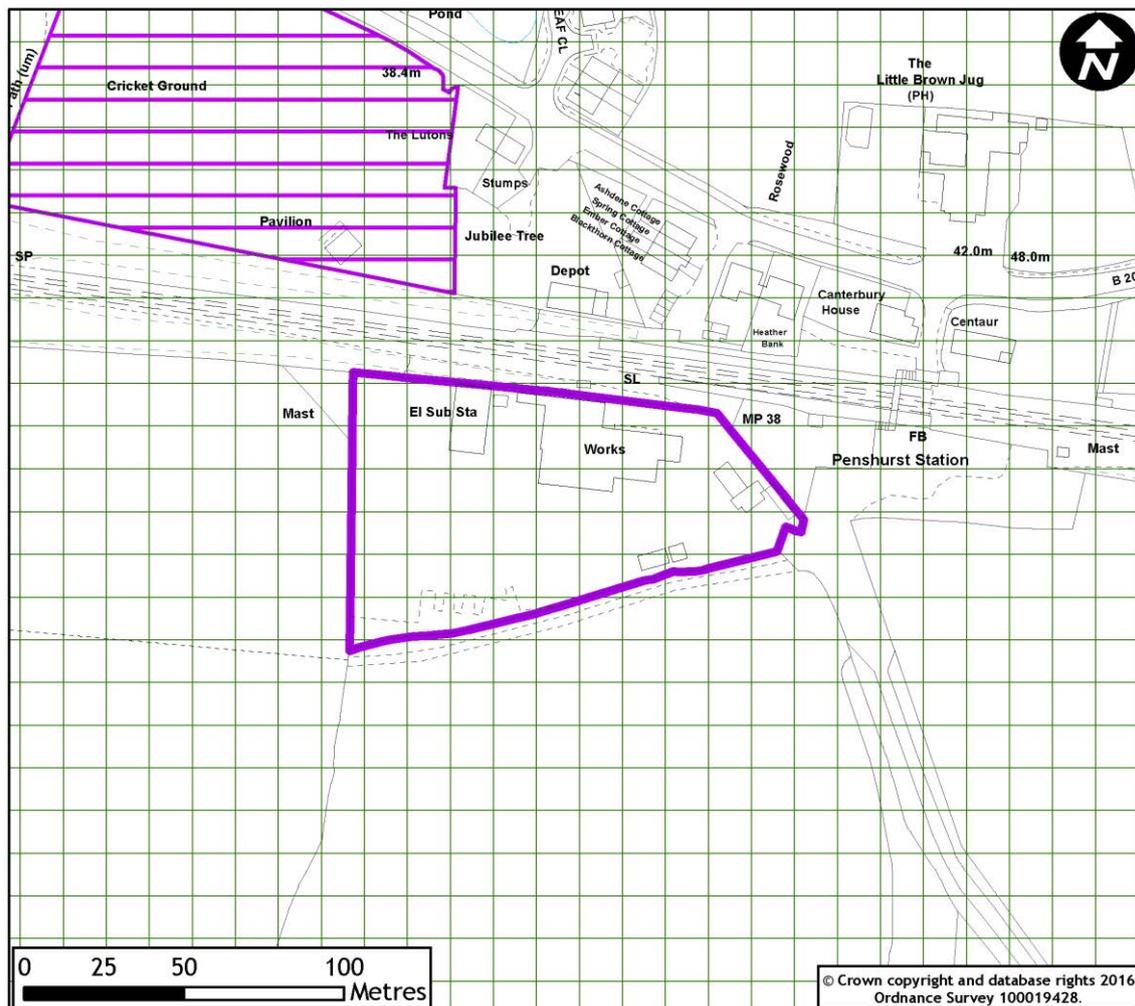
Site description:	The site comprises a highways depot containing a storage building and area of hardstanding. Bounded by Tonbridge Road to the north, the railway line to the south, and residential units to the east and west, beyond which is the village green. Mature trees line the boundary with the railway line.		
Suitability:	The site is located within the built confines of Chiddingstone Causeway, although this settlement does not have a boundary and is washed over by the Green Belt. There is existing access onto Tonbridge Road which could be utilised. Consideration should be given to any potential noise impact from the railway line. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	6-8 residential units

Site ref:	HO115 / HO257	Gross area (ha):	0.52
Site address:	Causeway House, Tonbridge Road, Chiddingstone Causeway	Developable area (ha):	0.26
Ward:	Leigh & Chiddingstone Causeway	Submitted for:	20 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



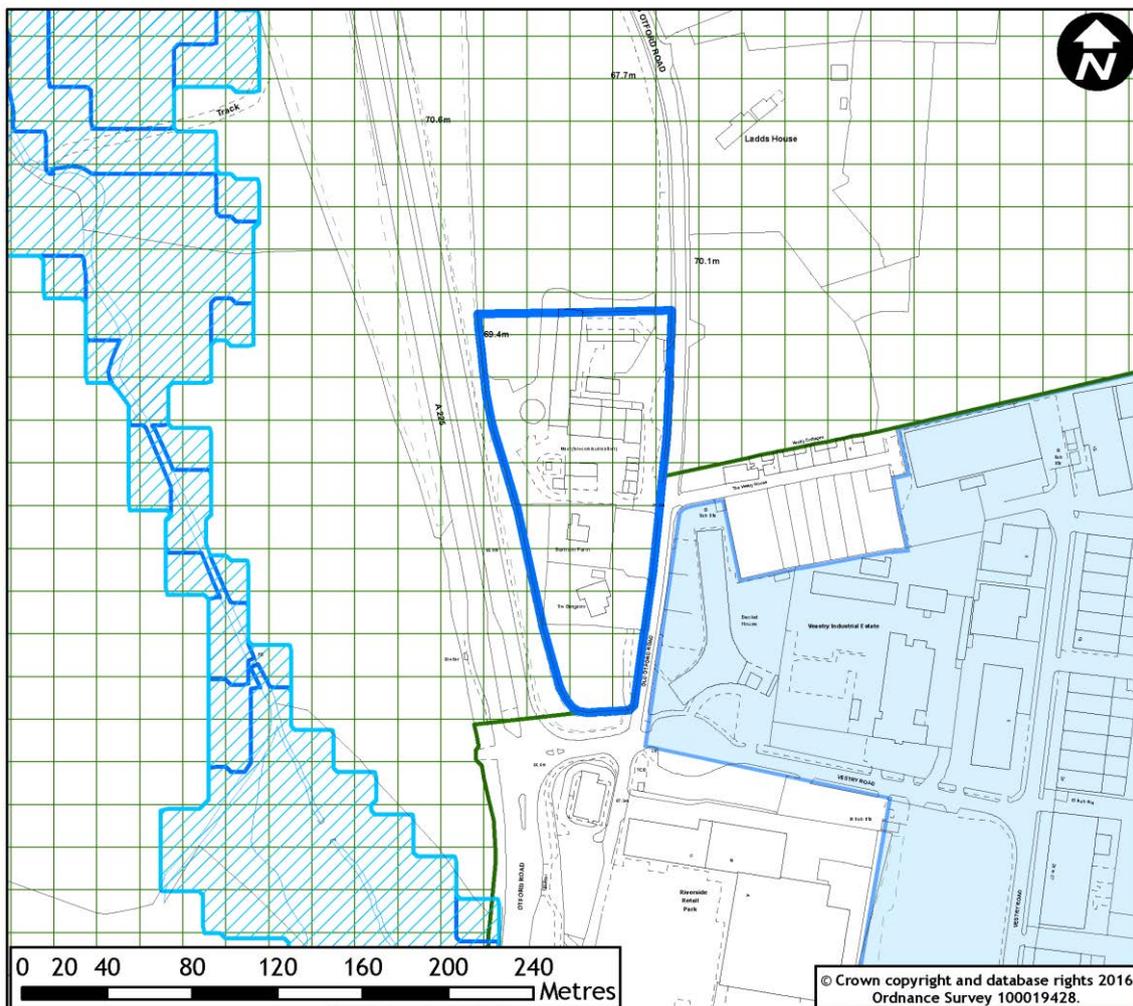
Site description:	The site comprises part of a rural industrial estate containing a number of adjoining commercial buildings including offices, warehouse and storage. Bounded by Tonbridge Road to the north, industrial estate to the east, and open countryside to the south and west, a the railway line to the south, and residential units to the east and west, beyond which is the railway line. Mature trees and hedges line the south western boundary.		
Suitability:	The site is located at the edge of the built confines of Chiddingstone Causeway, although this settlement does not have a boundary and is washed over by the Green Belt. There is existing access onto Tonbridge Road which could be utilised. The office building has recently been refurbished and is in use and provides important rural office accommodation therefore should be retained. Overall the site is considered able to accommodate a mixed use development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	7-11 residential units Retain B1(a) office floorspace

Site ref:	MX12	Gross area (ha):	0.86
Site address:	Station Yard, Station Hill, Chiddingstone Causeway	Developable area (ha):	0.86
Ward:	Leigh & Chiddingstone Causeway	Submitted for:	20 residential units 1,000sqm employment floorspace
Site location:	Rural area	Suitable density range:	30-40 DPH



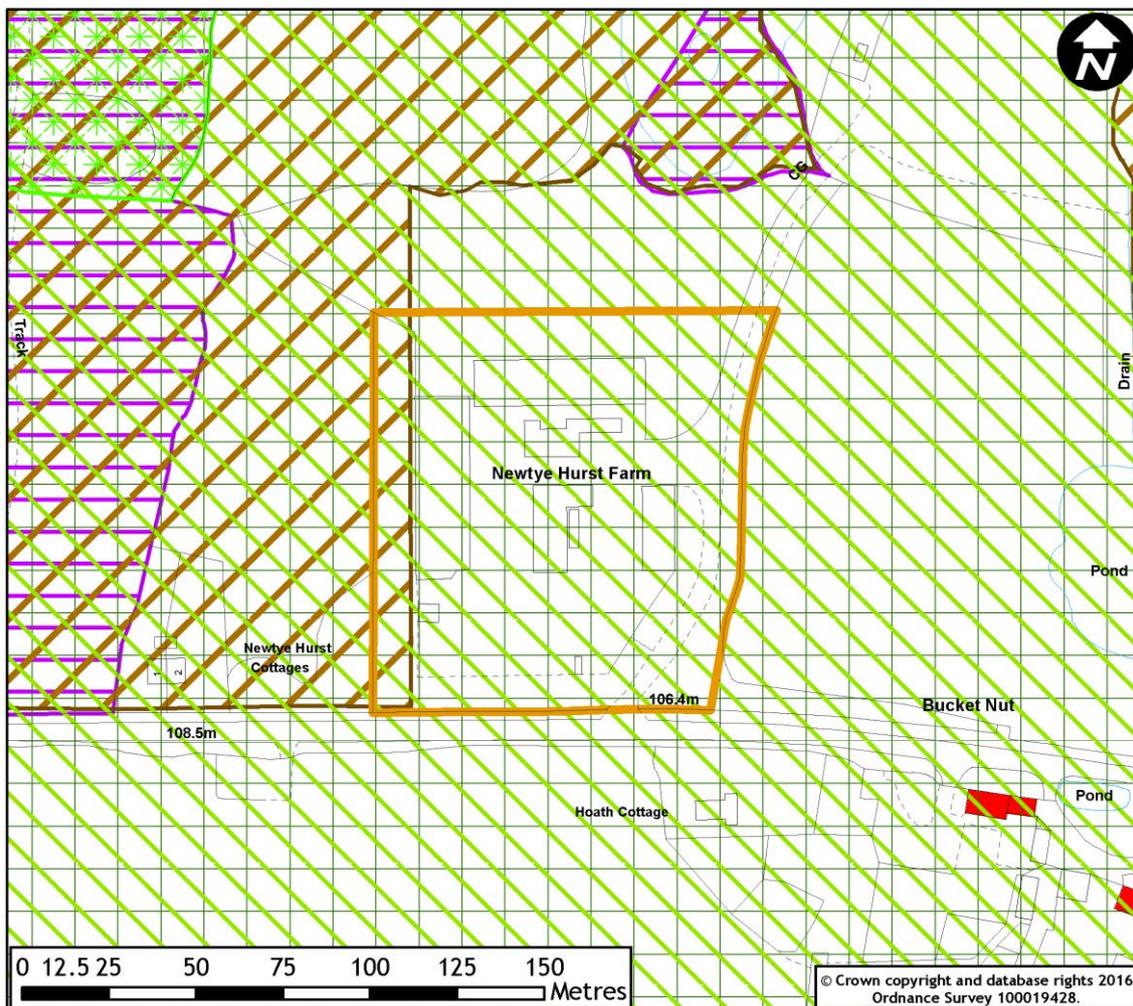
Site description:	The site comprises a fencing contractors yard containing a number of storage buildings, portakabins and area of hardstanding. Bounded by the railway line to the north, Station Hill to the east, and open countryside to the south and west. Mature trees line all boundaries.		
Suitability:	The site is located at the edge of the built confines of Chiddingstone Causeway, although this settlement does not have a boundary and is washed over by the Green Belt. There is existing access onto Station Hill which could be utilised. Consideration should be given to any potential noise impact from the railway line. Given the rural location and existing use of the site, the employment use should be retained and intensified. Overall the site is considered able to accommodate additional employment development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	B1-B8 floorspace

Site ref:	HO132 / EM6 / MX14	Gross area (ha):	1.24
Site address:	Bartram Farm, Old Otford Road, Sevenoaks	Developable area (ha):	1.24
Ward:	Otford & Shoreham	Submitted for:	40 residential units Employment floorspace not specified
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



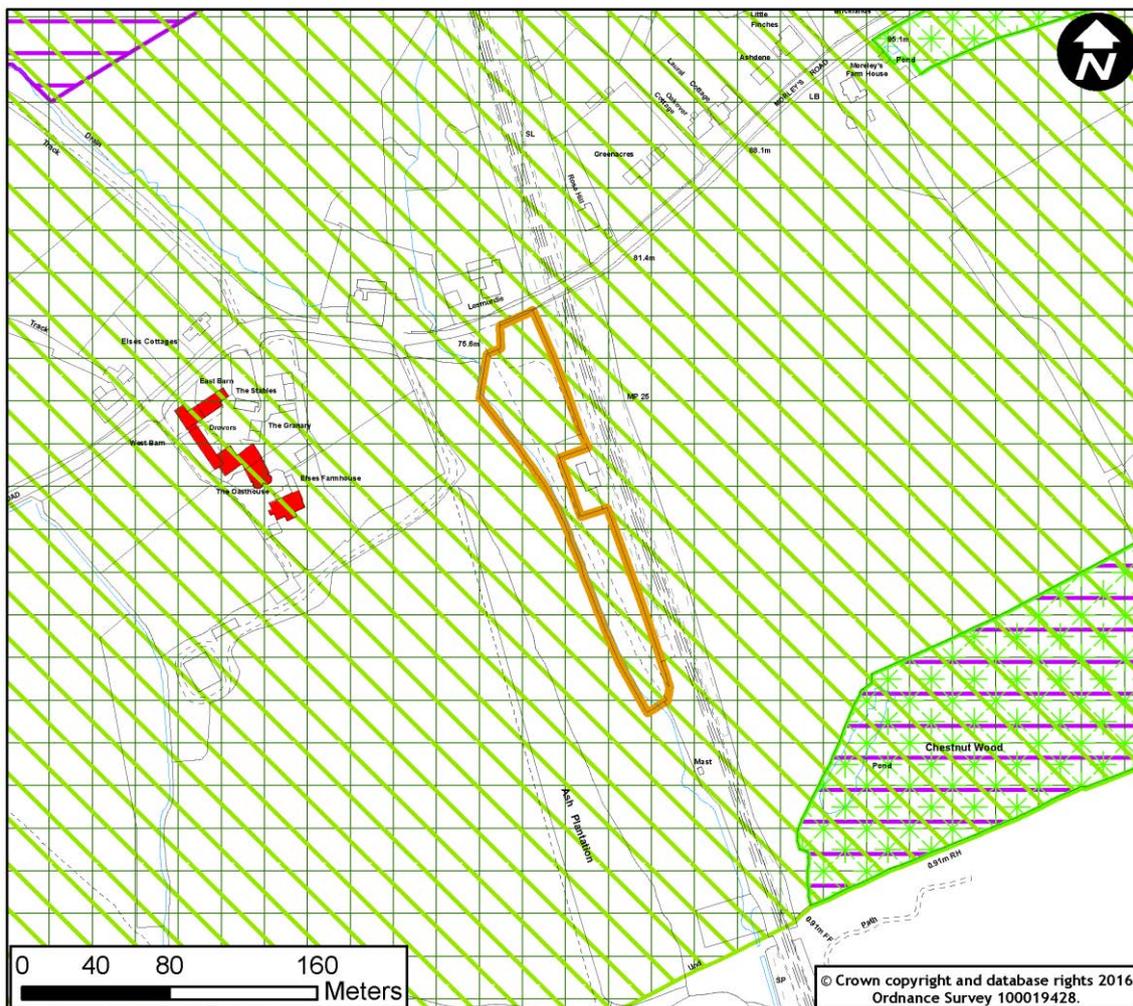
Site description:	The site comprises a number of former agricultural buildings, a large area of hardstanding, and two residential dwellings. Bounded by Old Otford Road to the south and east, Otford Road to the west, and open countryside to the north. Tonbridge Road to the north, the railway line to the south, and residential units to the east and west, beyond which is the village green. Mature trees line the western boundary.		
Suitability:	The site is located adjacent to Sevenoaks urban confines. There is existing access onto Old Otford Road which could be utilised if improved. Overall the site is considered able to accommodate development, and is most suited to employment development given the adjacent uses, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	B1-B8 floorspace

Site ref:	HO255	Gross area (ha):	1.21
Site address:	Newtye Hurst Farm, Cowden Pound Road, Mark Beech	Developable area (ha):	1.16
Ward:	Penshurst, Fordcombe & Chiddingstone	Submitted for:	Not specified
Site location:	Rural area	Suitable density range:	30-40 DPH



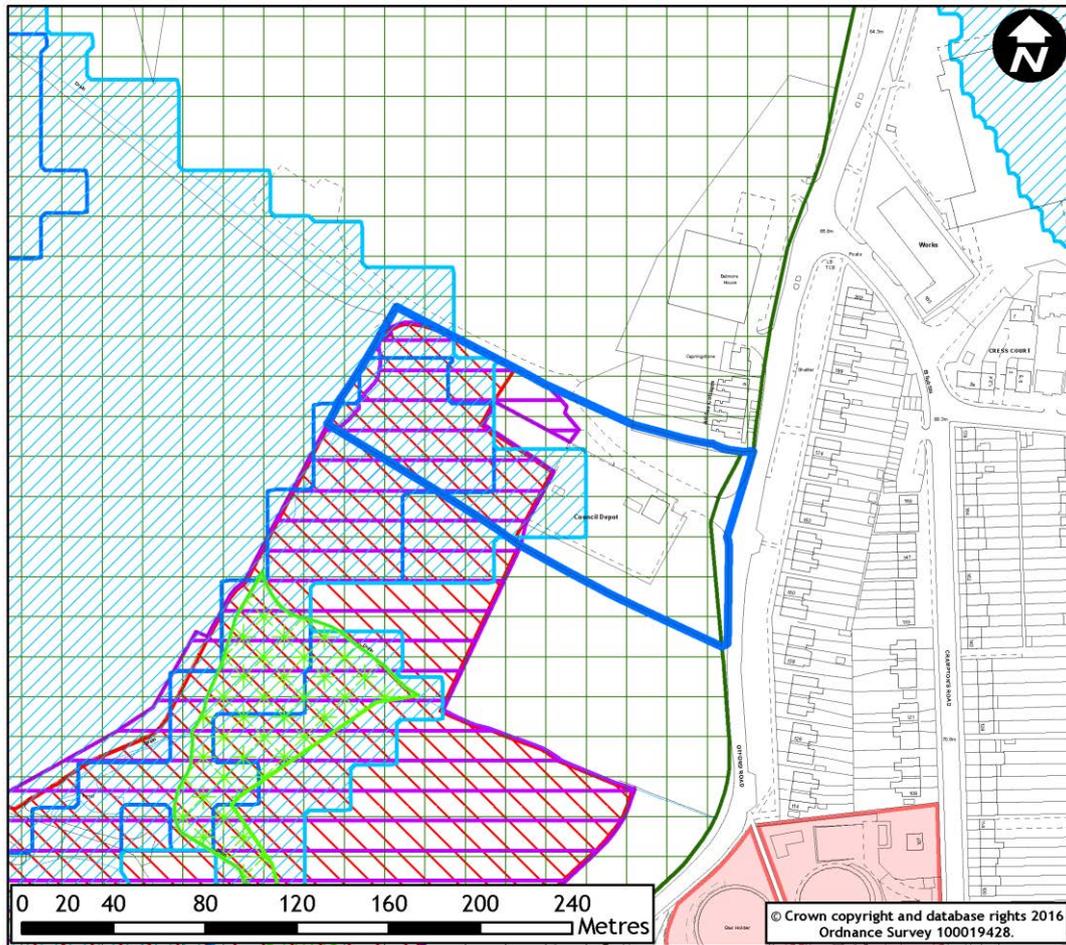
Site description:	The site comprises an agricultural yard containing a number of agricultural buildings currently in use and an area of hardstanding. Bounded by Cowden Pound Road to the south and open countryside to the west, north and east. Mature trees line the western boundary and the site sits lower than ground level.		
Suitability:	The site is located in the open countryside, halfway between Markbeece and Chiddingstone Hoath, and is washed over by the Green Belt. The existing access onto Cowden Pound Road could be utilised. The site lies within the AONB however redevelopment of the site could contribute towards improving the character. Consideration should also be given to any impact on the adjacent local wildlife site. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	34-46 residential units

Site ref:	HO121	Gross area (ha):	0.58
Site address:	Land south of Morleys Road and west of the railway line, Sevenoaks Weald	Developable area (ha):	0.58
Ward:	Seal & Weald	Submitted for:	7 residential units
Site location:	Rural area	Suitable density range:	30-40 DPH



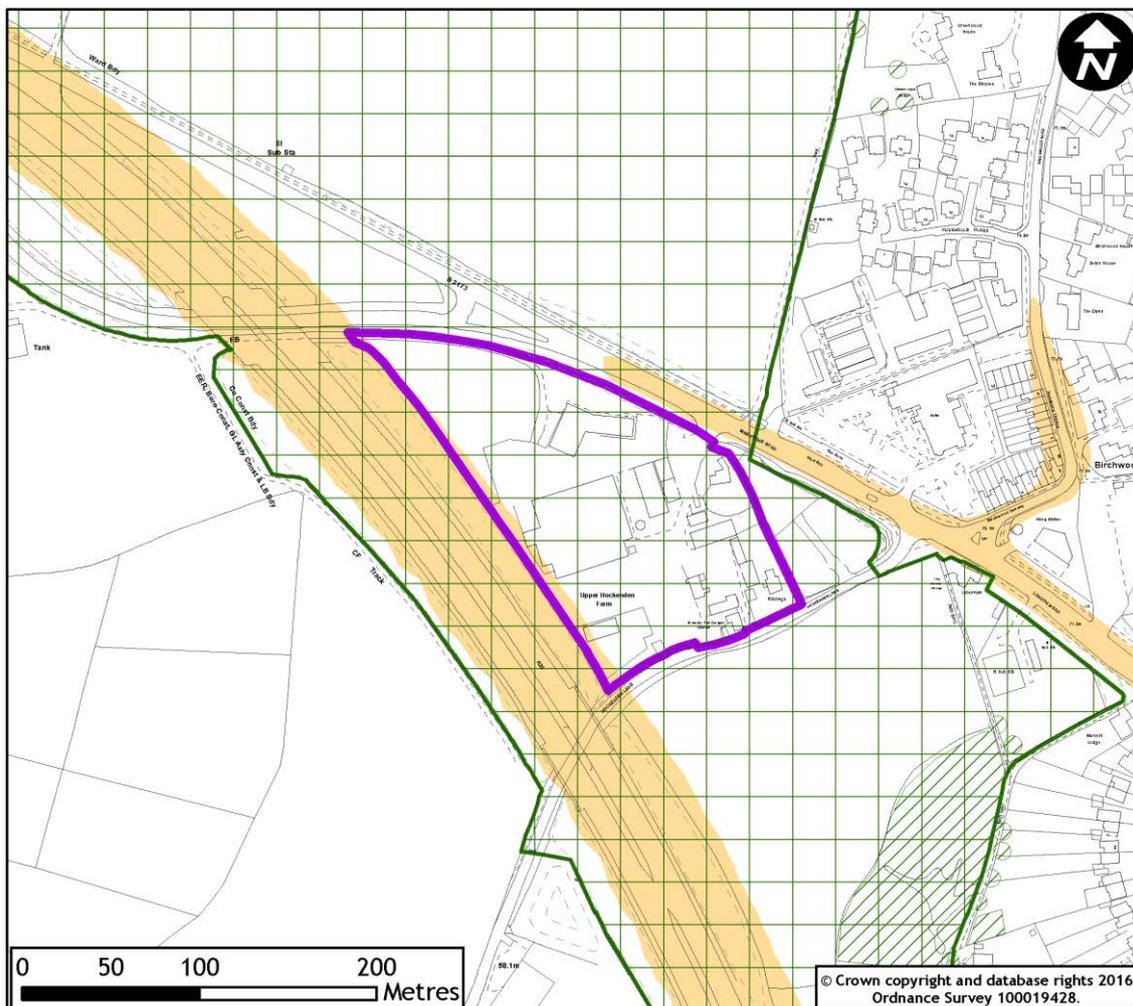
Site description:	The site comprises a long and narrow piece of land used for storing industrial/construction materials for the railway. Bounded by Morleys Road to the north, railway line and substation to the east, and open countryside to the south and west. Mature trees and hedges line the eastern and western boundaries.		
Suitability:	The site is not connected to a settlement but is within walking distance of Sevenoaks Weald. There is existing access onto Morleys Road which could be utilised. Consideration should be given to any potential noise impact from the railway line. The site lies within the AONB however redevelopment of the site could contribute towards improving the character. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	17-23 residential units

Site ref:	EM12	Gross area (ha):	1.25
Site address:	Former Park & Ride, Otford Road, Sevenoaks	Developable area (ha):	0.75
Ward:	Sevenoaks Northern	Submitted for:	7,000sqm employment floorspace
Site location:	Edge of settlement	Suitable density range:	N/A



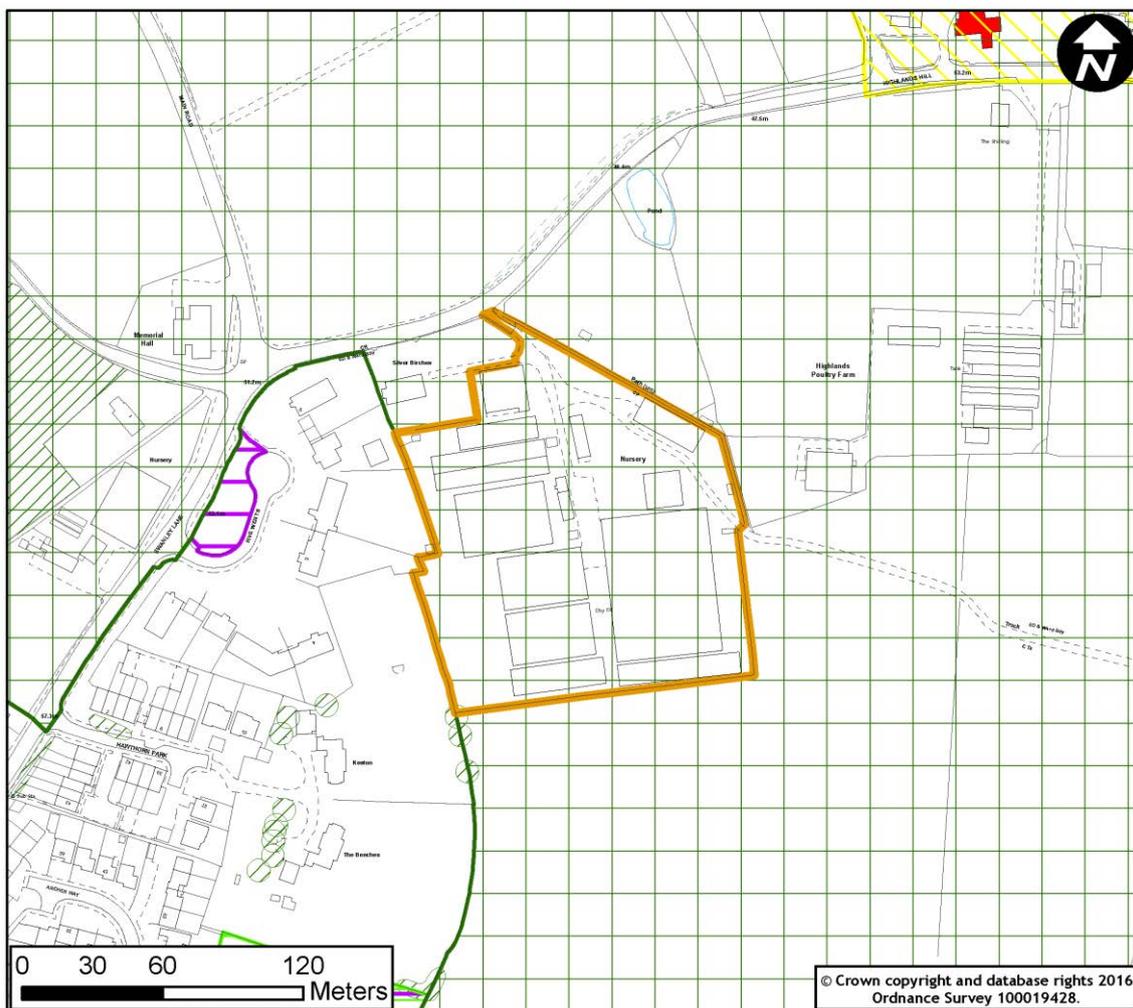
Site description:	The site comprises a rectangular piece of land used as a depot, for storage and parking. The western half of the site contains woodland and the eastern half contains a single storey storage buildings and hardstanding. Bounded by Otford Road to the east, residential development to the north, and woodland and open countryside to the west and south.		
Suitability:	The site is located adjacent to Sevenoaks urban confines. The existing access onto Otford Road could be utilised. Part of the site lies within a SSSI which provides an important habitat for wildlife. The woodland should be protected and any development proposal would be subject to the satisfaction of Natural England. The site also lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the eastern part of the site is considered able to accommodate employment development, subject to the satisfaction of Natural England that the SSSI can be appropriately safeguarded, however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 1-5.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Deliverable	Approximate yield:	B1(a) office floorspace

Site ref:	HO87 / MX9	Gross area (ha):	2.36
Site address:	Upper Hockenden Farm, Hockenden Lane, Swanley	Developable area (ha):	0.90
Ward:	Swanley St Mary's	Submitted for:	35 residential units Employment floorspace
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



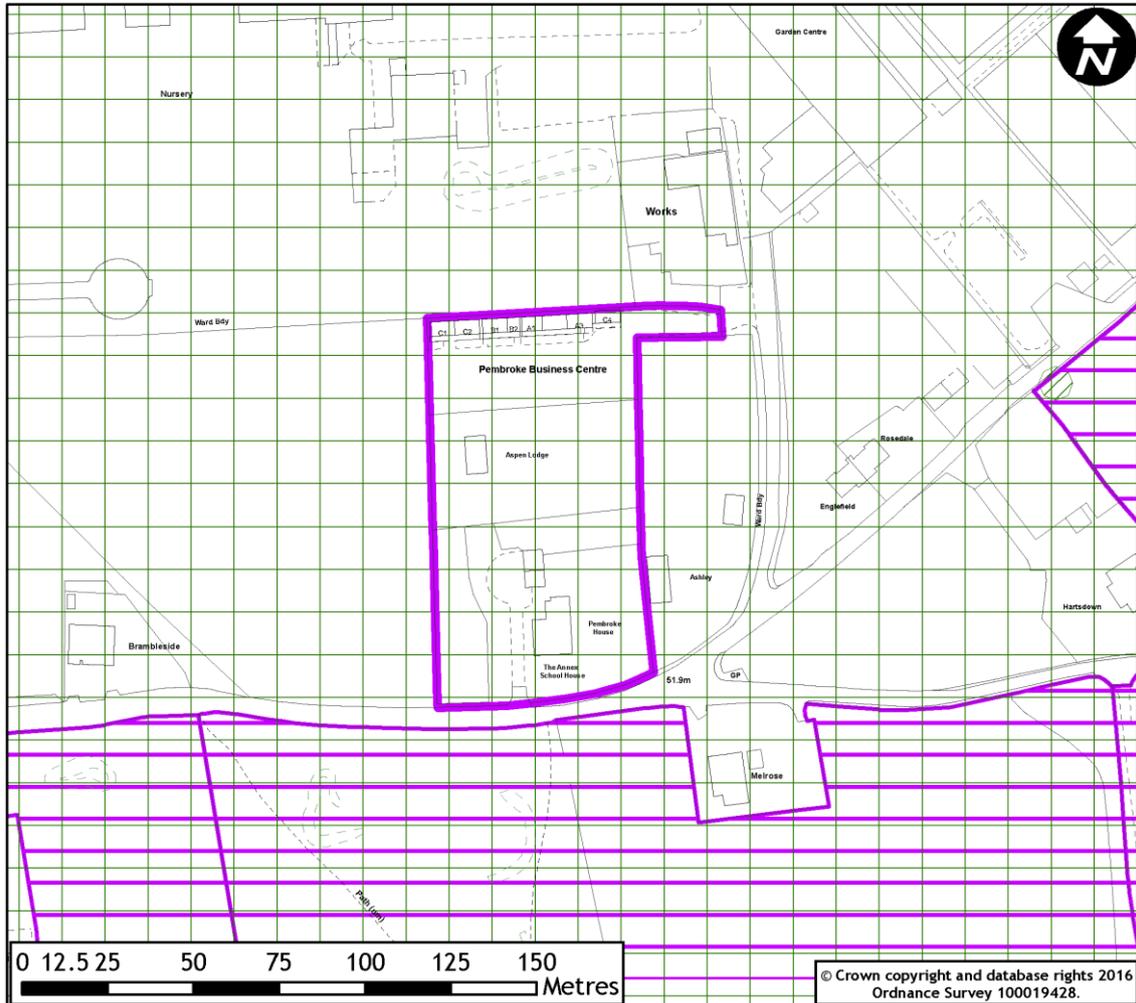
Site description:	The site comprises a mix of uses including a number of commercial buildings in use as B1, B2 and B8, agricultural buildings and yard, two dwellings, a small church building, and an undeveloped area. Bounded by the A20 to the west, Hockenden Lane to the south, a Gypsy & Traveller site to the east, and Maidstone Road to the north. Mature trees line the western boundary and screen the A20.		
Suitability:	The site is located adjacent to Swanley urban confines. There is existing access onto Maidstone Road which could be utilised. Additional access could be made onto Hockenden Lane. The B1, B2 and B8 employment floorspace should be retained. Overall the site is considered able to accommodate a mixed use development comprising employment uses in the northern half and residential development to the south. However it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	27-36 residential units Retain B1-B8 floorspace

Site ref:	HO4	Gross area (ha):	1.79
Site address:	Harringtons Nursery, Highlands Hill, Swanley	Developable area (ha):	1.00
Ward:	Swanley White Oak	Submitted density:	Not specified
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



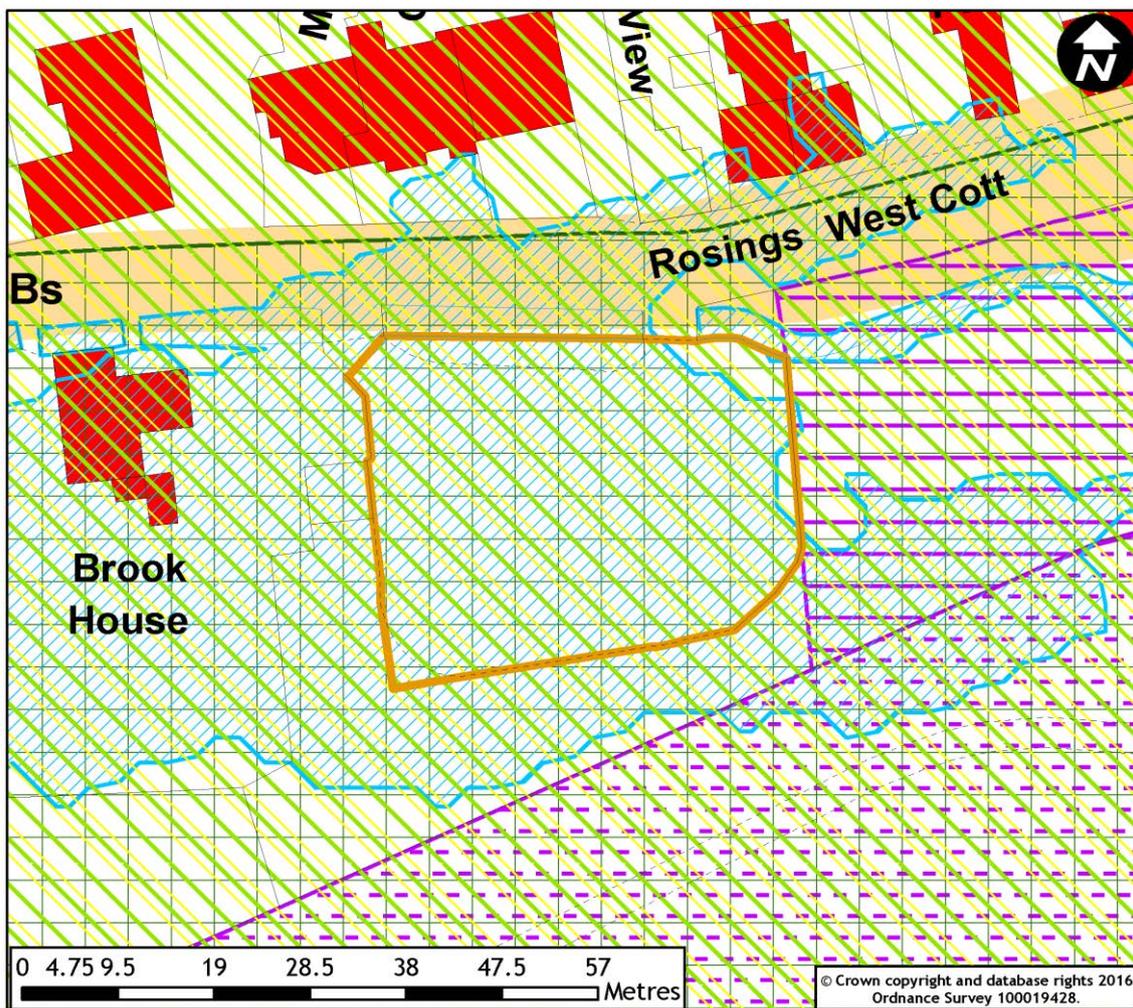
Site description:	The site comprises a horticultural nursery containing a number of permanent buildings used for B8 storage and vehicle repairs and a scaffolding yard in the northern part of the site. The southern part of the site remains in horticultural use with a number of large glasshouses. Trees and hedges line the boundaries of the site.		
Suitability:	The site is located adjacent to Swanley urban confines. The existing access onto Highlands Hill could be utilised if improved. Overall the northern half of the site containing permanent buildings is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner's agent and is considered to be available in years 1-5.		
Achievability:	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.		
Conclusion:	Deliverable	Approximate yield:	30-40 residential units

Site ref:	HO239 / MX32	Gross area (ha):	0.72
Site address:	Pembroke Business Centre and Pembroke House, College Road, Swanley	Developable area (ha):	0.55
Ward:	Swanley White Oak	Submitted for:	Not specified
Site location:	Rural area	Suitable density range:	30-40 DPH



Site description:	The site comprises a number of uses - a business centre to the rear containing small start-up units and associated car parking, a residential mobile home and garden in the middle, and to the front a former dwelling now used as a children's home in landscaped grounds.		
Suitability:	The site is isolated and not connected to a settlement. The existing access onto Leydenhatch Lane could be utilised. The business centre is fully let and provides important office accommodation for small businesses therefore should be retained. Overall the site is considered able to accommodate a mixed use development however it is located within the Green Belt so this designation would need to change in order for it to be developed.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 5-10.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Developable	Approximate yield:	16-22 residential units Retain B1(a) office floorspace

Site ref:	H0252	Gross area (ha):	0.13
Site address:	Pitts car park, High Street, Westerham	Developable area (ha):	N/A
Ward:	Westerham & Crockham Hill	Submitted for:	6 residential units
Site location:	Edge of settlement	Suitable density range:	30-40 DPH



Site description:	The site comprises a car park accessed via one of two bridges across the River Darent. Bounded by the A25 to the north, residential development to the west and fields and parkland to the south and east. Mature trees line the northern and southern boundaries of the site.		
Suitability:	The site is located adjacent to Westerham urban confines. The two existing access points onto the A25 could be utilised. The site lies within the AONB but is considered to be well contained within the landscape. The site lies wholly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The site also lies within the Conservation Area and is adjacent to a number of listed buildings, and concerns are raised over any impact a redevelopment would have. Overall the site is considered unsuitable for development given the flooding and heritage issues.		
Availability:	The site has been submitted by the landowner and is considered to be available in years 5-10.		
Achievability:	No constraints that could render the site financially unviable are identified at this time.		
Conclusion:	Unsuitable	Approximate yield:	0