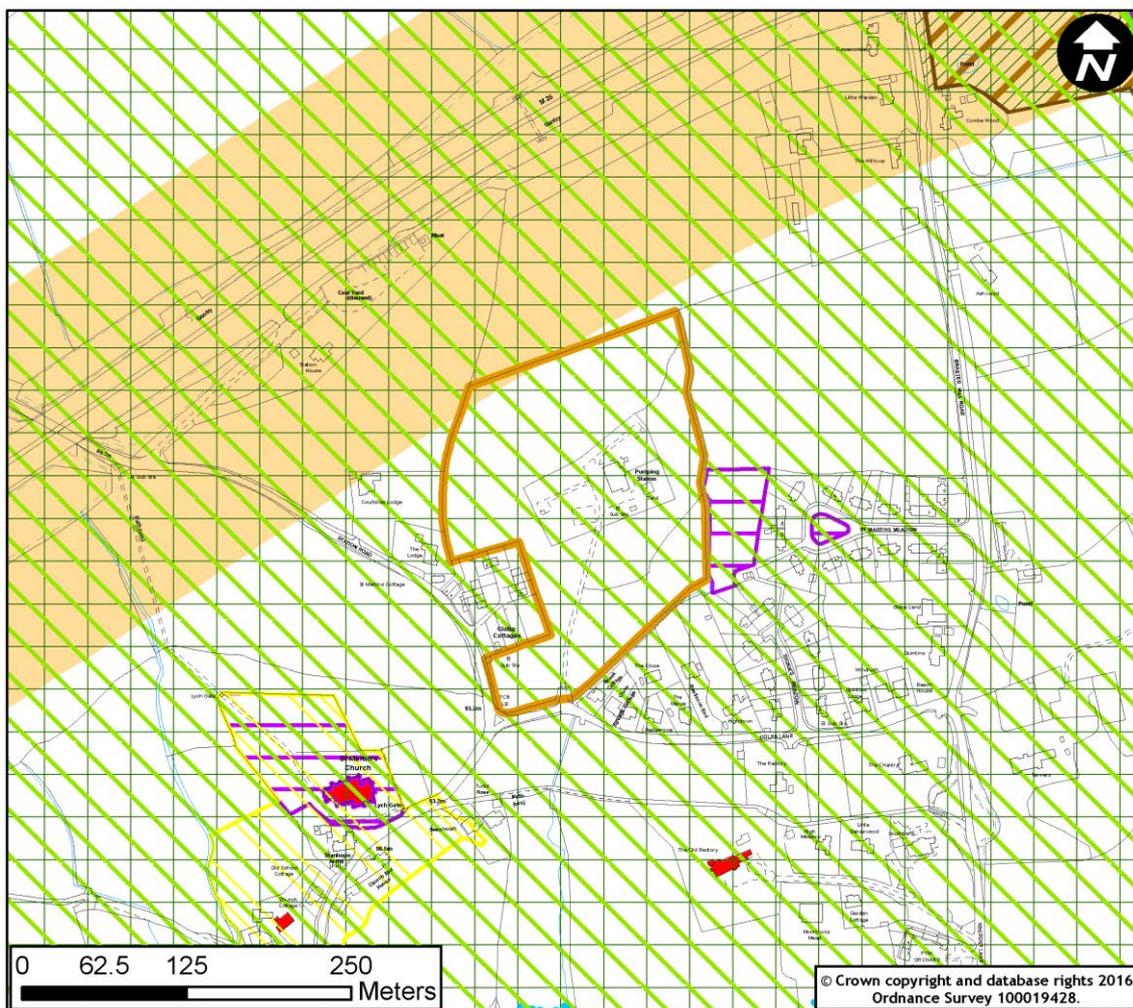
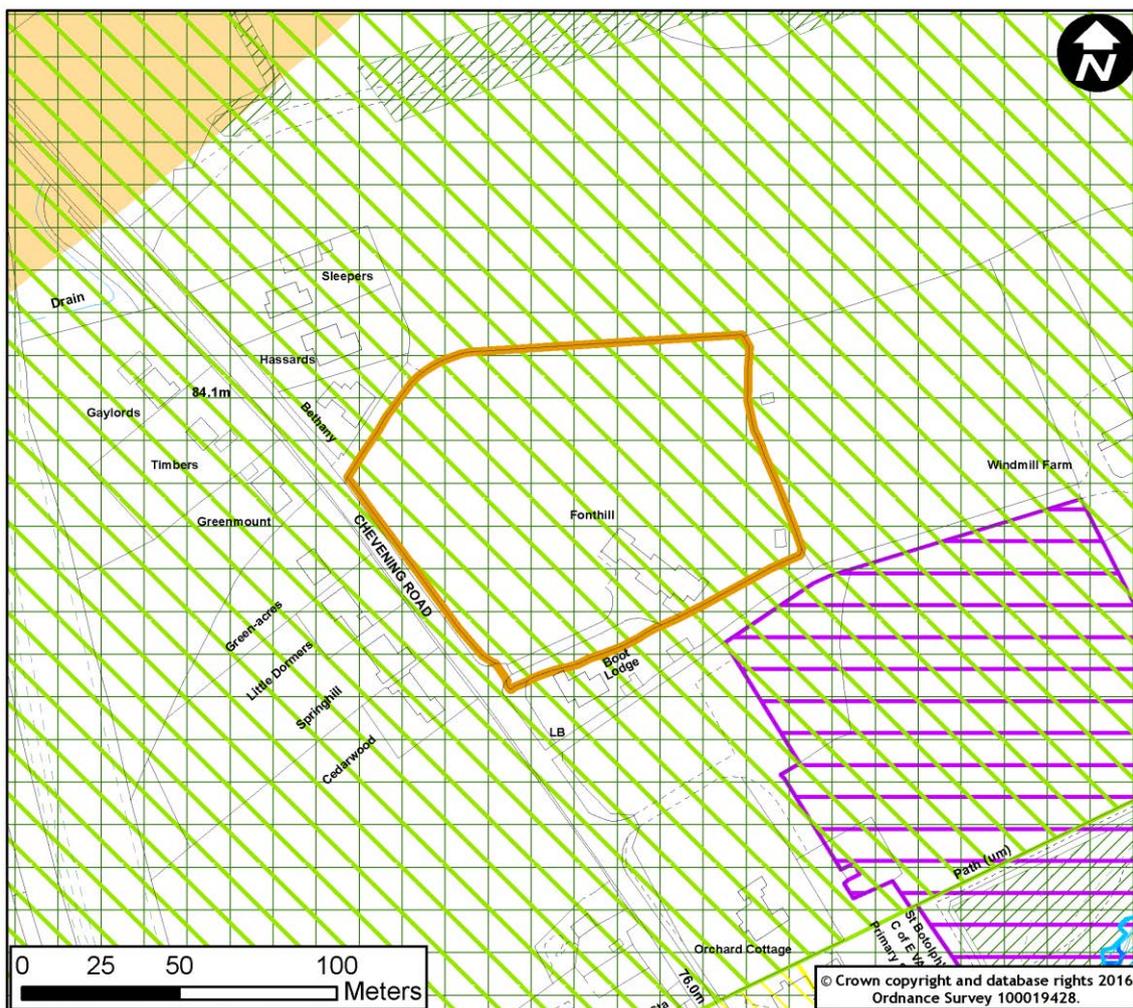


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|-----------------------|--|--------------------------------|---------------|
| Site ref: | HO96 | Gross area (ha): | 4.03 |
| Site address: | Brasted Water Pumping Station, Coles Lane, Brasted | Developable area (ha): | 0.65 |
| Ward: | Brasted, Chevening & Sundridge | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



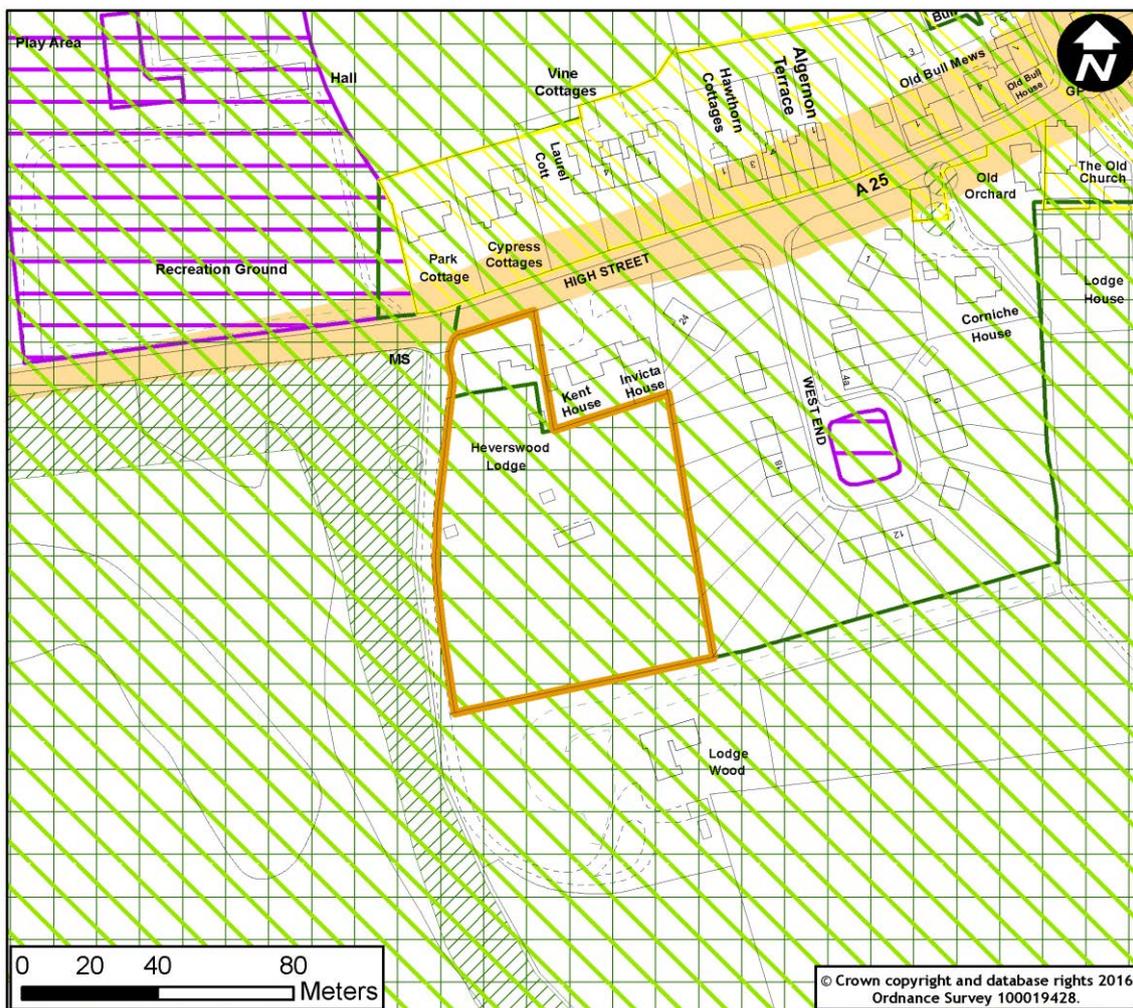
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| Site description: | The site comprises a former water pumping station set in extensive grounds accessed down a long track. Bounded by Coles Lane to the south, Station Road and residential development to the west, residential development to the east and open countryside to the north. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the facilities and services in Brasted. The existing access onto Coles Lane could be utilised for a small number of units. It is considered that development of the whole site would not conserve or enhance the AONB. Overall the previously developed portion of 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: | 19-26 residential units |

| | | | |
|-----------------------|-------------------------------------|--------------------------------|---------------|
| Site ref: | HO116 | Gross area (ha): | 1.10 |
| Site address: | Fonthill, Chevening Road, Chipstead | Developable area (ha): | 0.50 |
| Ward: | Brasted, Chevening & Sundridge | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



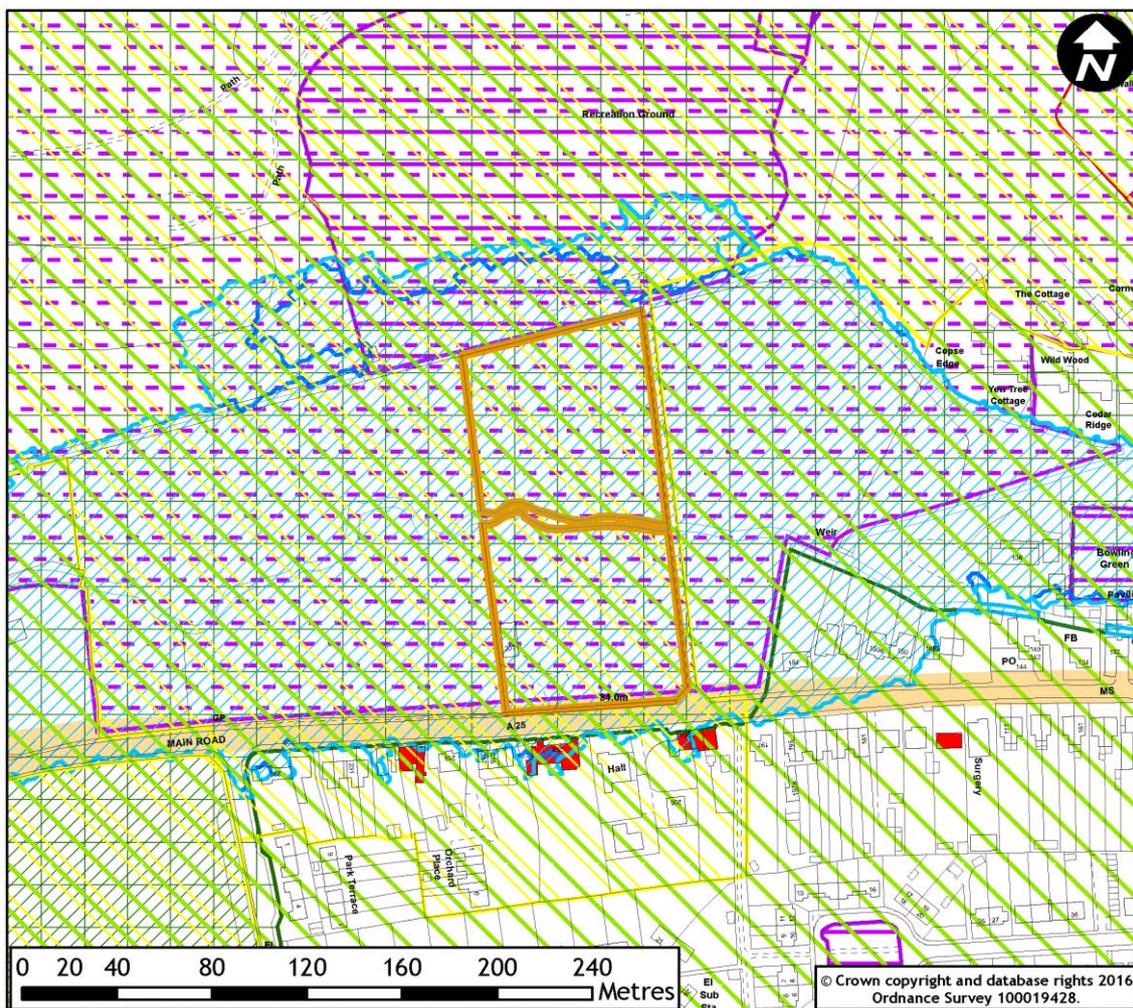
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| Site description: | The site comprises a residential dwelling set in extensive grounds. Bounded by Chevening Road and residential development to the west, residential development to the south, and open countryside to the north and east. Mature trees line the boundary of the site. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the facilities and services in Chipstead. The existing access onto Chevening Road could be utilised. The site lies within the AONB but is considered to be well contained. Overall the part of the site fronting Chevening Road 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 15-20 residential units |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | HO122 | Gross area (ha): | 0.68 |
| Site address: | Heverswood Lodge, High Street, Brasted | Developable area (ha): | 0.68 |
| Ward: | Brasted, Chevening & Sundridge | Submitted for: | 10 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



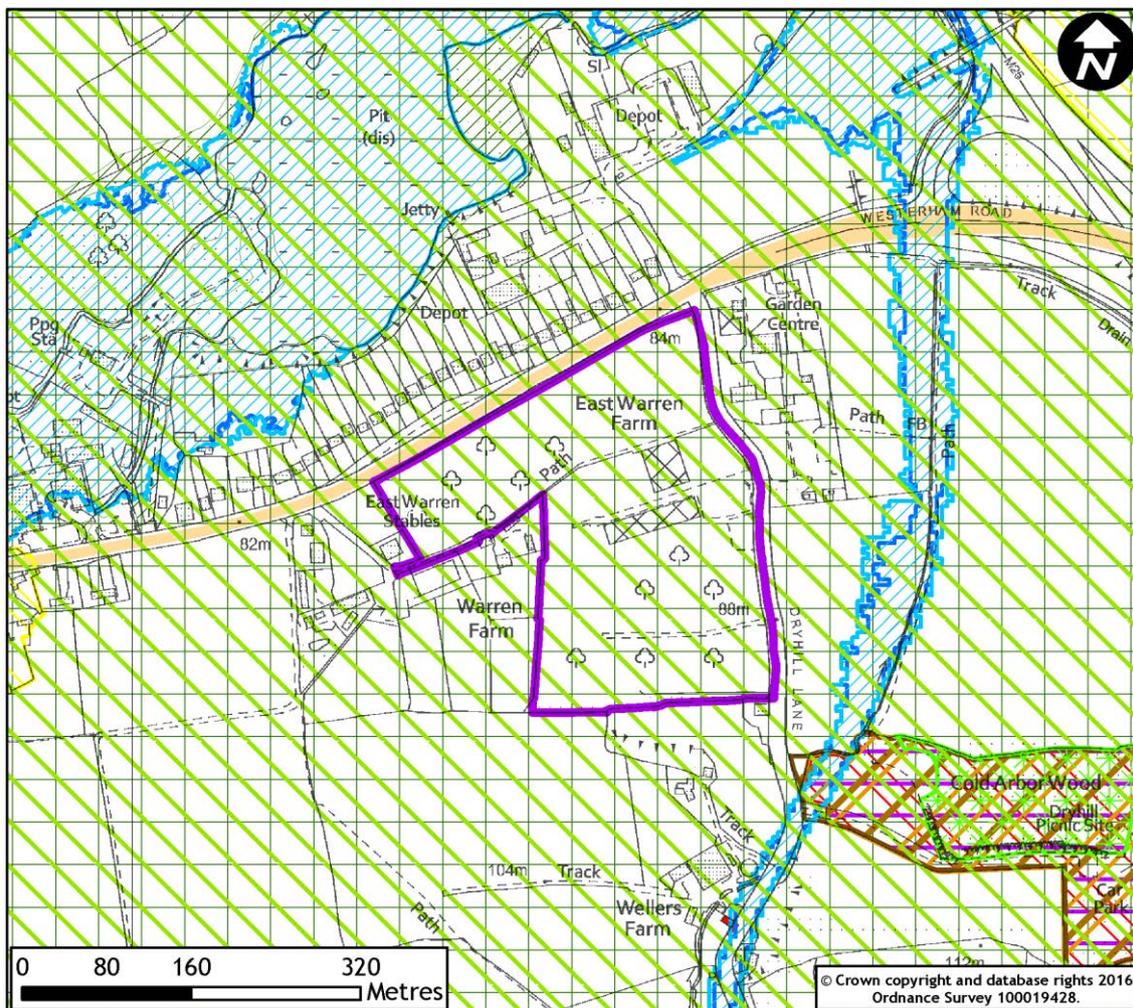
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| Site description: | The site comprises a residential dwelling fronting the road with a large rear garden. Bounded by the High Street to the north, residential development to the east and south, and open countryside to the west. The land slopes gently upwards from north to south and mature trees line the southern boundary. | | |
| Suitability: | The site is located adjacent to Brasted urban confines. The existing access onto the High Street could be utilised if improved. The site lies within the AONB but is considered to be well contained. 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: | 20-27 residential units |

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|-----------------------|--|--------------------------------|---------------------|
| Site ref: | HO253 | Gross area (ha): | 1.19 |
| Site address: | Land opposite 209 Main Road, Sundridge | Developable area (ha): | N/A |
| Ward: | Brasted, Chevening & Sundridge | Submitted for: | 9 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



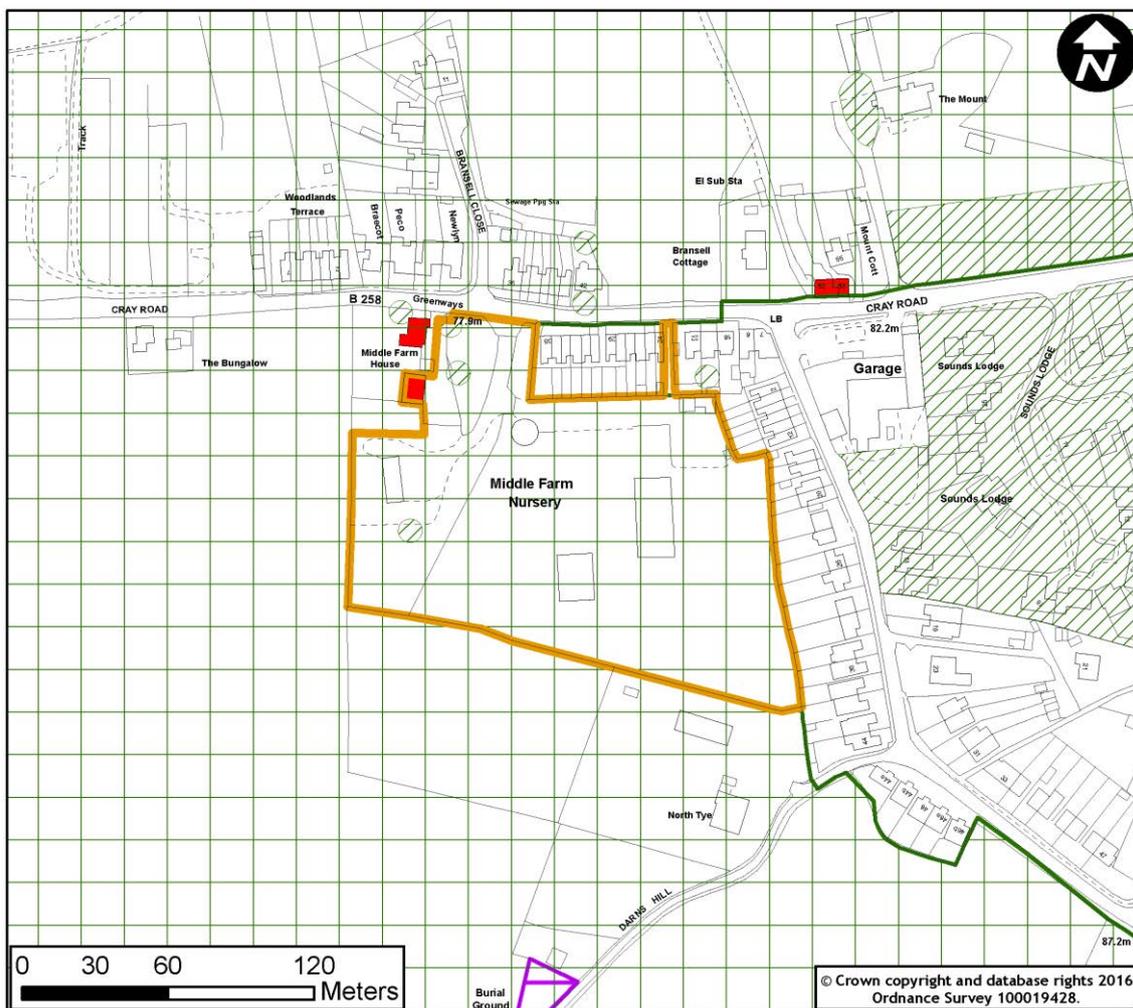
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|--------------------------|---|---------------------------|---|
| Site description: | The site comprises two parcels of land either side of the River Darent. The southern parcel is mainly scrubland but contains a barn and hardstanding. The northern parcel is scrubland. Bounded by the A25 to the south, open countryside to the east and west, and the recreation ground to the north. Mature trees line the eastern and western boundaries of the site. | | |
| Suitability: | The site is located adjacent to Sundridge urban confines. The existing access 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. In addition the site lies within a conservation area and Coombe Bank registered park and garden. Overall the site is considered unsuitable for this scale of development given the significant heritage constraints. | | |
| 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: | Unsuitable | Approximate yield: | 0 |

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|-----------------------|---|--------------------------------|---|
| Site ref: | MX7 | Gross area (ha): | 8.29 |
| Site address: | Coblands Nursery, Dryhill Lane, Sundridge | Developable area (ha): | 1.80 |
| Ward: | Brasted, Chevening & Sundridge | Submitted for: | 100 residential units Extra care home 3,000sqm B1-B8 floorspace |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



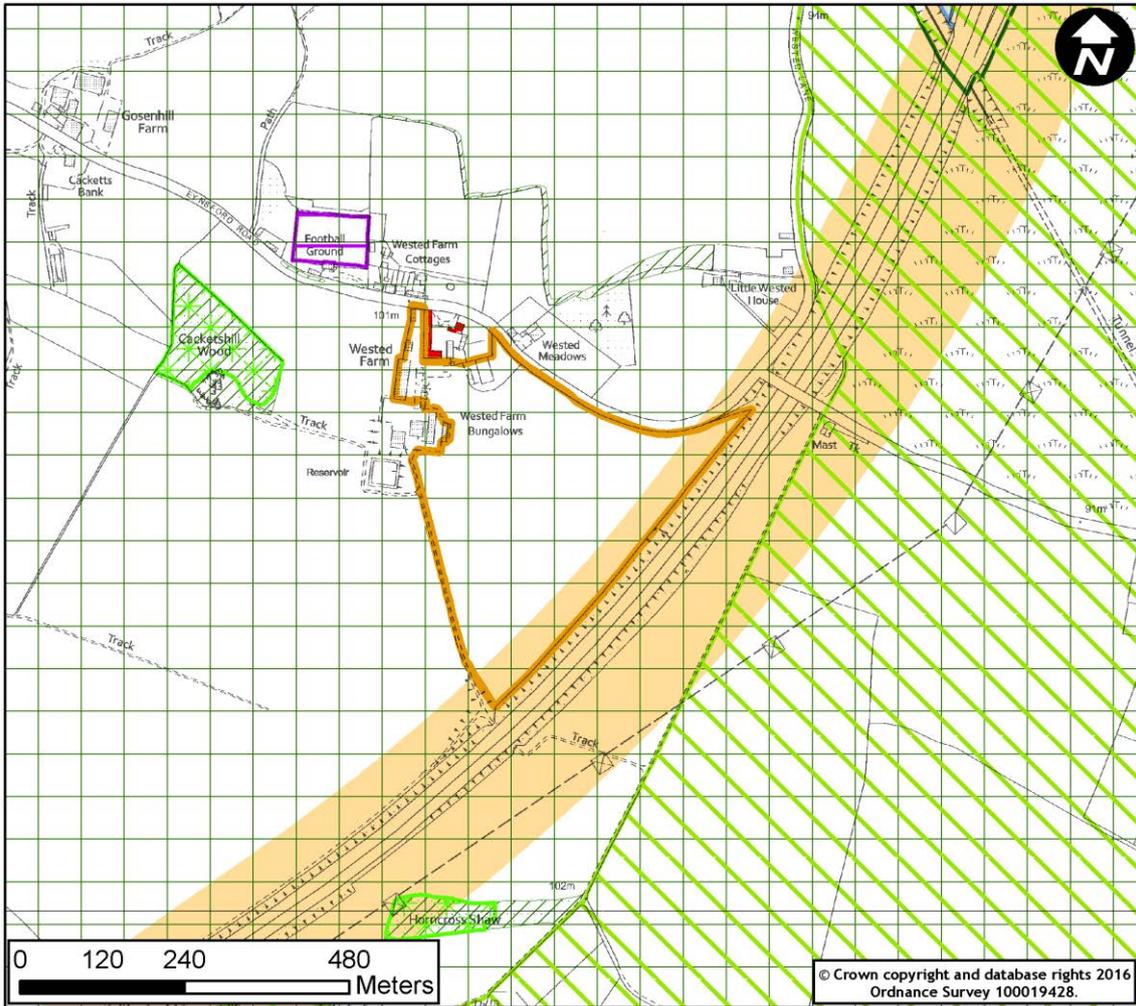
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| Site description: | The site comprises a large horticultural nursery containing a number of glasshouses and polytunnels and a car park. Bounded by Dryhill Lane to the east, the A25 to the north, and open countryside to the west and south. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Dryhill Lane could be utilised. Given its rural location, proximity to the highway network and adjacent uses 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 previously developed part of 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 employment floorspace |

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|-----------------------|---|--------------------------------|--------------------------|
| Site ref: | HO97 | Gross area (ha): | 1.95 |
| Site address: | Middle Farm Nursery, Cray Road, Crockenhill | Developable area (ha): | 1.00 |
| Ward: | Crockenhill & Well Hill | Submitted for: | 30 residential dwellings |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



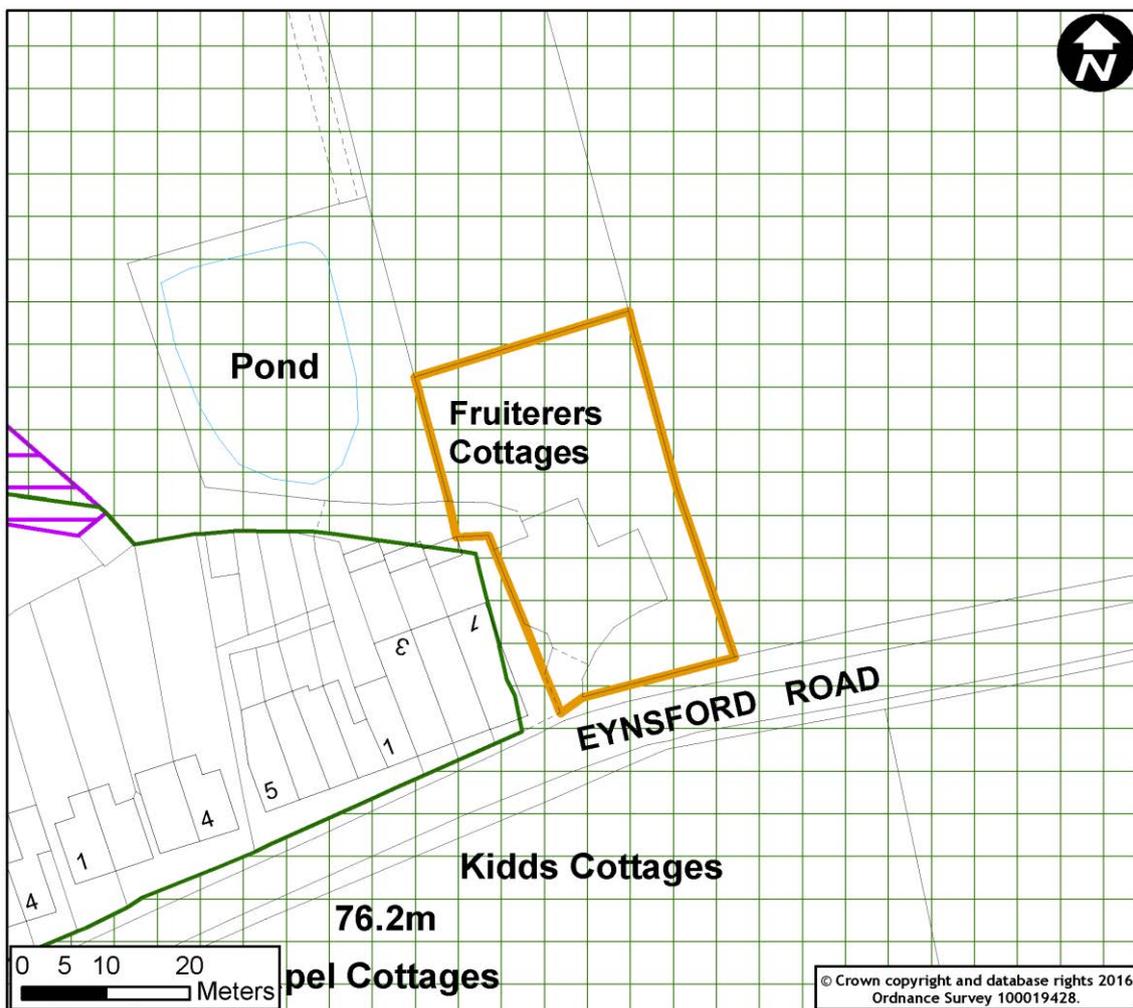
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| Site description: | The site comprises a horticultural nursery containing a number of glasshouses and polytunnels, a brick barn in B2 use, and a listed barn used for B8 storage. Bounded by Cray Road to the north, residential development to the east and open countryside to the south and west. Trees and hedges line the south and west boundaries of the site. | | |
| Suitability: | The site is located adjacent to Crockenhill urban confines and benefits from two points of access onto Cray Road. The western access could be utilised if improved. Concerns are raised over any impact a redevelopment would have on the setting of the listed buildings. Overall the eastern half of 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 5-10. | | |
| Achievability: | Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable. | | |
| Conclusion: | Developable | Approximate yield: | 30-40 residential units |

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|-----------------------|---|--------------------------------|-----------------------|
| Site ref: | HO125 | Gross area (ha): | 13.10 |
| Site address: | Wested Farm (wider), Eynsford Road, Crockenhill | Developable area (ha): | N/A |
| Ward: | Crockenhill & Well Hill | Submitted for: | 280 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



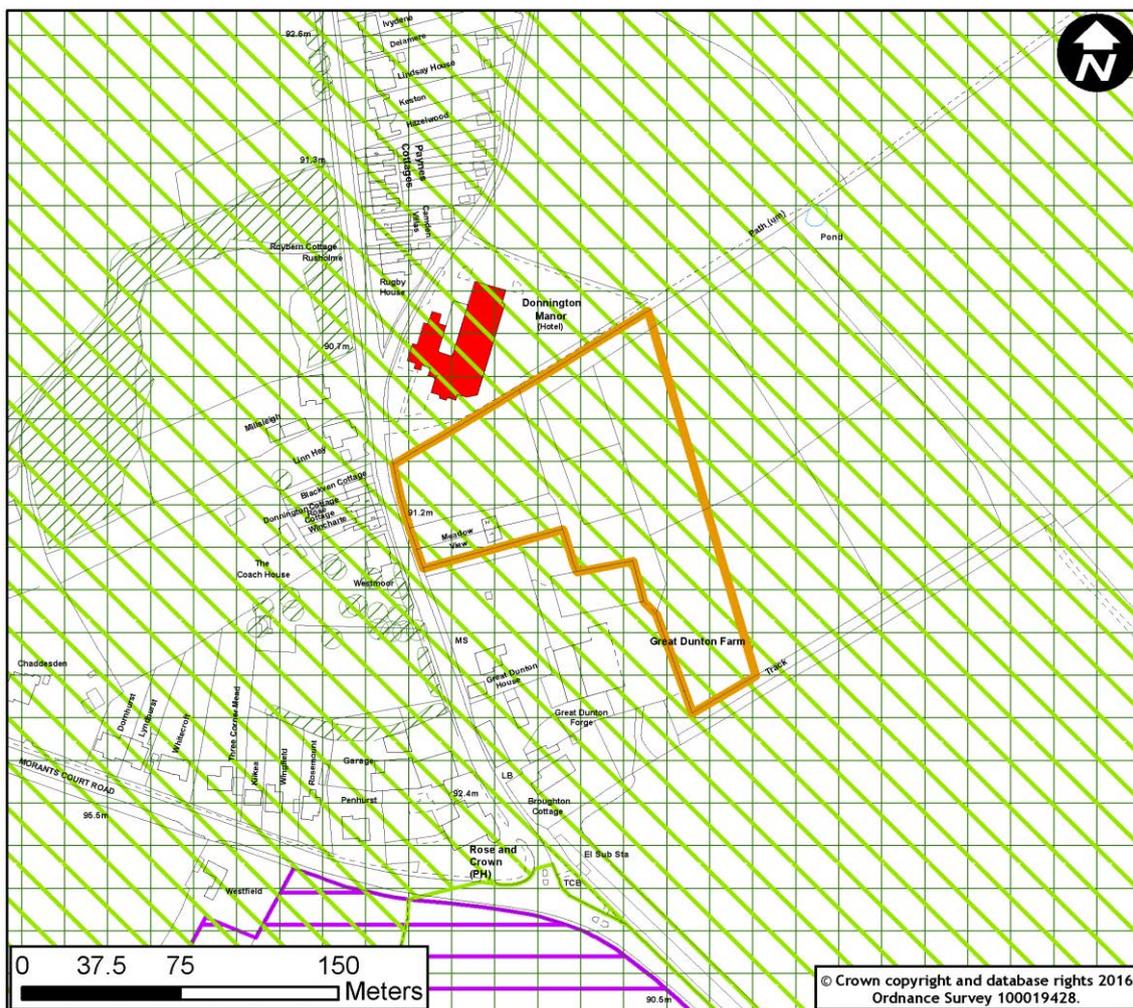
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| Site description: | The site comprises an agricultural yard containing a number of agricultural buildings along the western boundary and a large expanse of agricultural land to the south. Bounded by Eynsford Road to the north, the M25 motorway to the east and south, and open countryside to the west. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Eynsford Road could be utilised however an additional access would be required to serve more than 50 units. Concerns are raised over any impact a redevelopment would have on the setting of the adjacent listed buildings. Overall the site is considered unsuitable for this scale of development given its rural location and encroachment into the countryside. | | |
| 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: | Unsuitable | Approximate yield: | 0 |

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|----------------|--|-------------------------|---------------------|
| Site ref: | HO229 | Gross area (ha): | 0.11 |
| Site address: | Land east of Fruiterers Cottages, Eynsford Road, Crockenhill | Developable area (ha): | 0.05 |
| Ward: | Crockenhill & Well Hill | Submitted for: | 8 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



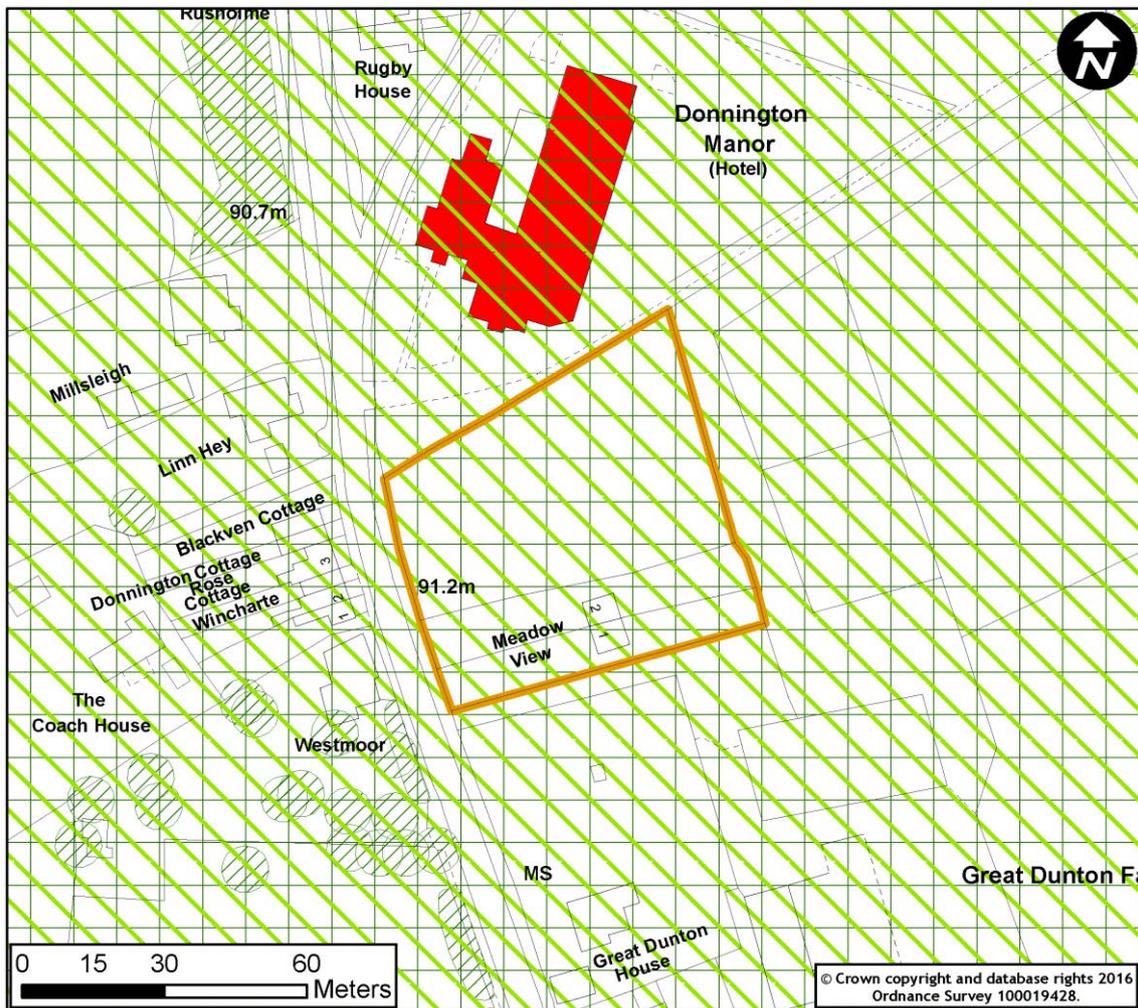
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| Site description: | The site comprises the car parking area for the adjacent cottages and an area of scrubland to the rear. Bounded by Eynsford Road to the south, cottages to the west and open countryside to the north and east. | | |
| Suitability: | The site is located adjacent to Crockenhill urban confines. The existing access onto Eynsford Road could be utilised. Overall the southern half of the site is considered able to accommodate development, subject to the retention or reprovision of the car parking, 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 |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | HO40 | Gross area (ha): | 1.39 |
| Site address: | Land at Meadow View (wider), London Road, Dunton Green | Developable area (ha): | N/A |
| Ward: | Dunton Green & Riverhead | Submitted for: | 24 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



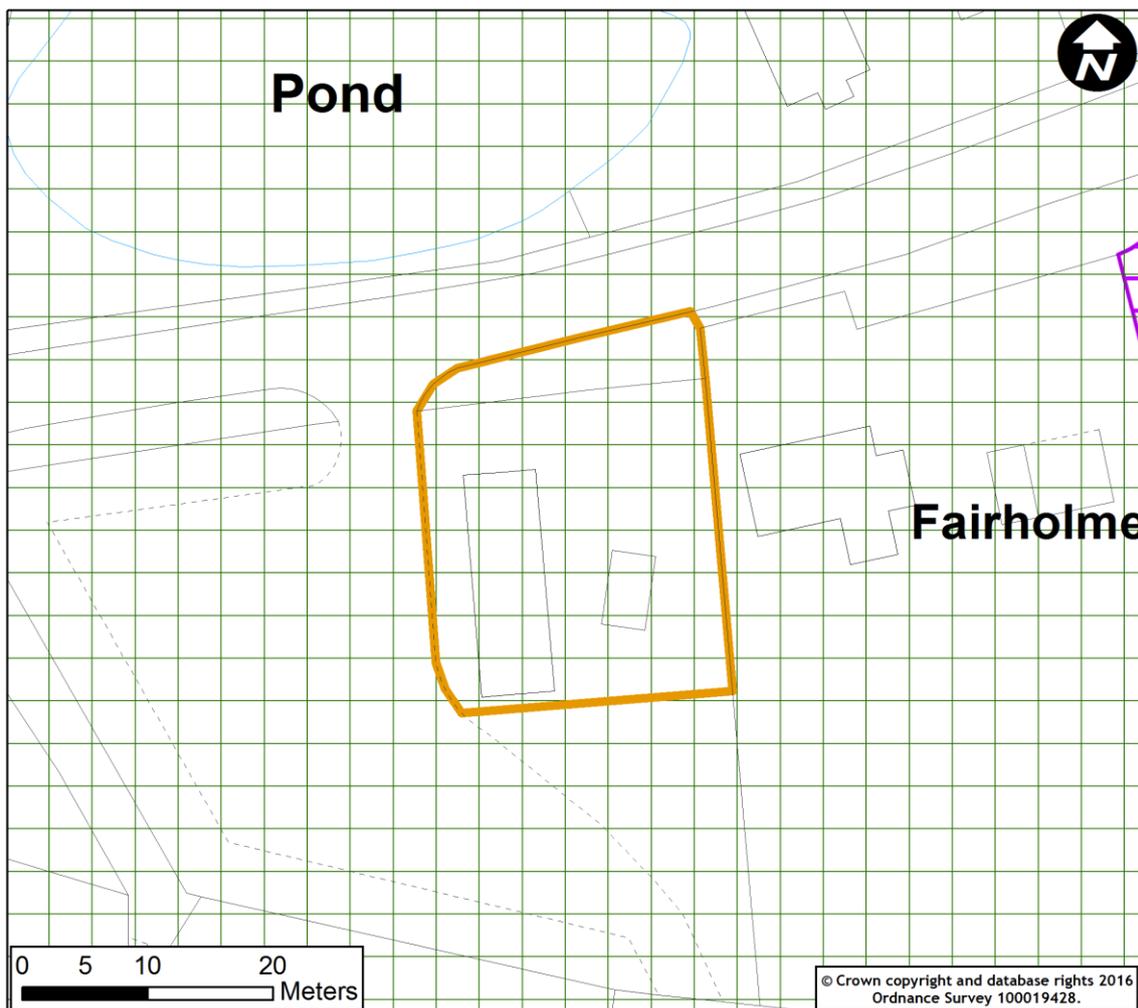
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| Site description: | The site comprises two residential dwellings, their gardens, an area of scrubland to the north and part of an agricultural field to the east. Bounded by London Road to the west, Donnington Manor to the north, and open countryside to the east and south. Mature trees line the northern boundary of the site. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the services and facilities in Dunton Green. The existing access onto London Road could be utilised. It is considered that development of this site, particularly the eastern section, would not conserve or enhance the AONB. Concerns are also raised over any impact development of this site would have on the setting of the adjacent listed building. Overall the site is considered unsuitable for this scale of development given its impact on the AONB and encroachment into the countryside. | | |
| Availability: | The site has been submitted by the developer'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: | Unsuitable | Approximate yield: | 0 |

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|----------------|--|-------------------------|----------------------|
| Site ref: | HO41 | Gross area (ha): | 0.41 |
| Site address: | Land at Meadow View, London Road, Dunton Green | Developable area (ha): | 0.41 |
| Ward: | Dunton Green & Riverhead | Submitted for: | 10 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



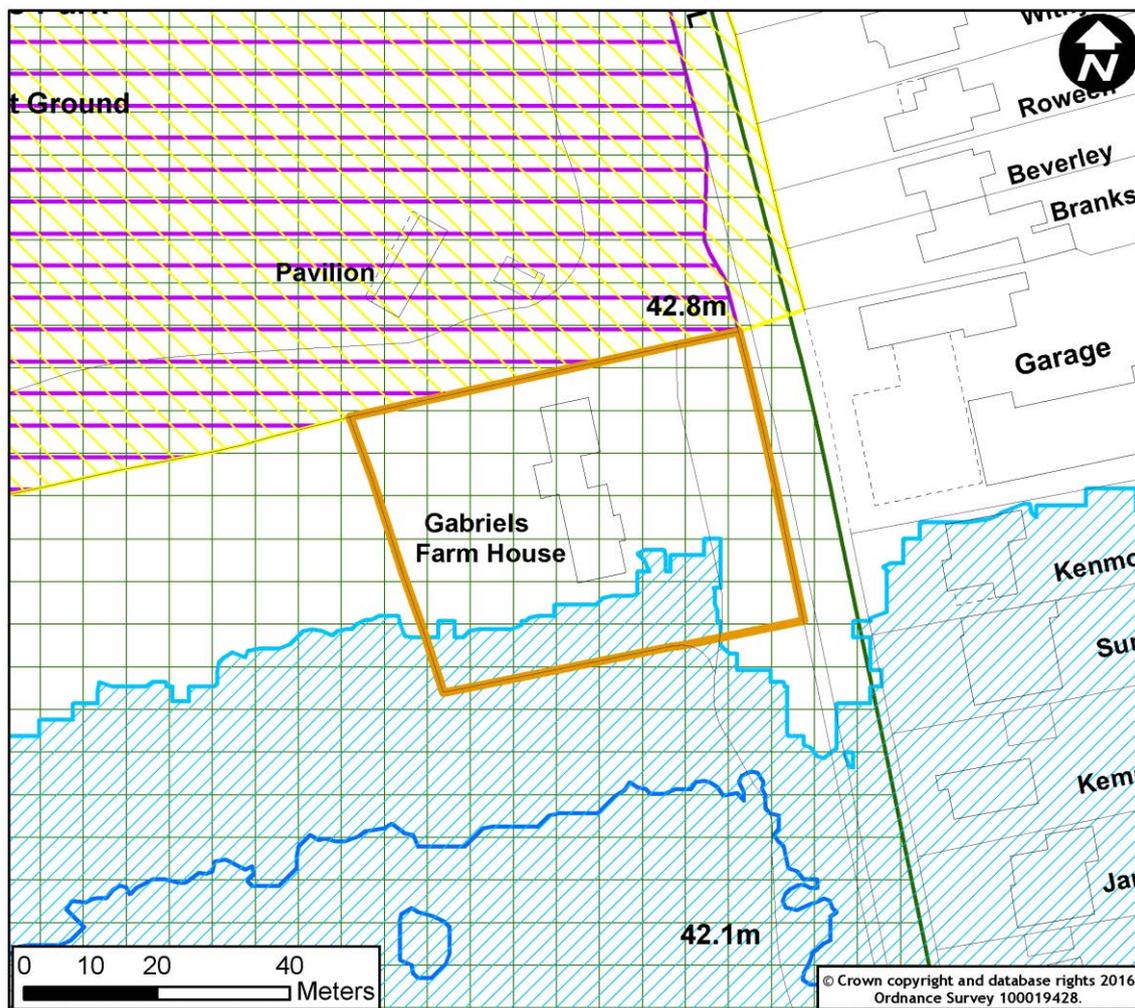
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|-------------------|--|--------------------|-------------------------|
| Site description: | The site comprises two residential dwellings, their gardens and an area of scrubland. Bounded by London Road to the west, Donnington Manor to the north, open countryside to the east and residential development to the south. Mature trees line the north and south boundaries of the site. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the services and facilities in Dunton Green. The existing access onto London Road could be utilised. The site lies within the AONB but is considered to be well contained. Concerns are raised over any impact development of this site would have on the setting of the adjacent listed building. 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 developer'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: | 12-16 residential units |

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|-----------------------|--|--------------------------------|---------------|
| Site ref: | HO63 | Gross area (ha): | 0.08 |
| Site address: | Mowshurst Barn, Four Elms Road, Edenbridge | Developable area (ha): | 0.08 |
| Ward: | Edenbridge North & East | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



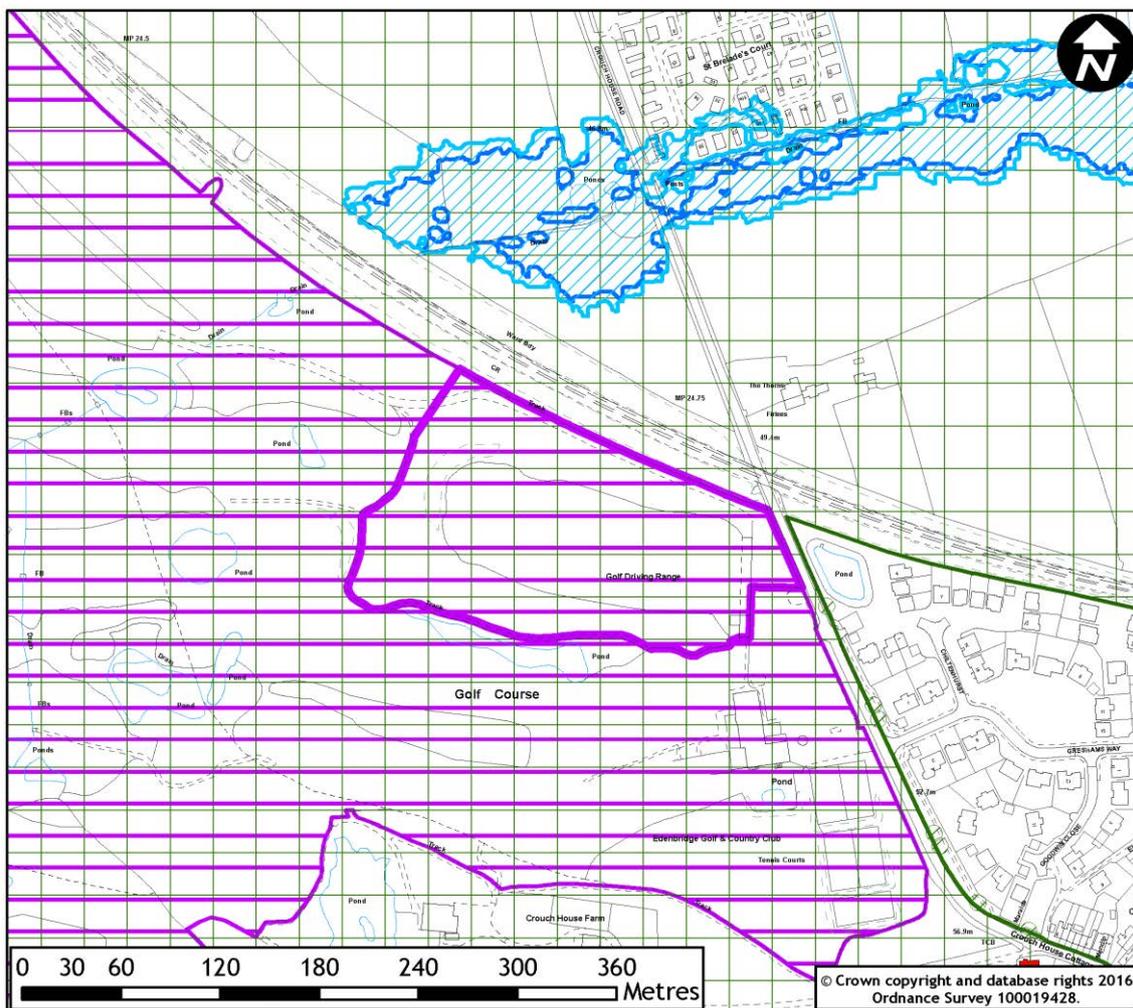
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| Site description: | The site comprises a barn and outbuilding in B1 light industrial and B8 storage use. Bounded by Four Elms Road to the north, residential development to the east and south, and sports club car parking to the west. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the services and facilities in Edenbridge. The existing access onto Four Elms Road could be utilised. 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 2-3 residential units |

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|-----------------------|---|--------------------------------|----------------------|
| 0.Site ref: | HO62 | Gross area (ha): | 0.26 |
| Site address: | Gabriels Farmhouse, Mill Hill, Edenbridge | Developable area (ha): | 0.20 |
| Ward: | Edenbridge South & West | Submitted for: | 10 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



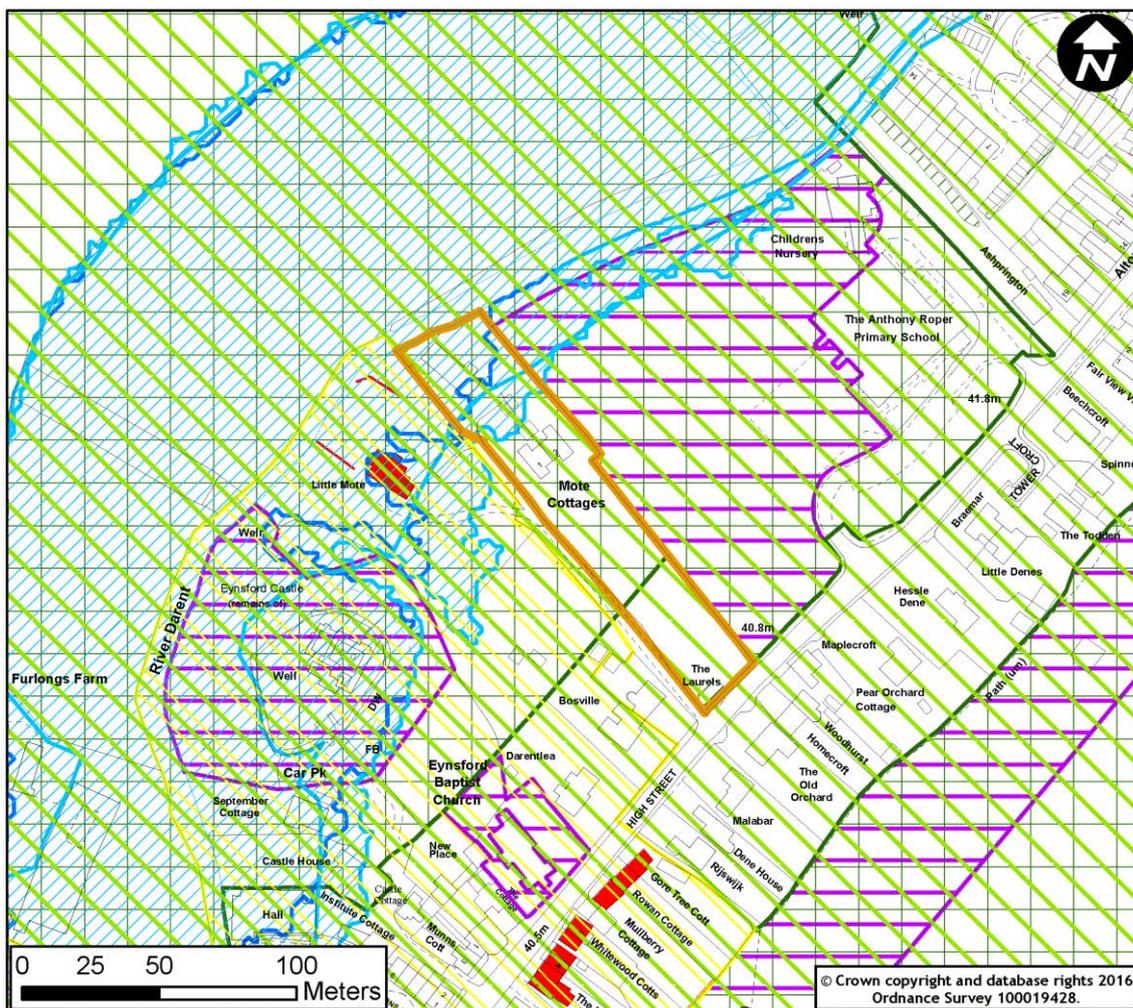
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| Site description: | The site comprises a residential dwelling and garden. Bounded by Mill Hill to the east, Blossoms Park to the north, and open countryside to the east and south. Mature trees line the northern and western boundaries of the site. | | |
| Suitability: | The site is located adjacent to Edenbridge urban confines. The existing access onto Mill Hill could be utilised. A small part of the site lies within the flood zone therefore the developable area has been reduced to reflect this. Concerns are raised over any impact the development of this site may have on the setting of the adjacent conservation 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 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: | 6-8 residential units |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | MX38 | Gross area (ha): | 2.81 |
| Site address: | Kent & Surrey Driving Range, Crouch House Road, Edenbridge | Developable area (ha): | N/A |
| Ward: | Edenbridge South & West | Submitted for: | 40 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



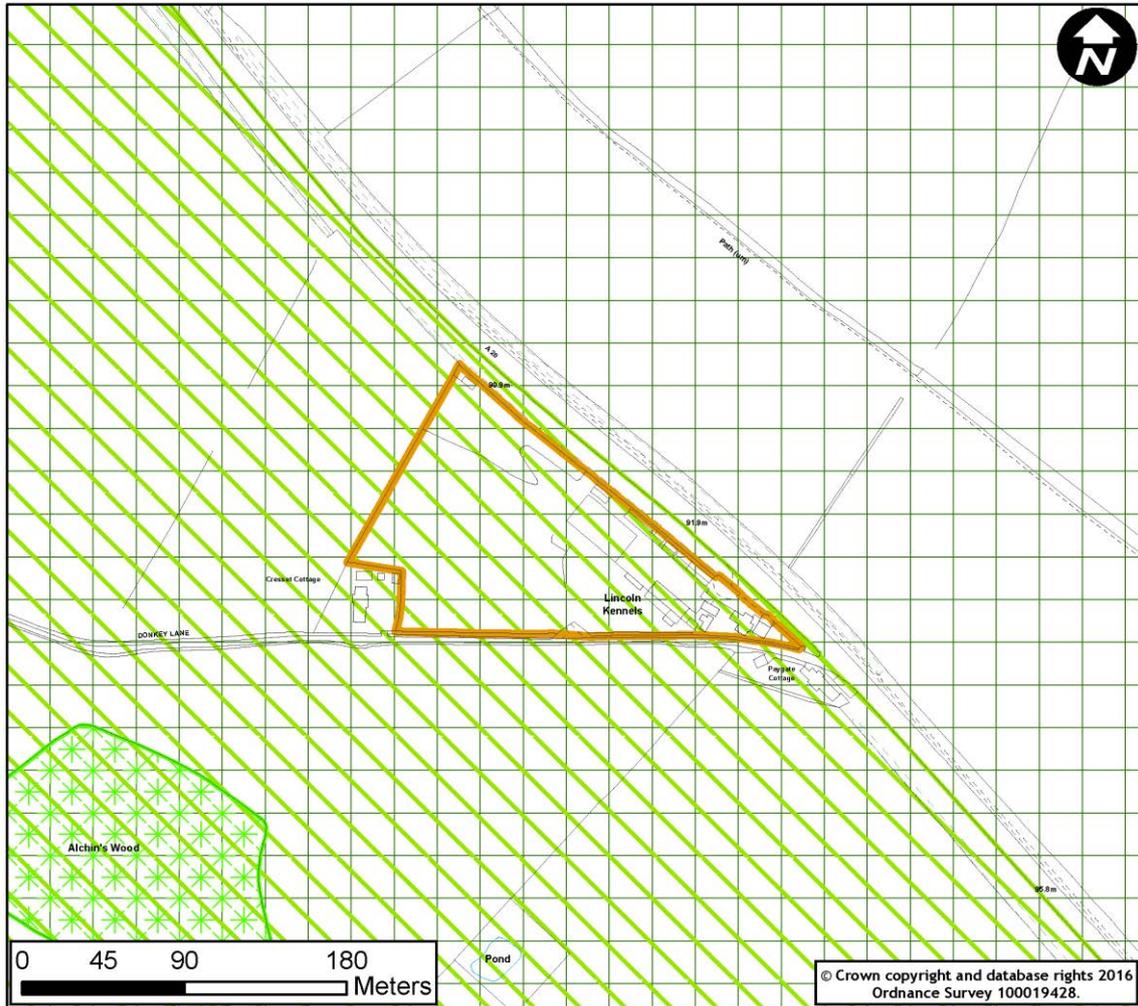
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| Site description: | The site comprises a golf driving range. Bounded by Crouch House Road to the east, railway line to the north, and golf course to the south and west. Mature trees line the boundary with the railway line. | | |
| Suitability: | The site is located adjacent to Edenbridge urban confines. The existing access onto Crouch House Road could be utilised, however this lies outside of the site. The site is identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the site is considered unsuitable for development. | | |
| Availability: | The site has been submitted by the landowner and is considered to be available in years 1-5. | | |
| Achievability: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Unsuitable | Approximate yield: | 0 |

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|----------------|--|-------------------------|---------------------|
| Site ref: | HO135 | Gross area (ha): | 0.48 |
| Site address: | Land at Mote Cottages, High Street, Eynsford | Developable area (ha): | 0.35 |
| Ward: | Eynsford | Submitted for: | 8 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



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|-------------------|--|--------------------|-------------------------|
| Site description: | The site comprises two residential dwellings, a B2 workshop to the north and area of grassland to the south. Bounded by the High Street to the south, residential development to the west, school to the east and open countryside to the north. Mature trees line the northern and eastern boundaries of the site. | | |
| Suitability: | Partially located within Eynsford urban confines the site is considered sustainable. The existing access onto the High Street could be utilised. A small part of the site lies within the flood zone therefore the developable area has been reduced to reflect this. The site also lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact the development of this site may have on the setting of the adjacent conservation area and listed building. 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 10-14 residential units |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | H085 | Gross area (ha): | 1.85 |
| Site address: | Lincoln Kennels and Cattery, Gorse Hill, Farningham | Developable area (ha): | 0.60 |
| Ward: | Farningham, Horton Kirby & South Darenth | Submitted for: | 10 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



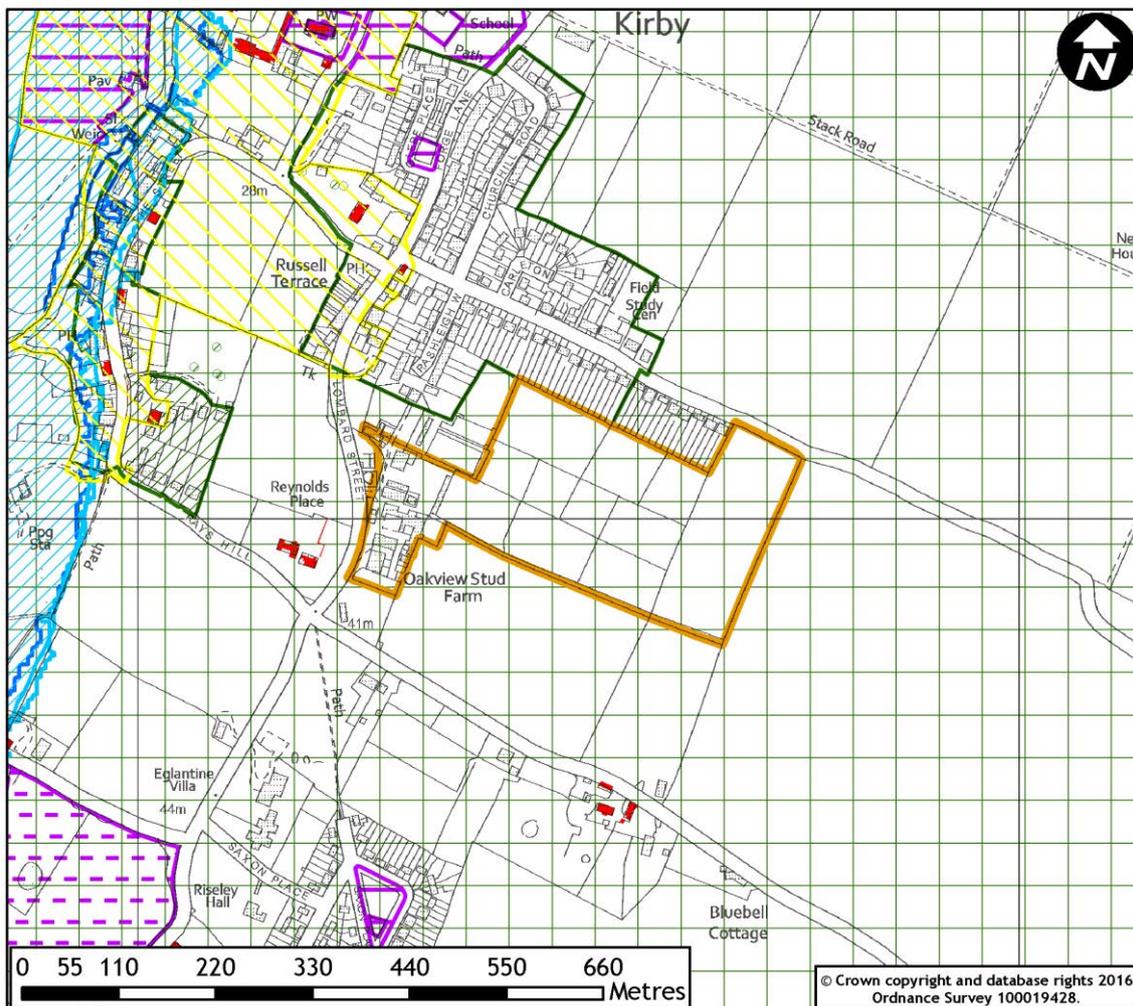
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| Site description: | The site comprises a kennels and cattery business containing a residential dwelling, a number of kennel and cattery structures and an extensive area of grassland. Bounded by Gorse Hill and Donkey Lane to the north, east and south, and open countryside and a single residential dwelling to the west. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Gorse Hill could be utilised if improved. It is considered that development of the whole site would not conserve or enhance the AONB. Overall the previously developed portion of 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: | 18-24 residential units |

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|-----------------------|---|--------------------------------|-----------------------|
| Site ref: | HO228 | Gross area (ha): | 3.30 |
| Site address: | Fairhavens, Mussenden Lane, Horton Kirby | Developable area (ha): | 0.50 |
| Ward: | Farningham, Horton Kirby & South Darenth | Submitted for: | 200 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



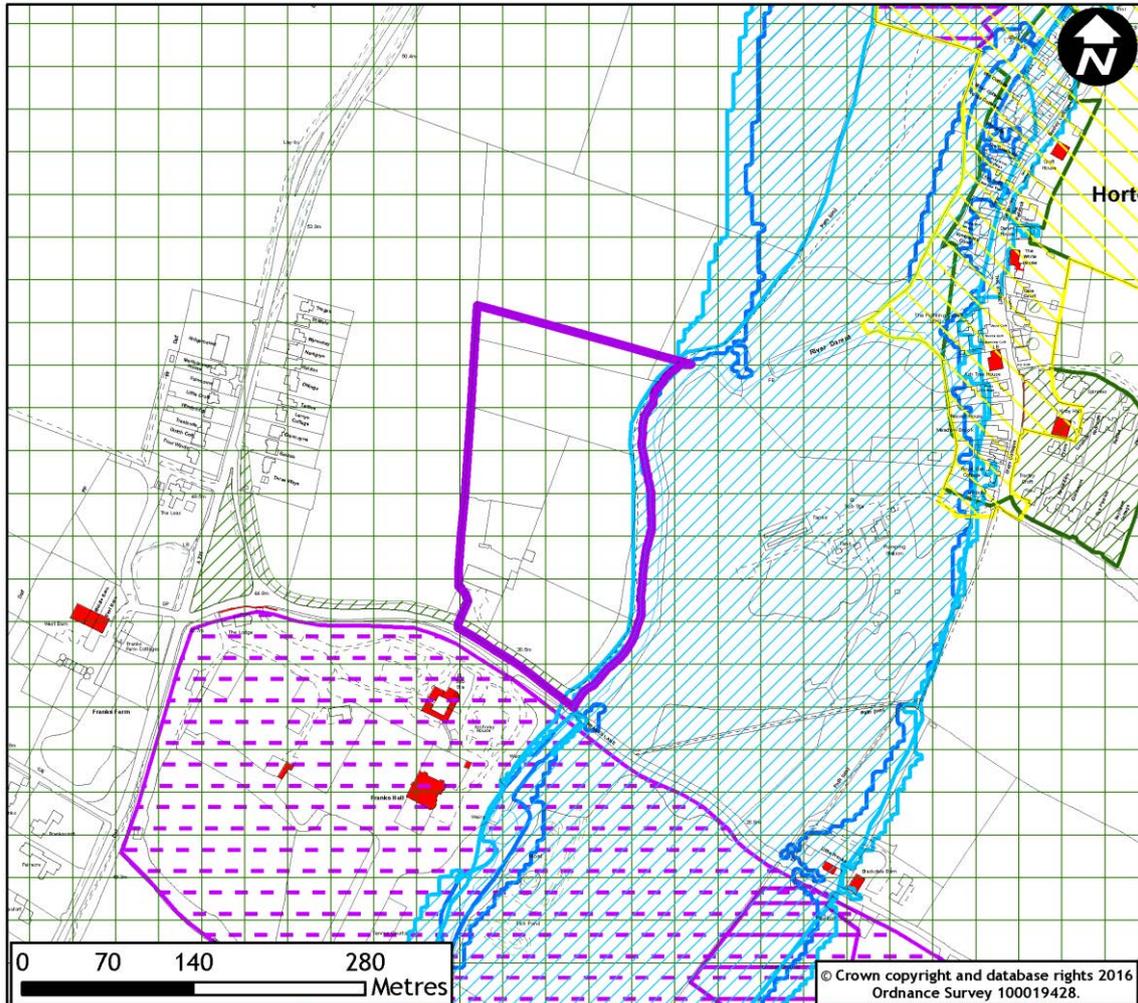
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| Site description: | The site comprises a mobile home site containing a number of mobile homes and stable buildings and a large agricultural field to the west. Bounded by Mussenden Lane to the south, woodland to the east and open countryside to the north and west. | | |
| Suitability: | The site is isolated and not connected to a settlement. There is existing access onto Mussenden Lane however this is a narrow rural lane and only considered suitable for a limited number of units. An additional access would also be required to serve more than 50 units. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. The western portion of the site is very open and visible in the landscape. Overall the eastern portion of the site is considered able to accommodate development and should be considered for additional Gypsy & Traveller pitches. 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: | Gypsy & Traveller pitches |

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|-----------------------|---|--------------------------------|-----------------------|
| Site ref: | HO281 | Gross area (ha): | 7.96 |
| Site address: | Oakview Stud Farm, Lombard Street, Horton Kirby | Developable area (ha): | 1.50 |
| Ward: | Farningham, Horton Kirby & South Darenth | Submitted for: | 110 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



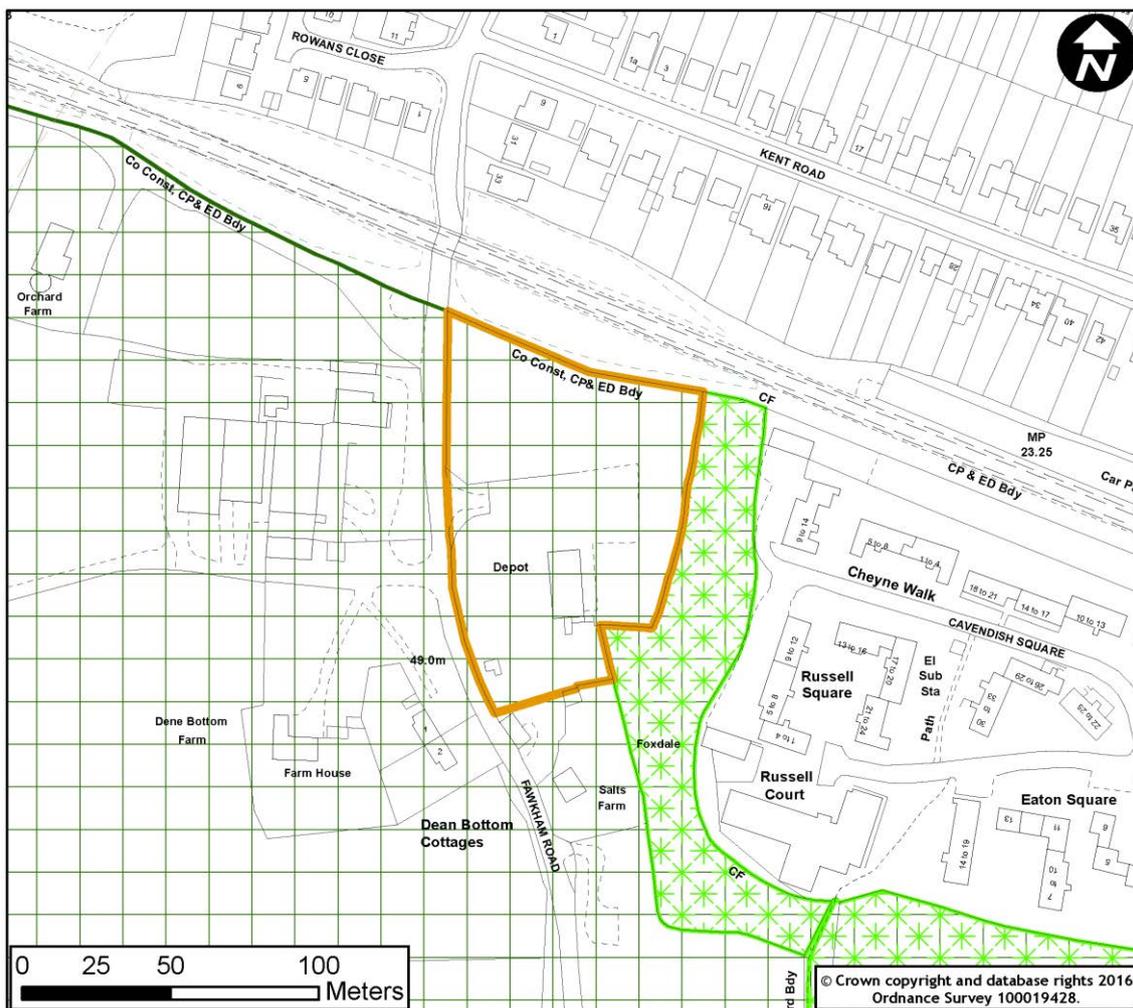
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| Site description: | The site comprises a former stud farm containing a number of workshops in varying commercial uses and a large number of storage containers. To the rear is a large agricultural field used for grazing horses. Bounded by Lombard Street to the west, residential development to the north, and open countryside to the east and south. | | |
| Suitability: | The site is located adjacent to Horton Kirby urban confines. The existing access onto Lombard Street could be utilised. Redevelopment of this site could contribute to improving the character of the area. Overall the previously developed part of 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 5-10. | | |
| Achievability: | Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable. | | |
| Conclusion: | Developable | Approximate yield: | 45-60 residential units |

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|-----------------------|--|--------------------------------|---------------|
| Site ref: | MX30 | Gross area (ha): | 4.13 |
| Site address: | Hill Farm, Franks Lane, Horton Kirby | Developable area (ha): | N/A |
| Ward: | Farningham, Horton Kirby & South Darenth | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



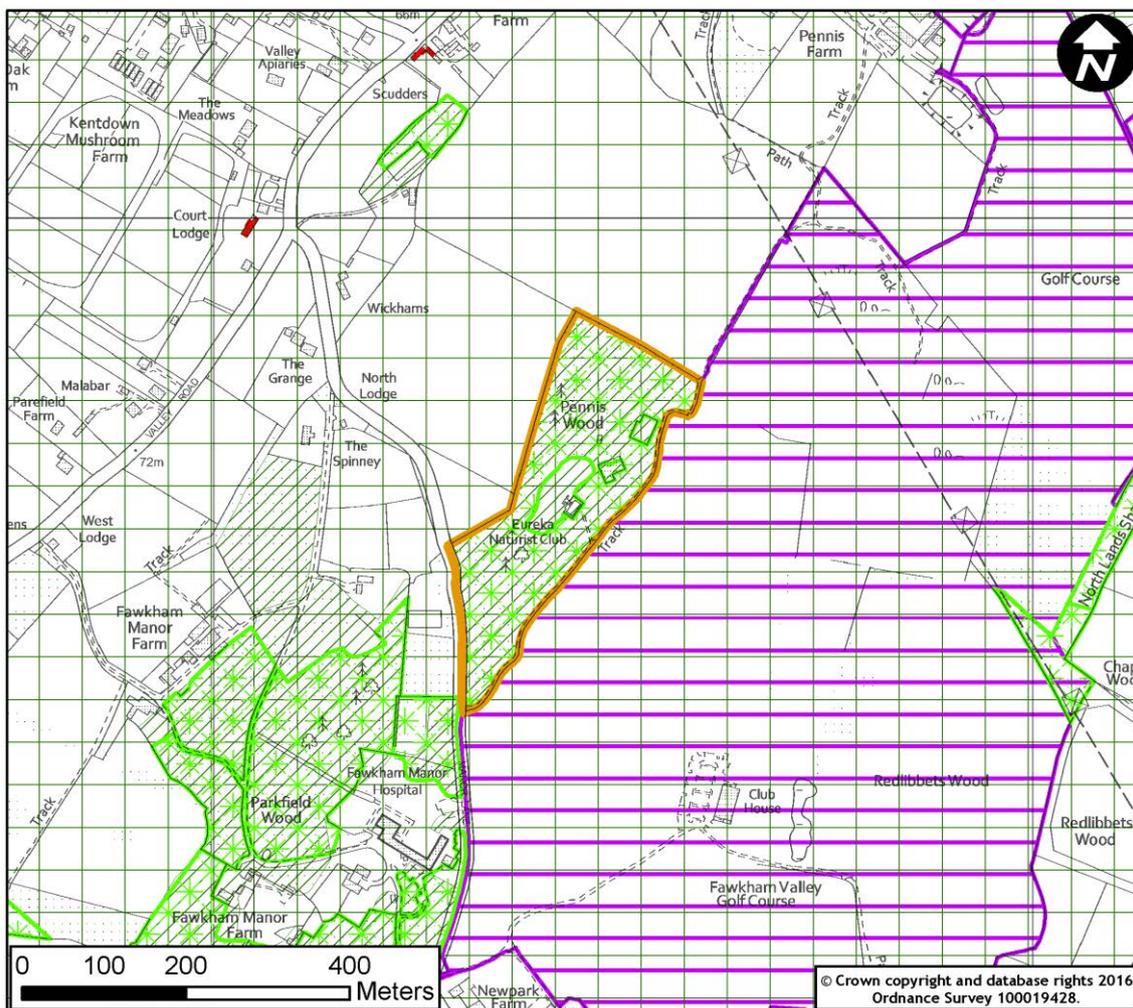
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| Site description: | The site comprises a large agricultural barn surrounded by agricultural land divided into paddocks. Bounded by Franks Lane to the south, the River Darent to the east, and open countryside to the west and north. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Franks Lane could be utilised if improved. The site lies adjacent to the River Darent and a suitable buffer would be required between the river and any development. Overall the previously developed part of 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 a potential purchaser with no indication that the landowner is aware, therefore the availability of the site is questioned. | | |
| Achievability: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Not available | Approximate yield: | 0 |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | HO50 | Gross area (ha): | 0.83 |
| Site address: | Land north of Salts Farm, Fawkham Road, Fawkham | Developable area (ha): | 0.83 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | 30 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



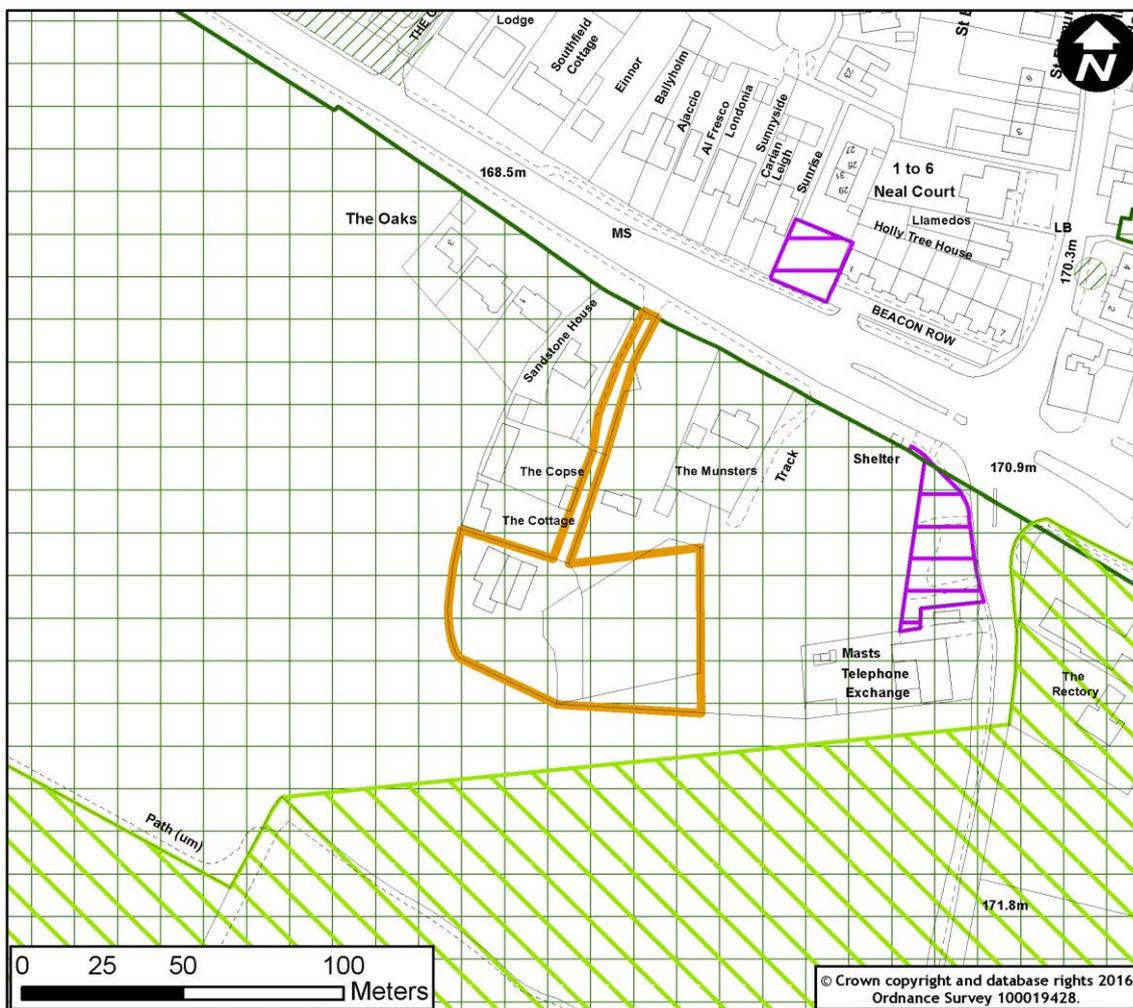
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| Site description: | The site comprises a former oil/coach depot (now demolished). Bounded by Fawkham Road to the west, railway line to the north, woodland to the east and farm to the south. Hedges line the western boundary. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the services and facilities in Longfield. The existing access onto Fawkham Road could be utilised. 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'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: | 24-33 residential units |

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|-----------------------|---|--------------------------------|----------------------|
| Site ref: | HO51 | Gross area (ha): | 5.97 |
| Site address: | Eureka Naturist Club, Manor Lane, Fawkham | Developable area (ha): | 0.20 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | 10 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



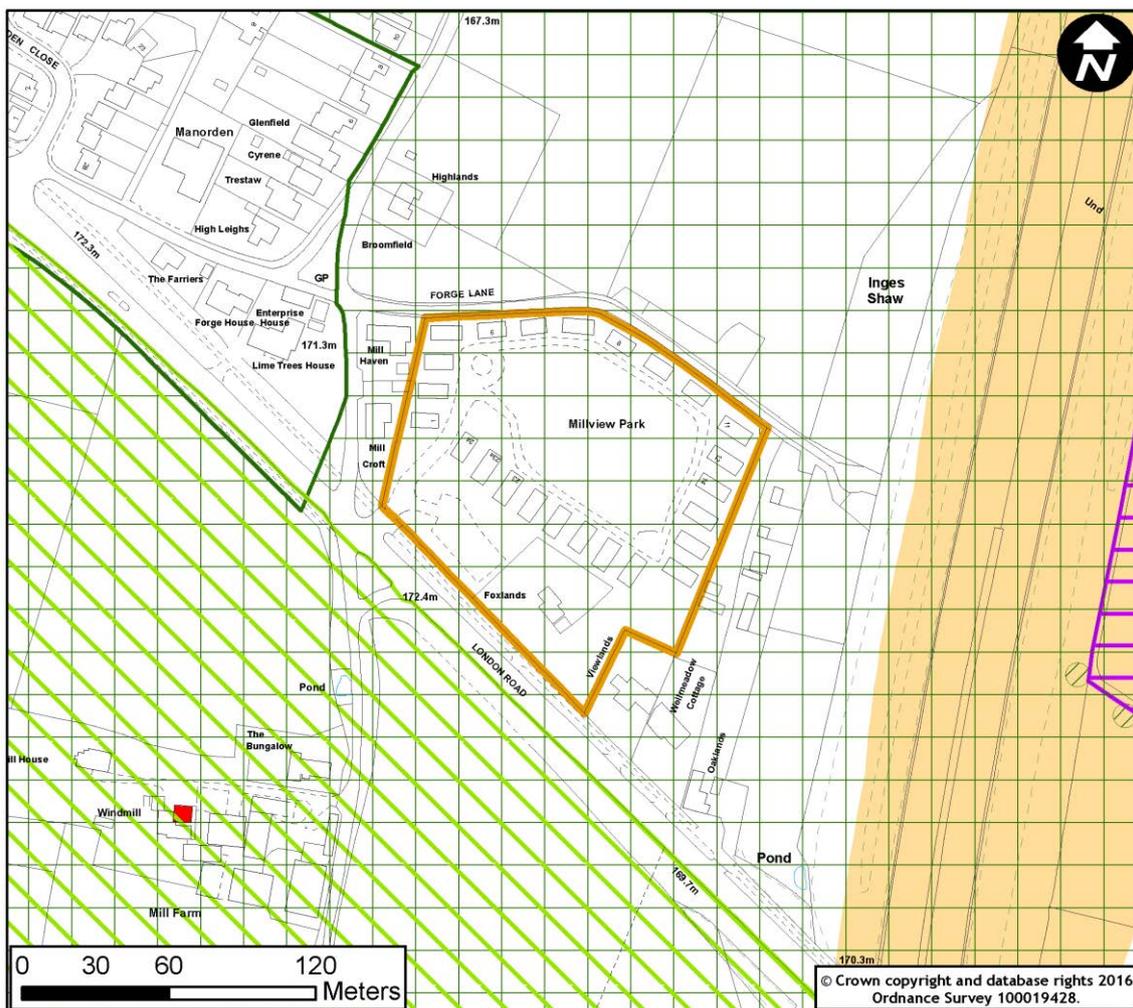
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| Site description: | The site comprises a naturist retreat containing a single storey permanent building, a number of log cabins and caravans, hardstanding and an open air swimming pool. The site is fully enclosed by woodland with access onto Manor Lane via a track to the west. Bounded by Fawkham golf course to the south and east, and open countryside to the north. | | |
| Suitability: | The site is isolated and not connected to a settlement. There is existing access onto Manor Lane however this is a narrow rural lane. The site is almost entirely designated as ancient woodland which would require protection and a buffer between the woodland and any future development. Overall the previously developed portion of the site is considered able to accommodate development, subject to the ancient woodland being protected, 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: | 6-8 residential units |

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|----------------|---|-------------------------|---------------------|
| Site ref: | HO76 | Gross area (ha): | 0.39 |
| Site address: | Land rear of The Copse, London Road, West Kingsdown | Developable area (ha): | 0.39 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | 5 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



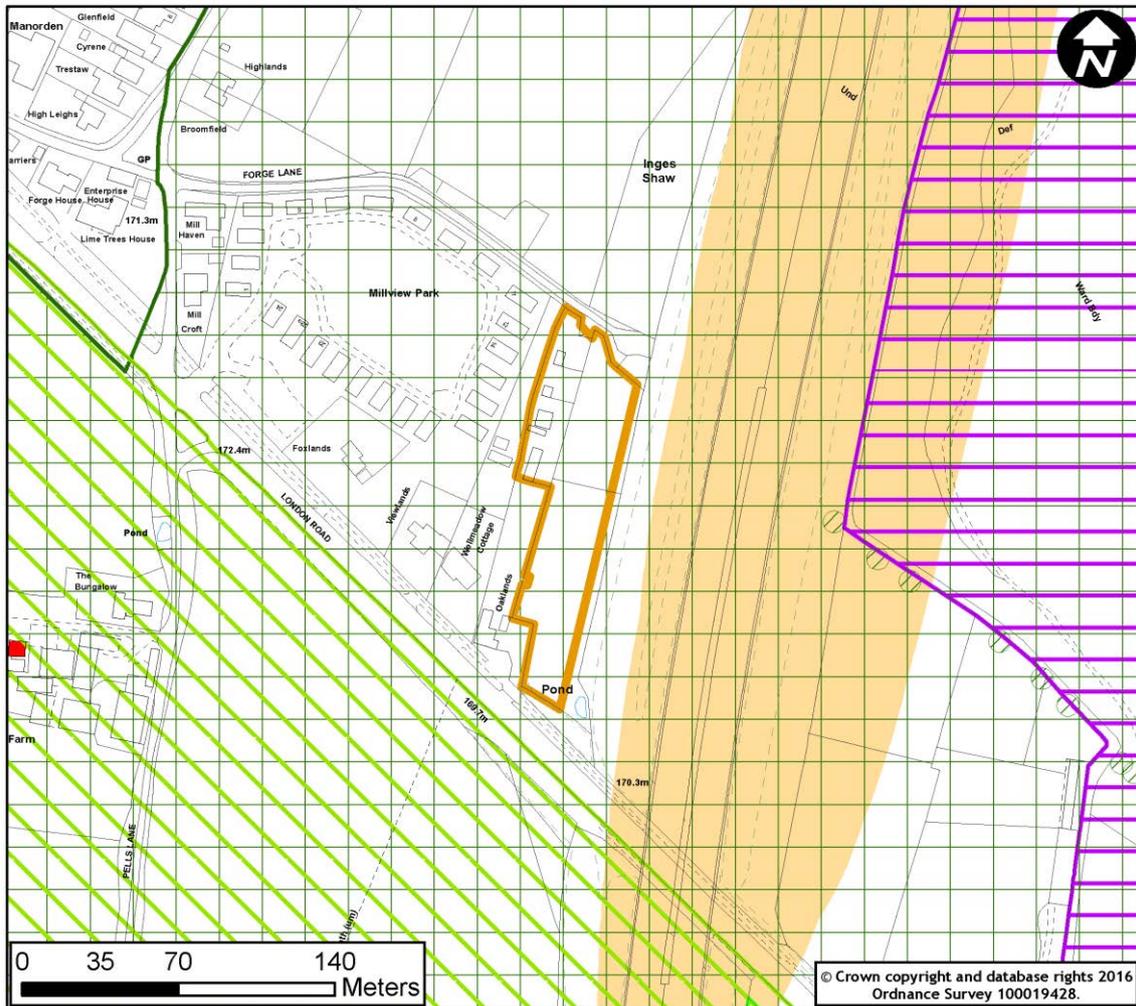
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| Site description: | The site comprises a mix of uses including commercial, equestrian and grazing land. The western portion of the site contains a number of buildings and hardstanding. Bounded by residential development and the A20 to the north, and open countryside to the west, south and east. Mature trees line the southern boundary of the site. | | |
| Suitability: | The site is located adjacent to West Kingsdown urban confines. The existing access onto the A20 could be utilised. 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: | 11-15 residential units |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | H077 | Gross area (ha): | 1.66 |
| Site address: | Millview Park and Foxlands, London Road, West Kingsdown | Developable area (ha): | 1.66 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | 20 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



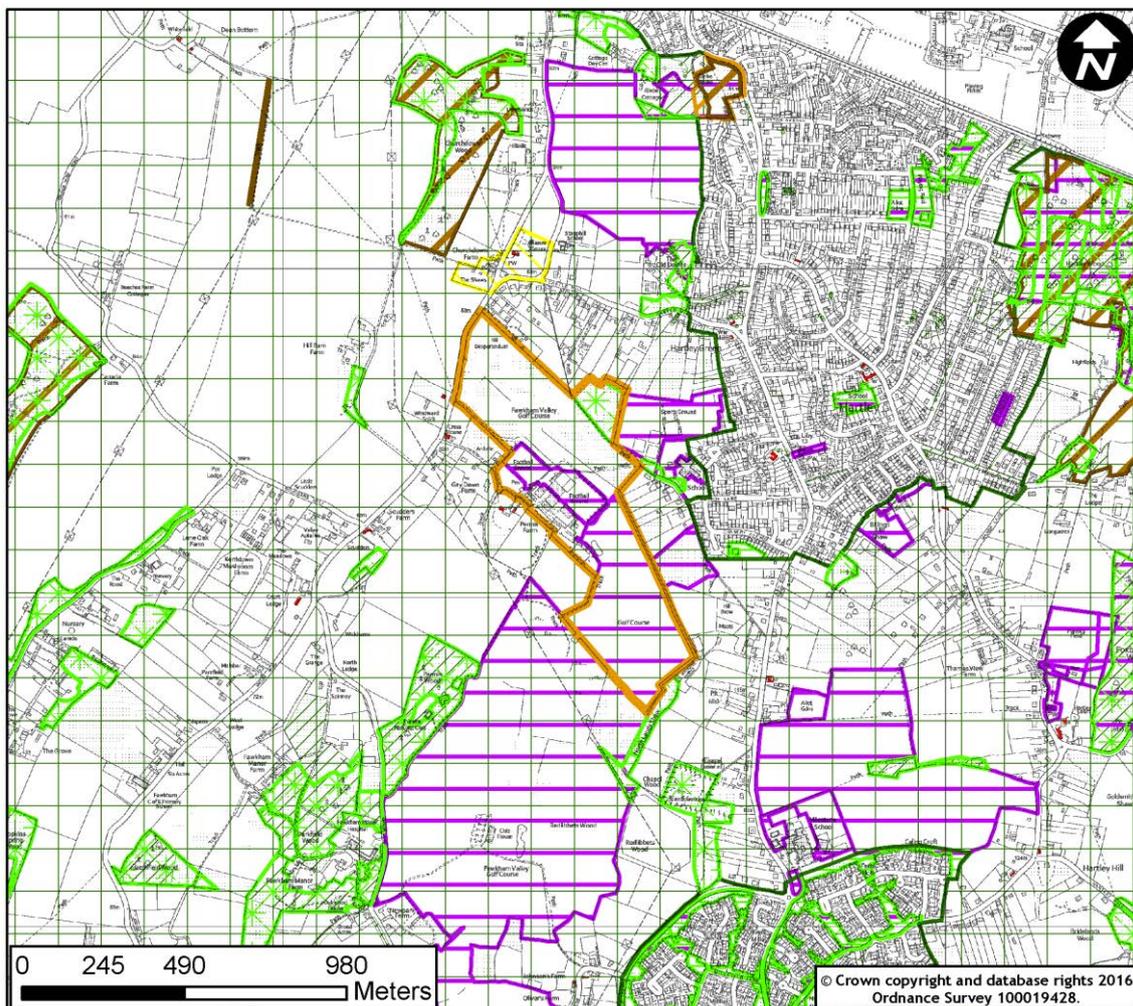
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| Site description: | The site comprises a single residential dwelling and a mobile home park containing approximately 24 mobiles homes. Bounded by the A20 to the south, residential development to the east and west, and open countryside to the north. Mature trees line the northern boundary of the site. | | |
| Suitability: | The site is located adjacent to West Kingsdown urban confines. The existing access onto the A20 could be utilised. 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: | 49-66 residential units |

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|-----------------------|---------------------------------------|--------------------------------|---------------------|
| Site ref: | HO155 | Gross area (ha): | 0.53 |
| Site address: | Oaklands, London Road, West Kingsdown | Developable area (ha): | 0.53 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | 6 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



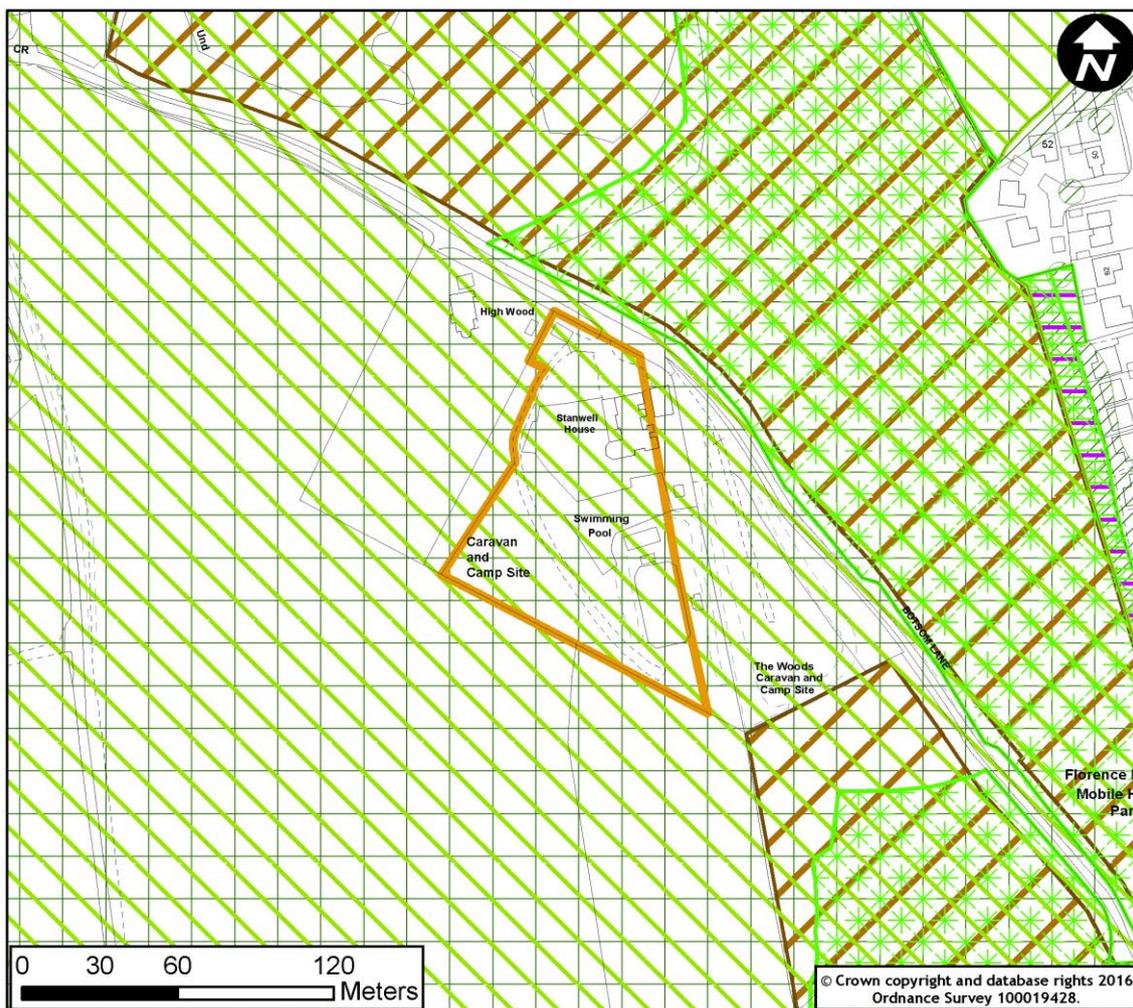
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| Site description: | The site comprises a parcel of land mainly used for grazing, and an area of hardstanding containing a stable block and workshop. Bounded by the A20 to the south, residential development to the east, the M20 motorway to the west and open countryside to the north. Mature trees line the eastern boundary of the site. | | |
| Suitability: | The site is located adjacent to West Kingsdown urban confines when considered alongside site HO77. The existing access onto the A20 could be utilised. Concerns are raised over potential noise and air quality issues from the M20 motorway. 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: | 15-21 residential units |

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|-----------------------|---|--------------------------------|-----------------------|
| Site ref: | HO162 | Gross area (ha): | 33.18 |
| Site address: | Land at Corinthians Sports Club, Valley Road, Fawkhams | Developable area (ha): | N/A |
| Ward: | Fawkhams & West Kingsdown / Hartley & Hodsoll Street | Submitted for: | 300 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



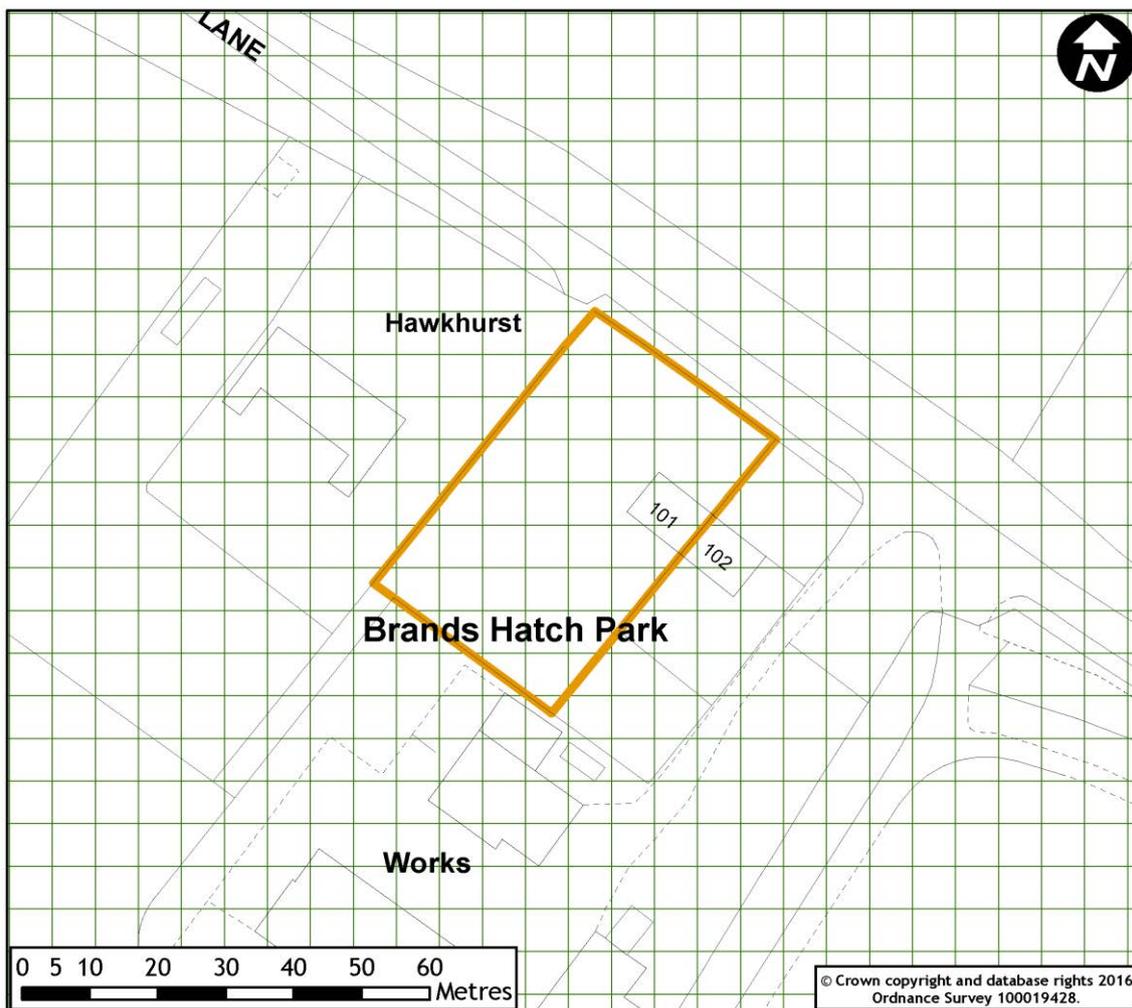
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| Site description: | The site comprises the Corinthians Sports Club containing sports pitches, a golf course, and a number of associated buildings. The site also includes the Gay Dawn Farm complex containing a number of buildings in commercial and agricultural use. Bounded by Valley Road to the west, sporadic residential development to the north and east, and open countryside to the south. | | |
| Suitability: | The site is isolated and not connected to a settlement. Although it is located close to the urban confines of Hartley, the existing access is onto Valley Road to the west and it is not possible to see how the site could be integrated into Hartley. The site is identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the site is considered unsuitable for this scale of development given its rural location, encroachment into the countryside, and loss of sports facilities. | | |
| 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: | Unsuitable | Approximate yield: | 0 |

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|-----------------------|---|--------------------------------|---------------------|
| Site ref: | HO172 | Gross area (ha): | 0.80 |
| Site address: | Stanwell House, Botsom Lane, West Kingsdown | Developable area (ha): | 0.15 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | 6 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



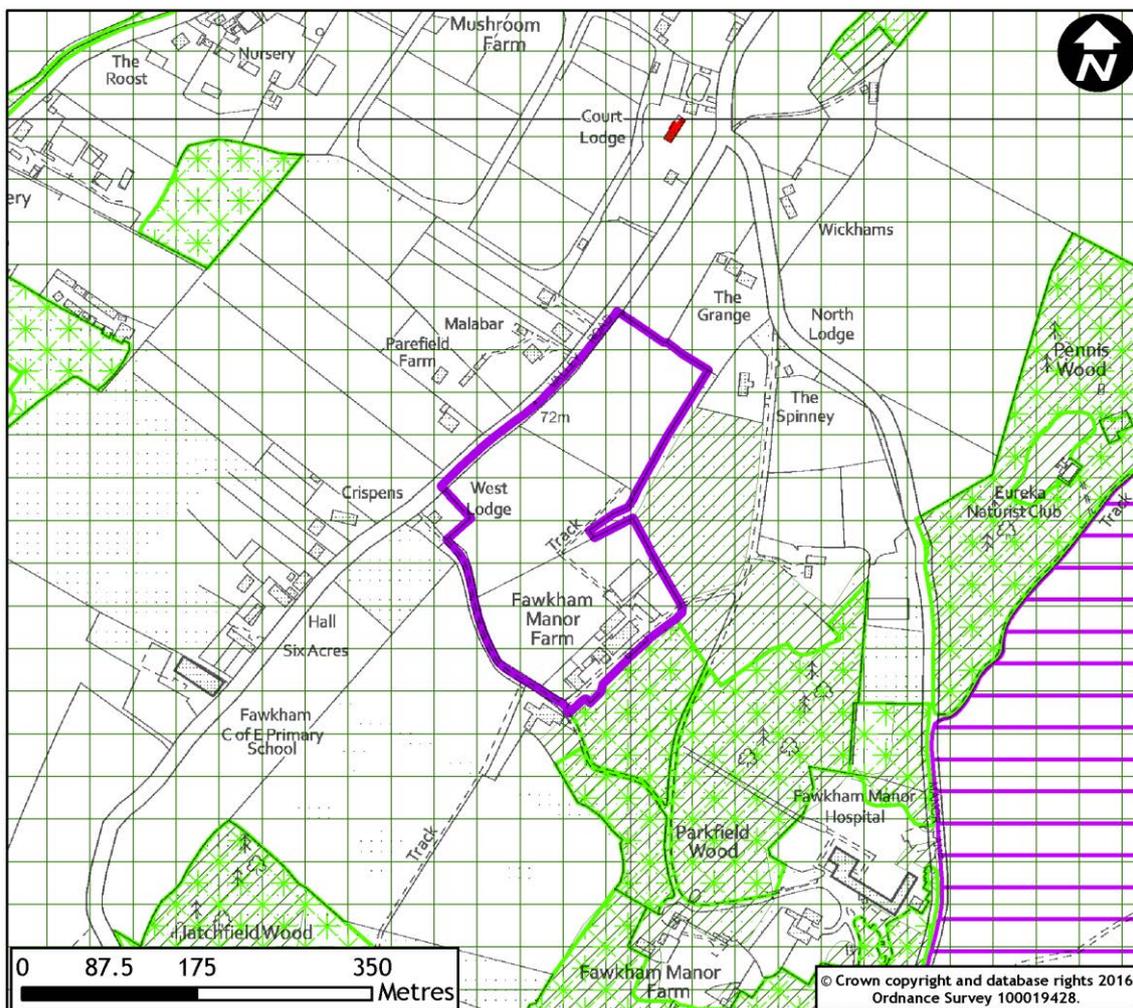
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| Site description: | The site comprises a large building (formerly a hotel and then flats) set in extensive grounds which are used for the storage of caravans. Bounded by Botsom Lane to the north, a residential dwelling to the west, caravan site to the east and open countryside to the south. Mature trees line the boundaries of the site. | | |
| Suitability: | The site is isolated and not connected to a settlement. There is existing access onto Botsom Lane however this is a narrow steep rural lane suitable to serve a limited number of units only. The site lies within the AONB but is considered to be well contained within the landscape. Overall the previously developed portion of the site (Stanwell House) 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: | 4-6 residential units |

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|-----------------------|--|--------------------------------|---------------------|
| Site ref: | HO265 | Gross area (ha): | 0.17 |
| Site address: | 101 Brands Hatch Park, Scratchers Lane, Fawkham | Developable area (ha): | 0.17 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | 5 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



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| Site description: | The site comprises a semi-detached residential dwelling and garden. Bounded by Scratchers Lane to the north, residential development to the east and west, and a vehicle yard to the south. Mature trees line the western and southern boundaries of the site. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Scratchers Lane could be utilised. Located close to Brands Hatch race circuit concerns are raised regarding potential noise issues. 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 5-6 residential units |

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|-----------------------|---------------------------------------|--------------------------------|---------------|
| Site ref: | MX2 | Gross area (ha): | 5.50 |
| Site address: | Grange Park Farm, Manor Lane, Fawkham | Developable area (ha): | 0.50 |
| Ward: | Fawkham & West Kingsdown | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



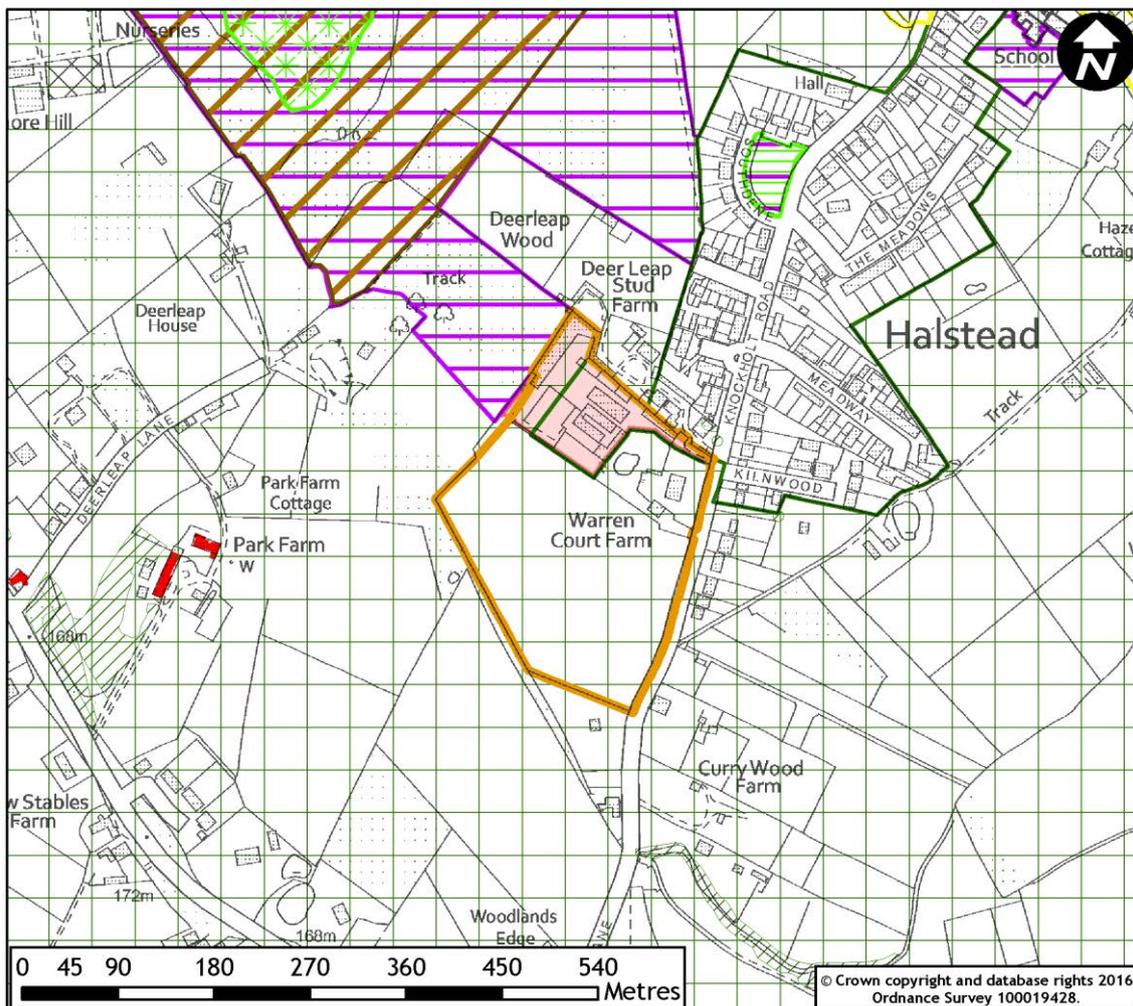
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|--------------------------|--|---------------------------|-------------------------|
| Site description: | The site comprises a parcel of land containing a dwelling, redundant agricultural buildings including storage barns, stables and a sandschool and agricultural fields used for grazing. Bounded by Manor Lane to the west, Valley Road to the north, and woodland to the east and south. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Manor Lane could be utilised if improved. The presence of ancient woodland adjacent to the site would require protection and a buffer between the woodland and any future development. It is considered that, given the access, the site is more suited to residential development. Overall the previously developed part of the site is considered able to accommodate residential 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 |

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|-----------------------|-------------------------------------|--------------------------------|----------------------|
| Site ref: | HO1 | Gross area (ha): | 1.24 |
| Site address: | New Pillinge, Main Road, Knockholt | Developable area (ha): | 1.24 |
| Ward: | Halstead, Knockholt & Badgers Mount | Submitted for: | 60 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



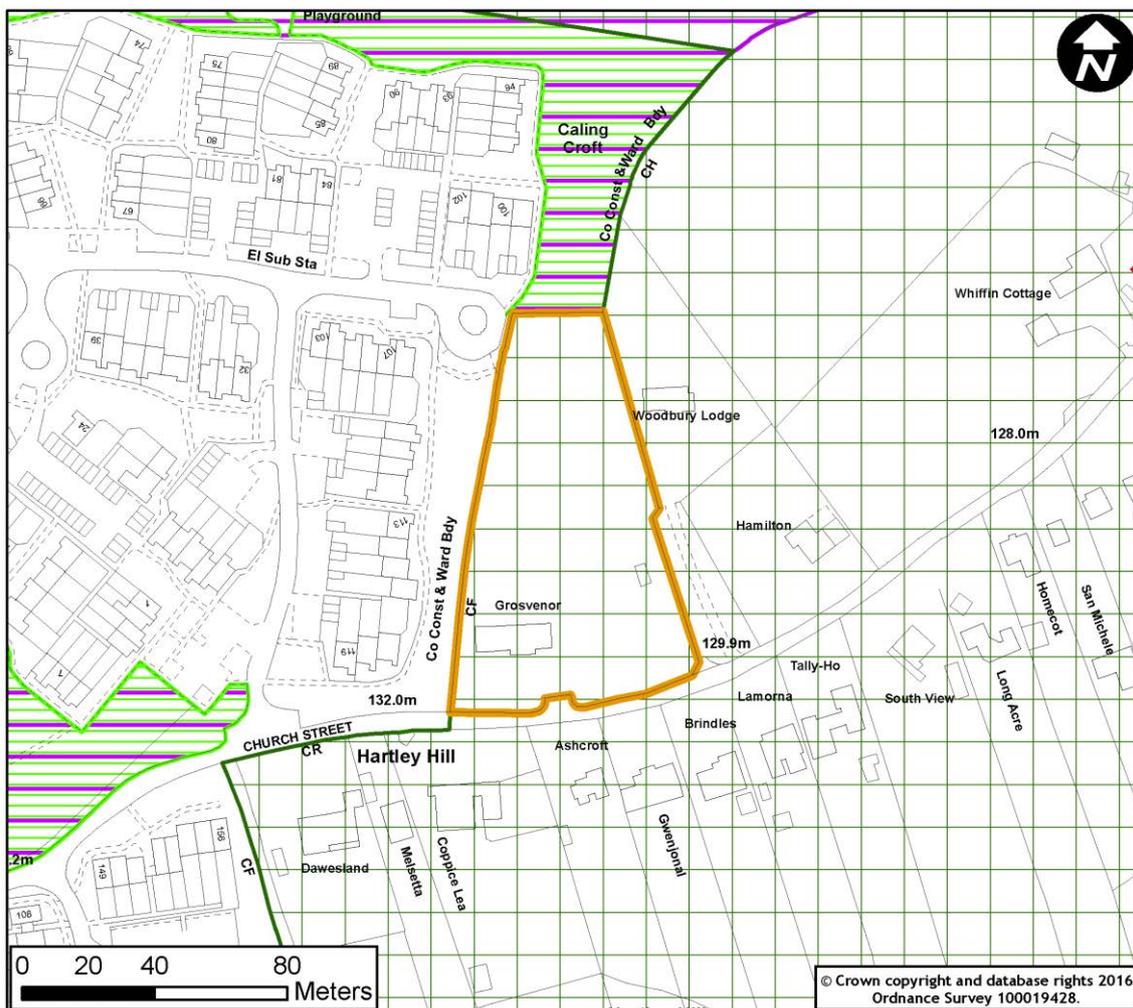
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| Site description: | The site comprises a parcel of land containing a residential dwelling, garden and land to the rear. Bounded by Main Road to the south, residential development to the east and west, and Pound Lane to the north, beyond which is open countryside. Mature trees line the eastern and western boundaries of the site and the topography is very flat. | | |
| Suitability: | The site is located adjacent to Knockholt urban confines. The existing access onto Main Road could be utilised if improved. Given the close proximity of the site 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 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: | 37-49 residential units |

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|-----------------------|--|--------------------------------|-----------------------|
| Site ref: | HO251 | Gross area (ha): | 5.49 |
| Site address: | Warren Court Farm and adjoining land, Knockholt Road, Halstead | Developable area (ha): | 2.00 |
| Ward: | Halstead, Knockholt & Badgers Mount | Submitted for: | 150 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



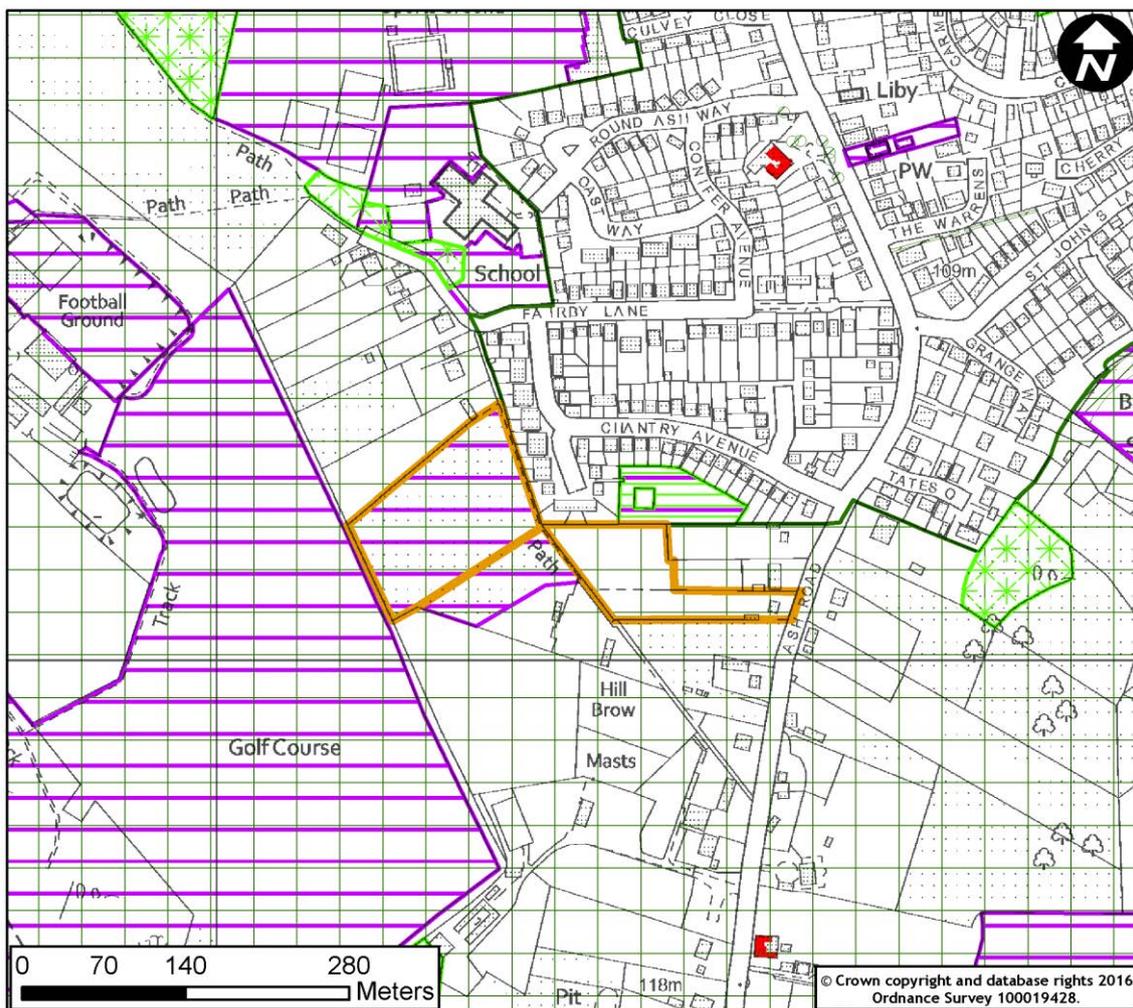
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| Site description: | The site comprises a mix of uses including an existing industrial estate that is already allocated for 25 residential units, a residential dwelling and garden, and a large agricultural field. Bounded by Knockholt Road to the east, residential development to the north, and open countryside to the west and south. Mature trees line the southern and western boundaries of the site. | | |
| Suitability: | Partially located within Halstead urban confines the site is considered sustainable. The existing access onto Knockholt Road could be utilised. Development in the southern part of the site would create an unnatural extension to the settlement. Overall the northern portion of 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: | 60-80 residential units (25 of which form the current allocation) |

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|----------------|---------------------------------|-------------------------|----------------------|
| Site ref: | HO2 | Gross area (ha): | 0.63 |
| Site address: | Grosvenor, Church Road, Hartley | Developable area (ha): | 0.63 |
| Ward: | Hartley & Hodsoil Street | Submitted for: | 12 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



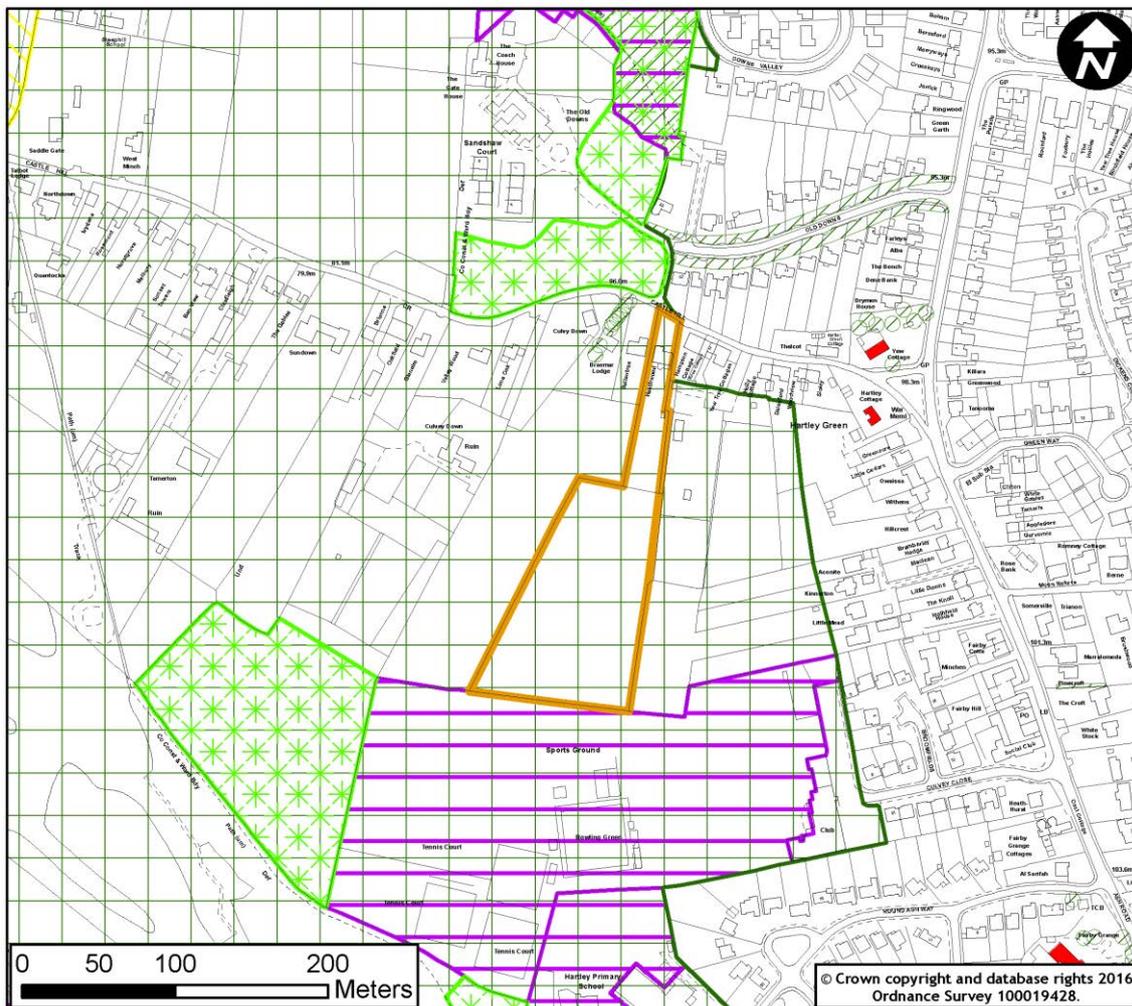
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|-------------------|--|--------------------|-------------------------|
| Site description: | The site comprises a parcel of land east of New Ash Green at the edge of the settlement containing a residential bungalow, garden and outbuilding. Bounded by Church Street to the south, woodland to the north, and residential development to the east and west. A row of mature trees line the western boundary. | | |
| Suitability: | The site is located adjacent to New Ash Green urban confines. The existing access onto Church Street could be utilised however this is a narrow rural lane and considered suitable for a limited number of units only. Overall the site is considered able to accommodate development, however it is located in 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: | 18-25 residential units |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | HO66 / HO168 | Gross area (ha): | 2.53 |
| Site address: | Land rear of Olinda (wider), Ash Road, Hartley | Developable area (ha): | 0.93 |
| Ward: | Hartley & Hodsoil Street | Submitted for: | 90 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



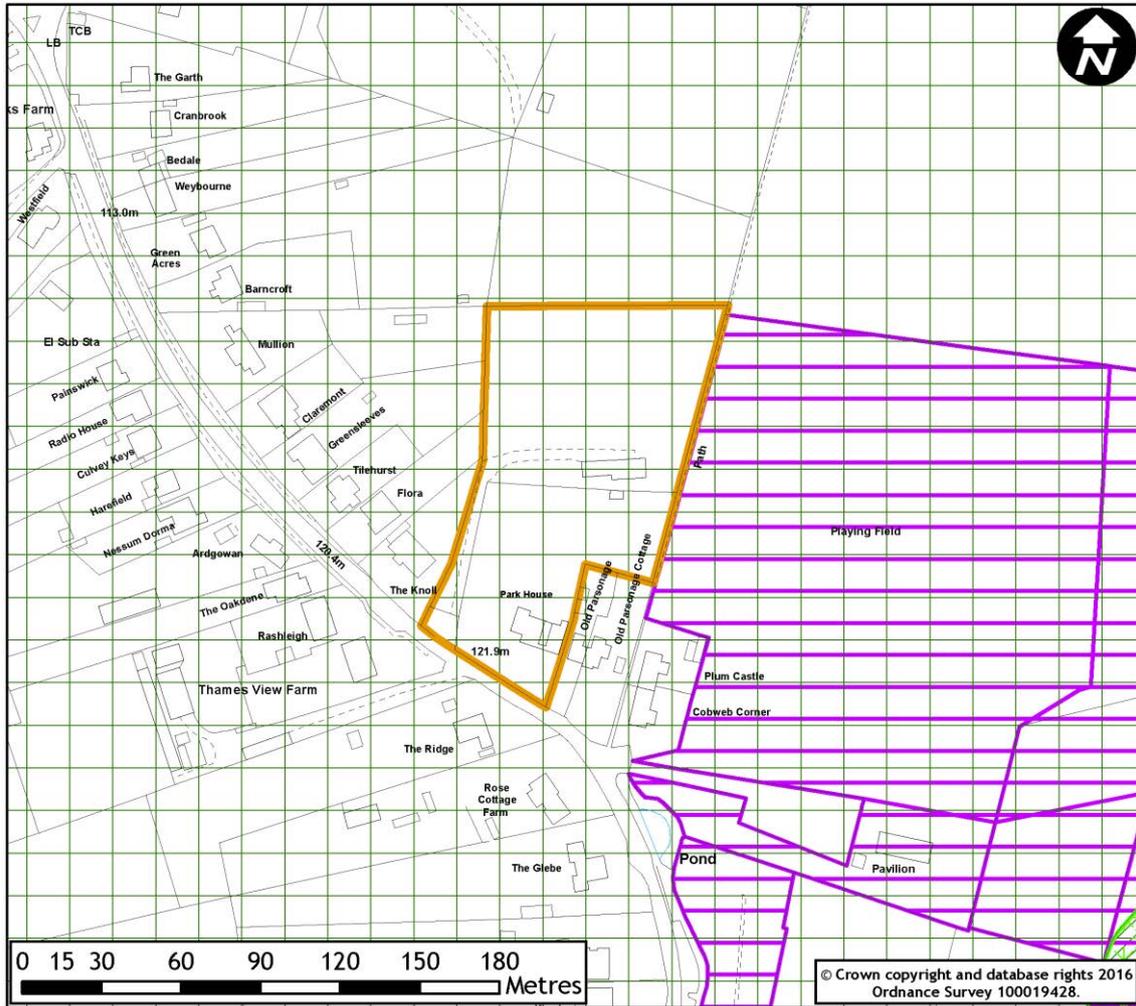
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| Site description: | The site comprises two parcels of land south of Hartley at the edge of the settlement. One contains a residential dwelling, outbuilding, garden and scrubland to the rear. The other comprises a rectangular parcel of overgrown scrubland. Bounded by Ash Road to the east, residential development to the north, and open countryside to the west and south. | | |
| Suitability: | The site is located adjacent to the urban confines of Hartley which has adequate facilities/services and transport links. The existing access onto Ash Road could be utilised for the eastern parcel but it is not possible to see how access could be achieved to the western parcel without third party involvement. Overall the eastern parcel is considered able to accommodate development, however it is located in 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: | 27-37 residential units |

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|----------------|---------------------------------|-------------------------|----------------------|
| Site ref: | HO142 | Gross area (ha): | 1.56 |
| Site address: | Heathwood, Castle Hill, Hartley | Developable area (ha): | N/A |
| Ward: | Hartley & Hodsoil Street | Submitted for: | 75 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



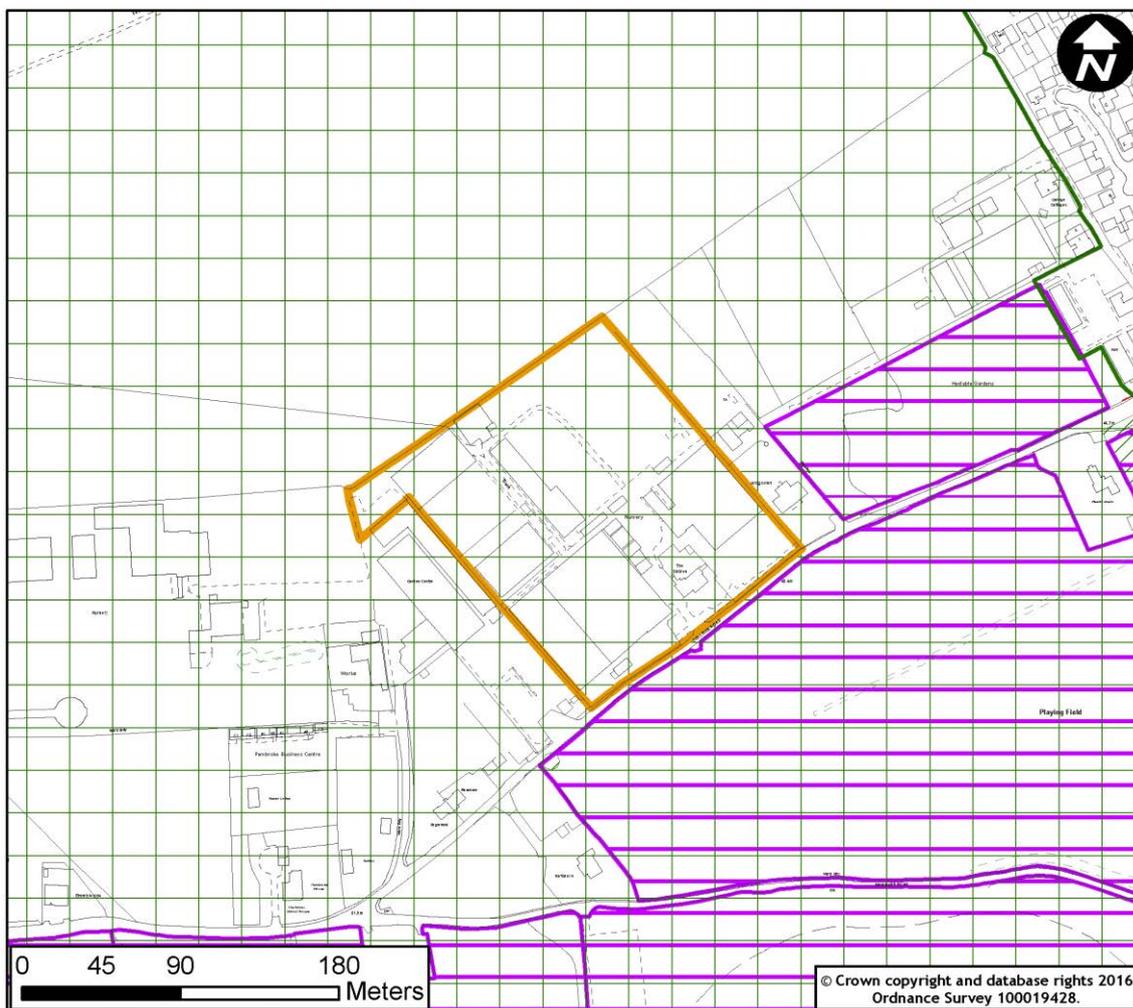
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| Site description: | The site comprises a residential dwelling and garden, and woodland to the rear. Bounded by Castle Hill to the north, residential development to the east and west, and sports fields to the south. | | |
| Suitability: | The site is located adjacent to the urban confines of Hartley. The existing access onto Castle Hill could be utilised however Castle Hill is a narrow single track lane and not considered suitable for this scale of development. Overall the site is considered unsuitable for development given the inadequate access and encroachment into the countryside. | | |
| 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: | Unsuitable | Approximate yield: | 0 |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | HO271 | Gross area (ha): | 1.02 |
| Site address: | Park House and land to the rear, Church Road, Hartley | Developable area (ha): | 0.25 |
| Ward: | Hartley & Hodsoil Street | Submitted for: | 30 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



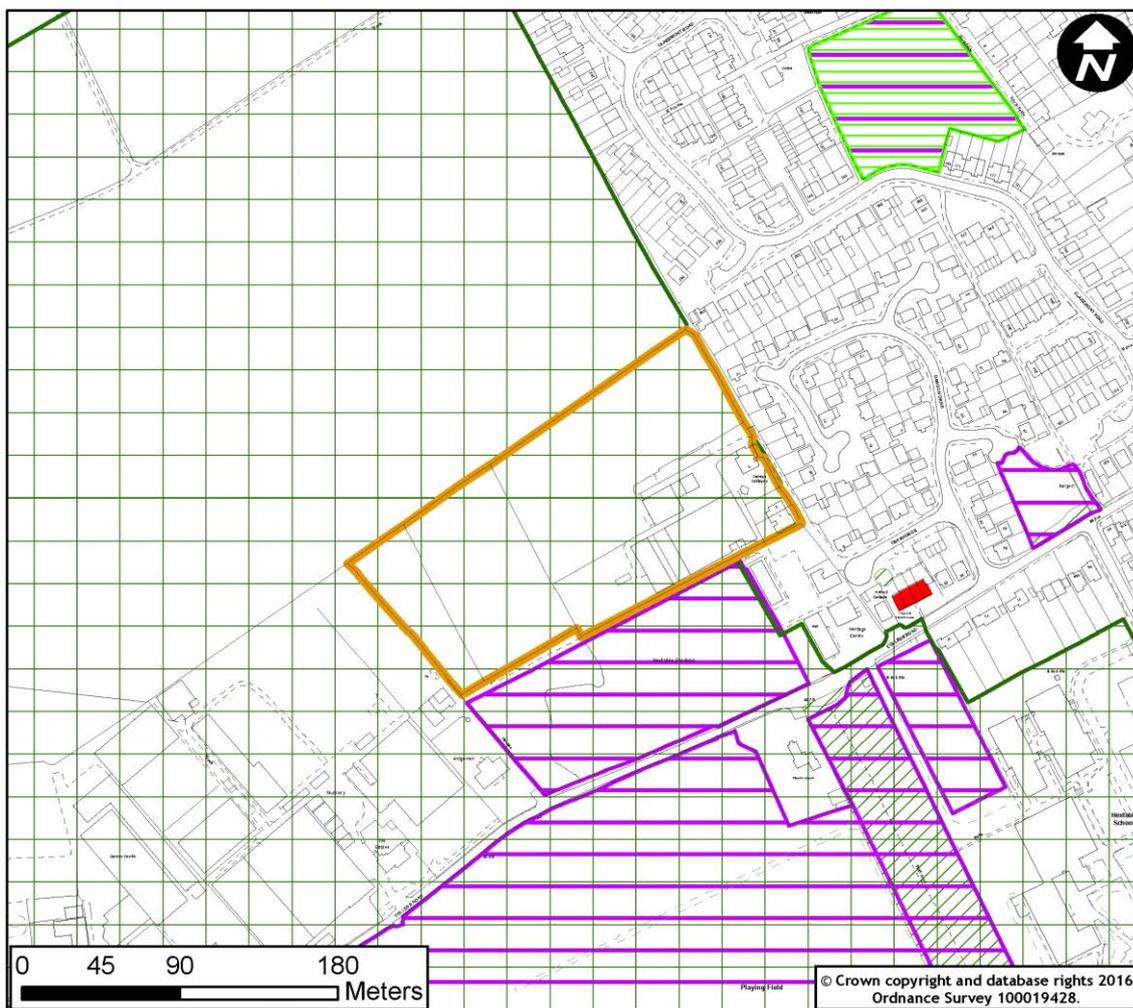
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| Site description: | The site comprises a residential dwelling and garden with stables and paddock to the rear. Bounded by Church Road to the south, residential development to the west, and open countryside to the north and east. Mature trees line the northern boundary of the site. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the facilities and services in Hartley. The existing access onto Church Road could be utilised. Overall the part of the site fronting Church Road 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: | 7-10 residential units |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | HO19 / HO106 | Gross area (ha): | 2.77 |
| Site address: | College Road Nurseries, College Road, Hextable | Developable area (ha): | 1.30 |
| Ward: | Hextable | Submitted for: | 50 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



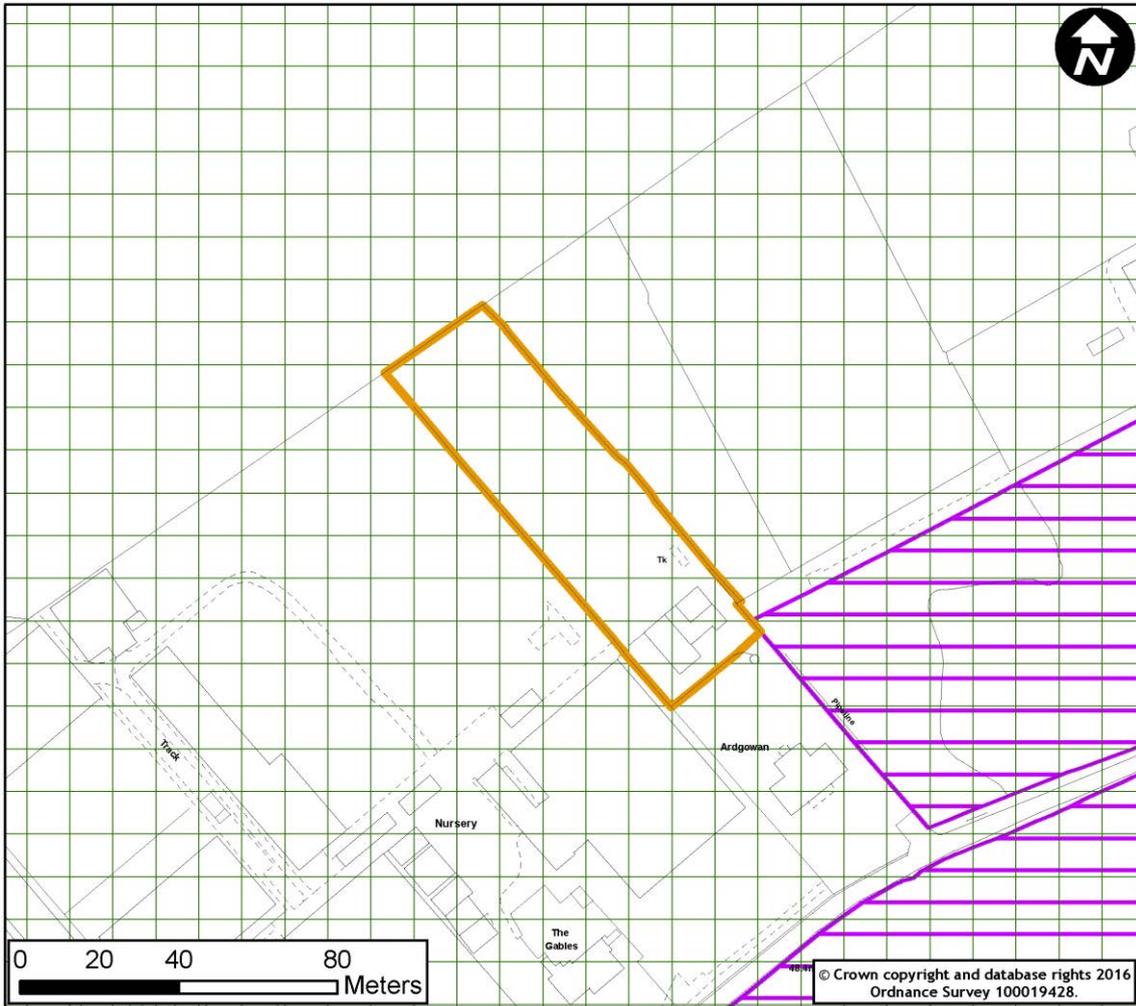
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| Site description: | The site comprises a former horticultural nursery containing a number of horticultural buildings/sheds, a residential dwelling, a number of former glasshouses in a poor state of repair, and an area of scrubland. Bounded by College Road to the south, industrial site to the west, open countryside to the north and a residential dwelling to the east. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the facilities and services in Hextable. The existing access onto College Road could be utilised. Overall the southern portion of the site containing permanent buildings and glasshouses 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: | 39-52 residential units |

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|-----------------------|--|--------------------------------|---------------|
| Site ref: | HO20 / HO58 / HO123 | Gross area (ha): | 2.57 |
| Site address: | Saunders Nursery, College Road, Hextable | Developable area (ha): | 0.60 |
| Ward: | Hextable | Submitted for: | Not specified |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



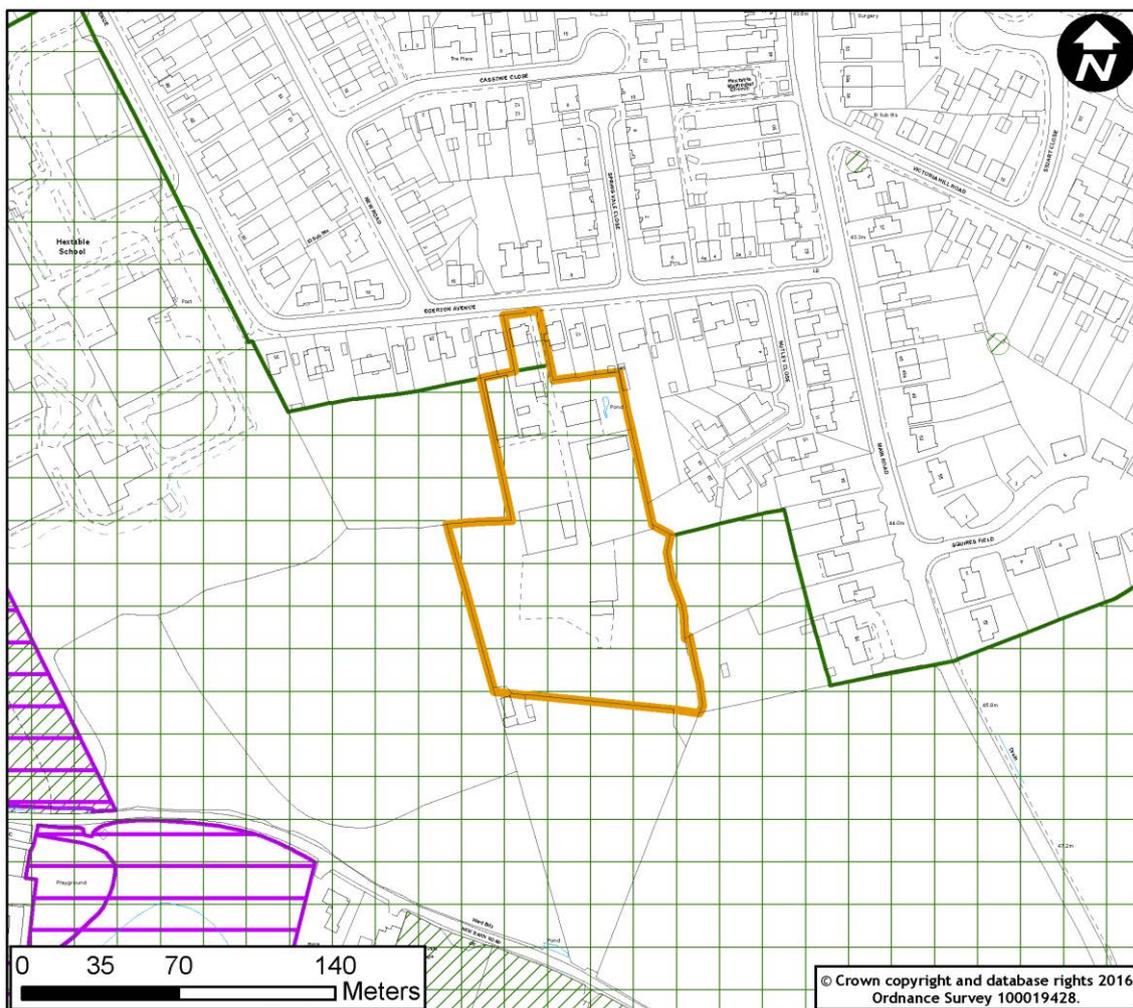
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| Site description: | The site comprises a former horticultural college and nursery containing a number of horticultural buildings/workshops in a poor state of repair, three residential dwellings and their gardens, and an undeveloped field used for grazing horses. Bounded by Hextable Gardens to the south, residential development to the east and west, and open countryside to the north. Mature trees and hedges line the western and northern boundaries of the site. | | |
| Suitability: | The site is located adjacent to Hextable urban confines. The existing access onto Crawfords could be utilised however it is narrow and may require improvement. Overall the southeastern portion 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 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 |

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|-----------------------|---|--------------------------------|---------------|
| Site ref: | HO21 | Gross area (ha): | 0.34 |
| Site address: | Land rear of Ardgowan, College Road, Hextable | Developable area (ha): | N/A |
| Ward: | Hextable | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



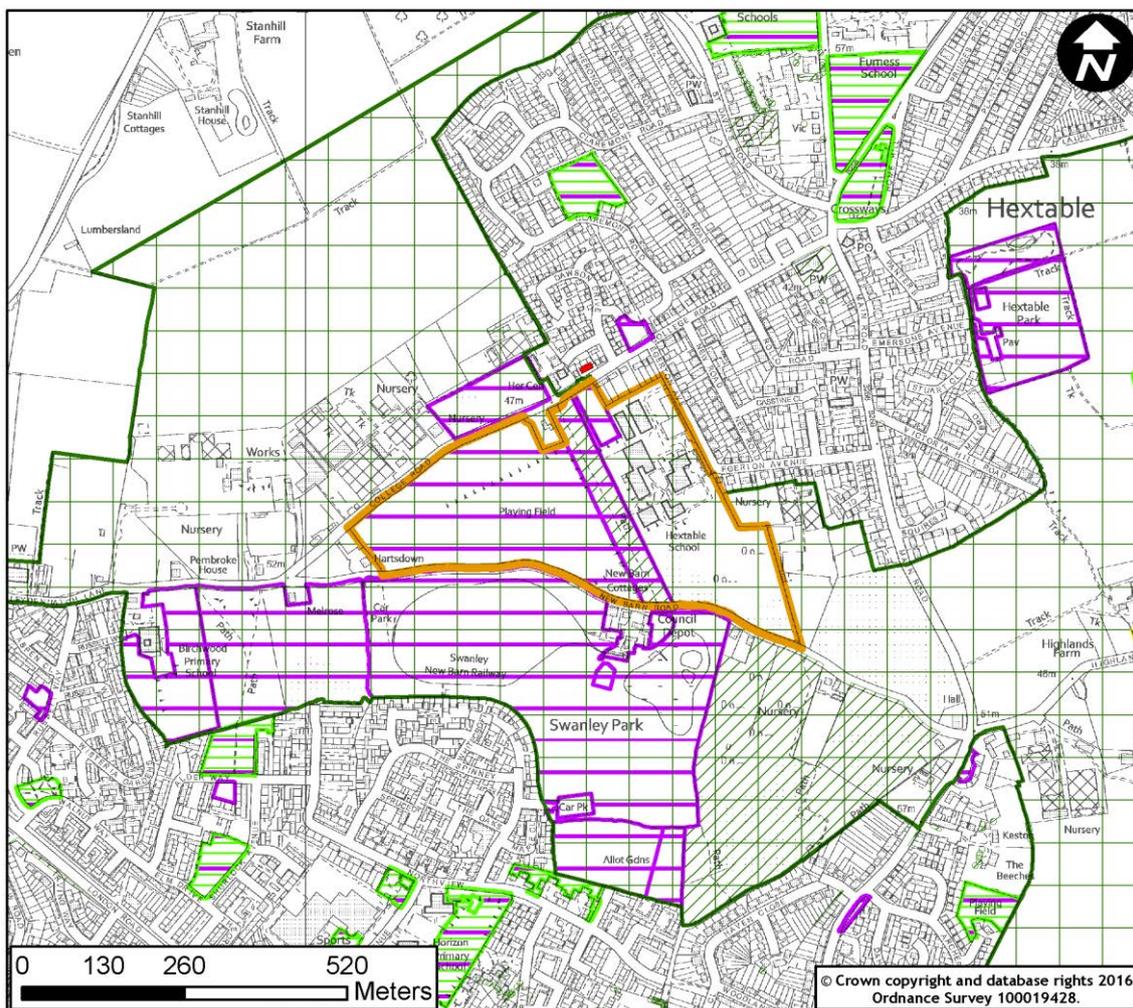
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| Site description: | The site comprises a garage/workshop and residential garden belonging to the adjacent residential dwelling. Bounded by former horticultural nurseries to the east and west, a residential dwelling to the south and open countryside to the north. | | |
| Suitability: | The site is not directly connected to a settlement but is within walking distance of Hextable. The existing access onto College Road through Ardgowan could be utilised. 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 a third party and it is therefore not known whether the site is available. | | |
| Achievability: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Not available | Approximate yield: | 0 |

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|-----------------------|---|--------------------------------|----------------------|
| Site ref: | HO212 / HO232 | Gross area (ha): | 1.22 |
| Site address: | Egerton Nursery, Egerton Avenue, Hextable | Developable area (ha): | 0.54 |
| Ward: | Hextable | Submitted for: | 42 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



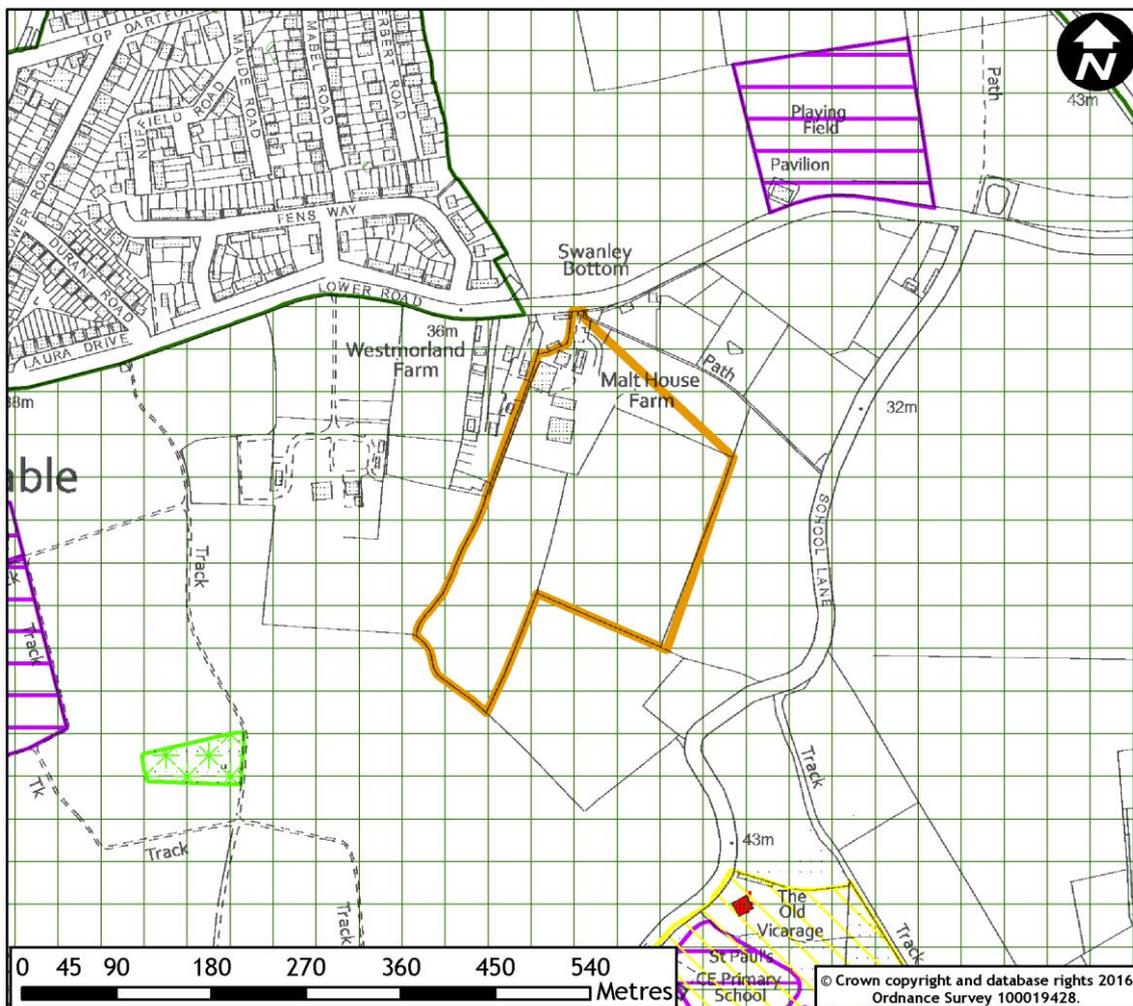
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| Site description: | The site comprises a former horticultural nursery containing a storage building/shed, polytunnel, residential dwelling and a number of containers. The site is also used for the parking of vehicles. Bounded by Egerton Avenue to the north, residential development to the east, and open countryside to the south and west. | | |
| Suitability: | The site is located adjacent to Hextable urban confines. The existing access onto Egerton Avenue is narrow but could be utilised if improved. It is important to retain the gap between Hextable and Swanley and to avoid encroachment here. Overall the northern portion of 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: | 16-21 residential units |

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|-----------------------|---|--------------------------------|-----------------------|
| Site ref: | HO225 | Gross area (ha): | 15.42 |
| Site address: | Oasis Academy, Egerton Avenue, Hextable | Developable area (ha): | 4.00 |
| Ward: | Hextable | Submitted for: | 500 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



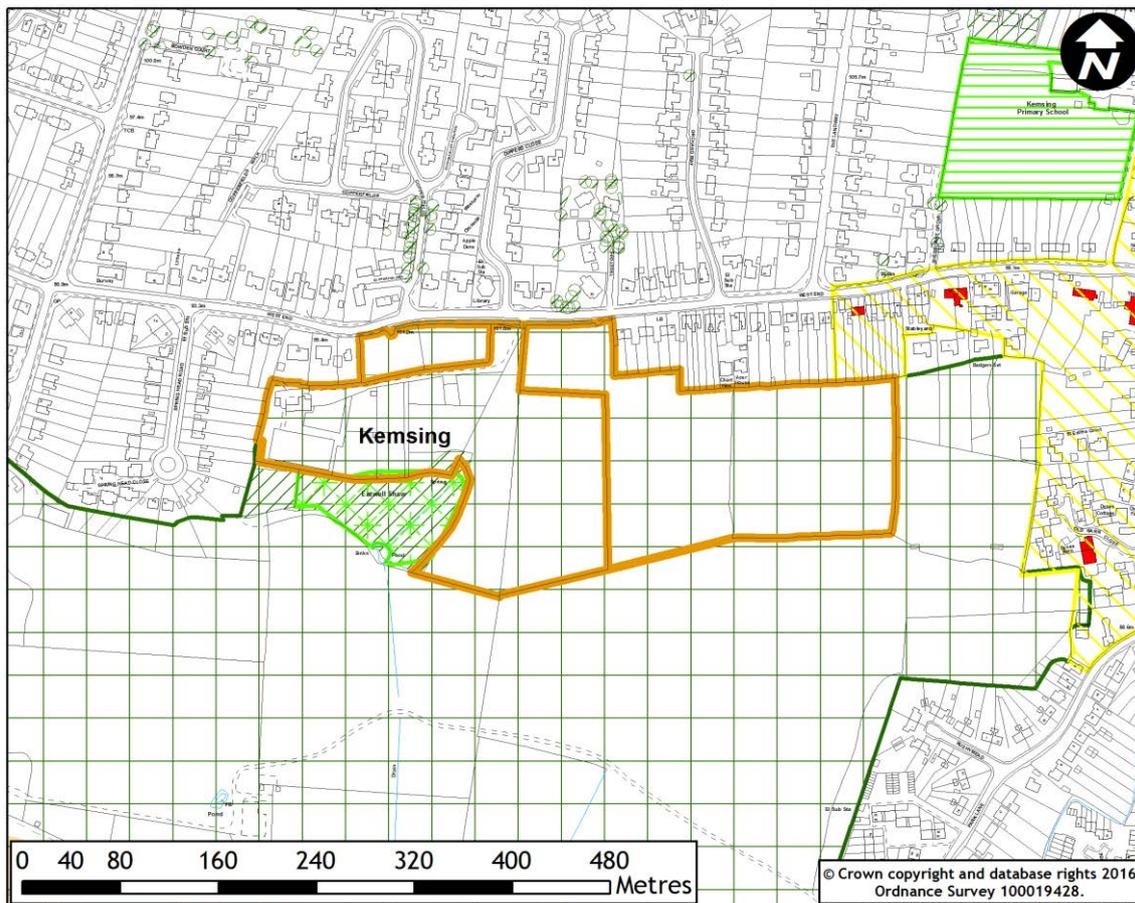
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| Site description: | The Oasis Academy School occupies this site, which comprises school buildings, car parking and scrubland in the east, and playing fields in the west. The site is dissected by the avenue of limes. Bounded by College Road to the north, Egerton Avenue to the east, and Swanley Park to the south and west. | | |
| Suitability: | The site is located adjacent to Hextable urban confines. The existing access onto Rowhill Road could be utilised. A new access could also be made onto College Road. The playing fields and avenue of limes provide important open space and are not suitable for development. It is important to retain the gap between Hextable and Swanley and to avoid encroachment here. Overall the north eastern part of the site is considered able to accommodate development however it is located in 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: | 120-160 residential units |

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|-----------------------|---|--------------------------------|----------------------|
| Site ref: | HO246 | Gross area (ha): | 5.72 |
| Site address: | Malthouse Farm, Lower Road, Hextable | Developable area (ha): | 1.10 |
| Ward: | Hextable / Swanley Christchurch & Swanley Village | Submitted for: | 55 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



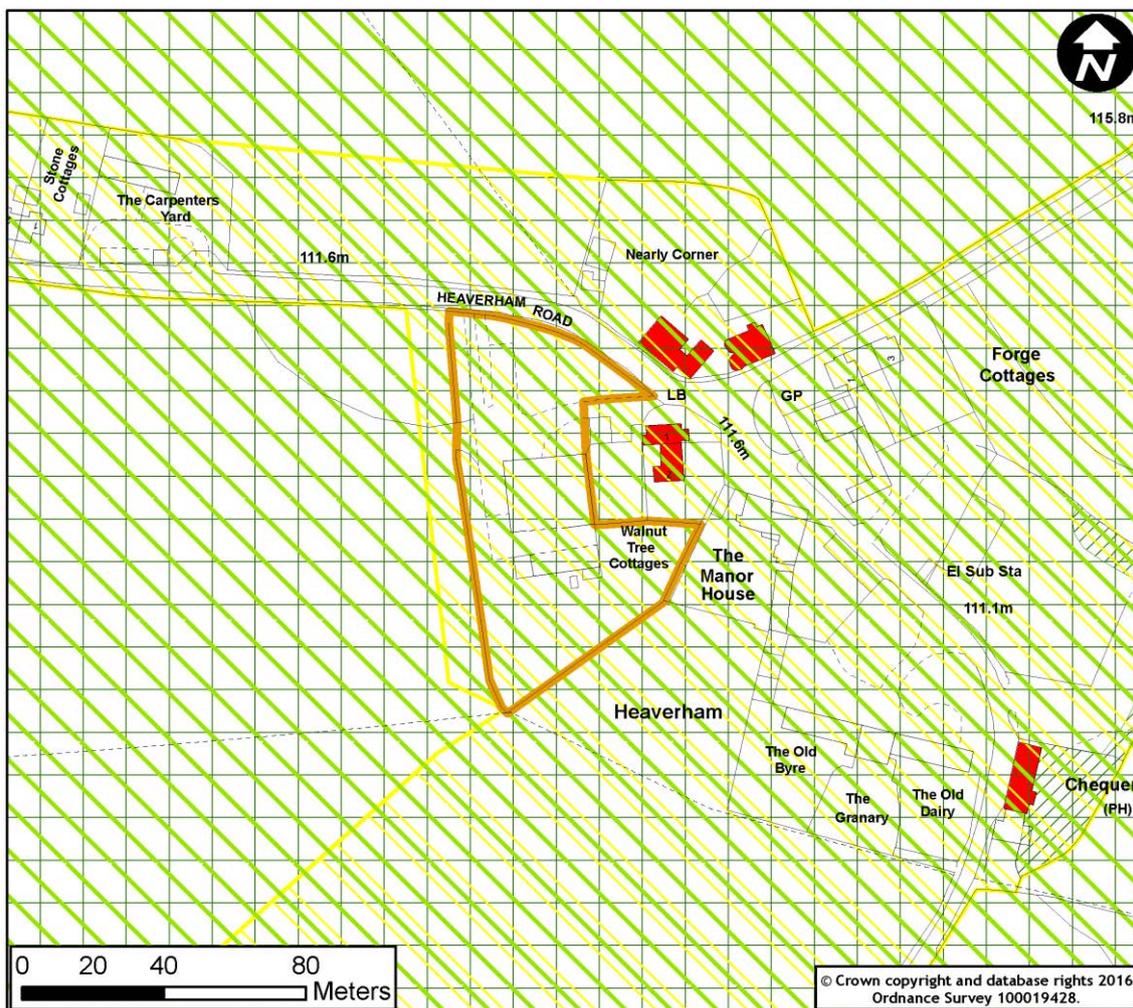
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| Site description: | The site comprises a former farm containing a residential dwelling, a Gypsy & Traveller pitch, a number of agricultural barns and agricultural field to the rear. Bounded by Lower Road to the north, a Gypsy & Traveller site to the west, and open countryside to the south and east. | | |
| Suitability: | The site is located adjacent to Hextable urban confines. The existing access onto Lower Road could be utilised if improved. Overall the northern tip of the site that is previously developed is considered able to accommodate development and should be considered for additional Gypsy & Traveller pitches. 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: | Gypsy & Traveller pitches |

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|-----------------------|---------------------------------|--------------------------------|-----------------------|
| Site ref: | HO126 / HO130 / HO133 | Gross area (ha): | 7.39 |
| Site address: | Land south of West End, Kemsing | Developable area (ha): | 1.50 |
| Ward: | Kemsing | Submitted for: | 220 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



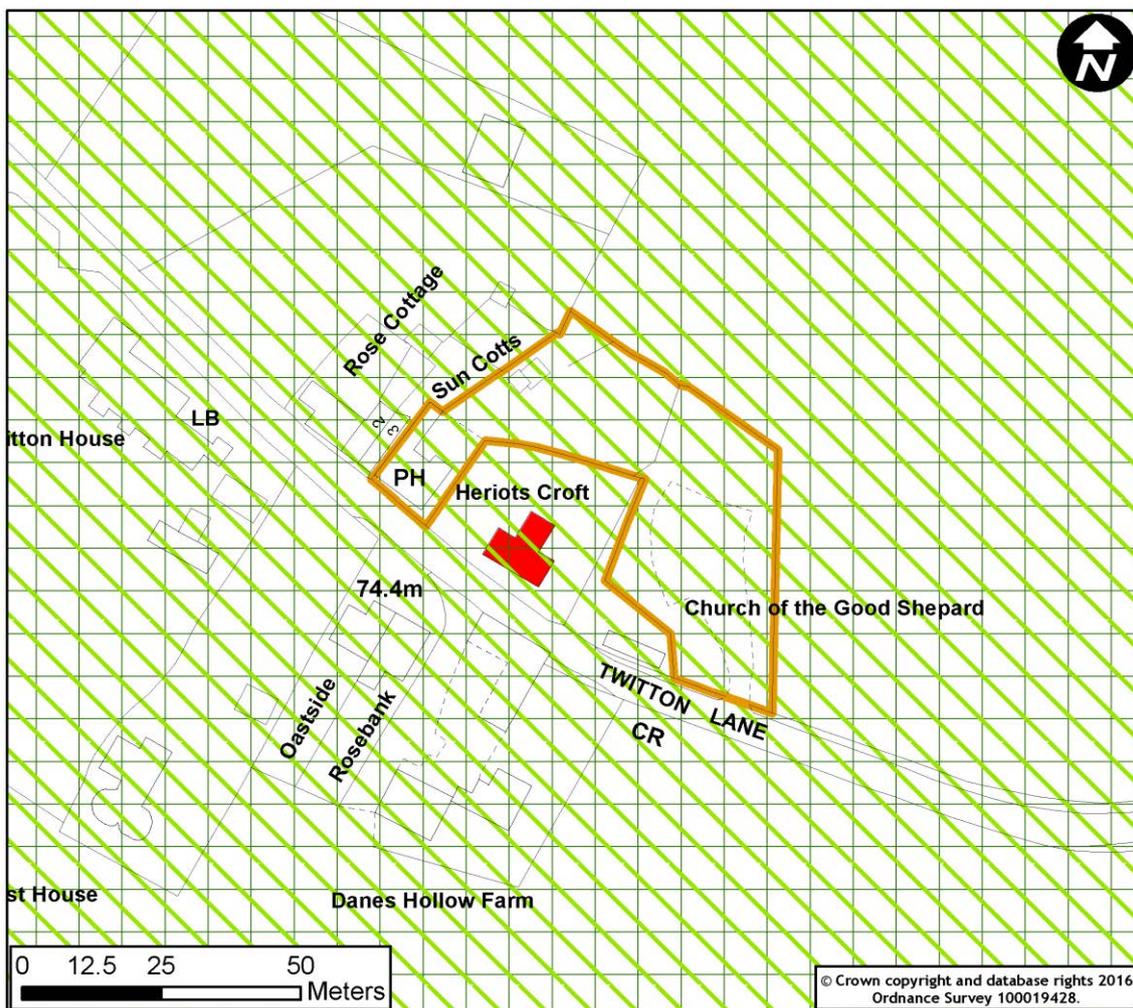
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| Site description: | The site comprises three adjoining parcels of land used for grazing horses. The land has been divided into paddocks, separated with wooden fencing. Stables and a sandschool are located in the western corner, and an area of scrubland is to the east. Bounded by West End to the north, residential development to the east and west, and open countryside to the south. The land slopes gently downwards from north to south. | | |
| Suitability: | The site is located adjacent to Kemsing urban confines. The existing access onto West End could be utilised. There are far reaching views south of the site from West End across the valley. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Overall the western portion of the site that is previously developed 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: | It is understood that the site falls within three ownerships. It has been submitted by the landowners' agents 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: | 45-60 residential units |

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|-----------------------|---------------------------------------|--------------------------------|---------------------|
| Site ref: | HO174 | Gross area (ha): | 0.44 |
| Site address: | Land south of Heaverham Road, Kemsing | Developable area (ha): | N/A |
| Ward: | Kemsing | Submitted for: | 8 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



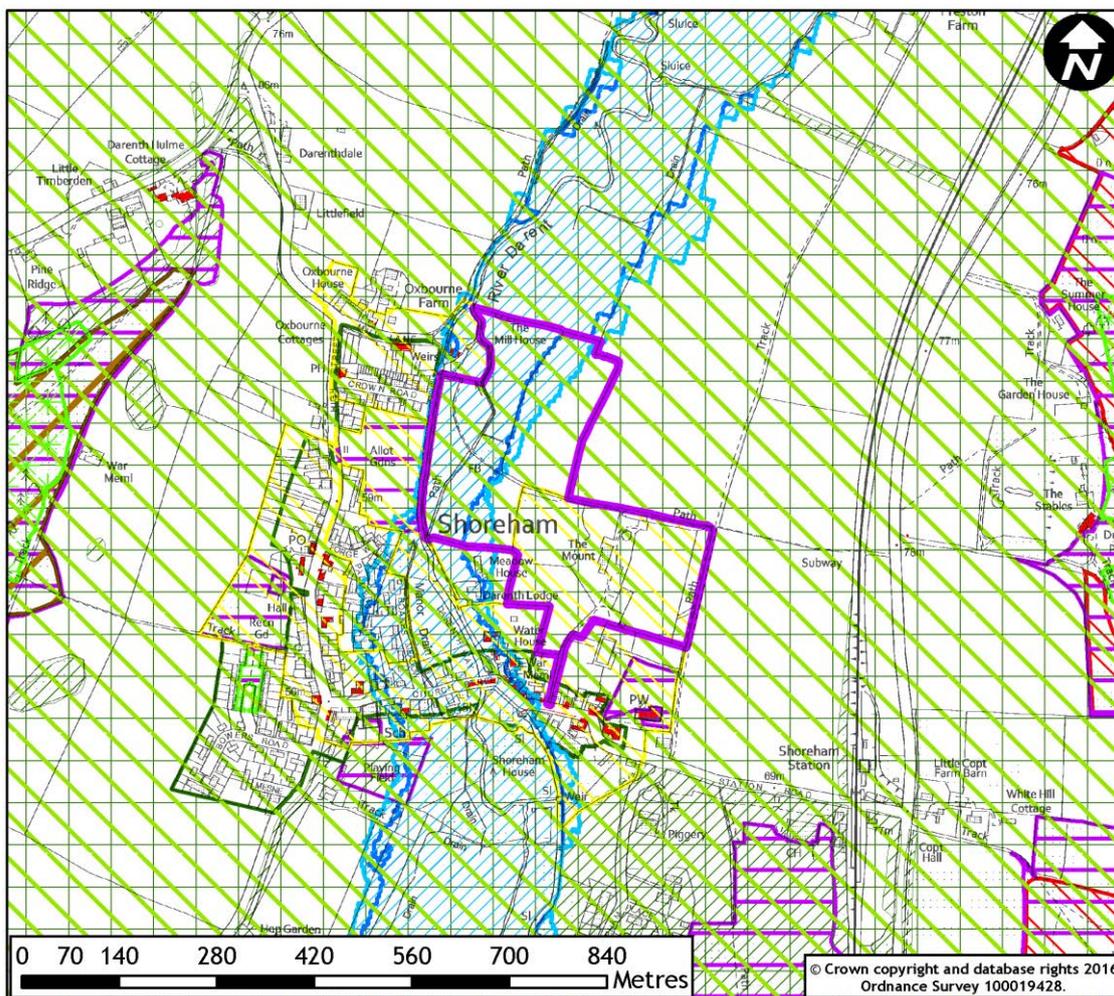
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| Site description: | The site comprises an agricultural yard containing a large open-sided barn and an area of hardstanding. Bounded by Heaverham Road to the north, farmhouse to the east, and open countryside to the south and west. | | |
| Suitability: | The site is located within the built confines of Heaverham, although this small hamlet does not have a boundary and is washed over by the Green Belt. The existing access onto Heaverham Road could be utilised. The site lies within the AONB and conservation area. Concerns are raised over any impact a development would have on the setting of the adjacent listed buildings. Overall the site is considered unsuitable for this scale of development given its rural location and impact on the listed buildings and conservation area. | | |
| 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: | Unsuitable | Approximate yield: | 0 |

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|-----------------------|--|--------------------------------|---------------------|
| Site ref: | HO34 | Gross area (ha): | 0.21 |
| Site address: | The Rising Sun pub and car park, Twitton Lane, Otford | Developable area (ha): | 0.02 |
| Ward: | Otford & Shoreham | Submitted for: | 5 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



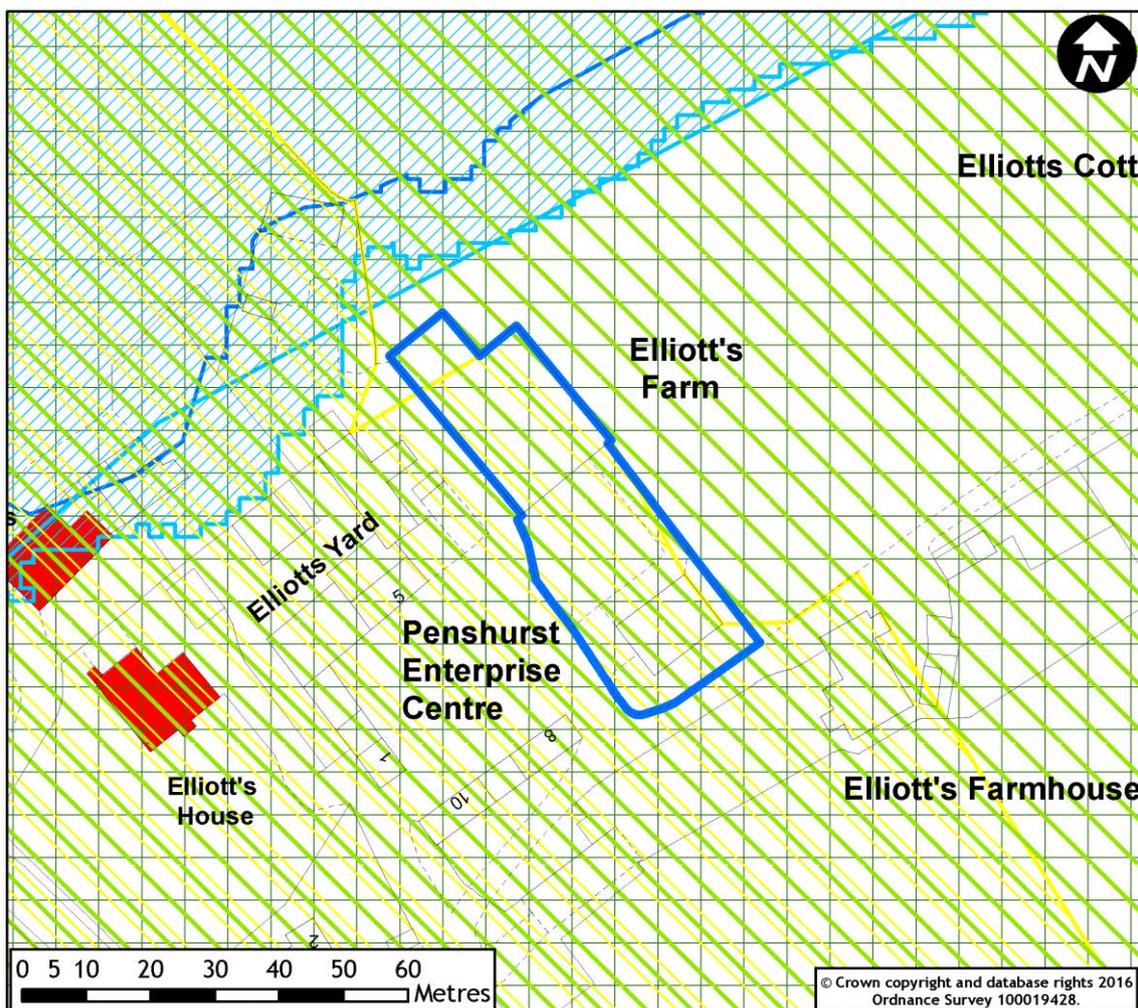
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| Site description: | The site comprises a pub, outbuildings, garden and car park. Bounded by Twitton Lane to the south, residential development to the west, and open countryside to the north and east. | | |
| Suitability: | The site is located within the built confines of Twitton, although this small hamlet does not have a boundary and is washed over by the Green Belt. The existing access onto Twitton Lane could be utilised although this is a narrow rural lane. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the adjacent listed building. Overall the pub building is considered suitable for conversion 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 |

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|-----------------------|--|--------------------------------|---------------|
| Site ref: | MX39 | Gross area (ha): | 10.96 |
| Site address: | The Mount and land to the rear, Church Street, Shoreham | Developable area (ha): | N/A |
| Ward: | Otford & Shoreham | Submitted for: | Not specified |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



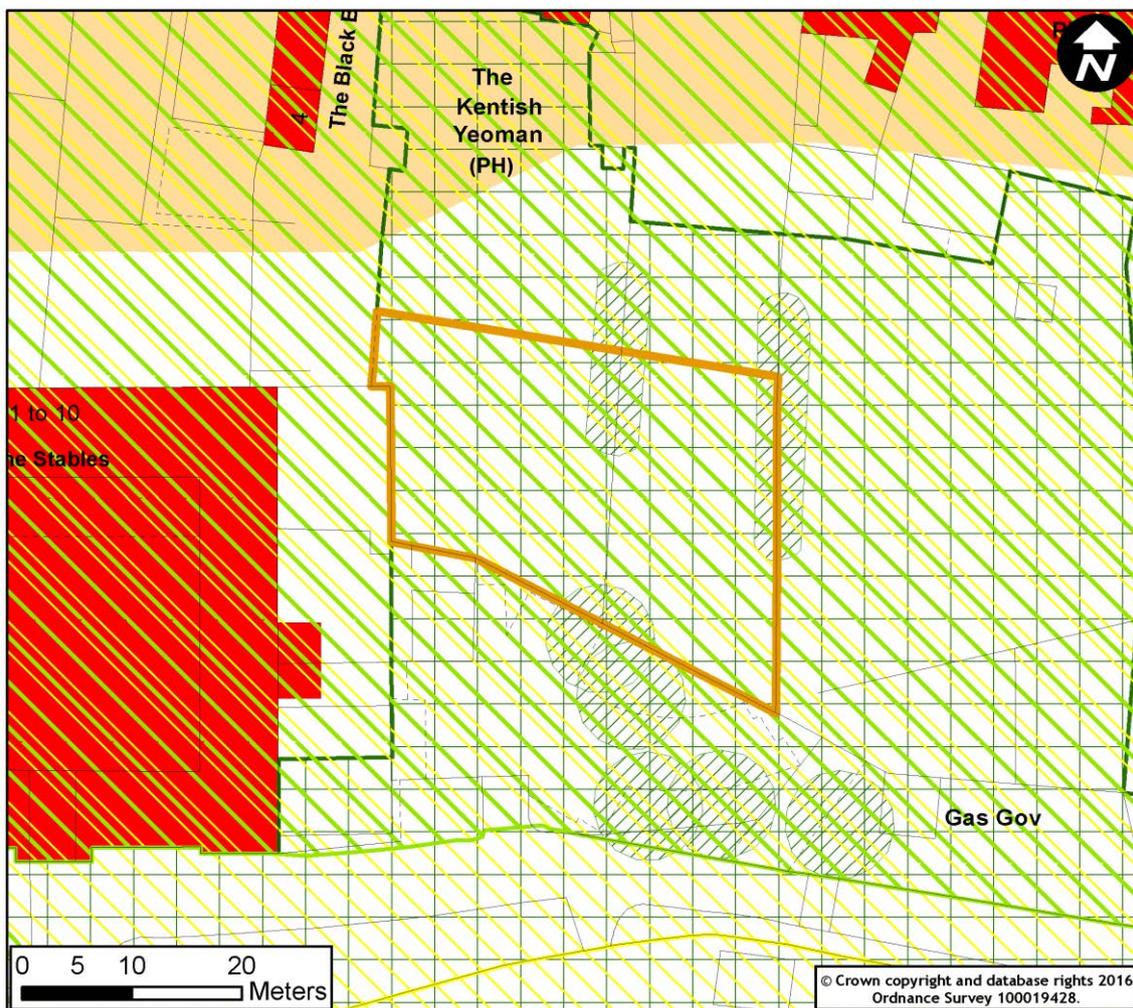
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| Site description: | The site comprises a large estate containing a residential dwelling, garden, tennis court, vineyards and agricultural fields. Bounded by Church Street to the south, residential development to the west, and open countryside to the north and east. Mature trees line the boundaries of the site. | | |
| Suitability: | The site is located adjacent to Shoreham urban confines. There is existing access onto Church Street however this is a narrow rural lane and not considered suitable for further development. It is difficult to see how an additional access could be achieved without third party involvement. The site forms part of an open landscape and sits within the AONB. It is considered that development of this site would not conserve or enhance the AONB. The site lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Further, concerns are raised over any impact development would have on the setting of the adjacent listed buildings and conservation area. Overall the site is considered unsuitable for development given the access issues, impact on the AONB and risk of flooding. | | |
| 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: | Unsuitable | Approximate yield: | 0 |

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|-----------------------|---------------------------------------|--------------------------------|------|
| Site ref: | EM8 | Gross area (ha): | 0.13 |
| Site address: | Elliotts Farm, Rogues Hill, Penshurst | Developable area (ha): | |
| Ward: | Penshurst, Fordcombe & Chiddingstone | Submitted for: | N/A |
| Site location: | Rural area | Suitable density range: | N/A |



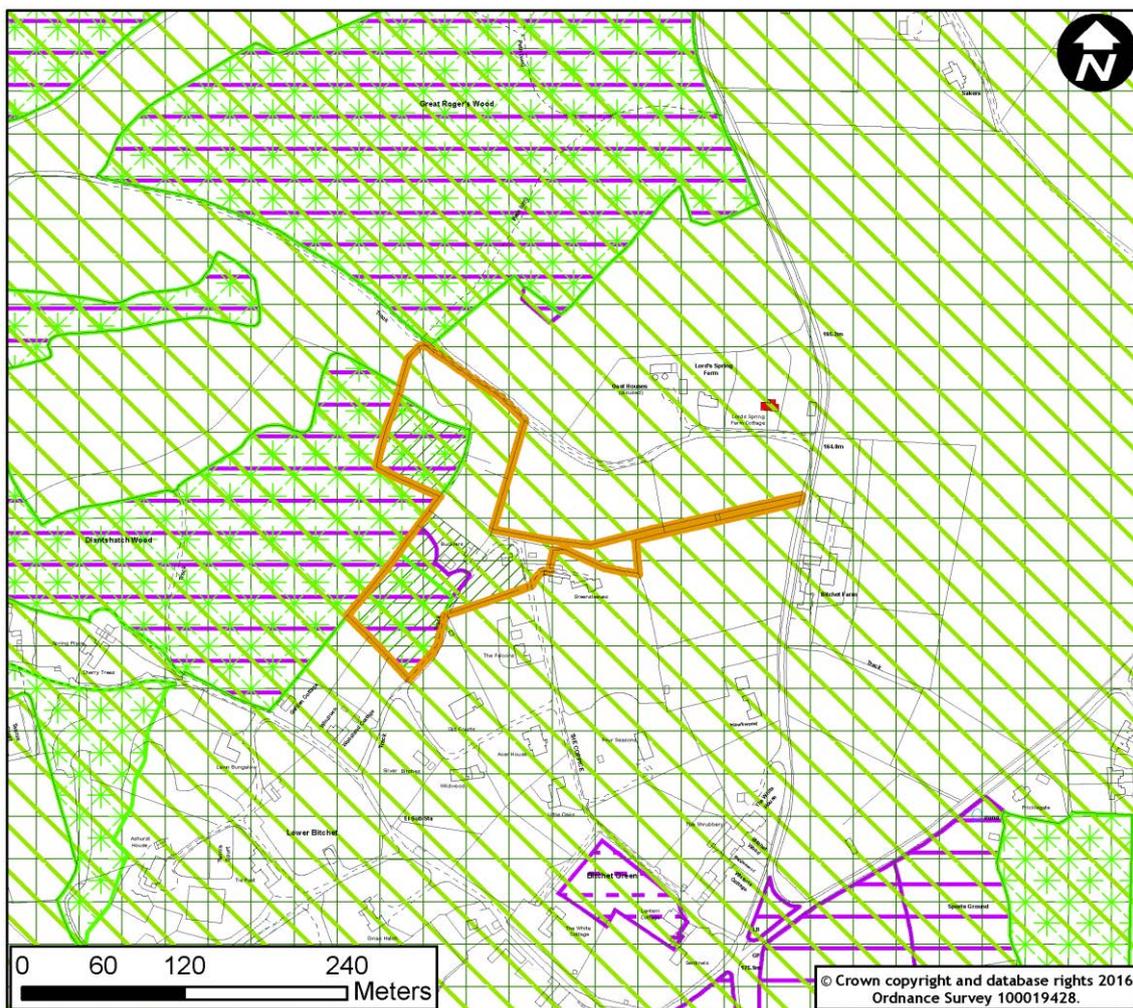
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| Site description: | The site comprises a parcel of land containing a number of agricultural buildings and sheds. Bounded by Penshurst Enterprise Centre to the west, farmhouse to the south, and open countryside to the north and east. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Rogues Hill could be utilised. Given the site abuts the Penshurst Enterprise Centre there is scope to extend the site to include additional employment floorspace. The site lies within the AONB and conservation area. Overall the site is considered able to accommodate employment 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 5-10. | | |
| Achievability: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Developable | Approximate yield: | B1-B8 floorspace |

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|-----------------------|--------------------------------------|--------------------------------|---------------------|
| Site ref: | HO11 | Gross area (ha): | 0.09 |
| Site address: | Land rear of 10-12 High Street, Seal | Developable area (ha): | 0.09 |
| Ward: | Seal & Weald | Submitted for: | 4 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



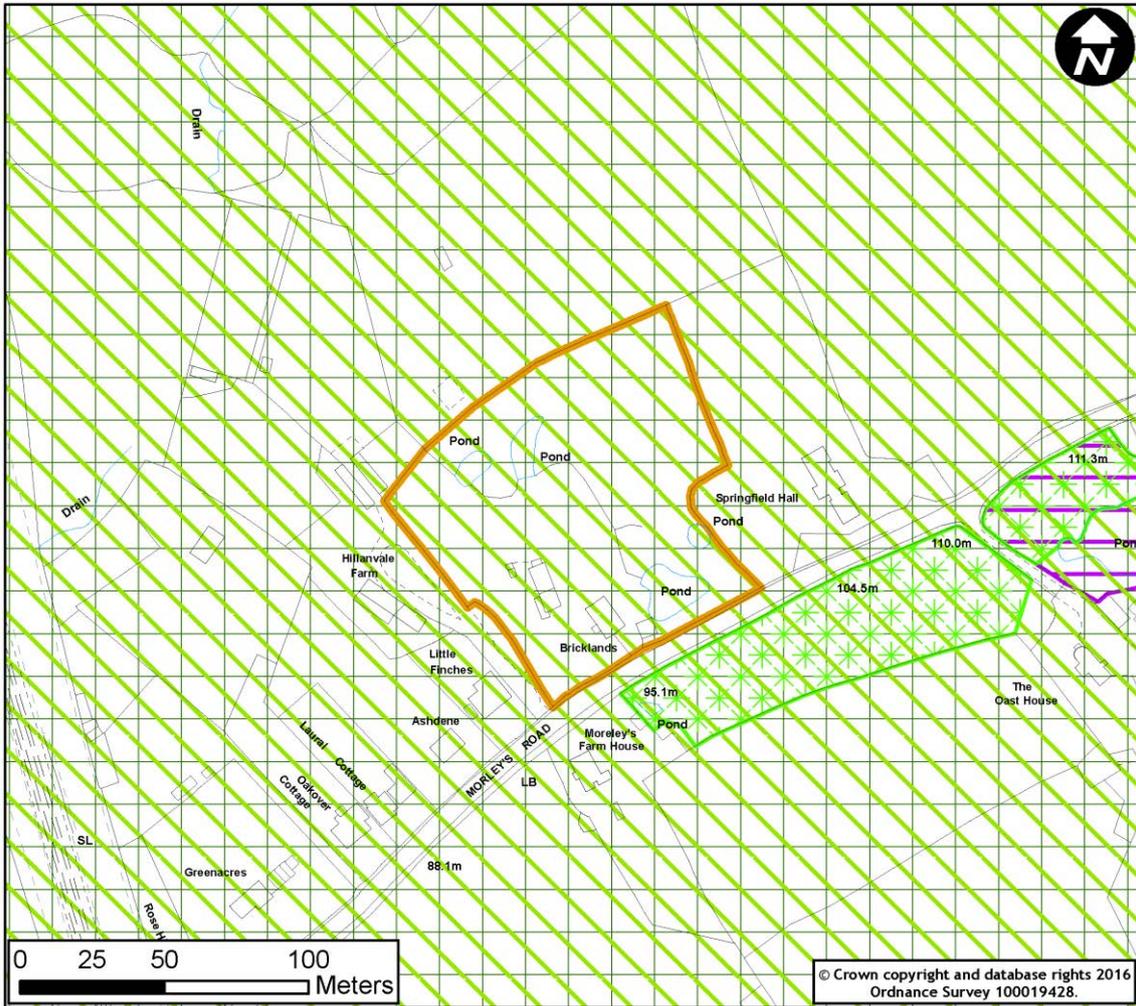
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| Site description: | The site comprises an enclosed parcel of land previously used as part of the car park and garden to the former Kentish Yeoman pub. The larger pub site has recently been redeveloped leaving this small area vacant and unused. | | |
| Suitability: | The site is located adjacent to Seal urban confines. The existing access onto the High Street could be utilised, provided this doesn't impact on the existing development or existing car parking. The site lies within the AONB and Conservation Area and forms the setting of a number of listed buildings. 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, subject to the retention or re-provision of the car parking, 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: | 2-3 residential units |

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|-----------------------|---|--------------------------------|---------------------|
| Site ref: | HO69 | Gross area (ha): | 1.96 |
| Site address: | Bucklers, The Coppice, Lower Bitchet, Bitchet Green | Developable area (ha): | 0.05 |
| Ward: | Seal & Weald | Submitted for: | 5 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



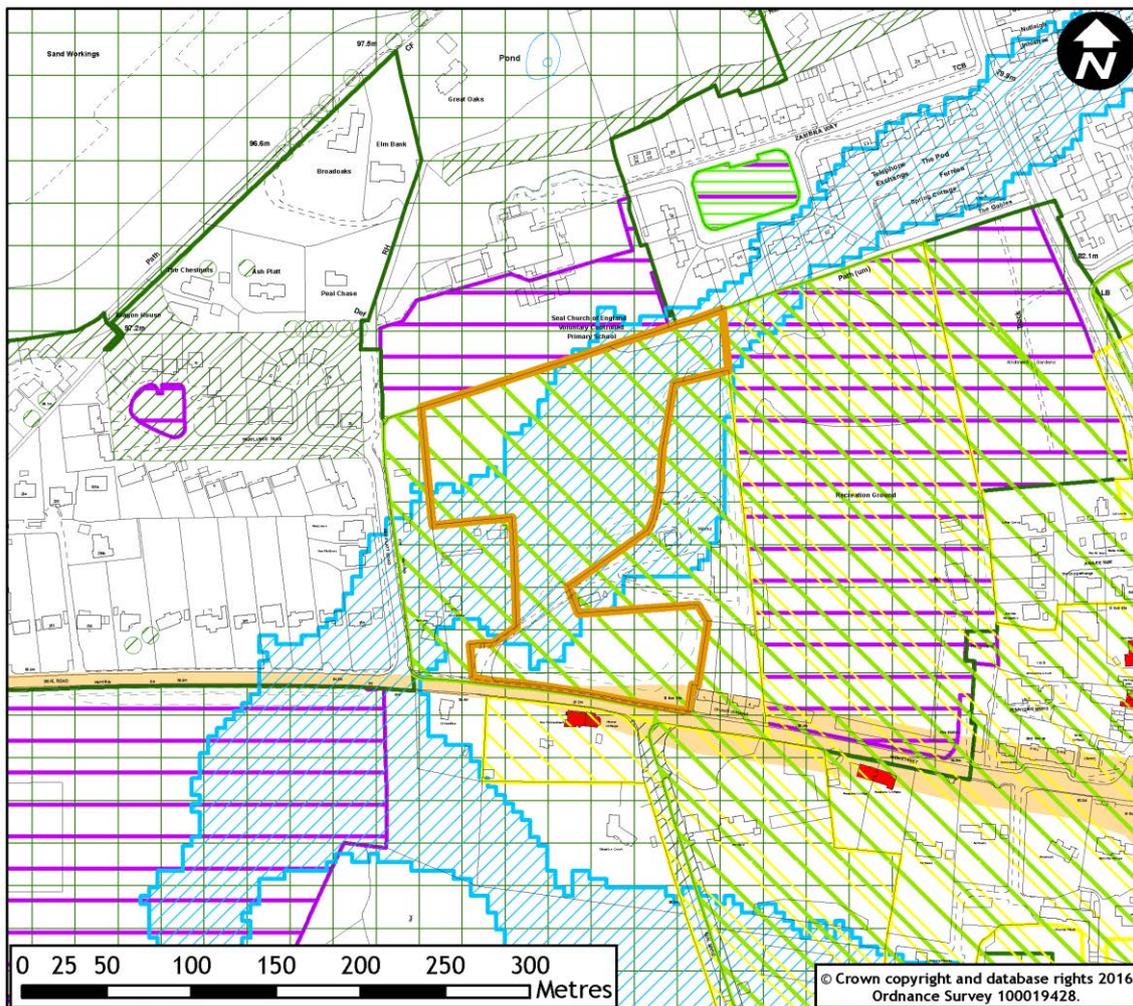
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| Site description: | The site comprises a former dwelling (now demolished) and garden, including a strip of land to the east that connects the site to Blakes Green Road. Bounded by Blakes Green Road to the east, residential development to the south, and open countryside to the north and west. | | |
| Suitability: | The site is isolated and not connected to a settlement. A new access onto Blakes Green Road would be required. The site lies within the AONB but is considered to be well contained within the landscape. The presence of ancient woodland in the western part of the site would require protection and a buffer between the woodland and any future development. Overall the previously developed part of the site is considered able to accommodate development, subject to the ancient woodland being protected, 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 |

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|-----------------------|---|--------------------------------|---------------------|
| Site ref: | HO113 | Gross area (ha): | 1.00 |
| Site address: | Bricklands, Morleys Road, Sevenoaks Weald | Developable area (ha): | 0.12 |
| Ward: | Seal & Weald | Submitted for: | 5 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



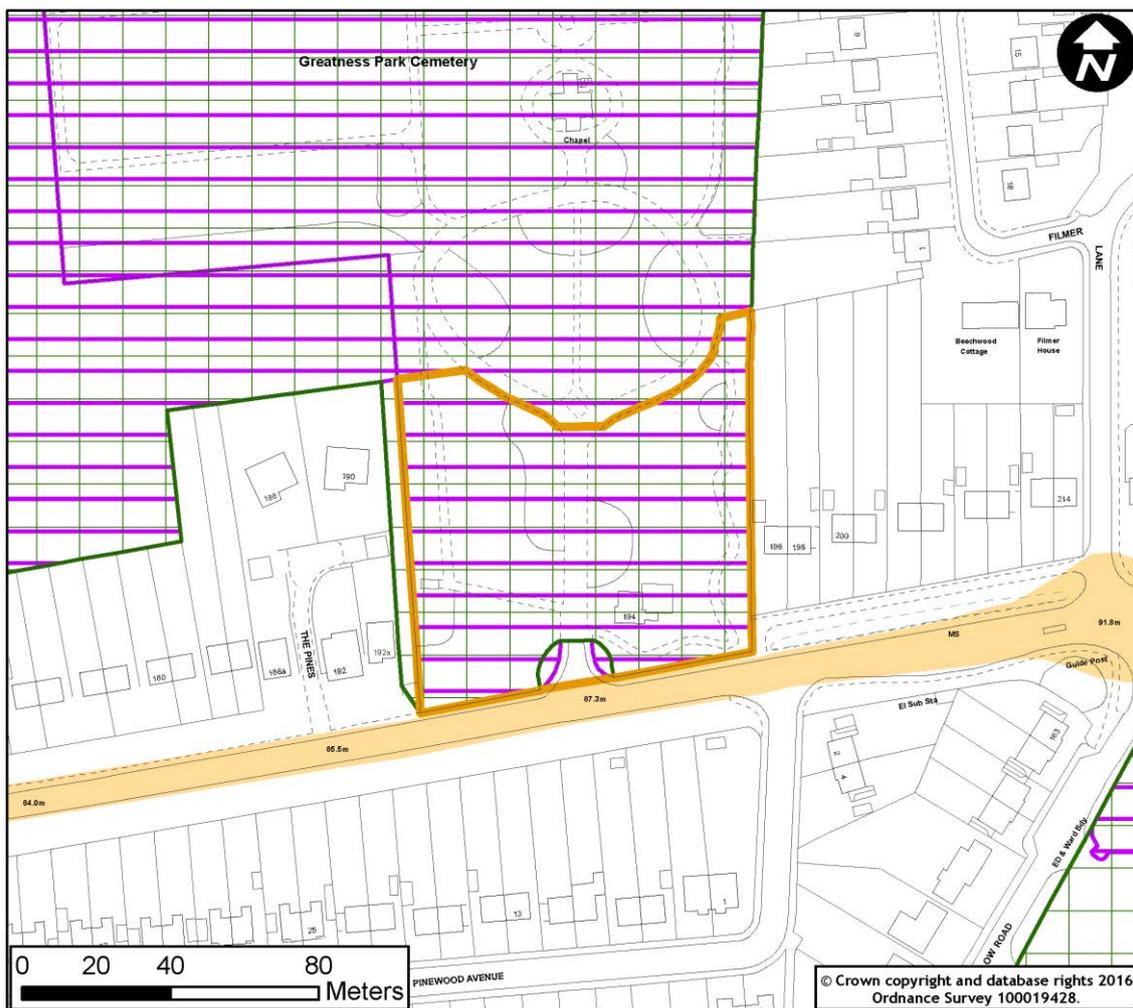
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| Site description: | The site comprises a residential dwelling set in extensive grounds and containing a number of outbuildings/workshops and ponds. Bounded by Morleys Road to the south, residential development to the east and west and open countryside to the north. The site slopes steeply downwards from east to west. | | |
| Suitability: | The site is not connected to a settlement but is within walking distance of the facilities and services in Sevenoaks Weald. The existing access onto Morleys Road could be utilised. The site lies within the AONB but is considered to be well contained. Overall the previously developed part of 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 3-4 residential units |

| | | | |
|----------------|-----------------------------------|-------------------------|----------------------|
| Site ref: | HO250 | Gross area (ha): | 2.32 |
| Site address: | Land east of Ash Platt Road, Seal | Developable area (ha): | 0.65 |
| Ward: | Seal & Weald | Submitted for: | 70 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



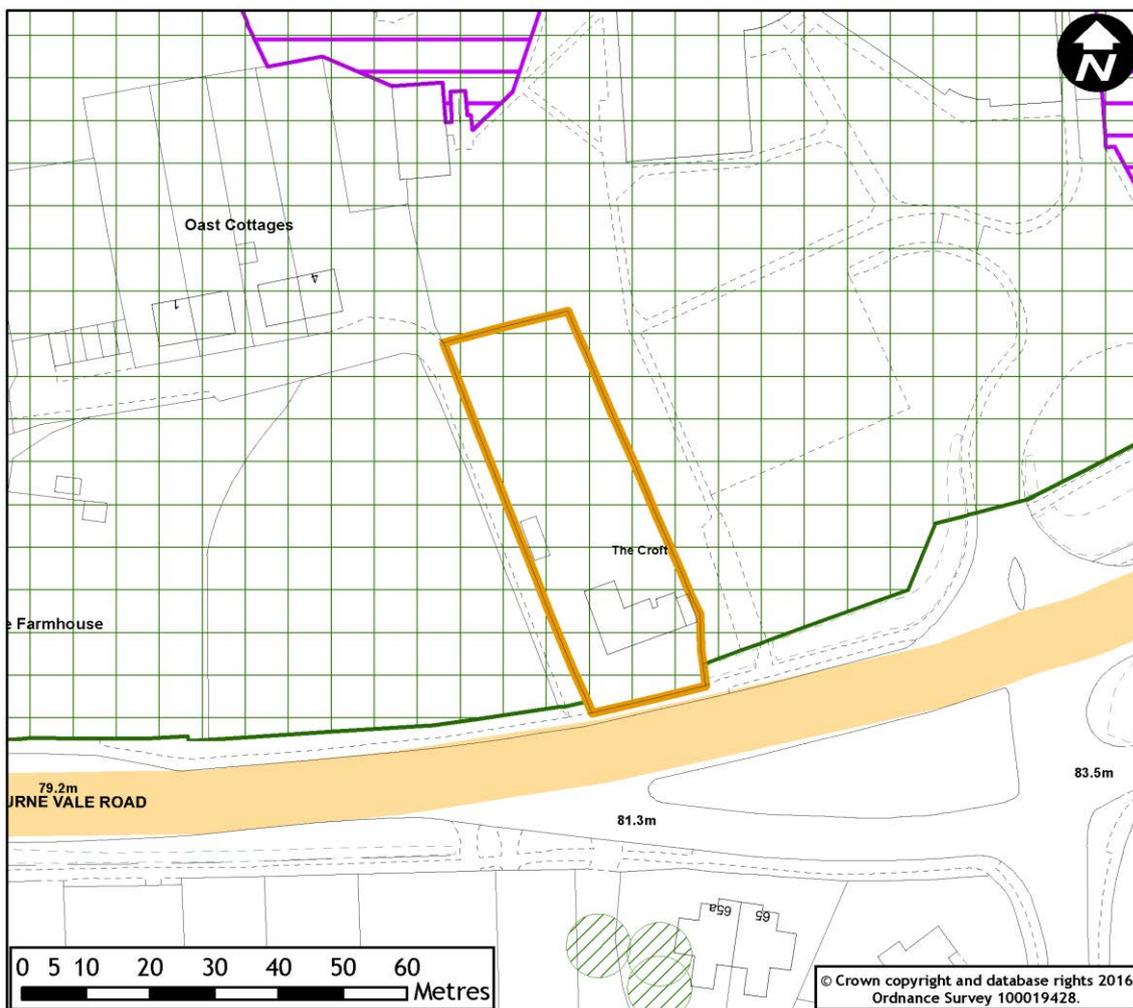
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| Site description: | The site comprises a former sand pit and landfill. Bounded by the A25 to the south, residential development to the west, school to the north, and recreation ground to the east. Mature trees and hedges line the boundaries of the site. | | |
| Suitability: | The site is located adjacent to both Seal and Sevenoaks urban confines. The existing access onto the A25 could be utilised if improved. The site lies within the AONB but is considered to be well contained within the landscape. The majority of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. The site also lies adjacent to the Conservation Area and forms the setting of a listed building. Overall the southern portion of the site is considered able to accommodate development, subject to the remediation of the site, 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: | Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable. | | |
| Conclusion: | Developable | Approximate yield: | 19-26 residential units |

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|-----------------------|--|--------------------------------|---------------------|
| Site ref: | HO215 | Gross area (ha): | 0.74 |
| Site address: | Greatness Cemetery frontage, Seal Road, Sevenoaks | Developable area (ha): | 0.74 |
| Ward: | Sevenoaks Northern | Submitted for: | 7 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



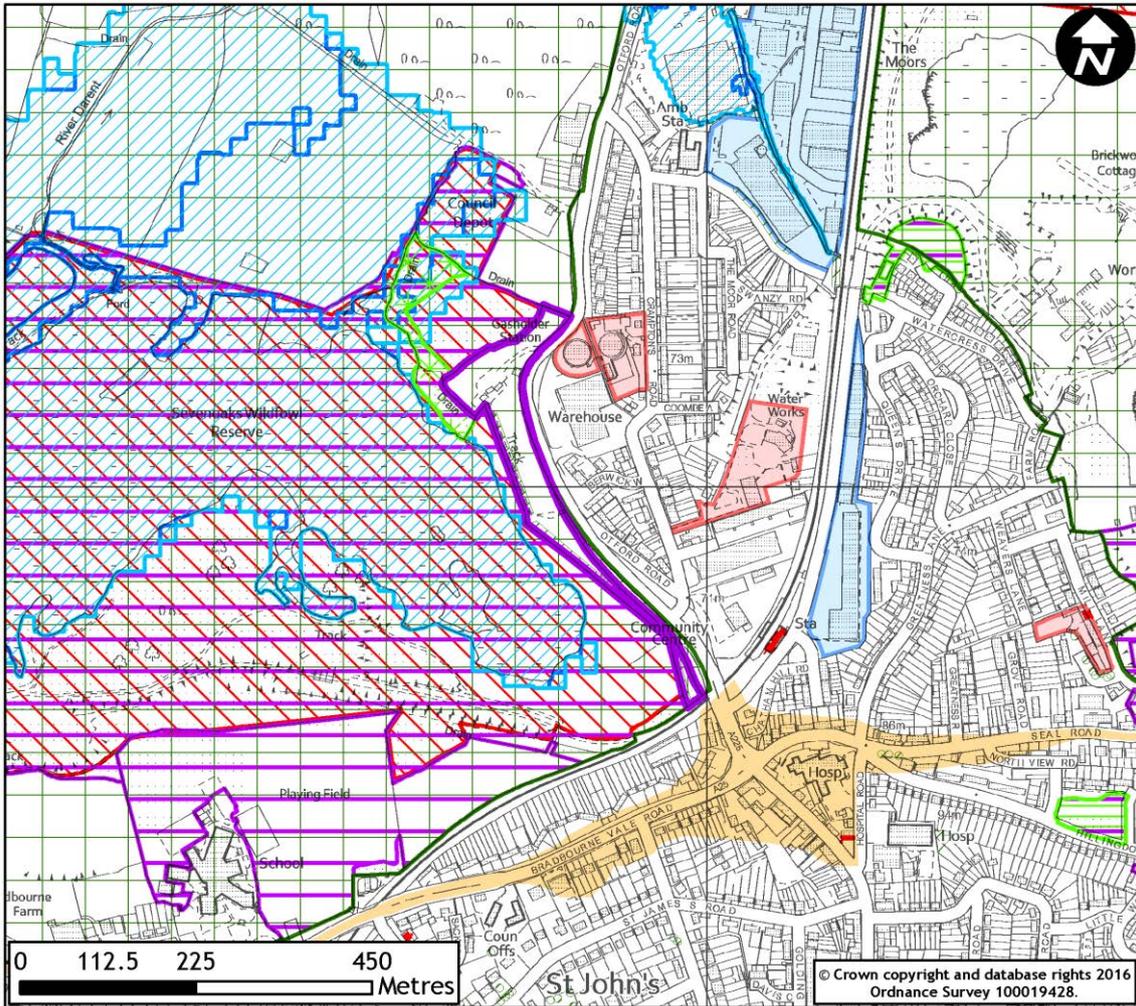
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| Site description: | The site comprises the frontage of Greatness Cemetery containing a residential lodge and six garages in a parkland setting. Bounded by Seal Road to the south, residential development to the east and west, and cemetery to the north. | | |
| Suitability: | The site is located adjacent to Sevenoaks urban confines. The existing access onto Seal Road could be utilised, providing that provision for through access to the cemetery is retained. Given the small scale nature of the site and the character of the area 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 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: | 22-29 residential units |

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|-----------------------|--|--------------------------------|---------------------|
| Site ref: | HO275 | Gross area (ha): | 0.13 |
| Site address: | The Croft, Bradbourne Vale Road, Sevenoaks | Developable area (ha): | 0.13 |
| Ward: | Sevenoaks Northern | Submitted for: | 5 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



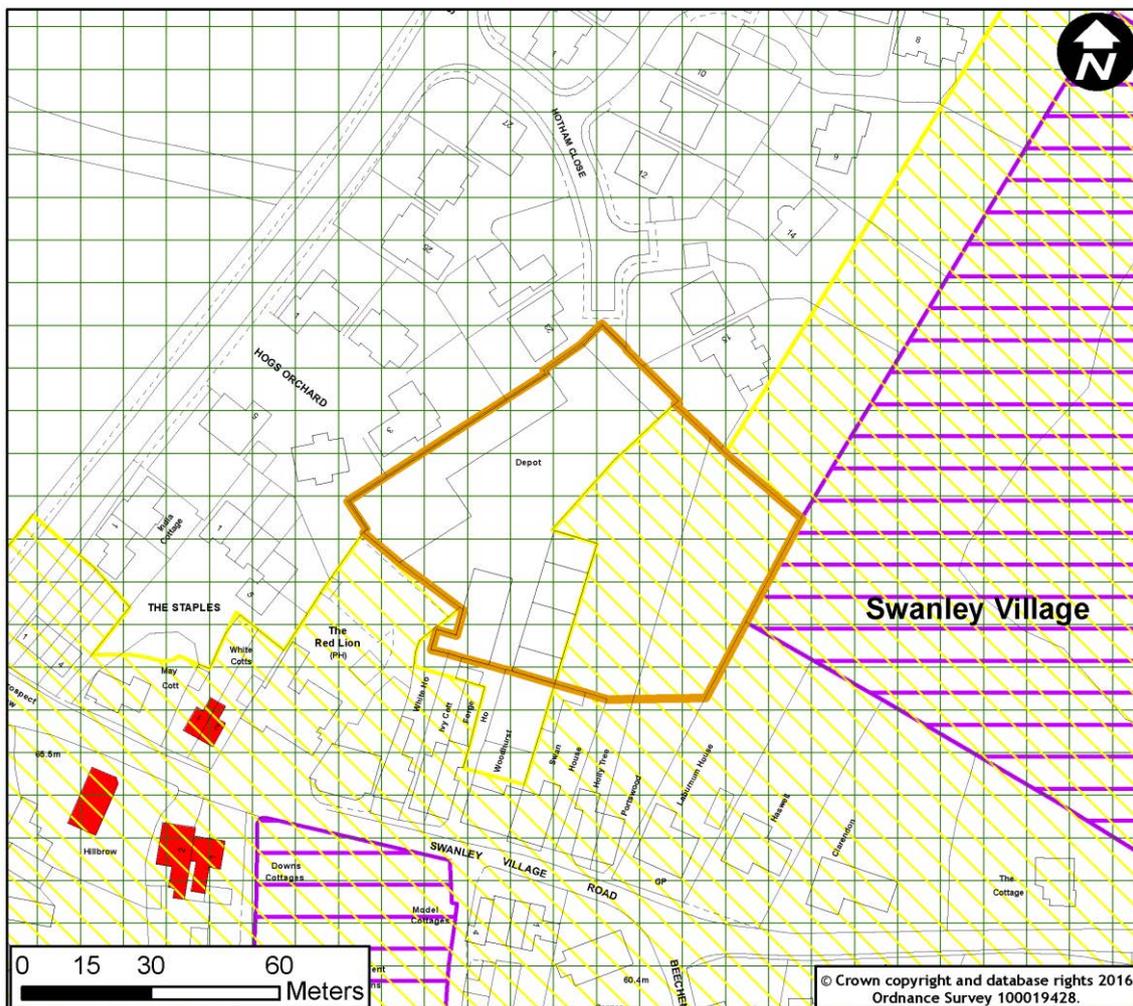
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| Site description: | The site comprises a residential dwelling and garden. Bounded by Bradbourne Vale Road to the south, school to the east, access track to the west and residential development to the north. Mature trees line the northern boundary of the site. | | |
| Suitability: | The site is located adjacent to Sevenoaks urban confines. The existing access onto Bradbourne Vale Road could be utilised. 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 3-5 residential units |

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|-----------------------|-------------------------------------|--------------------------------|---------------|
| Site ref: | MX21 | Gross area (ha): | 2.09 |
| Site address: | Bakers Yard, Otford Road, Sevenoaks | Developable area (ha): | N/A |
| Ward: | Sevenoaks Northern | Submitted for: | Not specified |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



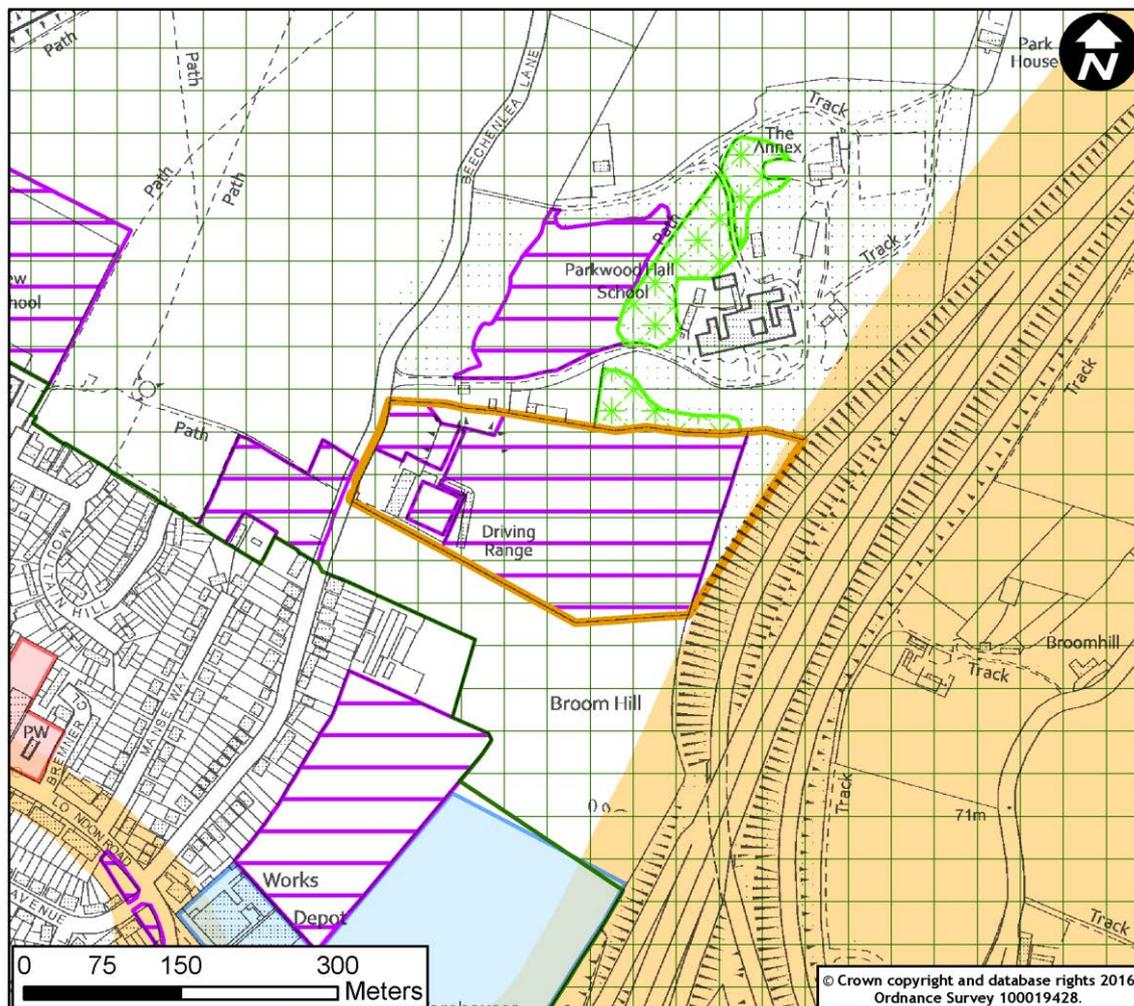
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| Site description: | The site comprises a mix of uses including a commercial yard containing a number of temporary buildings and a large car parking area in the north, a residential dwelling and an area of glasshouses. The site narrows to the south. Bounded by Otford Road to the east, the railway line to the south, and woodland and the local nature reserve to the west and north. | | |
| Suitability: | The site is located adjacent to Sevenoaks urban confines. The existing access onto Otford Road could be utilised. The site lies adjacent to a SSSI and the site provides an important buffer between the road and adjacent wildlife habitats. Overall the site is considered unsuitable for this type of development given the potential harm to the SSSI. | | |
| Availability: | The site has been submitted by a developer on behalf of 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: | Unsuitable | Approximate yield: | 0 |

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|-----------------------|---|--------------------------------|---------------|
| Site ref: | HO10 | Gross area (ha): | 0.55 |
| Site address: | Old Forge Yard, Swanley Village Road, Swanley | Developable area (ha): | 0.30 |
| Ward: | Swanley Christchurch & Swanley Village | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



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|--------------------------|--|---------------------------|------------------------|
| Site description: | The site comprises two parts separated by a brick wall - the western section is a commercial yard containing a number of buildings/workshops and an area of hardstanding, and the eastern section consists of the gardens belonging to properties along Swanley Village Road. The site is surrounded by residential development and a pub. | | |
| Suitability: | The site is located within the built confines of Swanley Village, although this settlement does not have a boundary and is washed over by the Green Belt. There is existing access onto Swanley Village Road however this is very narrow and so a new access would be required from either Hoggs Orchard or Hotham Close. The eastern part of the site lies within the Conservation Area. Overall the western part of the site that is previously developed 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 one of the landowners and is considered to be available in years 1-5, subject to the agreement of the other landowners. | | |
| 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: | 9-12 residential units |

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|-----------------------|--|--------------------------------|---------------|
| Site ref: | HO195 | Gross area (ha): | 5.95 |
| Site address: | The Olympic and land to the rear, Beechenlea Lane, Swanley | Developable area (ha): | 0.70 |
| Ward: | Swanley Christchurch & Swanley Village | Submitted density: | Not specified |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



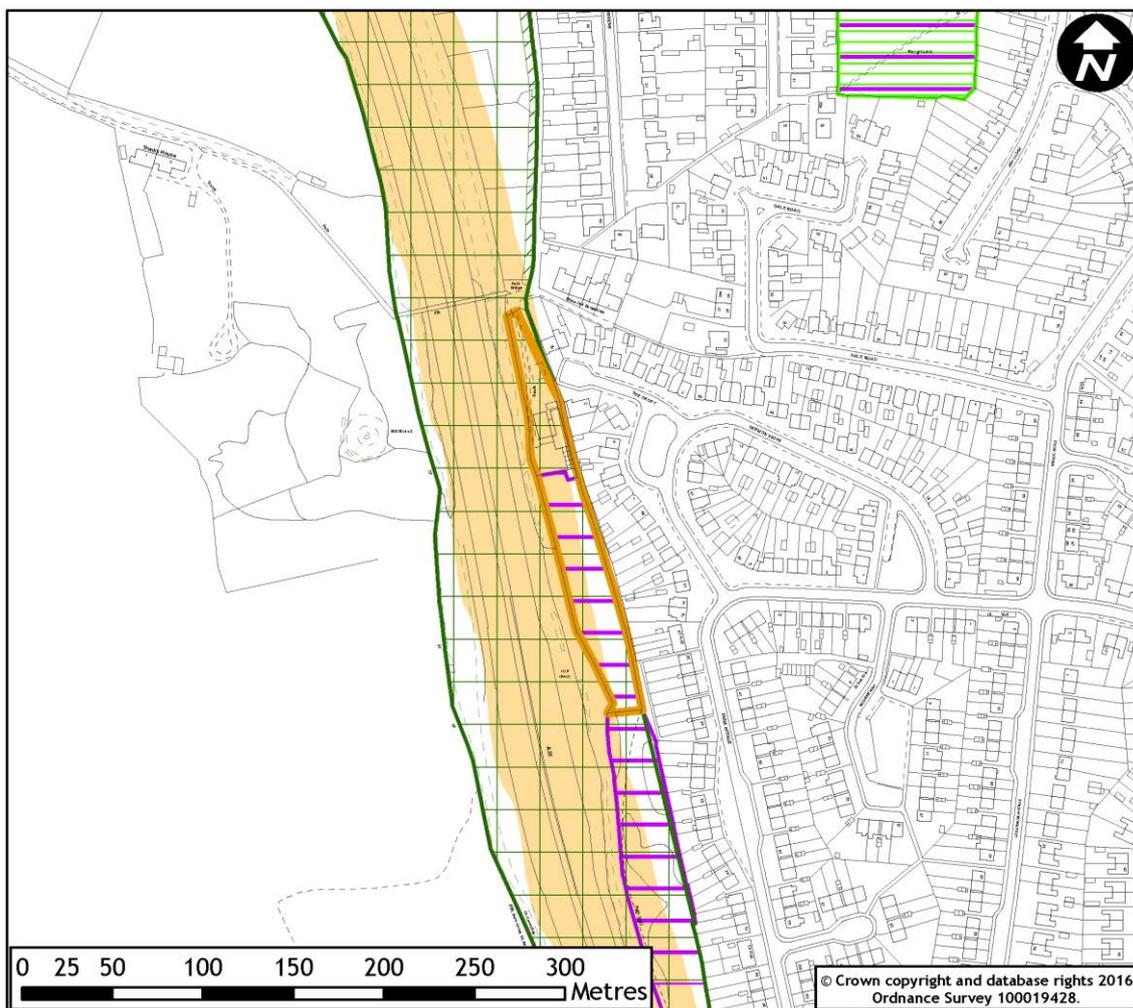
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| Site description: | The site comprises a mix of uses including a restaurant and car park, bowling green and clubhouse, and a golf driving range. Bounded by Beechenlea Lane to the west, residential development to the south, a school to the north and the M25 motorway to the east. | | |
| Suitability: | The site is located adjacent to Swanley urban confines when considered alongside the adjoining Broom Hill site which benefits from an extant planning permission. The existing access onto Beechenlea Lane could be utilised subject to the road being widened. The bowling green and driving range are identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the part of the site fronting Beechenlea Lane 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 21-28 residential units |

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|-----------------------|---|--------------------------------|----------------------|
| Site ref: | HO245 | Gross area (ha): | 1.07 |
| Site address: | Land between Church Road and the M25, Swanley | Developable area (ha): | 0.65 |
| Ward: | Swanley Christchurch & Swanley Village | Submitted for: | 40 residential units |
| Site location: | Rural area | Suitable density range: | 30-40 DPH |



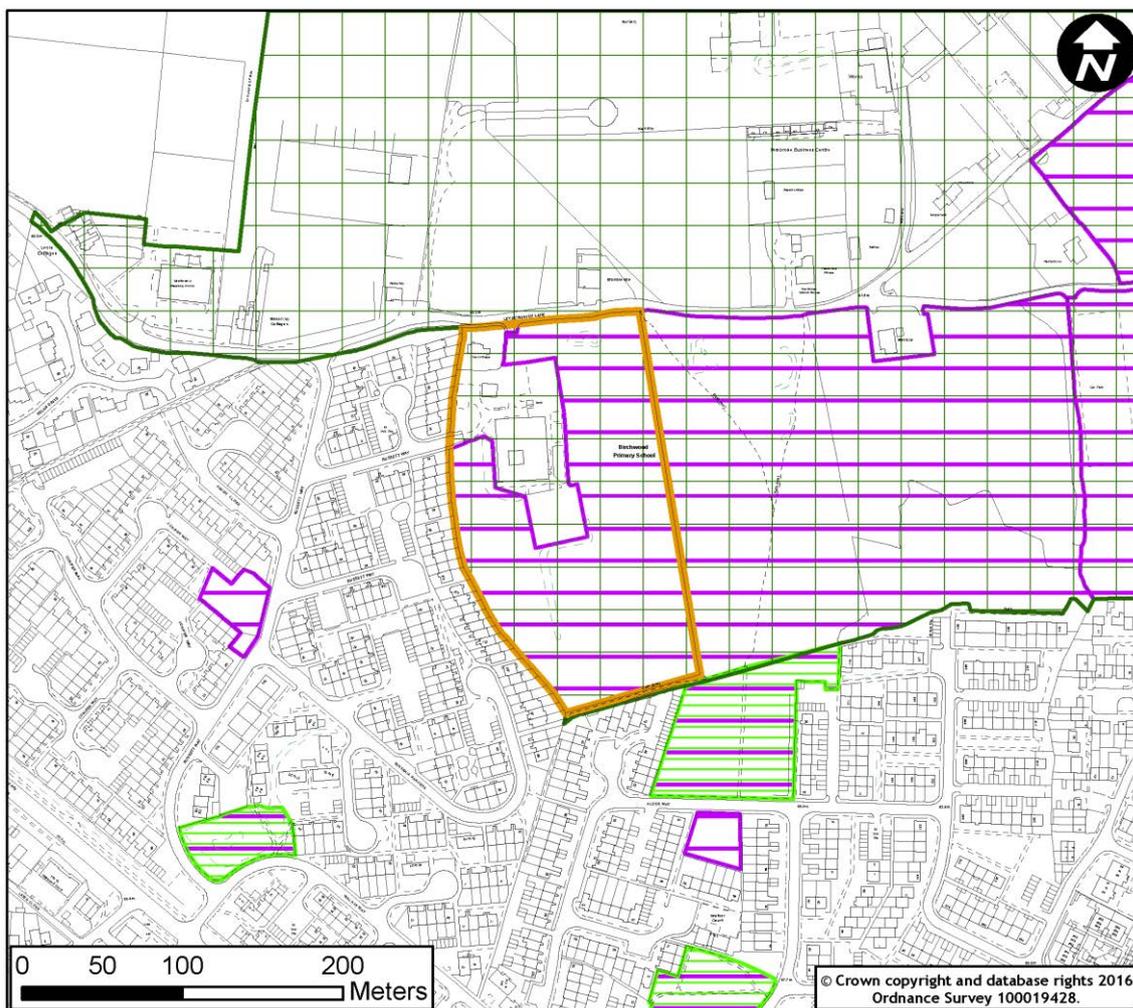
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|--------------------------|---|---------------------------|---------------------------|
| Site description: | The site comprises a parcel of land containing mobile homes, stable block, and a field used for grazing horses. Bounded by Church Road to the north, M25 to the east, Ship Lane to the south and a dwelling to the west. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto Church Road could be utilised. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M25. Overall the site is considered able to accommodate development and should be considered for additional Gypsy & Traveller pitches. 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: | Gypsy & Traveller pitches |

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|-----------------------|---|--------------------------------|----------------------|
| Site ref: | HO241 | Gross area (ha): | 0.46 |
| Site address: | Land between The Croft and the A20, Swanley | Developable area (ha): | N/A |
| Ward: | Swanley St Marys | Submitted for: | 10 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



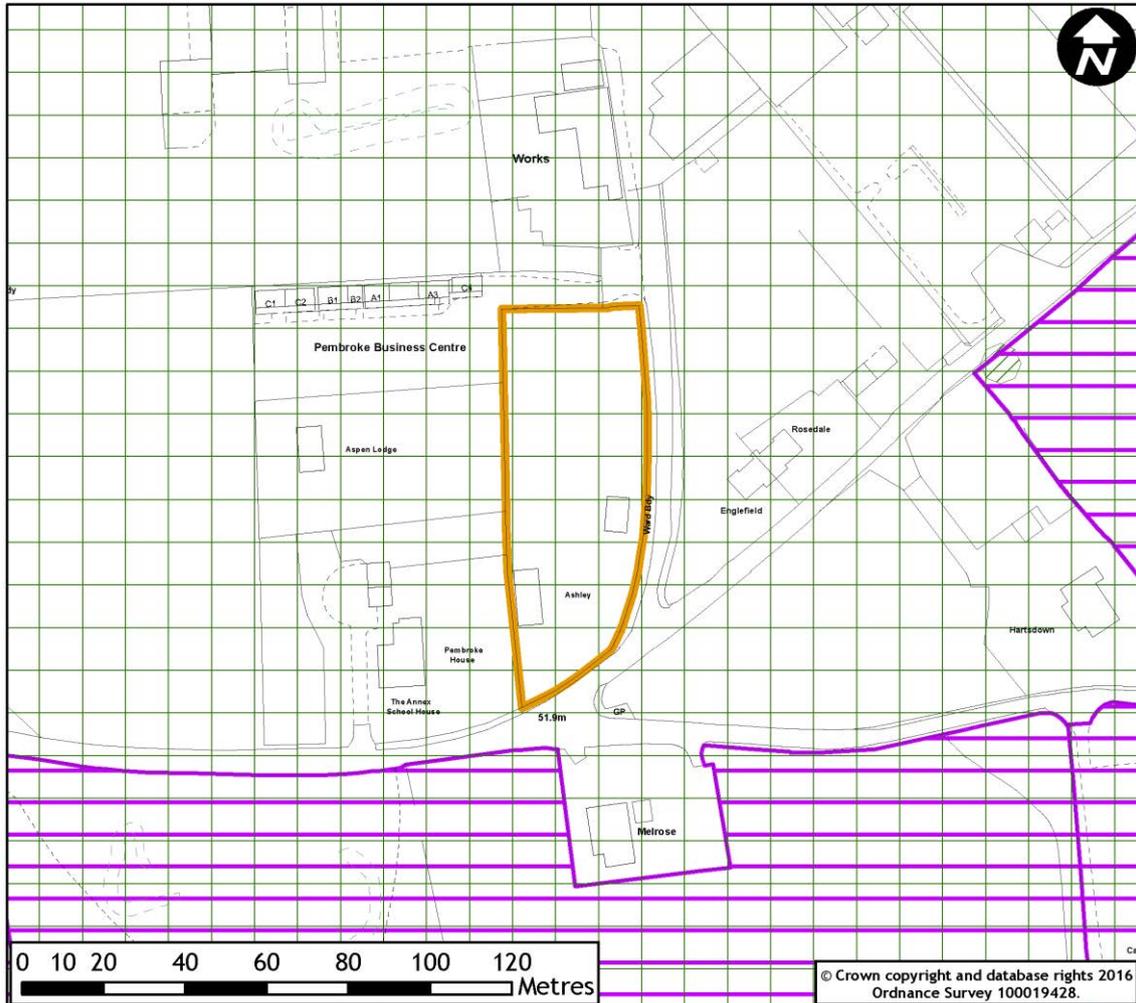
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| Site description: | The site comprises a narrow strip of land that was a former piggery containing scrubland and part-demolished outbuildings. Bounded by the A20 to the west and residential development to the east. | | |
| Suitability: | The site is located adjacent to Swanley urban confines. The site does not benefit from vehicular access therefore a new access onto The Croft would be required which would require third party involvement. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the A20. Overall the site is considered able to accommodate development, subject to any air quality and noise issues being addressed, 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 however would require third party involvement to obtain vehicular access. | | |
| Achievability: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Not available | Approximate yield: | 0 |

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|-----------------------|---|--------------------------------|----------------------|
| Site ref: | HO222 | Gross area (ha): | 2.95 |
| Site address: | Former Birchwood Primary School, Russett Way, Swanley | Developable area (ha): | 0.72 |
| Ward: | Swanley White Oak | Submitted for: | 65 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



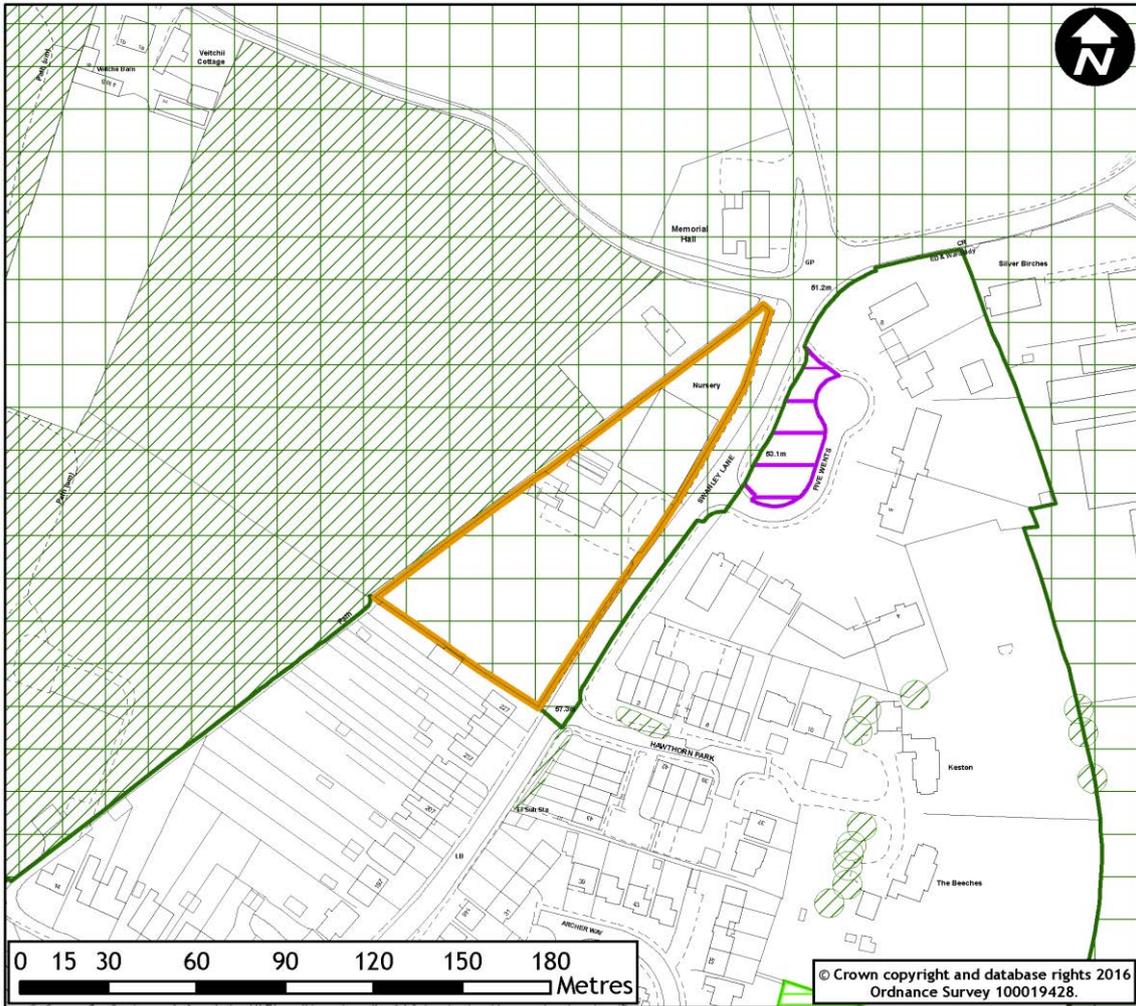
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|--------------------------|---|---------------------------|-------------------------|
| Site description: | The former Birchwood Primary School occupies this site, which comprises school buildings, car parking, playground and playing fields, and a residential cottage. Bounded by Leydenhatch Lane to the north, residential development to the west and south, and open countryside to the east. | | |
| Suitability: | The site is located adjacent to Swanley urban confines. The existing access onto Russett Way could be utilised. A new access could also be made onto Leydenhatch Lane. The playing fields are identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the previously developed part of the site is considered able to accommodate development however it is located in 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: | 21-28 residential units |

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|-----------------------|--|--------------------------------|---------------|
| Site ref: | HO247 | Gross area (ha): | 0.30 |
| Site address: | Land south east of Pembroke Business Centre, College Road, Swanley | Developable area (ha): | 0.30 |
| Ward: | Swanley White Oak | Submitted for: | Not specified |
| Site location: | Rural area | Suitable density range: | 30 DPH |



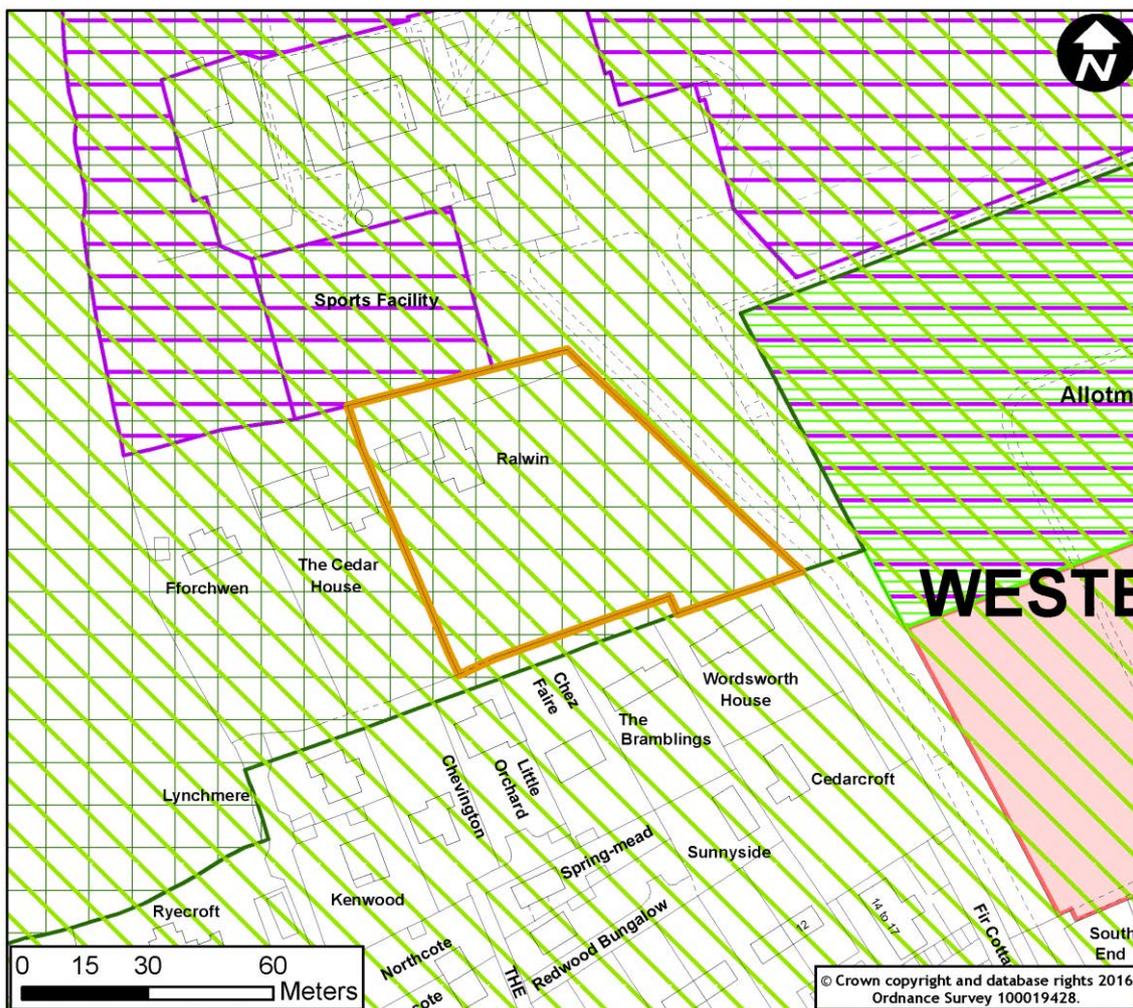
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|--------------------------|--|---------------------------|---------------------------|
| Site description: | The site comprises a parcel of land containing a Gypsy & Traveller pitch, stable block, and a field used for grazing horses. Bounded by College Road to the south, access track to the east, business centre to the north and offices to the west. A hedgerow lines the eastern boundary of the site. | | |
| Suitability: | The site is isolated and not connected to a settlement. The existing access onto College Road could be utilised if improved. Overall the site is considered able to accommodate development and should be considered for additional Gypsy & Traveller pitches. 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: | Gypsy & Traveller pitches |

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|-----------------------|--|--------------------------------|----------------------|
| Site ref: | HO266 | Gross area (ha): | 0.59 |
| Site address: | Five Ways Nursery, Swanley Lane, Swanley | Developable area (ha): | 0.45 |
| Ward: | Swanley White Oak | Submitted for: | 10 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



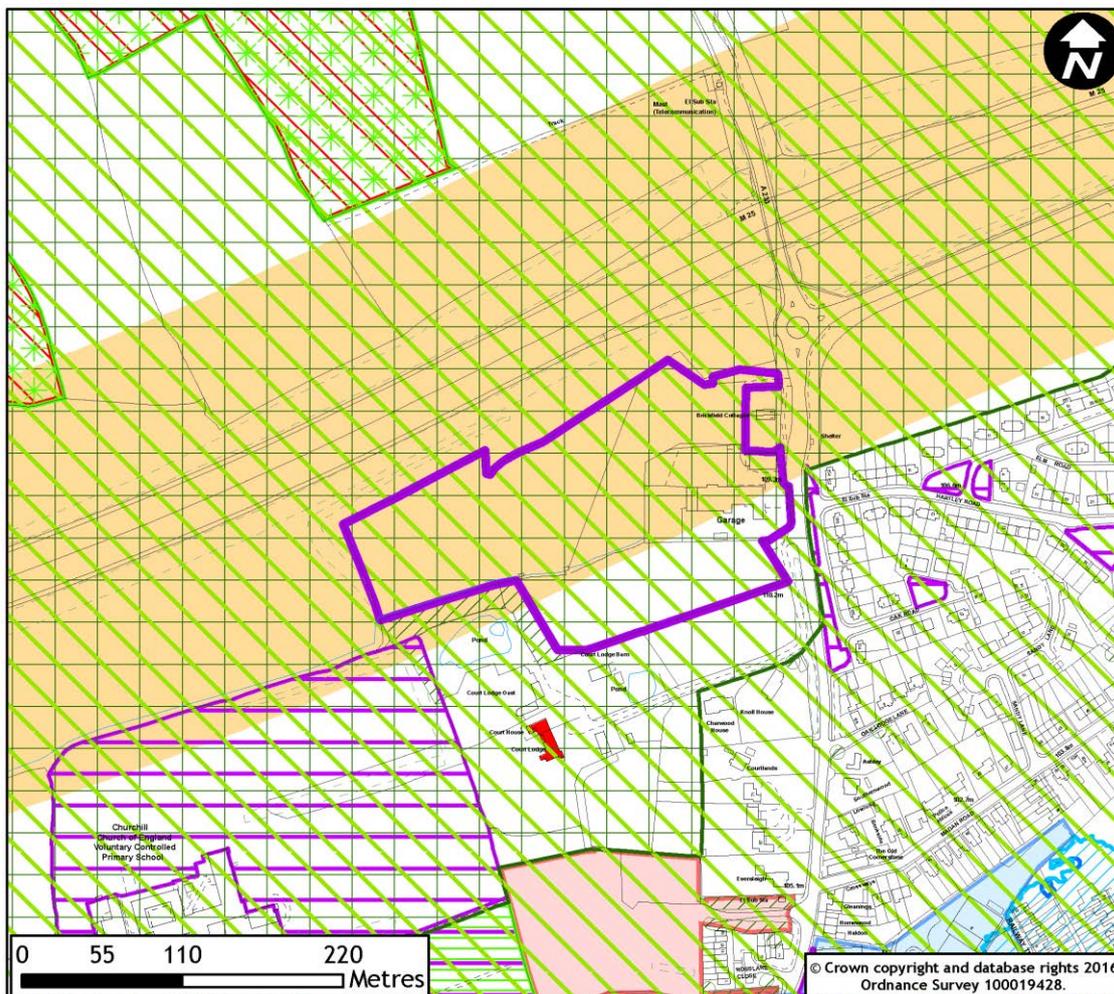
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|--------------------------|--|---------------------------|-------------------------|
| Site description: | The site comprises a former horticultural nursery containing a permanent horticultural building, a residential dwelling, and a concrete base. The site is split into two, with the southern portion in use, and the northern portion derelict and overgrown. Mature trees and hedges line the western boundary of the site, with Swanley Lane to the east and adjacent residential development to the south. | | |
| Suitability: | The site is located adjacent to Swanley urban confines. The existing access onto Swanley Lane could be utilised. Overall the southern portion 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: | No constraints that could render the site financially unviable are identified at this time. | | |
| Conclusion: | Deliverable | Approximate yield: | 13-18 residential units |

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|-----------------------|--|--------------------------------|---------------------|
| Site ref: | HO33 | Gross area (ha): | 0.47 |
| Site address: | Ralwin, Buckham Thorns Road, Westerham | Developable area (ha): | 0.47 |
| Ward: | Westerham & Crockham Hill | Submitted for: | 5 residential units |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



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|--------------------------|---|---------------------------|-------------------------|
| Site description: | The site comprises a residential dwelling, garage and outdoor swimming pool set in extensive grounds. Bounded by residential development to the south and west, school to the north and allotments to the east. | | |
| Suitability: | The site is located adjacent to Westerham urban confines. The existing access onto Buckham Thorns Road could be utilised however this is a very narrow lane and only suitable for a limited number of dwellings. The site lies within the AONB but is considered to be well contained. 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: | 14-18 residential units |

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|----------------|---|-------------------------|---|
| Site ref: | MX5 | Gross area (ha): | 3.62 |
| Site address: | Westerham Garage and land to the rear, London Road, Westerham | Developable area (ha): | 1.20 |
| Ward: | Westerham & Crockham Hill | Submitted for: | 108 residential units Employment not specified |
| Site location: | Edge of settlement | Suitable density range: | 30-40 DPH |



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|-------------------|--|--------------------|---|
| Site description: | The site comprises a petrol filling station and car sales garage, with agricultural fields to the rear. Bounded by London Road to the east, the M25 motorway to the north, residential development to the south and open countryside to the west. | | |
| Suitability: | The site is located adjacent to Westerham urban confines. The existing access onto London Road could be utilised, however an additional access would be required to serve more than 50 units. The site lies within the AONB but is considered to be well contained within the landscape. There is scope to intensify the uses on this site to include additional employment floorspace and residential units. Overall the eastern portion of the site, particularly the frontage with London Road, 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'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 employment floorspace 22-30 residential units |