

Draft Local Plan Appendices


Appendix 1

New Housing and Mixed Use Sites for Consultation


Draft Local Plan




Legend


 Sevenoaks District Boundary

Draft Local Plan Sites

 Include in plan

 Include in plan, subject to further information

 Environmental Designation

 Area of Outstanding Natural Beauty

 Conservation Area

 Flood Zone

 Metropolitan Green Belt

 Public Right of Way


 Heritage Asset

ADMP Adopted Allocations

 Brands Hatch

 Employment Allocation

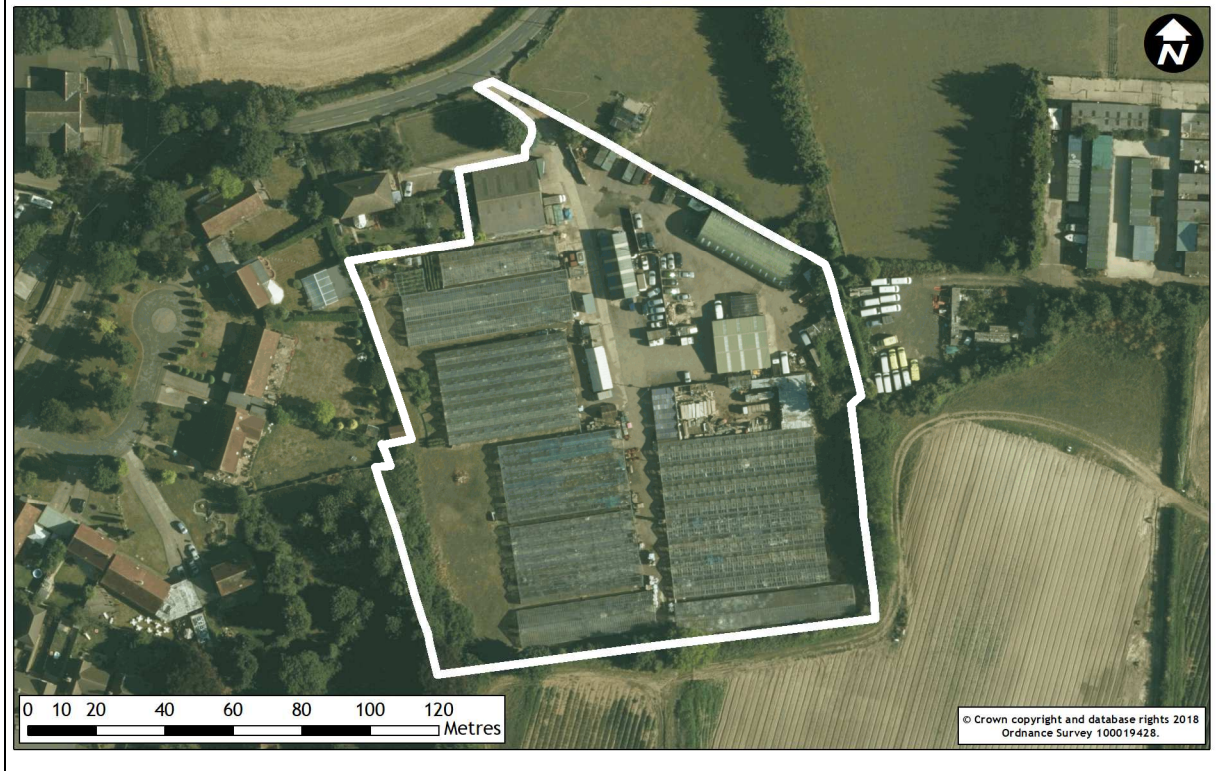
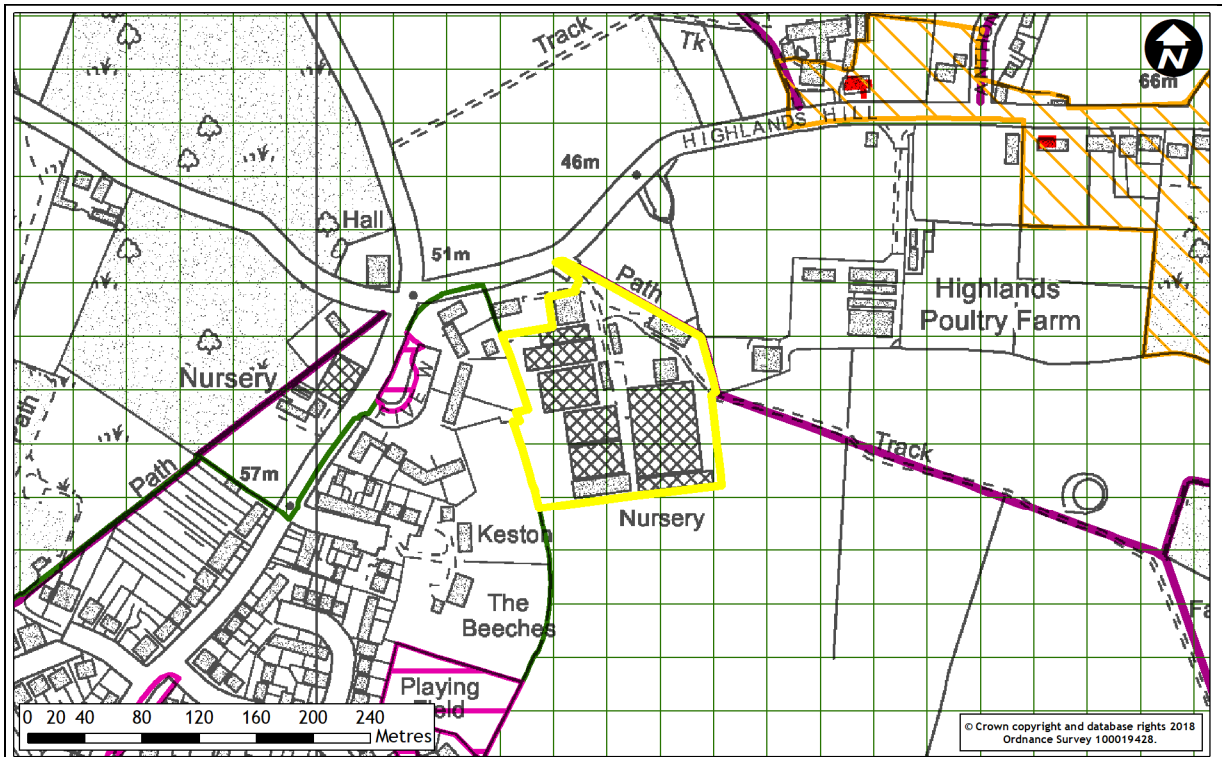
 Fort Halstead

 Major Developed Employment Site

 Mixed Use Allocation

 Residential Allocation

Site Address	Harringtons Nursery, Highlands Hill, Swanley	Site Ref	HO4
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	1.79
Density (DPH)	40
Site capacity (units)	71
Phasing (years)	1-5

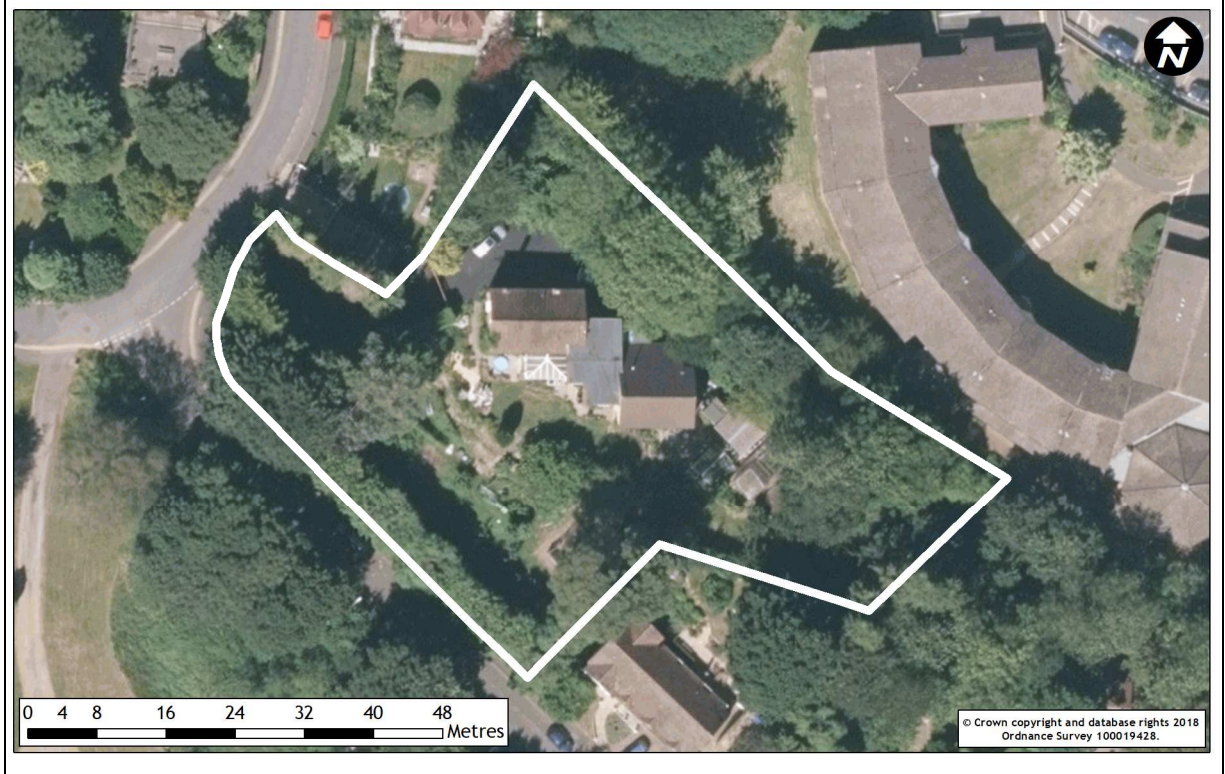
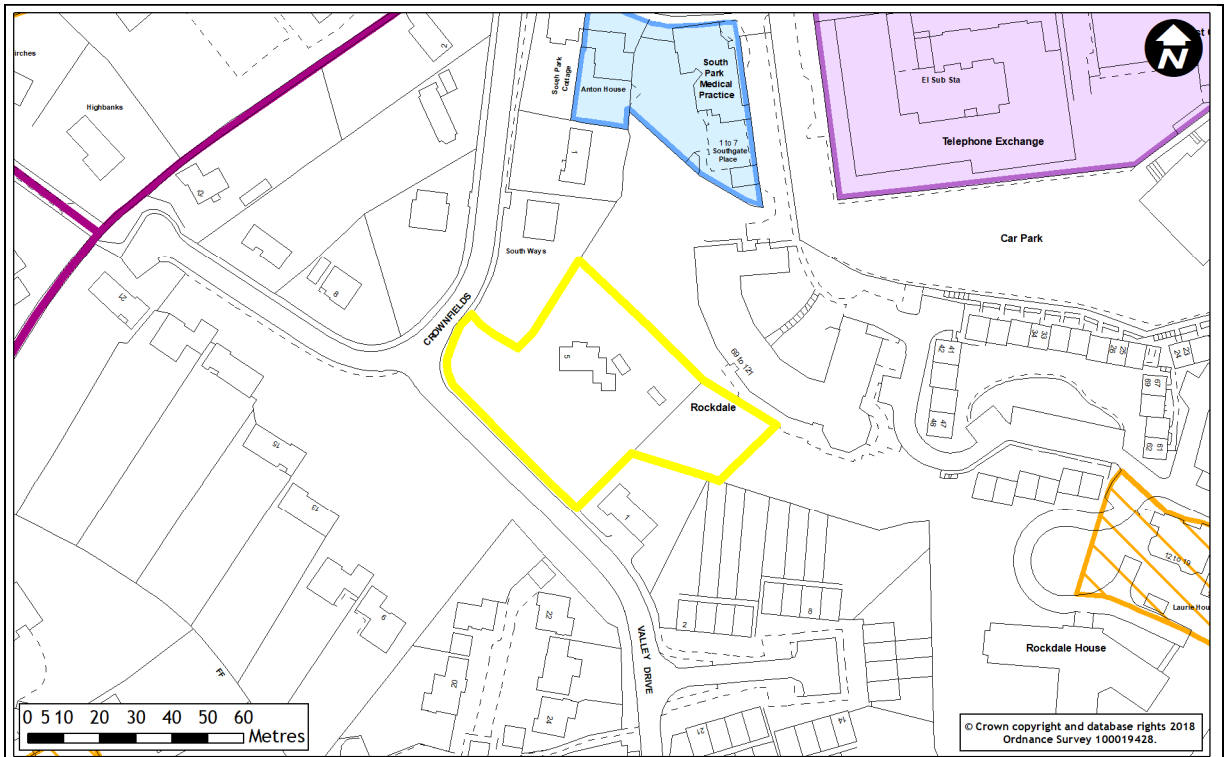
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	5 Crownfields, Sevenoaks	Site Ref	HO5
Town/Parish	Sevenoaks		



Land Use	Residential
Developable area (ha)	0.30
Density (DPH)	50
Site capacity (units)	14
Phasing (years)	1-5

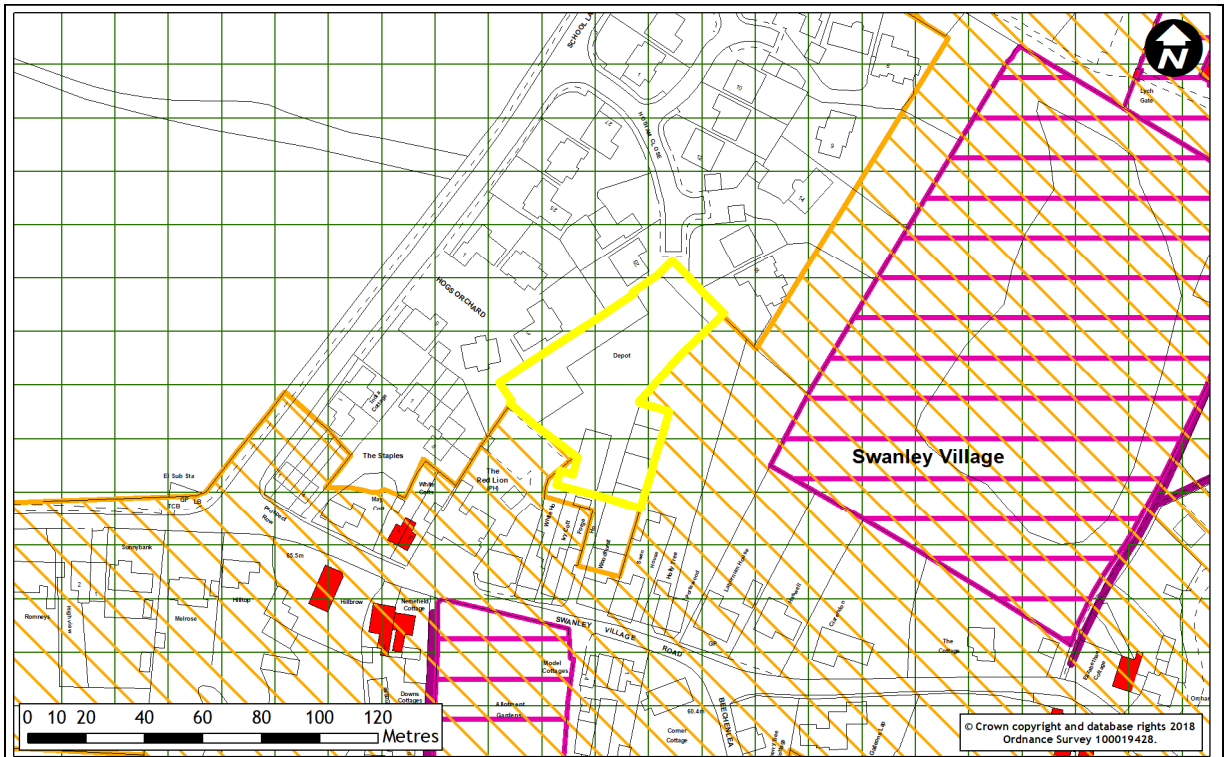
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain existing trees and hedges

Additional Information Required

- Inclusion of site subject to agreement of Environmental Health with regard to historic landfill

Site Address	Old Forge Yard, Swanley Village Road, Swanley	Site Ref	HO10
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.29
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

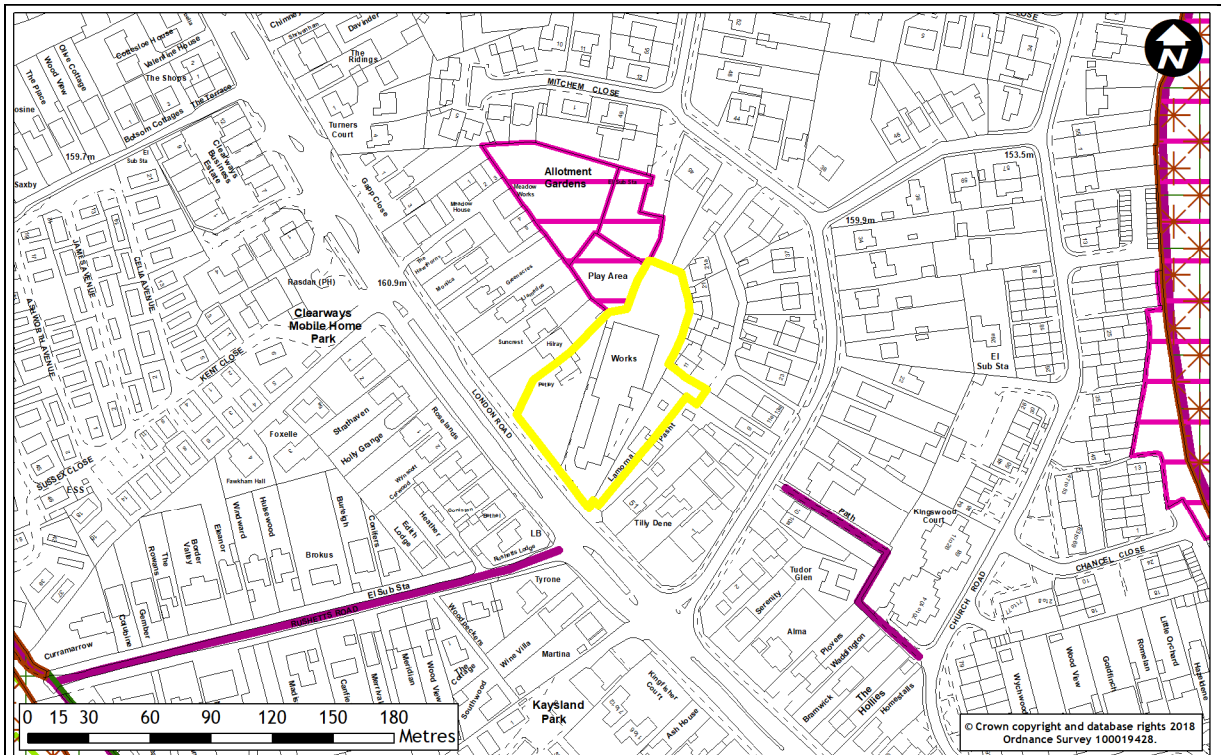
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- A new access is required

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area
- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	JD Hotchkiss Ltd, London Road, West Kingsdown	Site Ref	HO35
Town/Parish	West Kingsdown		



Land Use	Residential
Developable area (ha)	0.55
Density (DPH)	50
Site capacity (units)	25
Phasing (years)	6-10

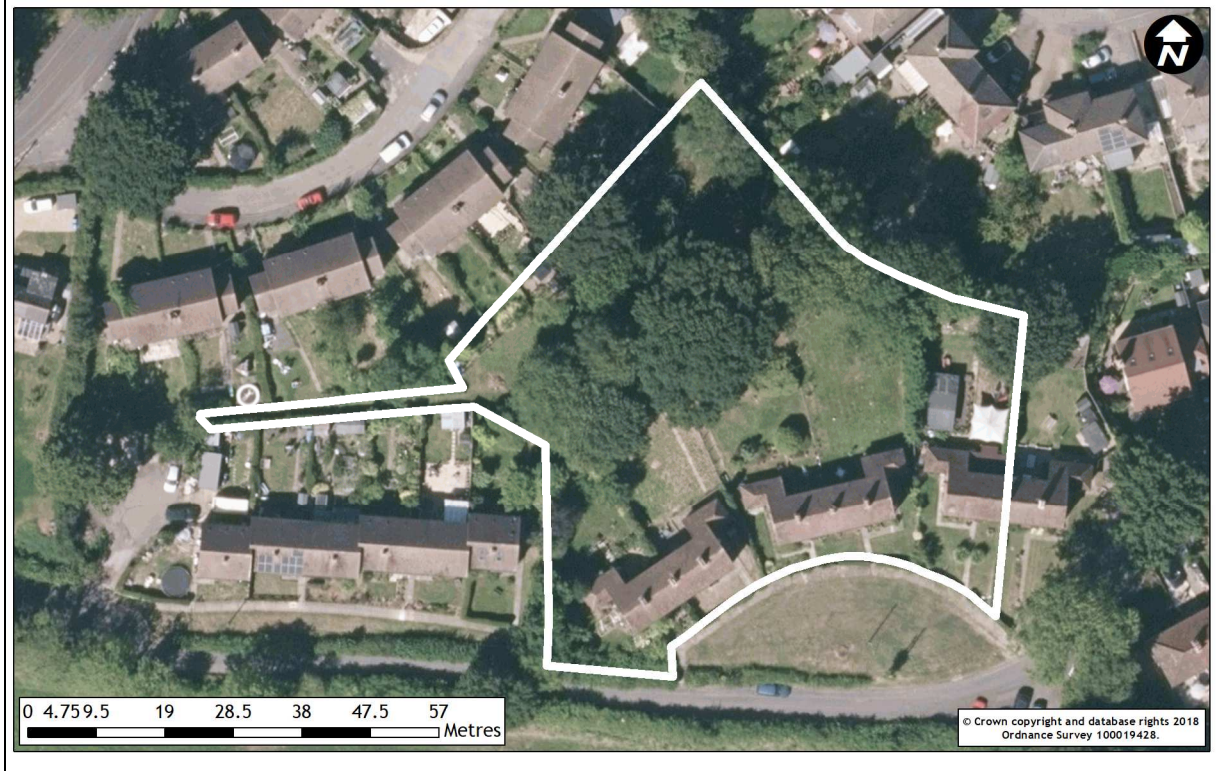
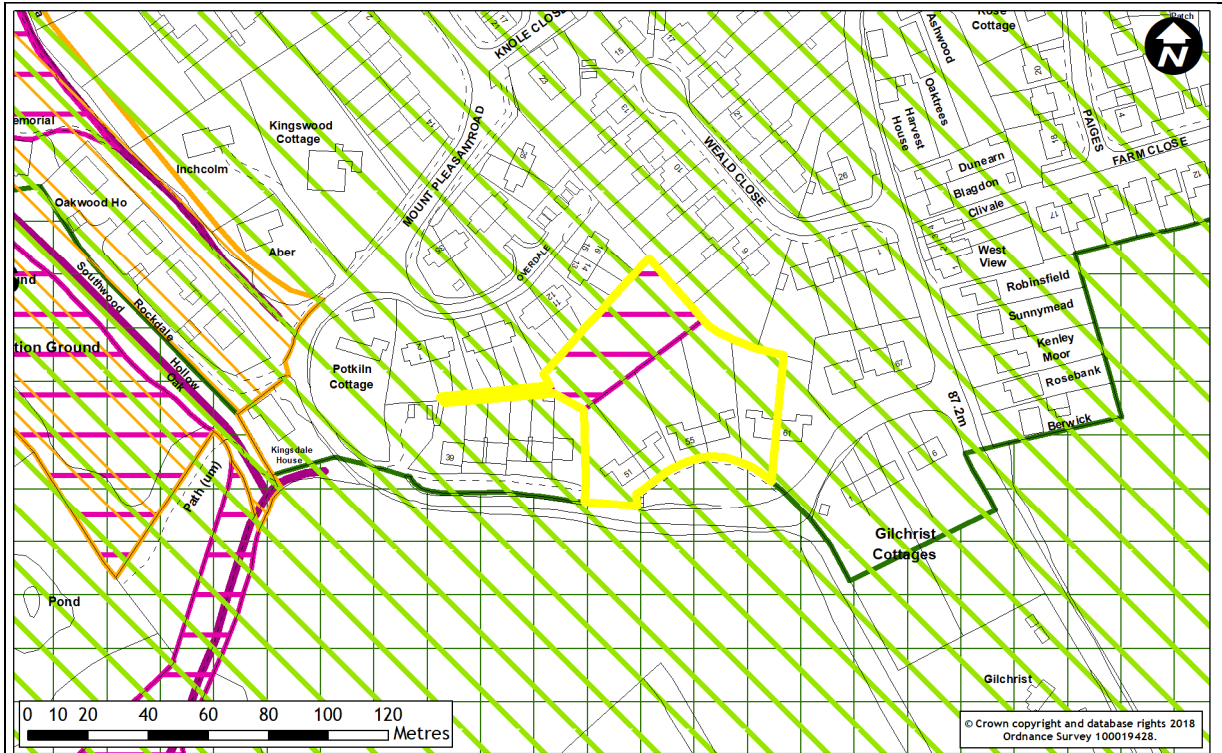
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues

Site Address	51-59 Mount Pleasant Road and land to the rear, Sevenoaks Weald	Site Ref	HO44
Town/Parish	Sevenoaks Weald		



Land Use	Residential
Developable area (ha)	0.39
Density (DPH)	50
Site capacity (units)	14
Phasing (years)	1-5

Design Guidance

- Careful design and layout to conserve the character of the AONB
- Careful design and layout to minimise impact on the amenity of neighbouring properties
- New high quality open space to be provided to mitigate loss
- Retain existing trees and hedges

Additional Information Required

- As part of the site contains identified open space it would need to be demonstrated that the use is no longer suitable, feasible or viable

Site Address	Land between Granville Road and Farleycroft, Westerham	Site Ref	HO46
Town/Parish	Westerham		

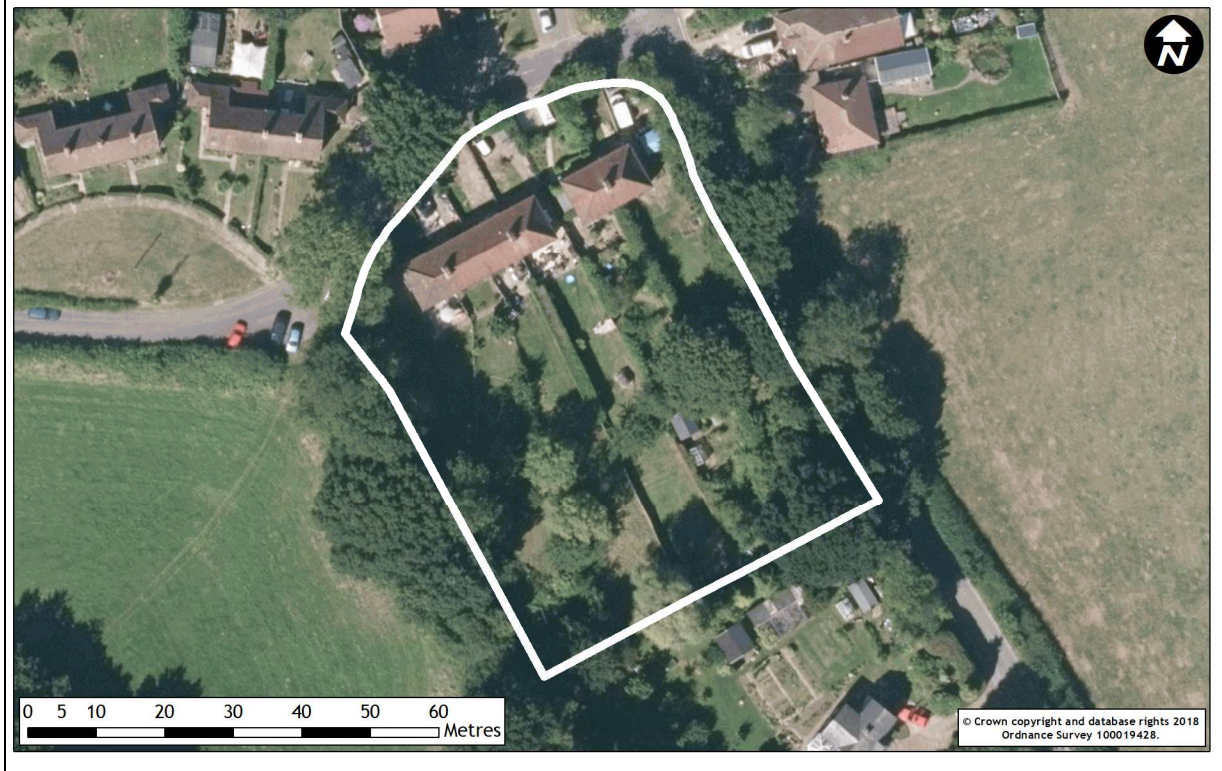
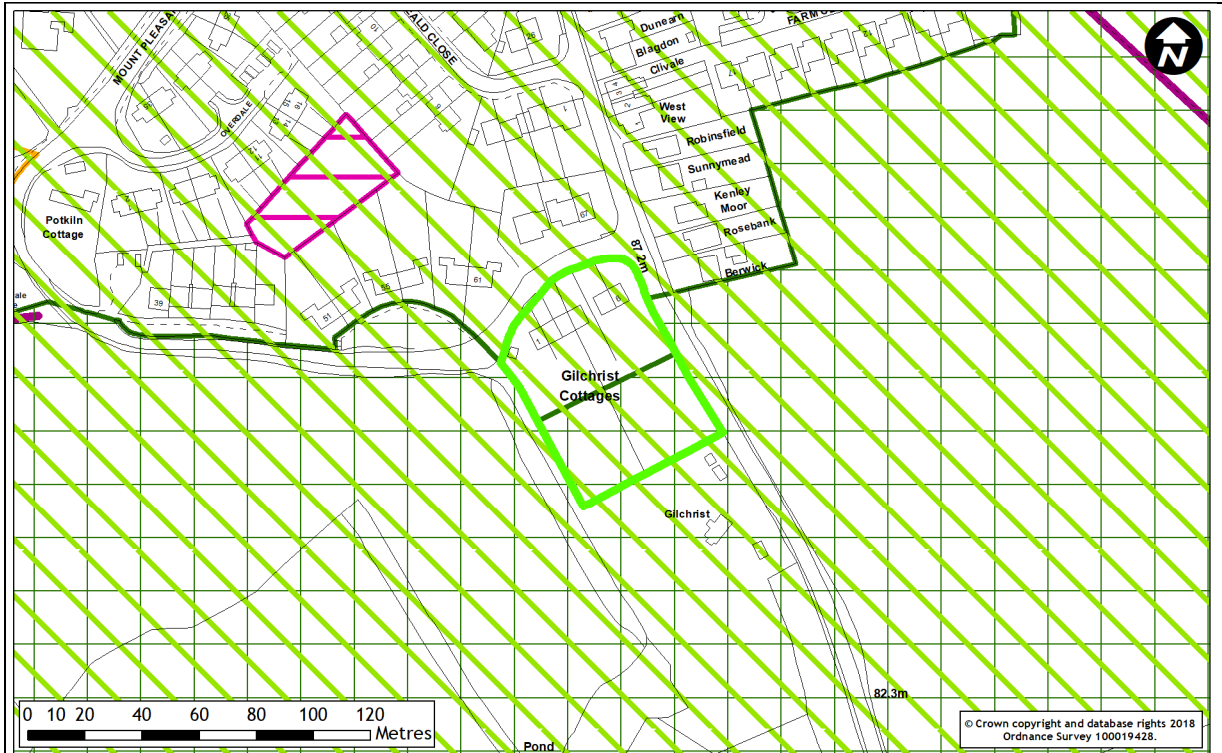


Land Use	Residential
Developable area (ha)	0.21
Density (DPH)	50
Site capacity (units)	10
Phasing (years)	1-5

Design Guidance
- Access to be improved

Additional Information Required
- None

Site Address	1-6 Gilchrist Cottages and land to the rear, Mount Pleasant Road, Sevenoaks Weald	Site Ref	HO47
Town/Parish	Sevenoaks Weald		



Land Use	Residential
Developable area (ha)	0.39
Density (DPH)	50
Site capacity (units)	13
Phasing (years)	1-5

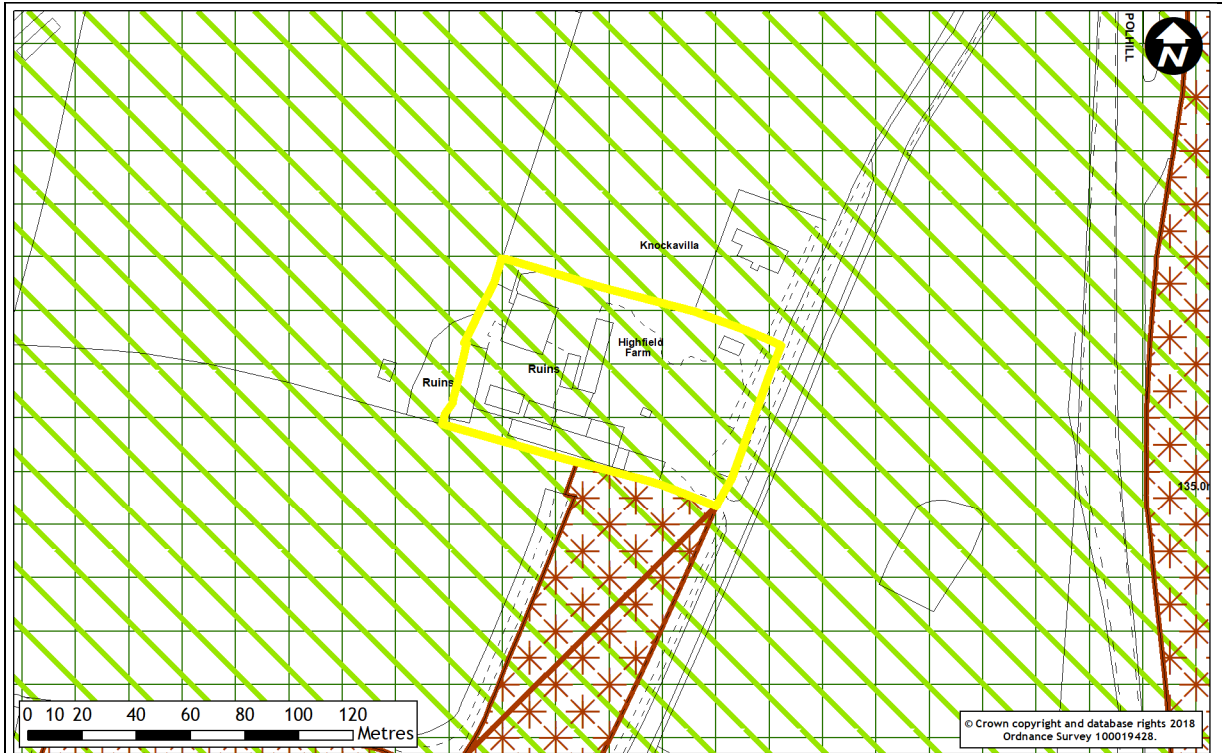
Design Guidance

- New access to be provided
- Careful design and layout to conserve the character of the AONB
- Retain area within Green Belt as garden land or open space to serve the development
- Retain mature trees along road frontage

Additional Information Required

- None

Site Address	Highfield Farm and Knocka Villa, Crow Drive, Halstead	Site Ref	HO49
Town/Parish	Halstead		



Land Use	Residential
Developable area (ha)	0.69
Density (DPH)	40
Site capacity (units)	27
Phasing (years)	1-5

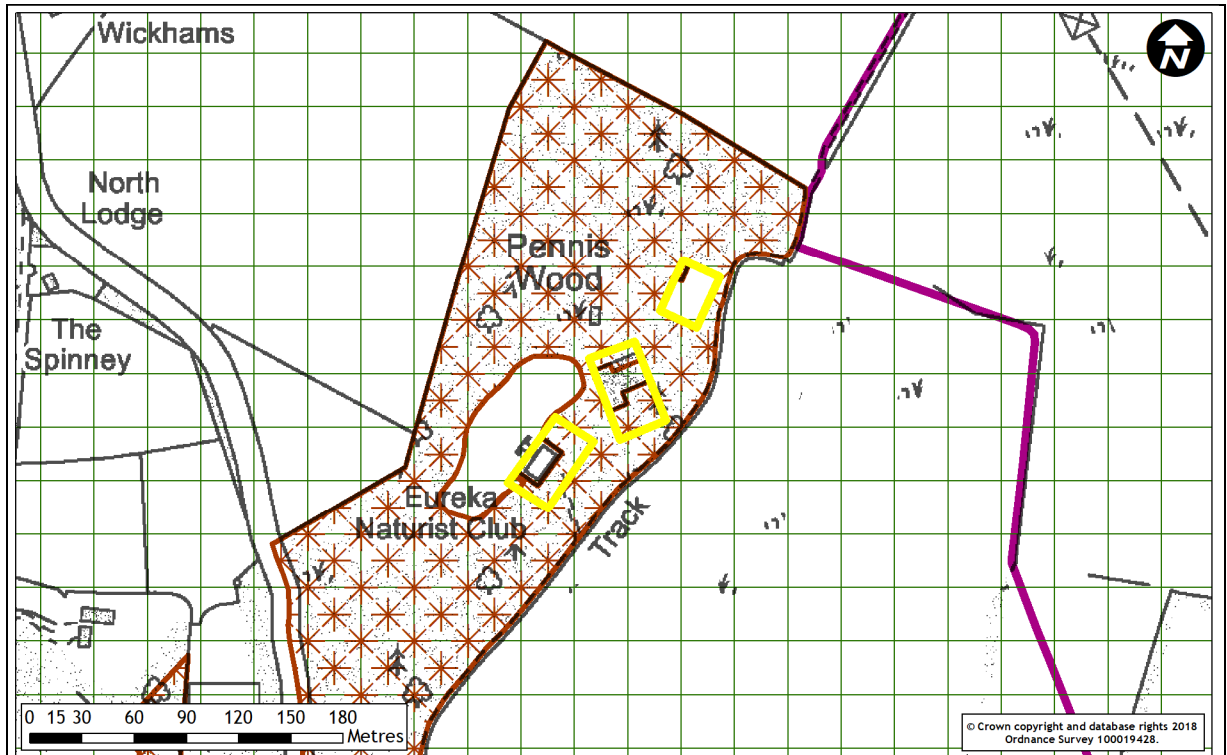
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB

Additional Information Required

- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues

Site Address	Eureka Naturist Club, Manor Lane, Fawkham	Site Ref	HO51
Town/Parish	Fawkham		



Land Use	Residential
Developable area (ha)	0.34
Density (DPH)	40
Site capacity (units)	13
Phasing (years)	1-5

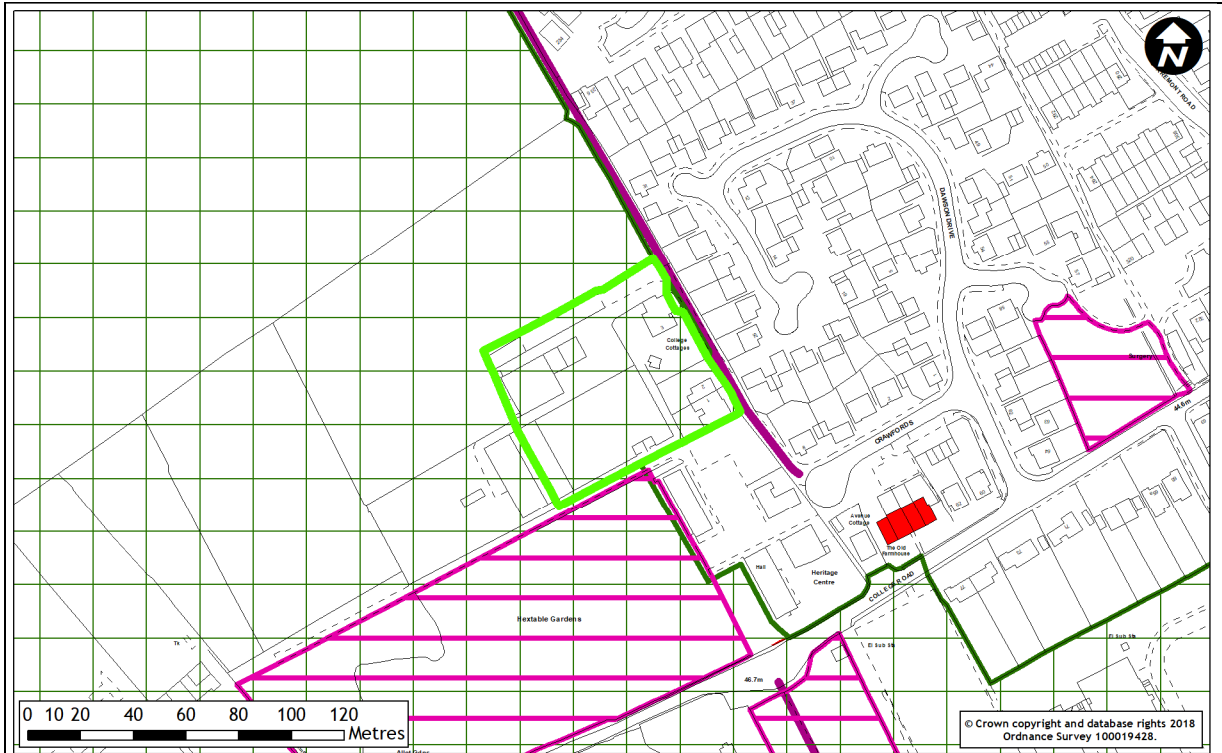
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Buffer required to protect the ancient woodland
- Access to be improved
- Retain existing trees and hedges

Additional Information Required

- Inclusion of site subject to agreement of Natural England with regard to the impact on ancient woodland
- Ecological survey

Site Address	Land west of College Cottages, College Road, Hextable	Site Ref	HO58
Town/Parish	Hextable		



Land Use	Residential
Developable area (ha)	0.49
Density (DPH)	40
Site capacity (units)	16
Phasing (years)	1-5

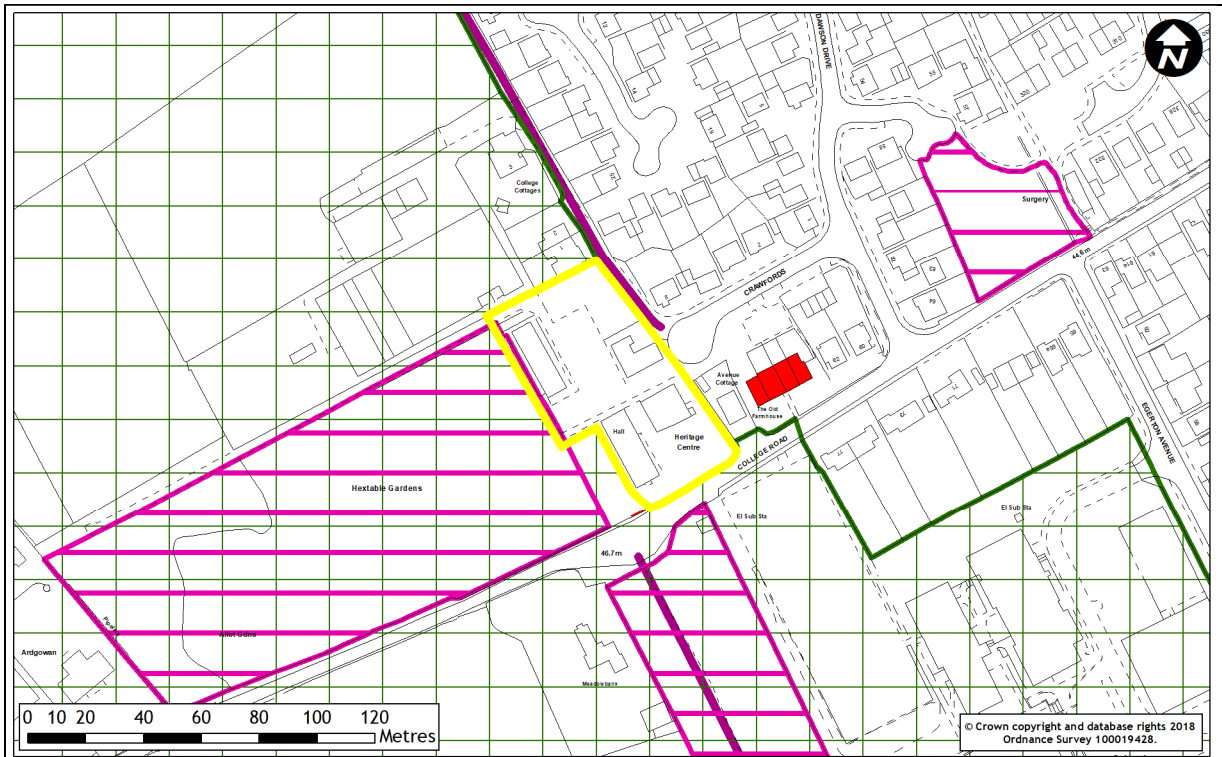
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Access to be provided through the adjacent site

Additional Information Required

- None

Site Address	The Parish Complex, College Road, Hextable	Site Ref	HO73
Town/Parish	Hextable		



Land Use	Residential
Developable area (ha)	0.36
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

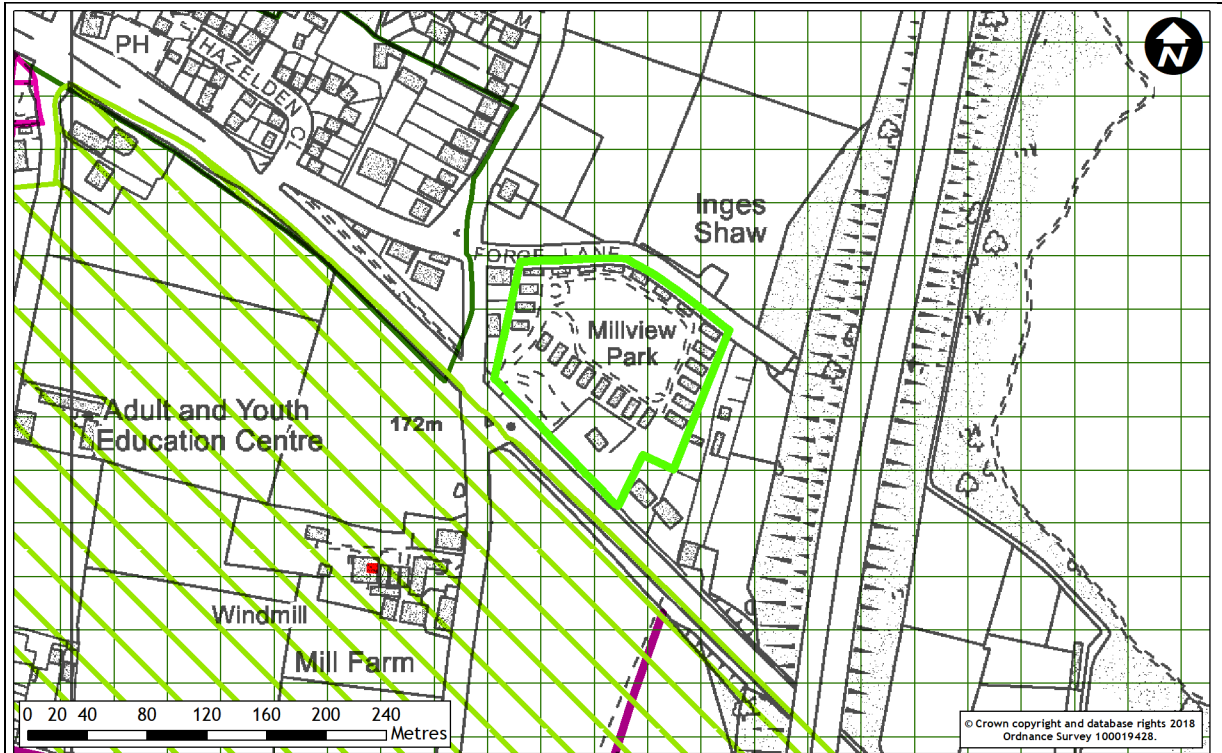
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain or reprovide existing community buildings
- Retain existing trees and hedges
- All invasive species to be removed prior to development
- New landscaping is r

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the locally registered historic park and garden
- The loss of the existing use needs to be addressed
- Ecological survey including bats

Site Address	Millview Park and Foxlands, London Road, West Kingsdown	Site Ref	HO77
Town/Parish	West Kingsdown		



Land Use	Residential
Developable area (ha)	1.66
Density (DPH)	40
Site capacity (units)	41
Phasing (years)	1-5

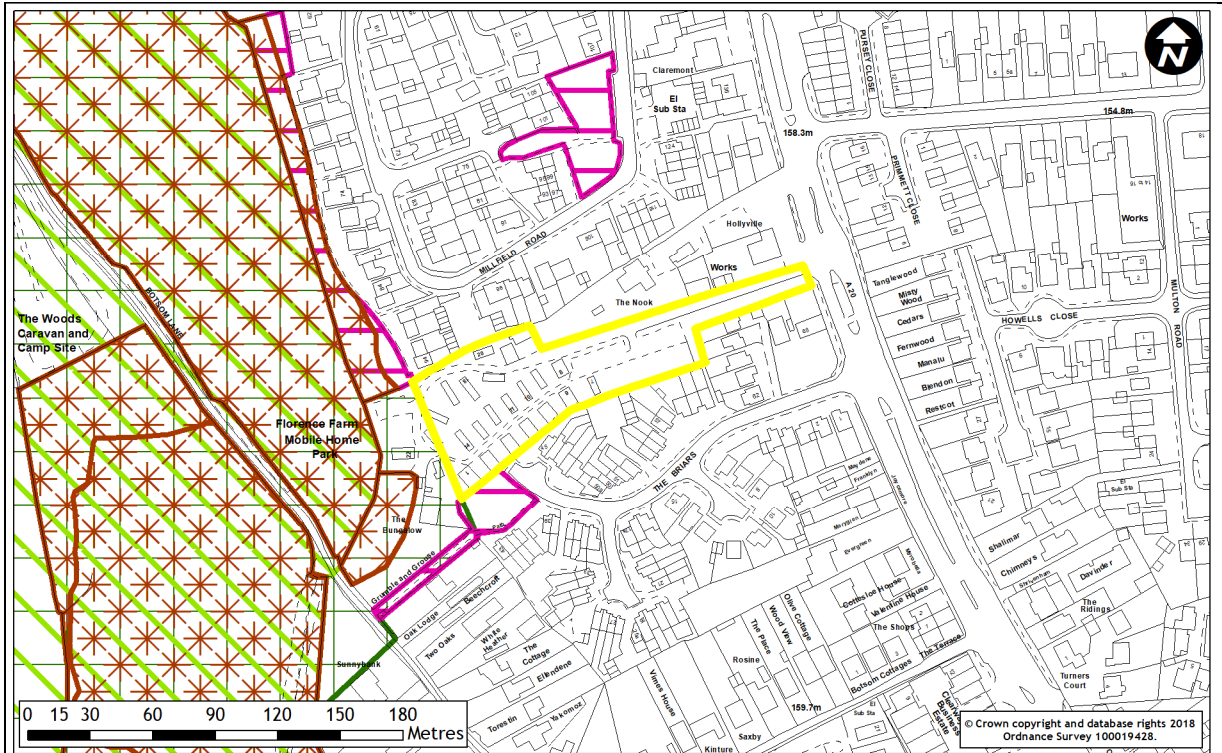
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- None

Site Address	Florence Farm Mobile Home Park, Main Road, West Kingsdown	Site Ref	HO78
Town/Parish	West Kingsdown		



Land Use	Residential
Developable area (ha)	0.64
Density (DPH)	50
Site capacity (units)	10
Phasing (years)	1-5

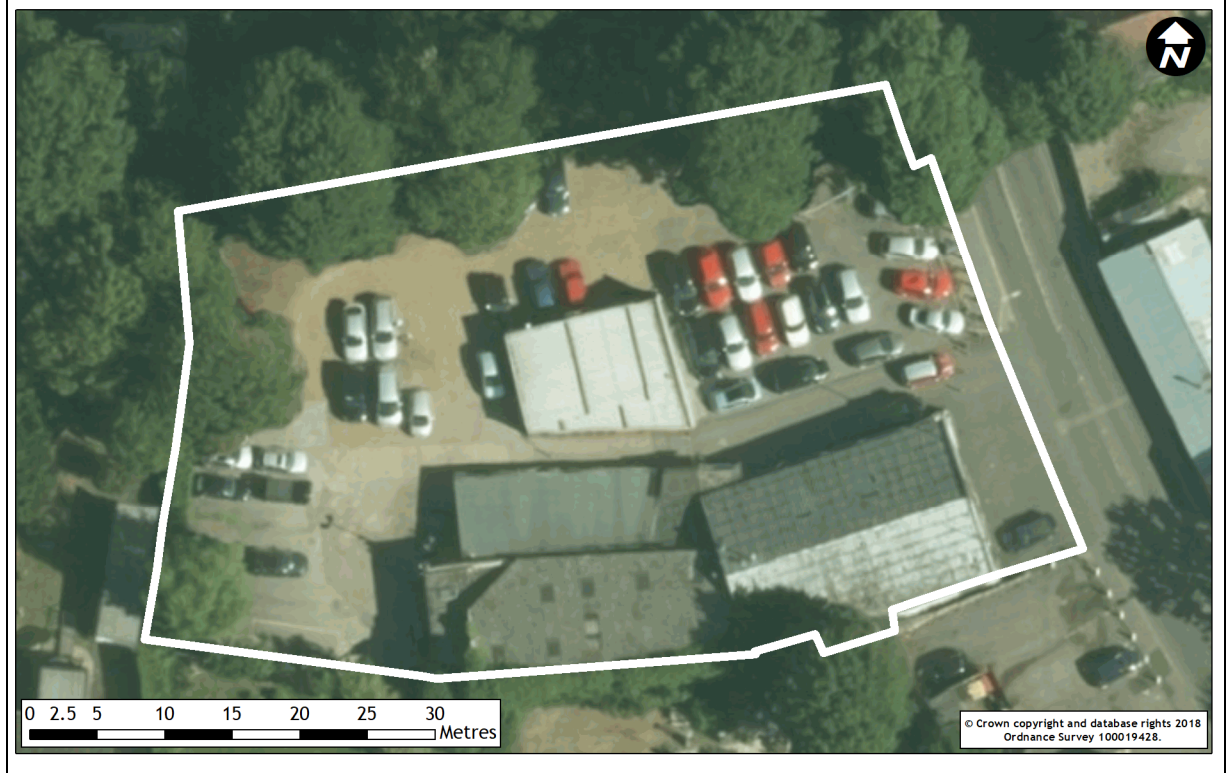
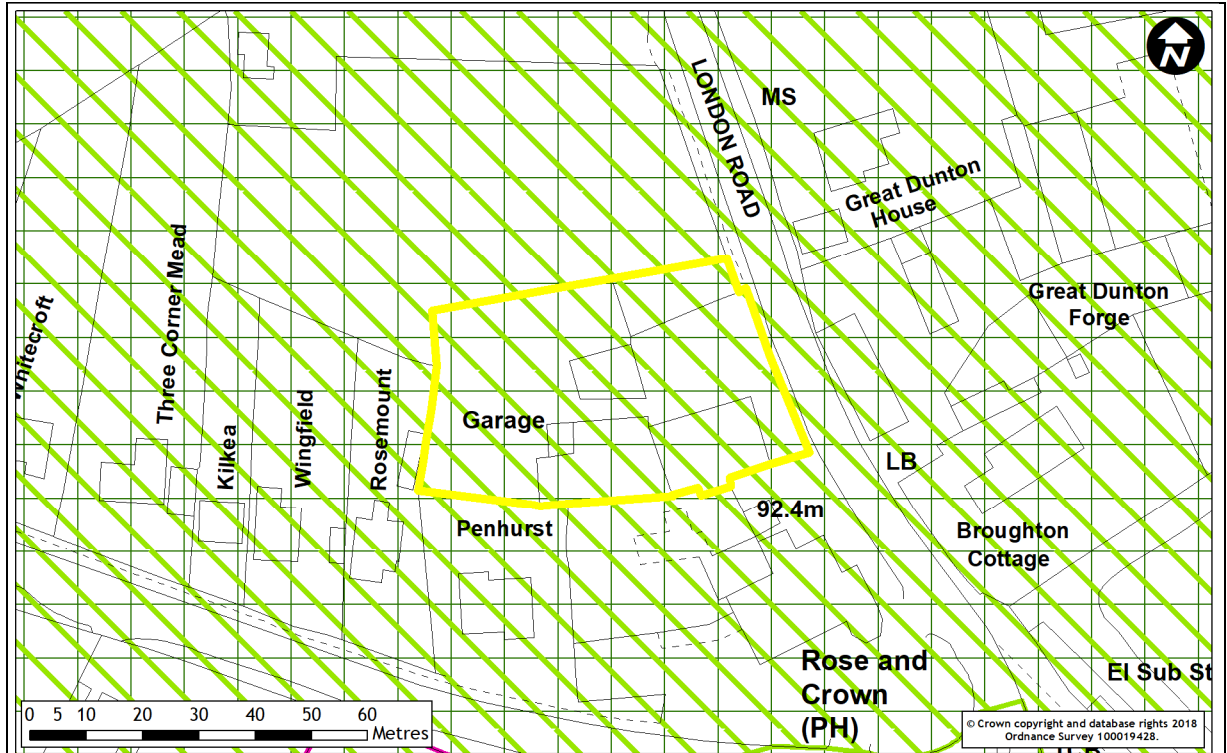
Design Guidance

- Buffer required to protect the ancient woodland
- Access to be improved
- Retain existing trees and hedges
- New landscaping is required to benefit local biodiversity

Additional Information Required

- Ecological survey including bats

Site Address	Chaucers of Sevenoaks, London Road, Dunton Green	Site Ref	HO86
Town/Parish	Dunton Green		



Land Use	Residential
Developable area (ha)	0.23
Density (DPH)	40
Site capacity (units)	9
Phasing (years)	1-5

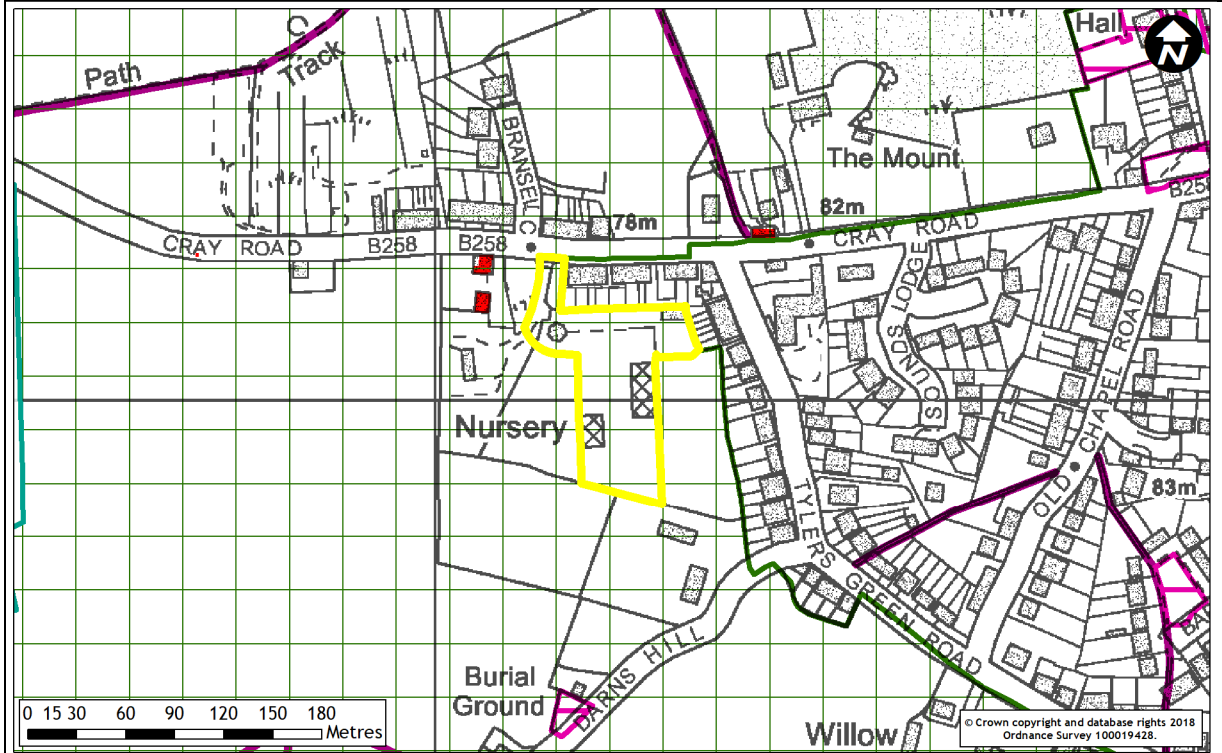
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues

Site Address	Middle Farm Nursery, Cray Road, Crockenhill	Site Ref	HO97
Town/Parish	Crockenhill		



Land Use	Residential
Developable area (ha)	0.74
Density (DPH)	
Site capacity (units)	0
Phasing (years)	6-10

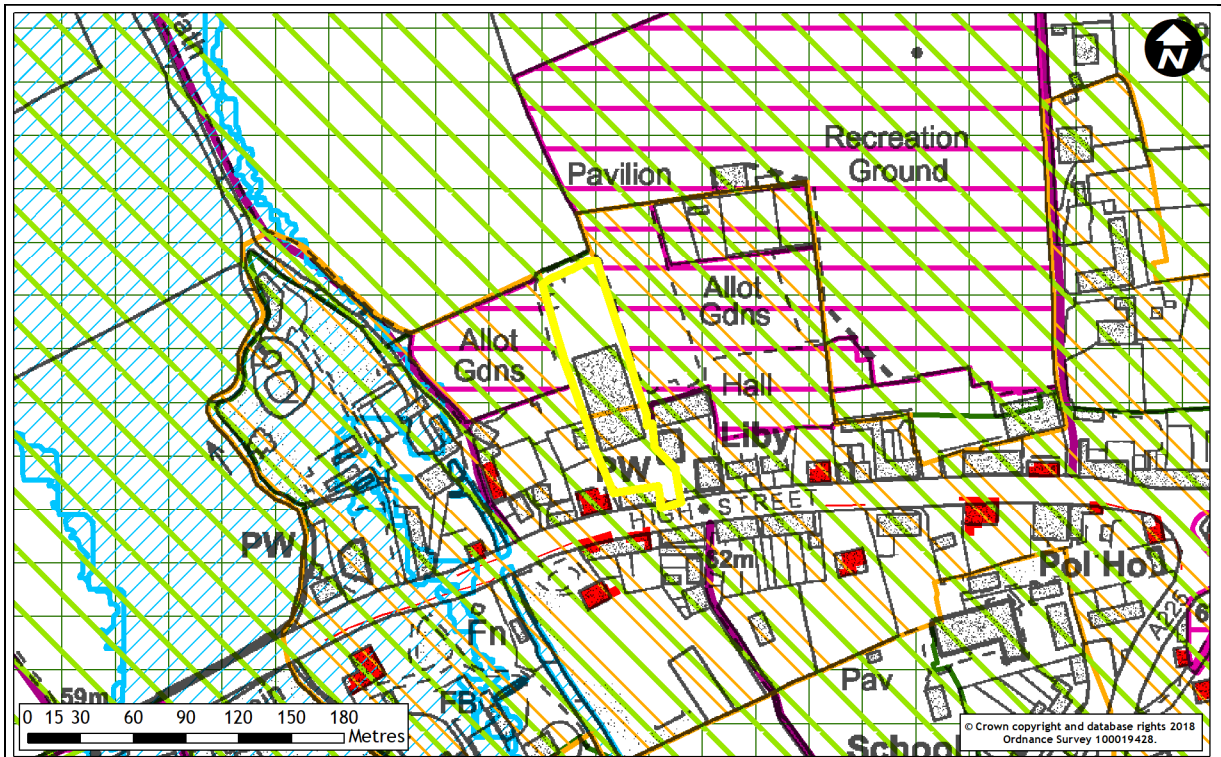
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Access to be improved

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the listed buildings
- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	Otford Builders Merchants, High Street, Otford	Site Ref	HO102
Town/Parish	Otford		



Land Use	Residential
Developable area (ha)	0.46
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

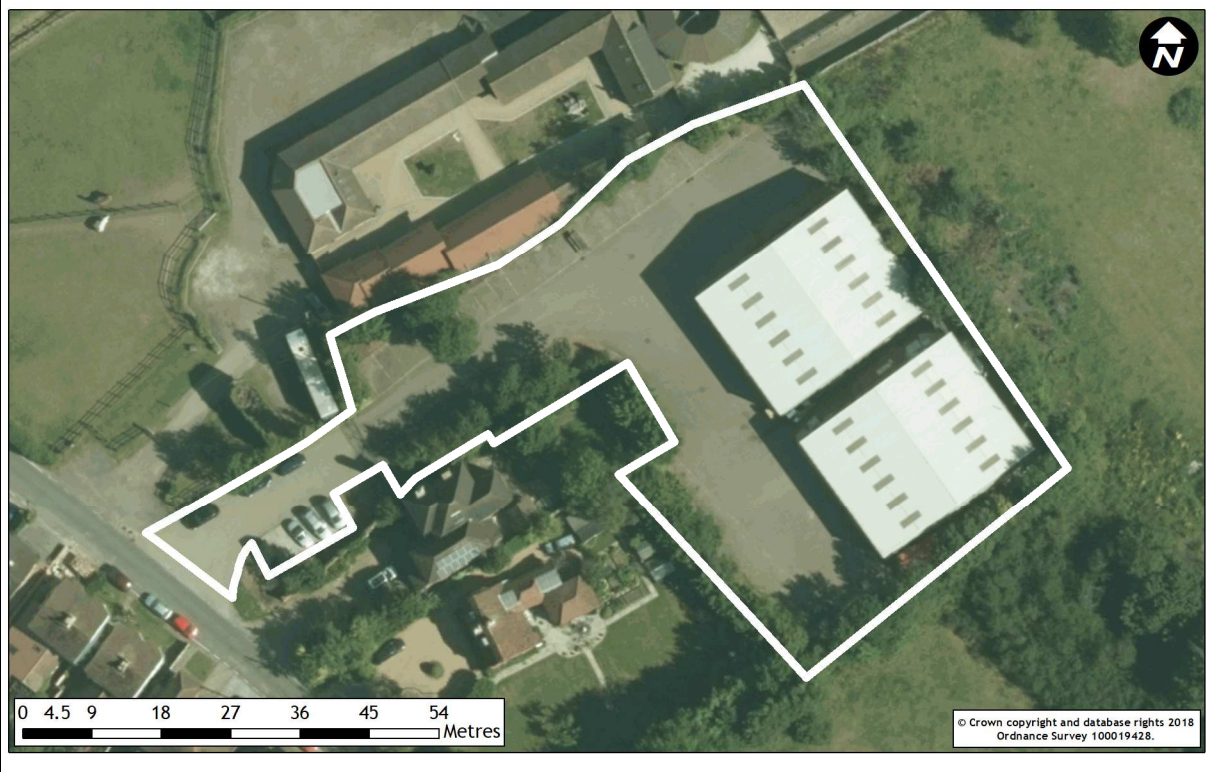
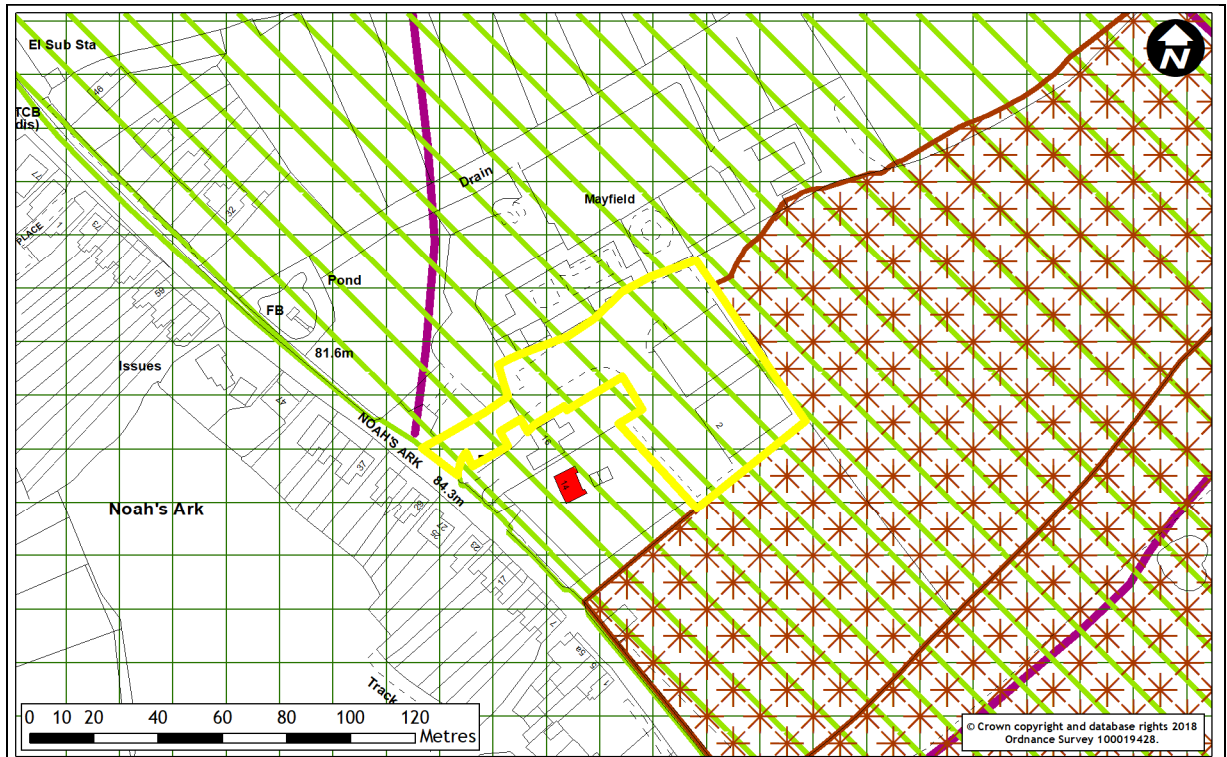
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB
- Retain existing trees and hedges

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area
- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	Baldwins Yard, Noahs Ark, Kemsing	Site Ref	HO104
Town/Parish	Kemsing		



Land Use	Residential
Developable area (ha)	0.38
Density (DPH)	40
Site capacity (units)	15
Phasing (years)	1-5

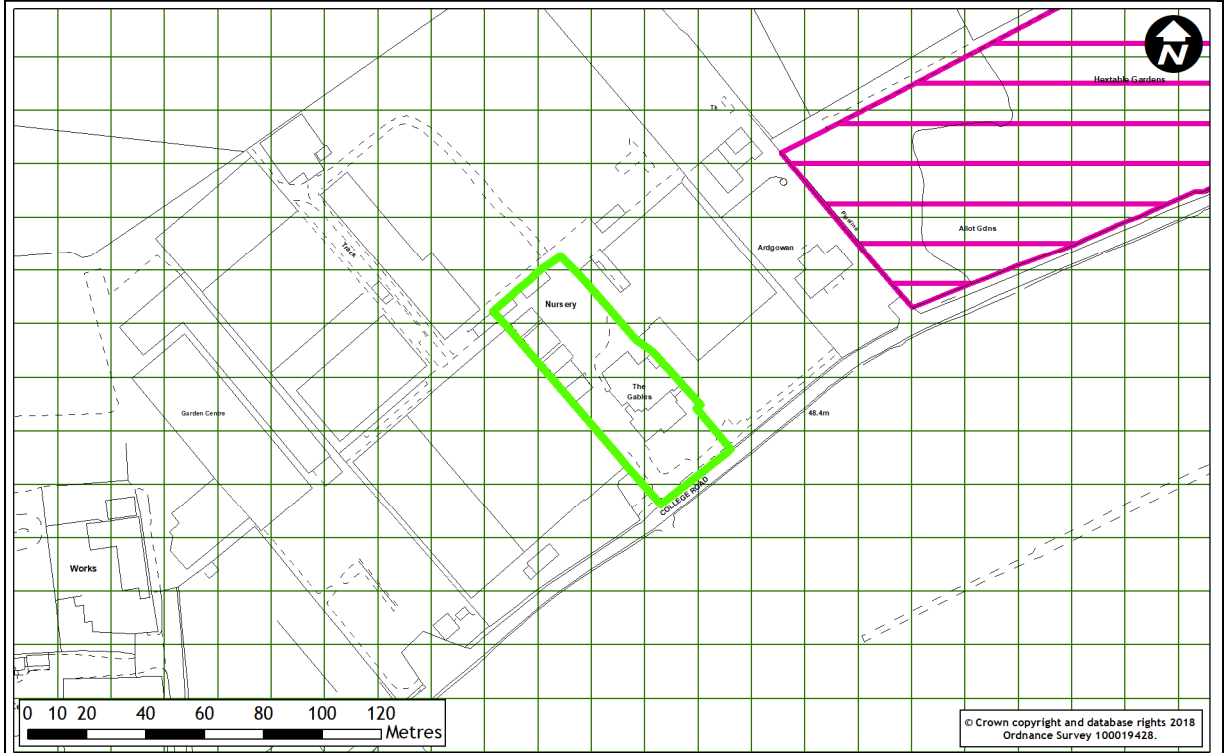
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB
- Buffer required to protect the local wildlife site

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	College Road Nurseries, College Road, Hextable	Site Ref	HO106
Town/Parish	Hextable		

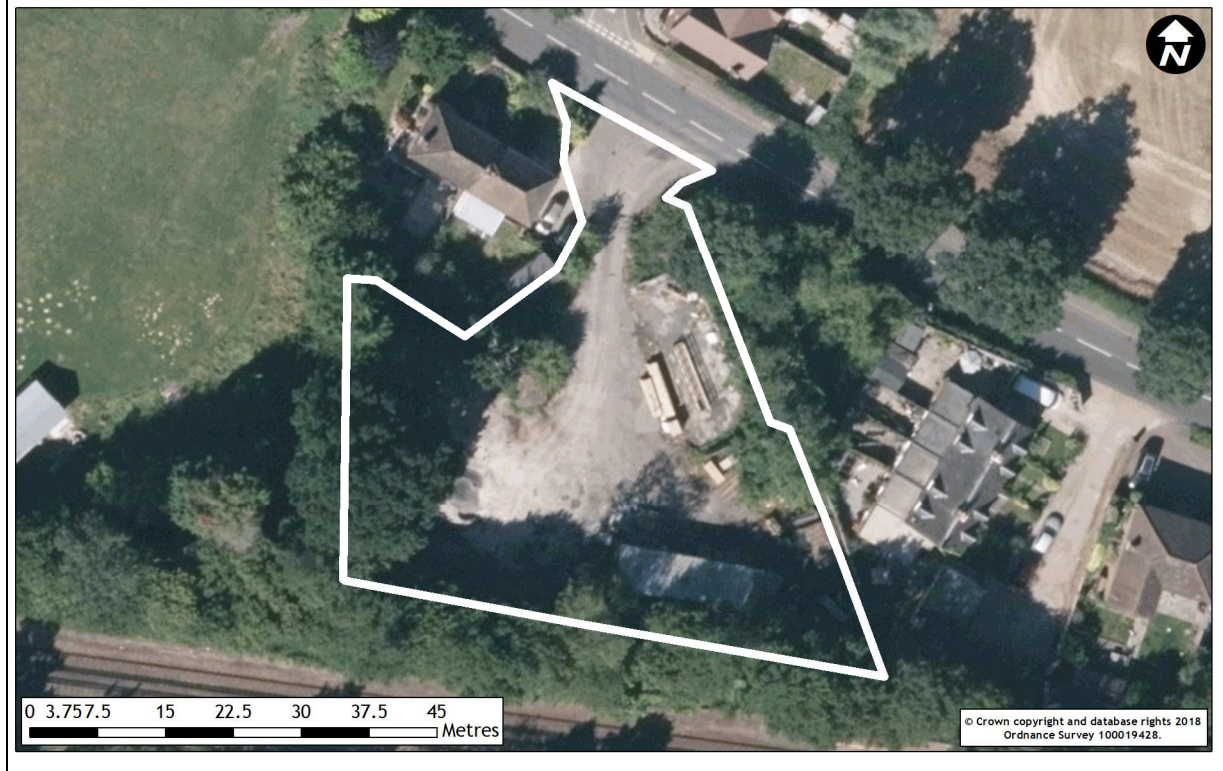
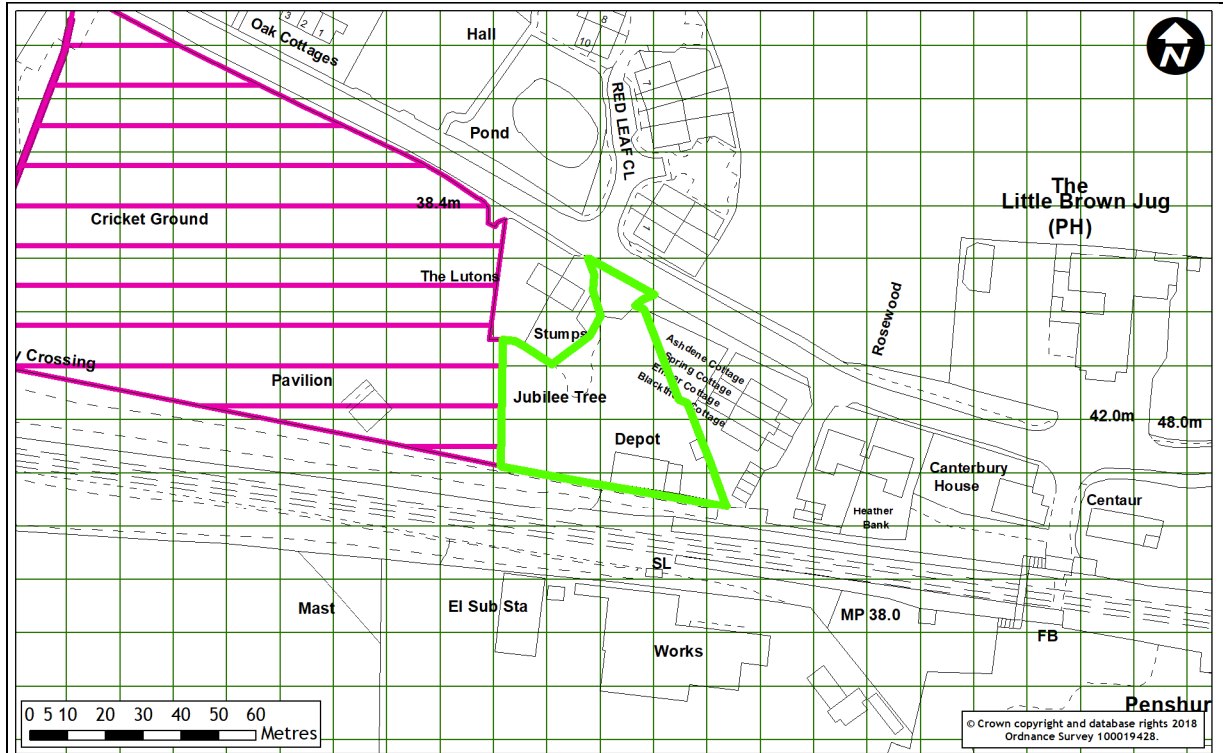


Land Use	Residential
Developable area (ha)	0.27
Density (DPH)	40
Site capacity (units)	9
Phasing (years)	1-5

Design Guidance
- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required
- None

Site Address	Highways Depot, Tonbridge Road, Chiddingstone Causeway	Site Ref	HO109
Town/Parish	Chiddingstone		



Land Use	Residential
Developable area (ha)	0.21
Density (DPH)	40
Site capacity (units)	8
Phasing (years)	1-5

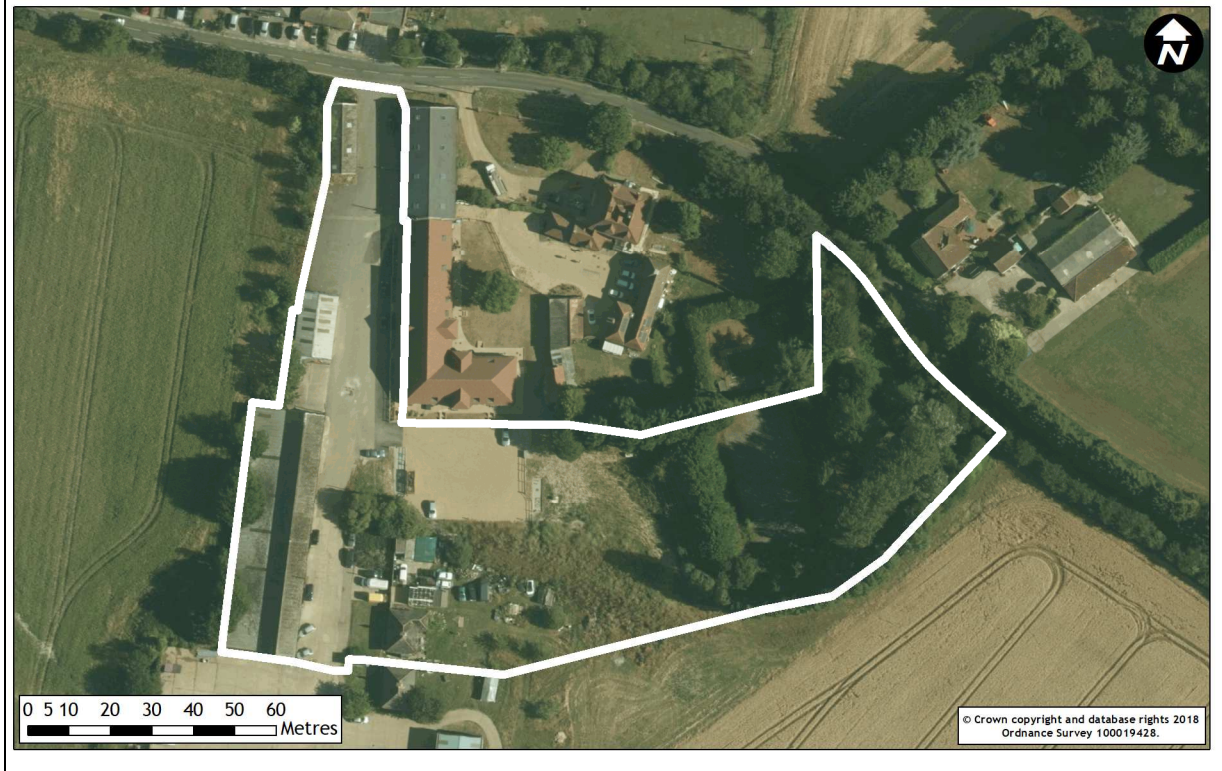
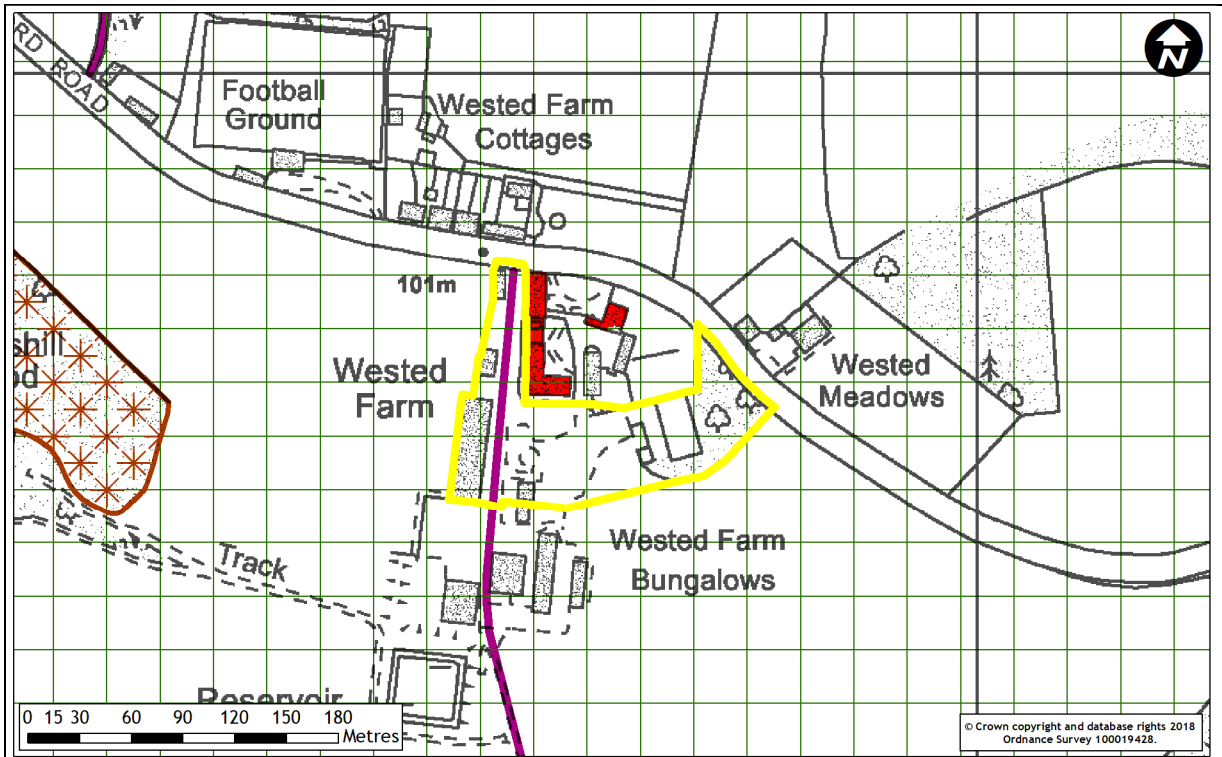
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Consideration of noise impact from railway line

Additional Information Required

- None

Site Address	Wested Farm, Eynsford Road, Crockenhill	Site Ref	HO124
Town/Parish	Crockenhill		



Land Use	Residential
Developable area (ha)	1.17
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

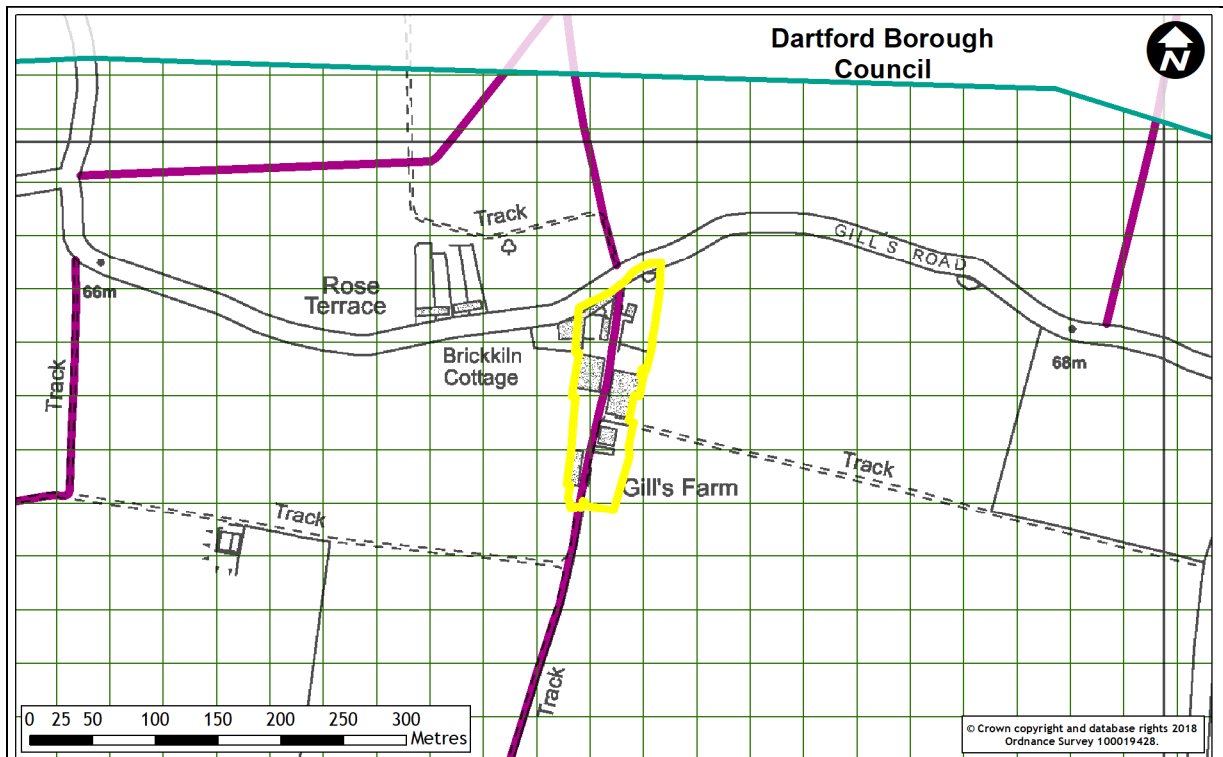
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the listed buildings

Site Address	Gills Farm, Gills Road, South Darenth	Site Ref	HO127
Town/Parish	Horton Kirby And South Darenth		



Land Use	Residential
Developable area (ha)	0.92
Density (DPH)	40
Site capacity (units)	9
Phasing (years)	1-5

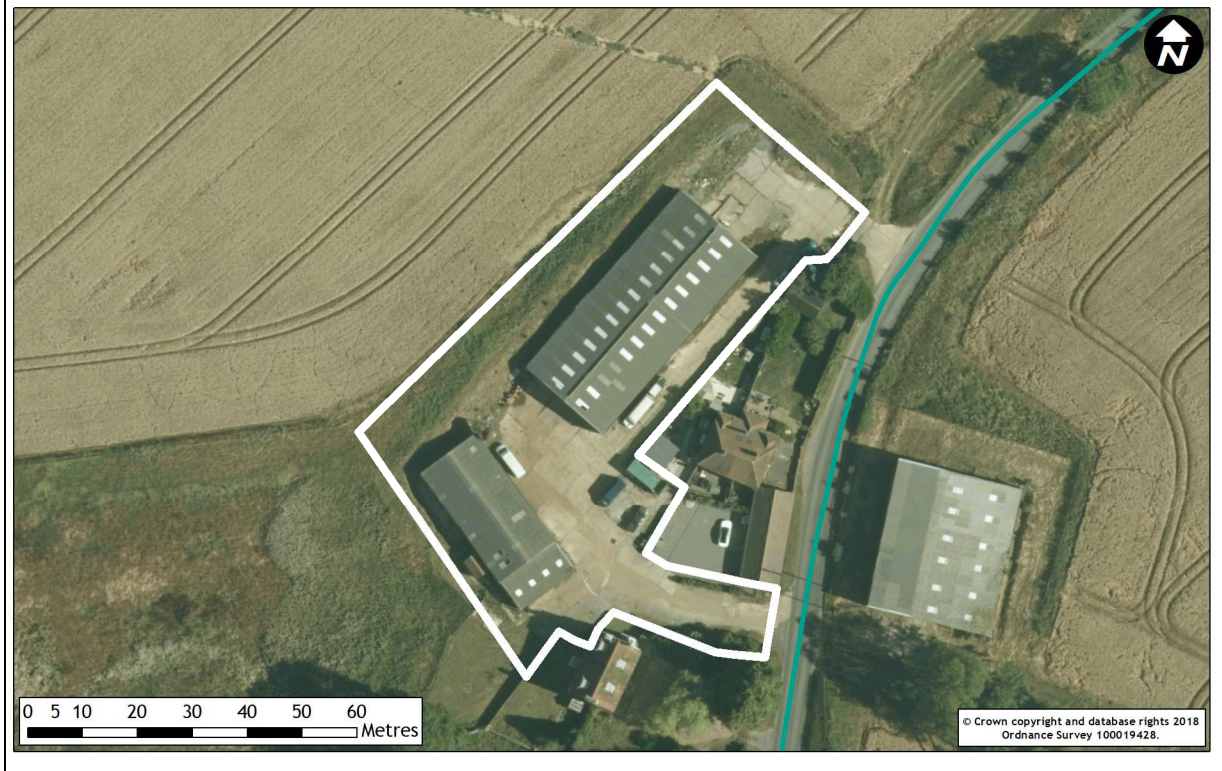
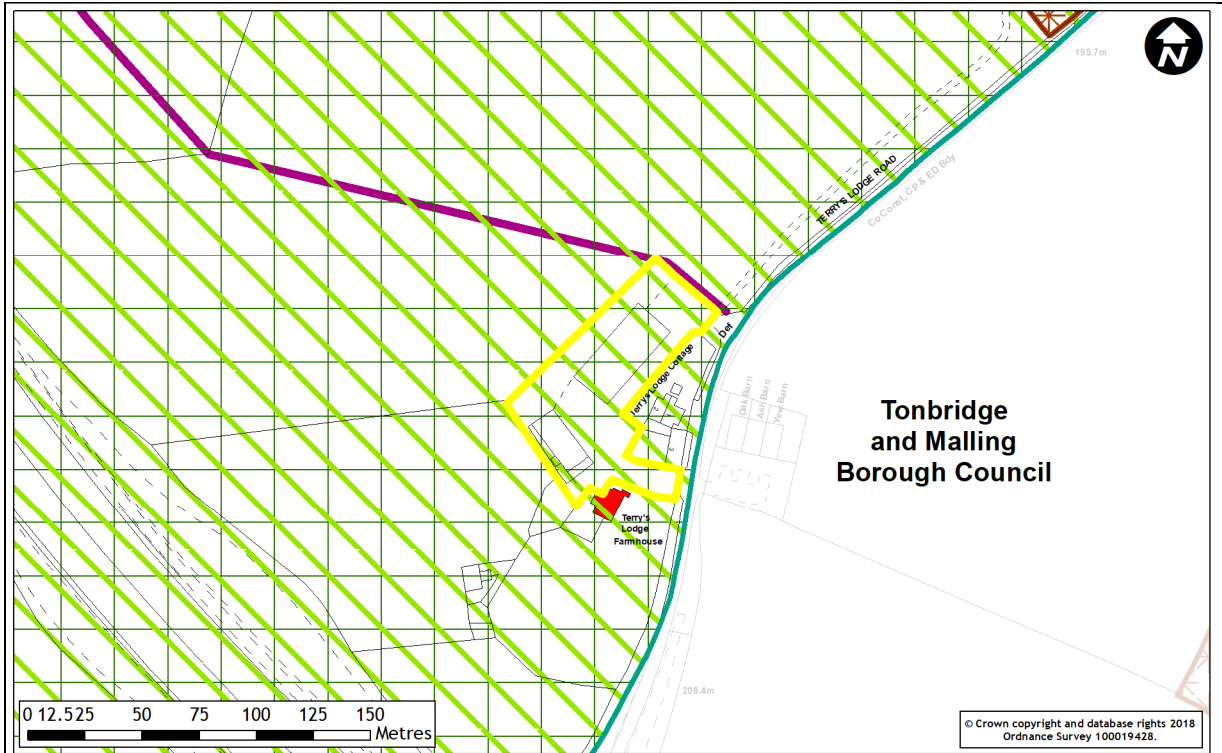
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Retain existing tourist accommodation and commercial workshops as part of any scheme
- Protection of priority habitats

Additional Information Required

- If a wholly residential scheme is proposed, as part of the site is in existing employment and tourist accommodation use, it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued use in the longer term

Site Address	Terrys Lodge Farm, Terrys Lodge Road, Wrotham	Site Ref	HO129
Town/Parish	West Kingsdown		



Land Use	Residential
Developable area (ha)	0.45
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

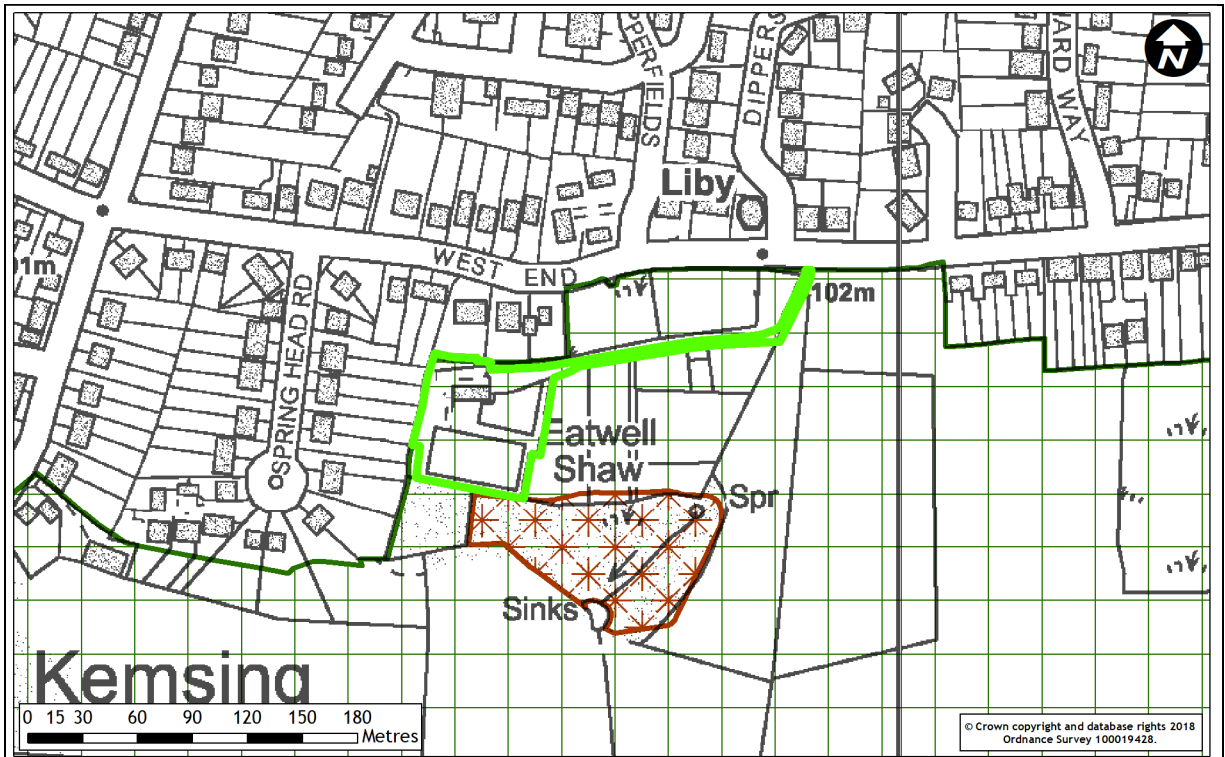
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the listed building

Site Address	Land south of West End, Kemsing	Site Ref	HO133
Town/Parish	Kemsing		



Land Use	Residential
Developable area (ha)	0.51
Density (DPH)	40
Site capacity (units)	20
Phasing (years)	1-5

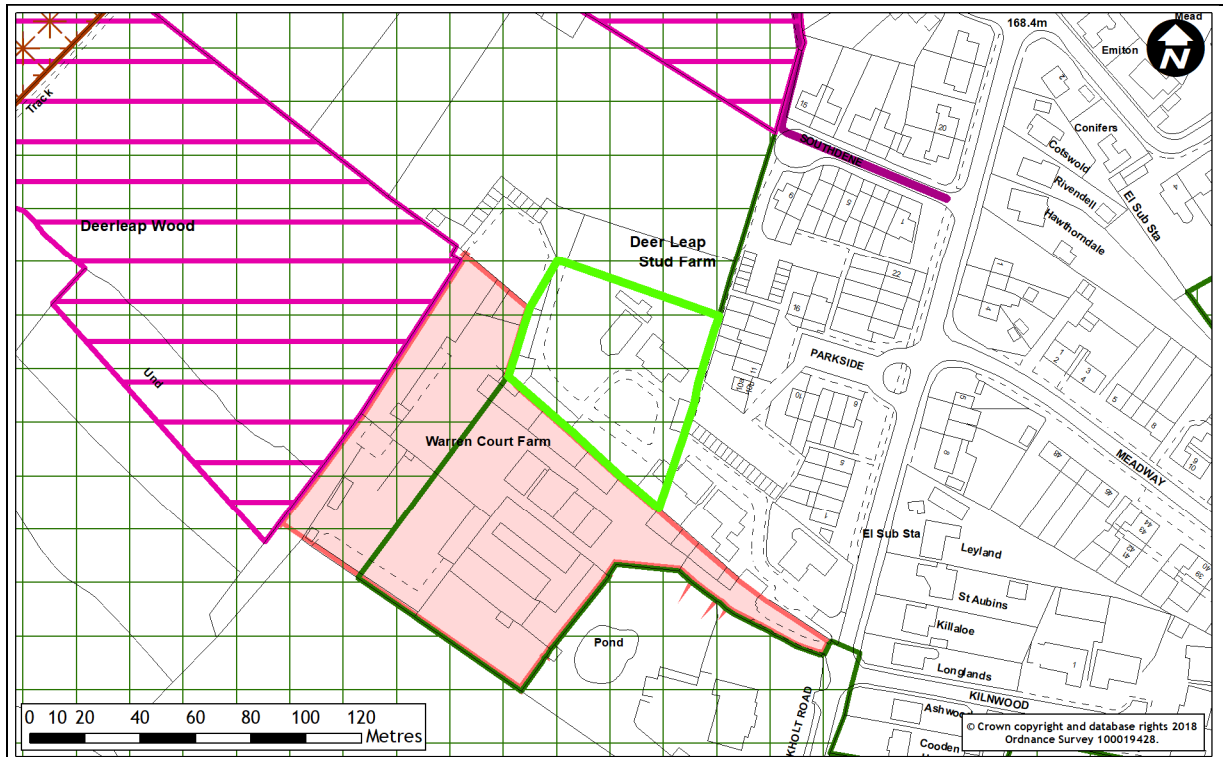
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Buffer required to protect the ancient woodland

Additional Information Required

- None

Site Address	Deer Leap Stud Farm, Knockholt Road, Halstead	Site Ref	HO138
Town/Parish	Halstead		

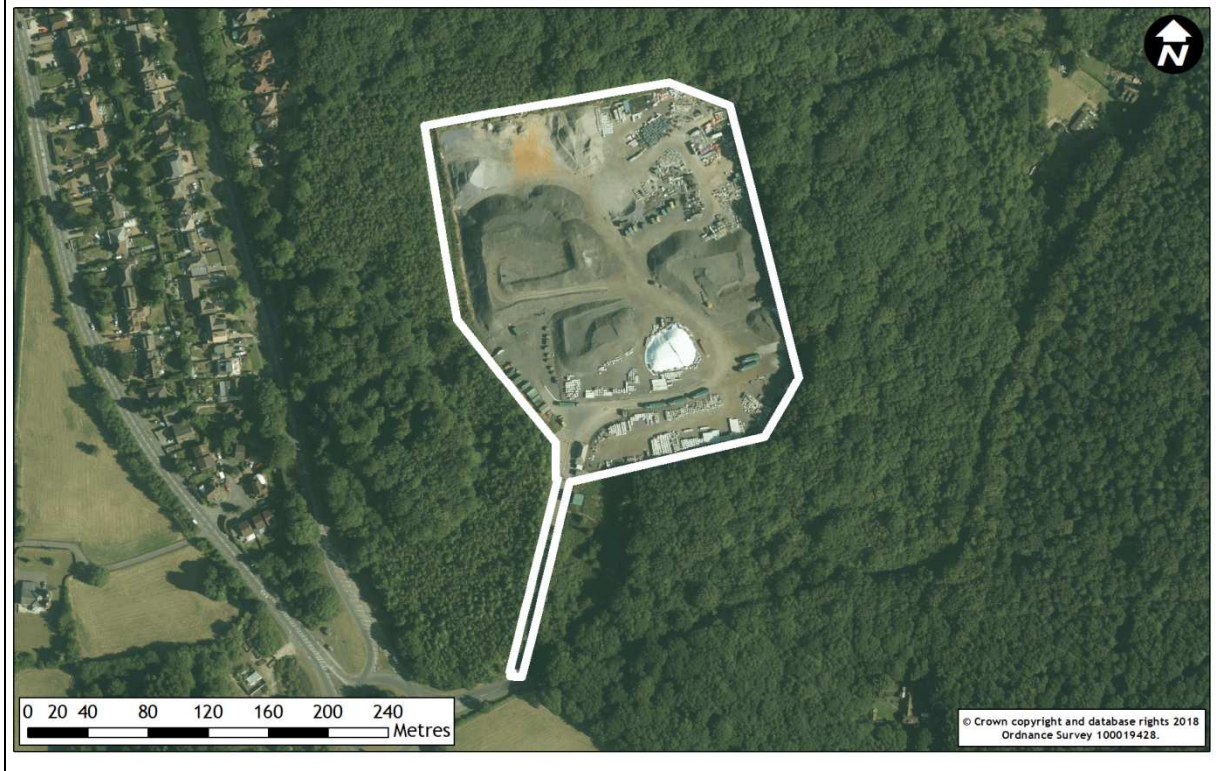
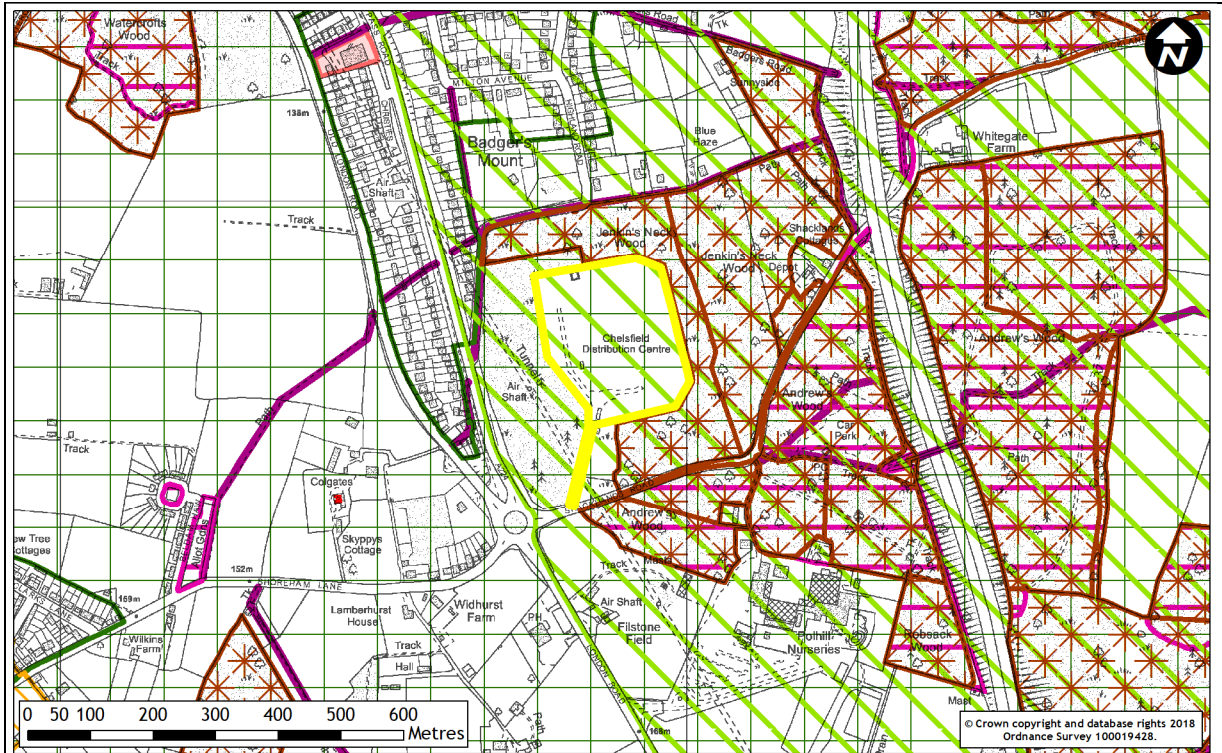


Land Use	Residential
Developable area (ha)	0.39
Density (DPH)	40
Site capacity (units)	13
Phasing (years)	1-5

Design Guidance
- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required
- None

Site Address	Chelsfield Depot, Shacklands Road, Badgers Mount	Site Ref	HO150
Town/Parish	Badgers Mount		



Land Use	Residential
Developable area (ha)	4.86
Density (DPH)	40
Site capacity (units)	194
Phasing (years)	1-5

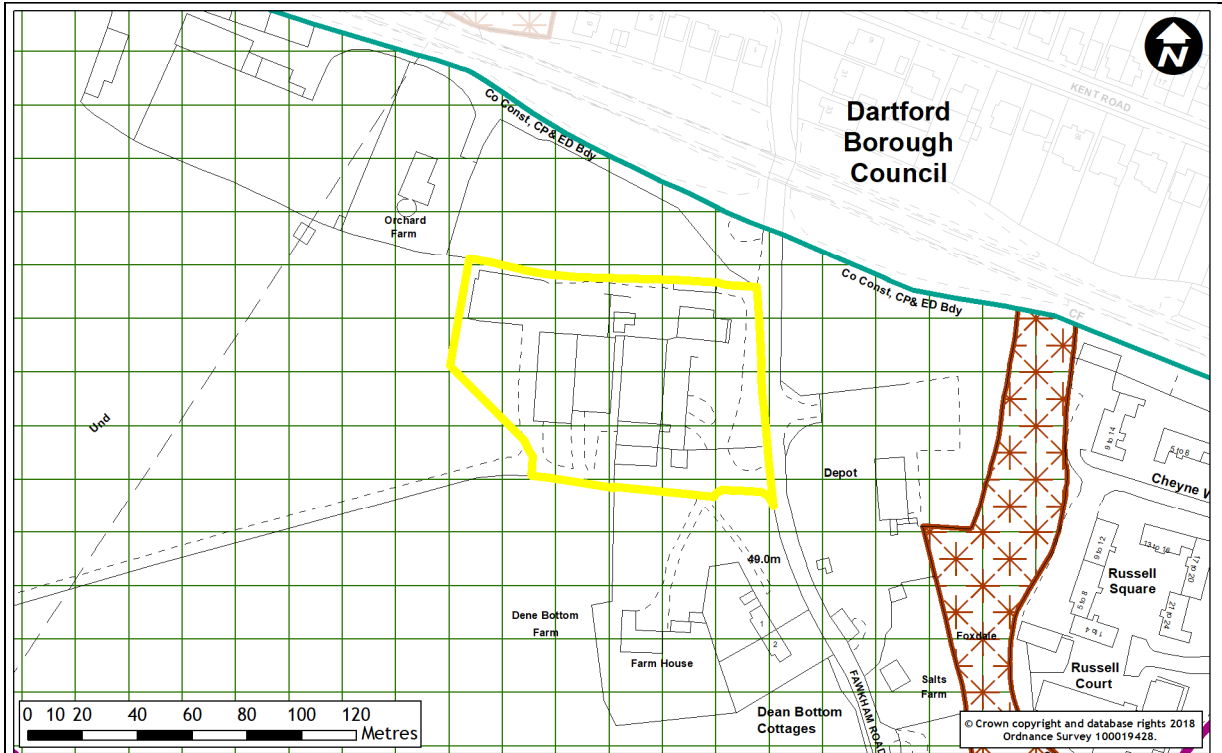
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Buffer required to protect the ancient woodland

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues

Site Address	Fawkham Business Park, Fawkham Road, Fawkham	Site Ref	HO165
Town/Parish	Fawkham		



Land Use	Residential
Developable area (ha)	0.78
Density (DPH)	40
Site capacity (units)	31
Phasing (years)	1-5

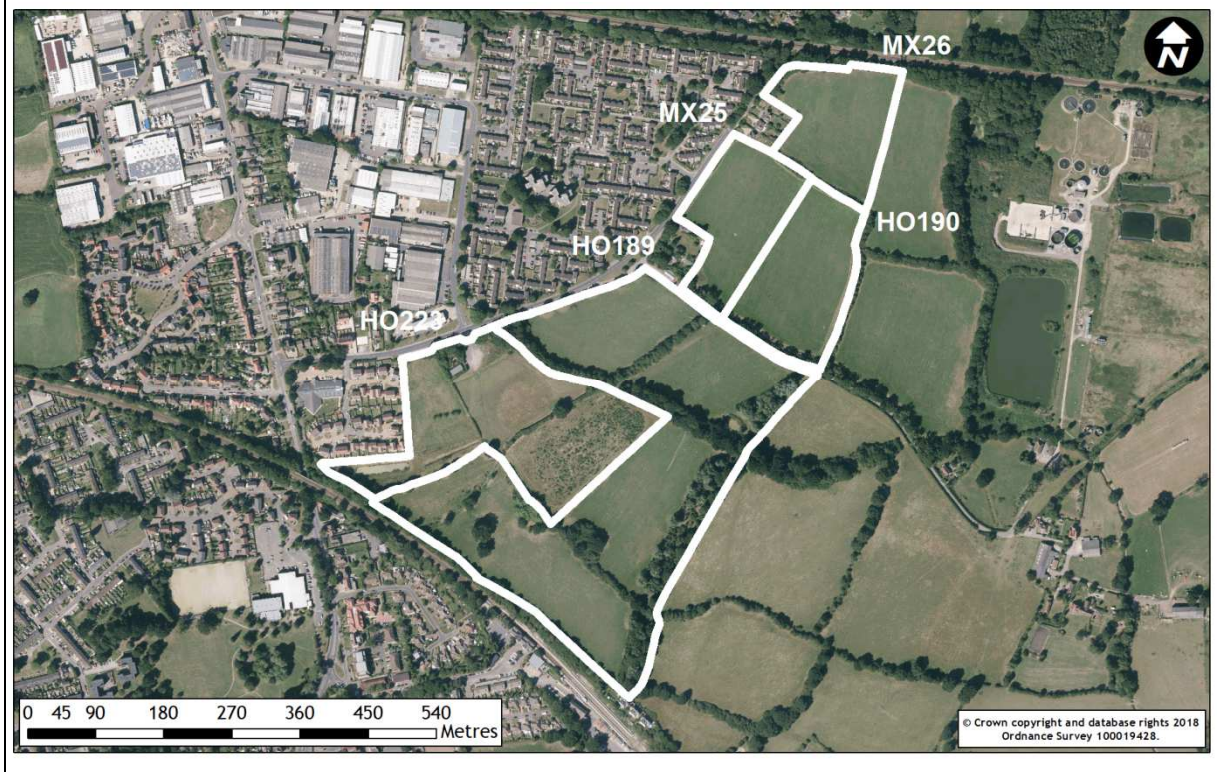
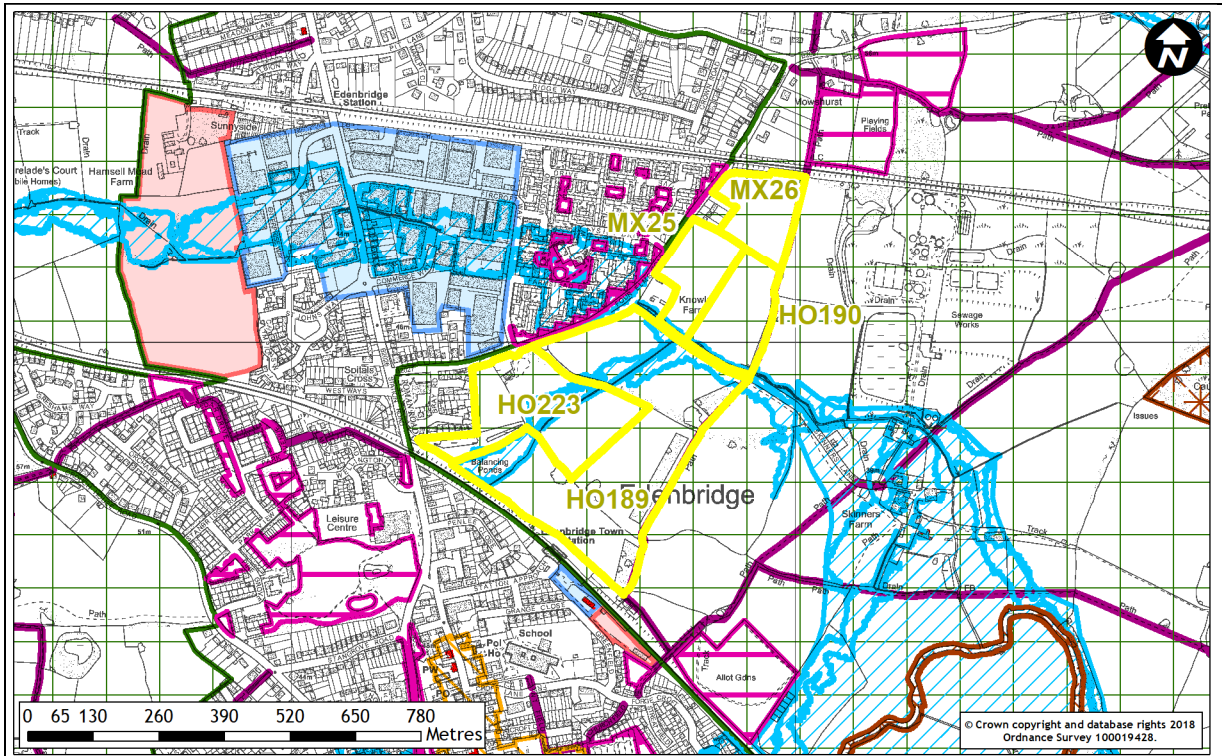
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Additional information on source protection zone is required

Site Address	Land south and east of Four Elms Road, Edenbridge	Site Ref	HO189 HO190 HO223 MX25 MX26
Town/Parish	Edenbridge		



Land Use	Residential, health, education
Developable area (ha)	24.85
Density (DPH)	40
Site capacity (units)	515
Phasing (years)	1-5, 6-10

Design Guidance

MX25 – health hub

MX26 – education hub

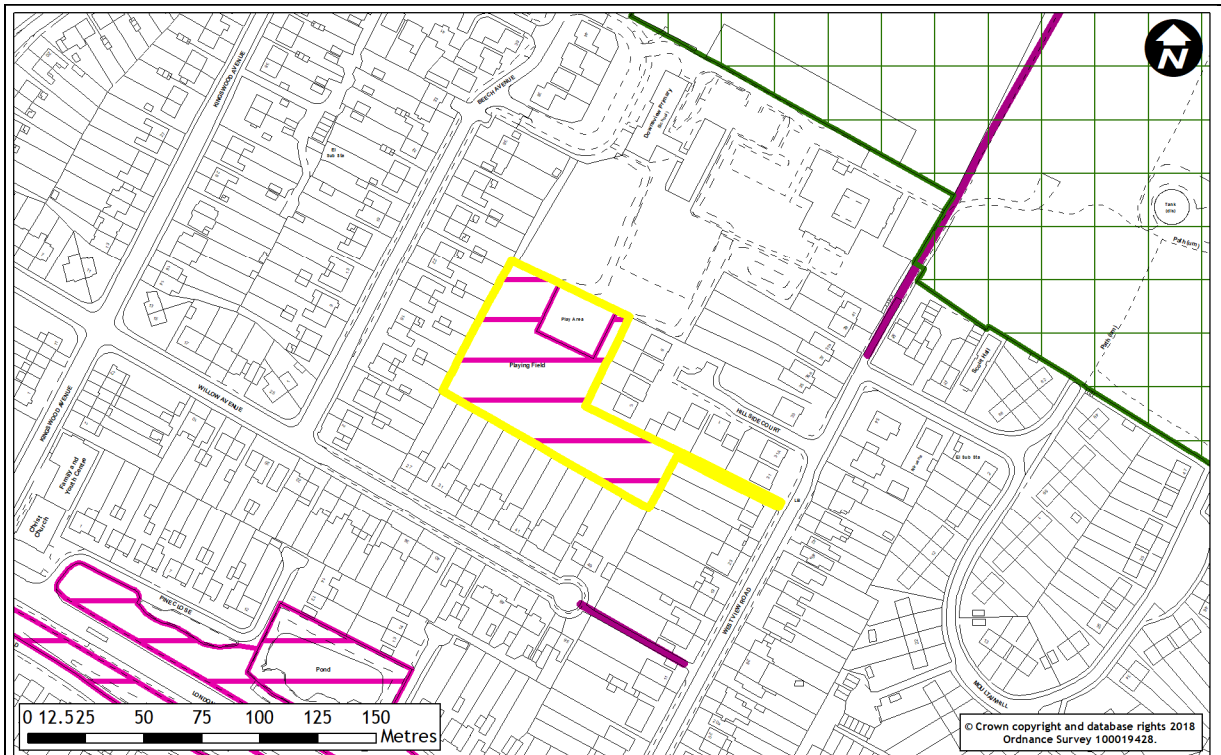
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features including water courses, and to ensure effective integration of the mix of uses.
- Housing development should not be located in areas liable to flood and any scheme will need to be supported by a flood risk assessment.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Inclusion of site subject to agreement of the Environment Agency with regard to flooding
- Inclusion of site subject to agreement of Environmental Health with regard to the nearby sewage treatment works and any associated amenity impacts
- Confirmation needed from West Kent CCG that the provision of a health hub in this location is supported
- Confirmation needed from the education provider that the provision of a secondary school in this location is supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Ecology and landscape assessments required

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Site Address	Land rear of West View Road, Swanley	Site Ref	HO197
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.51
Density (DPH)	50
Site capacity (units)	25
Phasing (years)	1-5

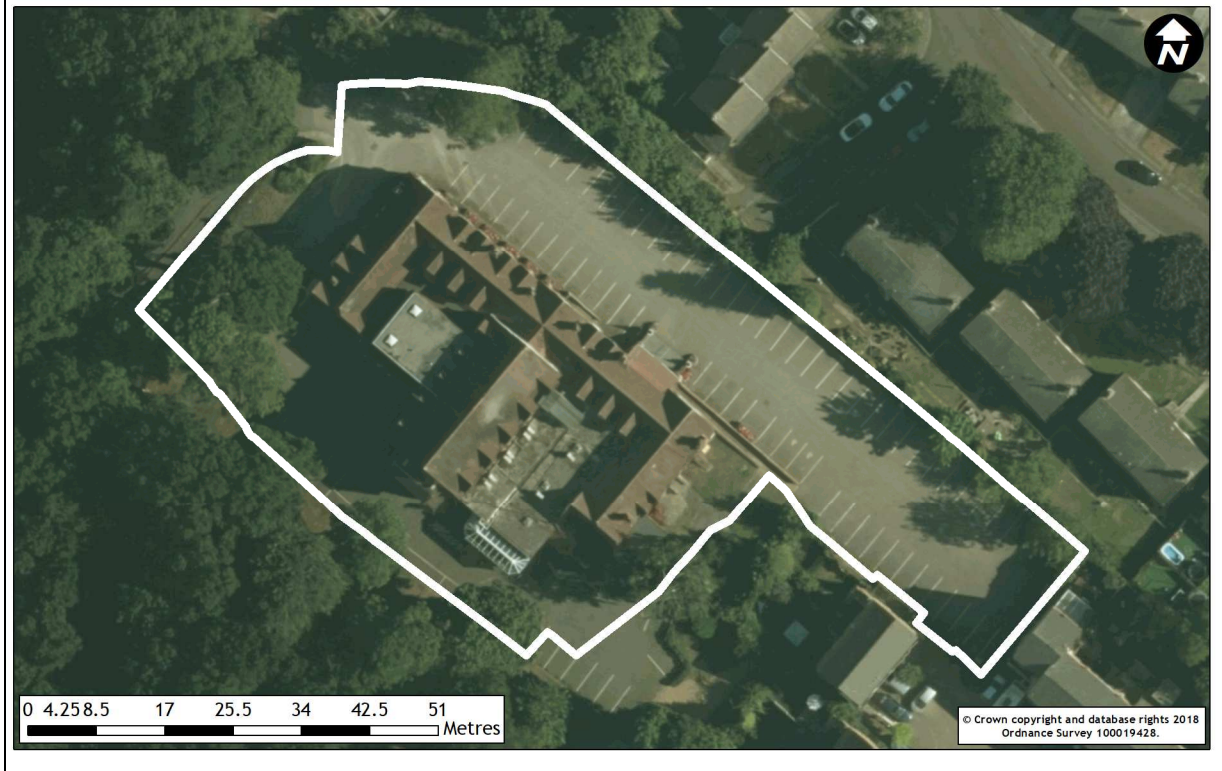
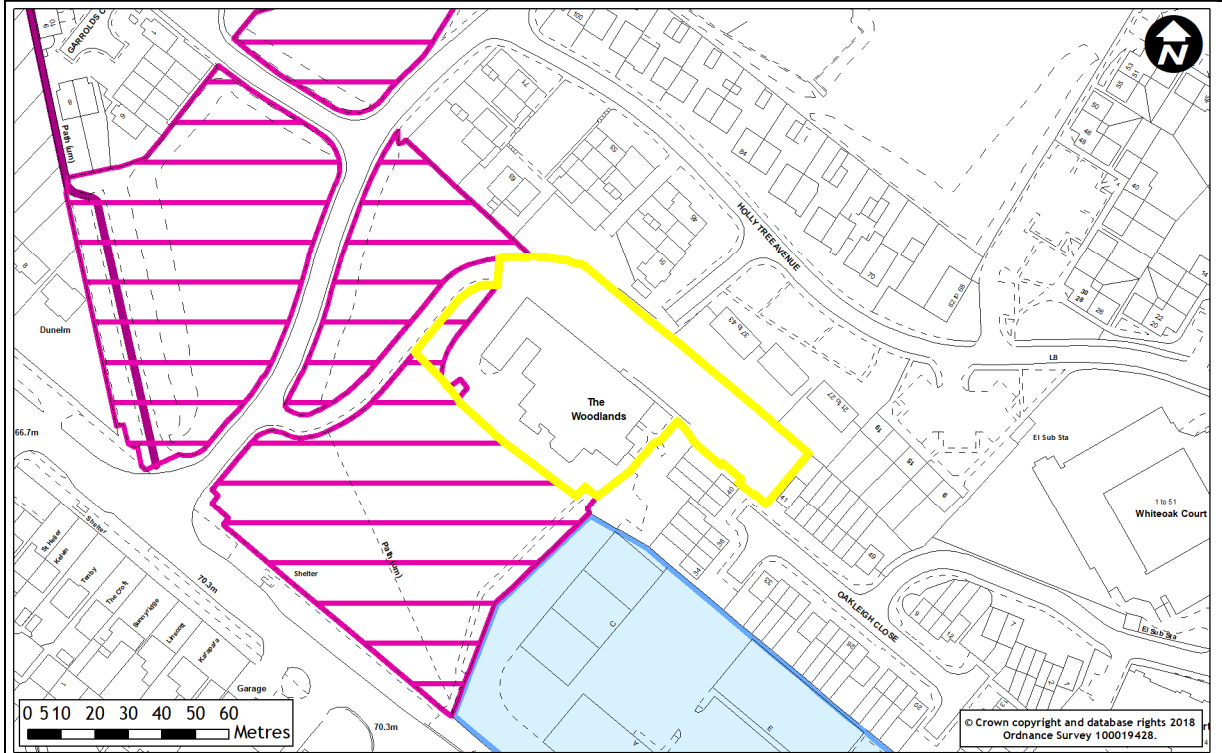
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- A new access is required

Additional Information Required

- As the site is allocated open space it would need to be demonstrated that the use is no longer suitable, feasible or viable

Site Address	The Woodlands, Hilda May Avenue, Swanley	Site Ref	HO198
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.44
Density (DPH)	50
Site capacity (units)	22
Phasing (years)	1-5

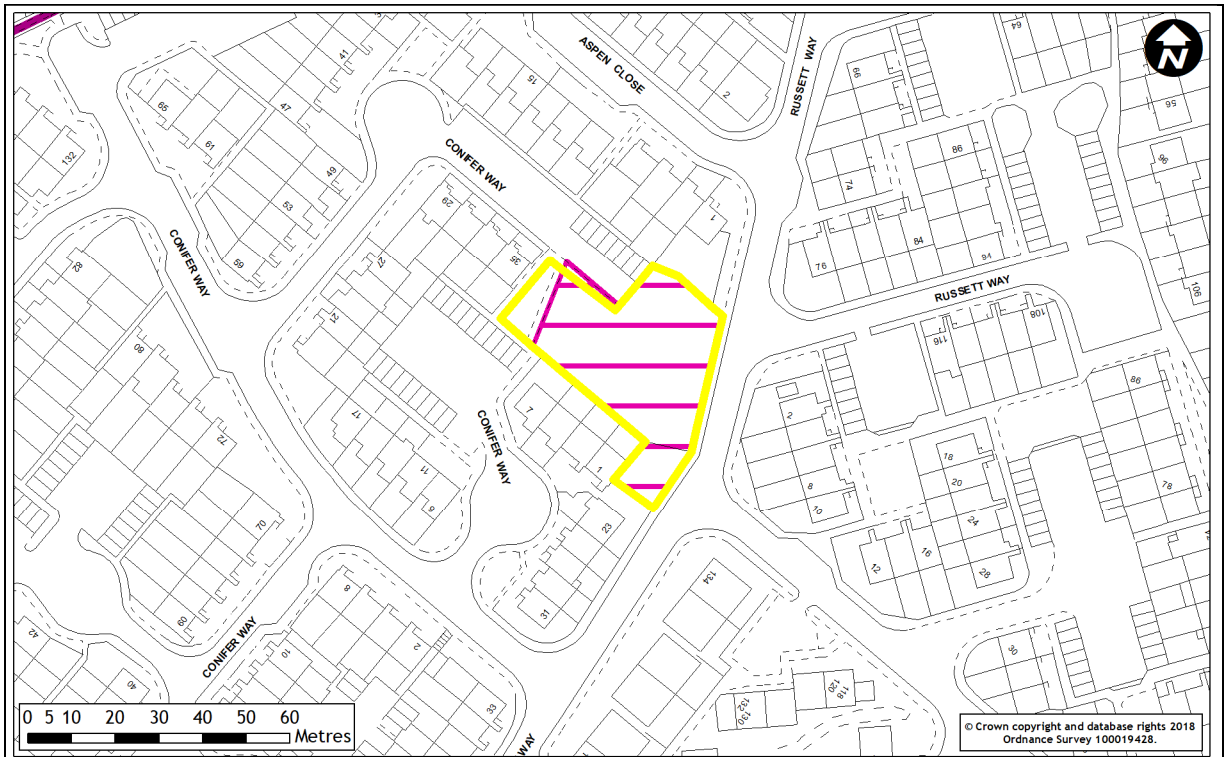
Design Guidance

- Retain existing trees and hedges

Additional Information Required

- Ecological survey including bats

Site Address	Land adjacent to 23 Russett Way, Swanley	Site Ref	HO202
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.14
Density (DPH)	50
Site capacity (units)	7
Phasing (years)	1-5

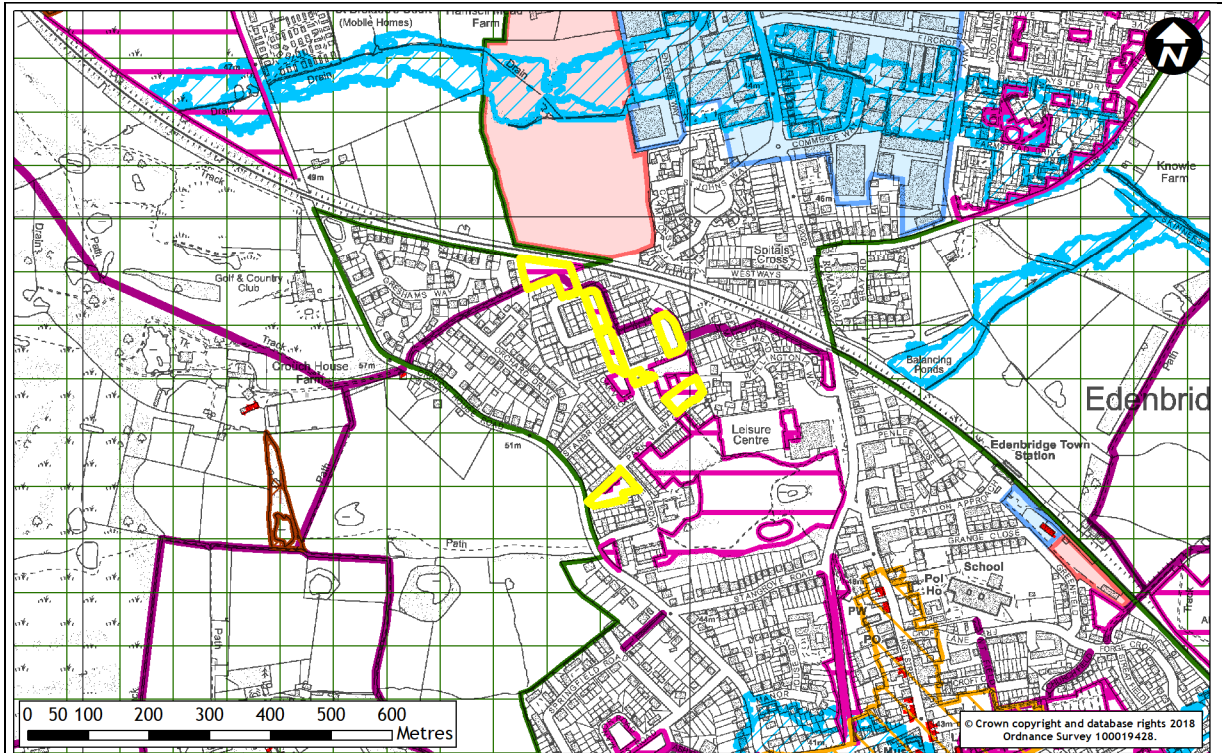
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties

Additional Information Required

- As the site is allocated open space it would need to be demonstrated that the use is no longer suitable, feasible or viable

Site Address	Open space at Stangrove Estate, Crouch House Road, Edenbridge	Site Ref	HO210
Town/Parish	Edenbridge		



Land Use	Residential, retail, parking, open space
Developable area (ha)	1.21
Density (DPH)	50
Site capacity (units)	15
Phasing (years)	1-5

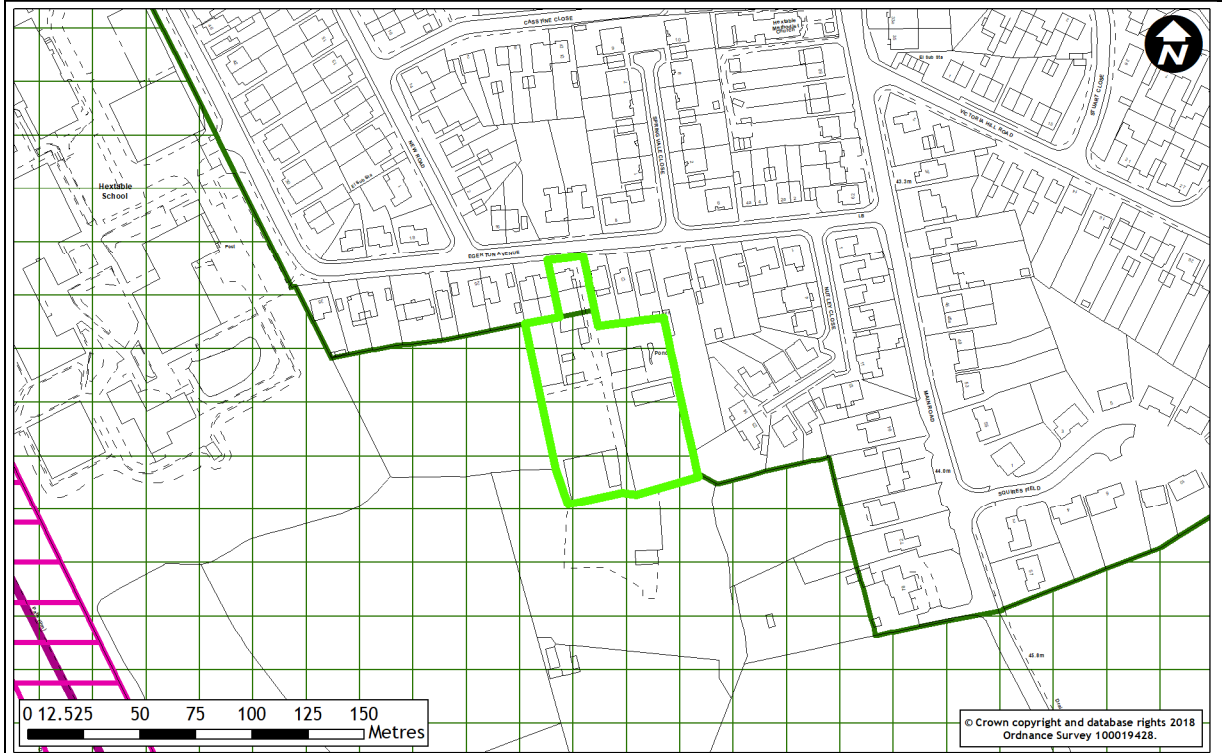
Design Guidance

- Retain or reprovide existing retail unit
- Careful design and layout to minimise impact on the amenity of neighbouring properties
- New high quality open space to be provided to mitigate loss

Additional Information Required

- As the site is allocated open space it would need to be demonstrated that the use is no longer suitable, feasible or viable
- Additional information on car parking arrangements is required

Site Address	Egerton Nursery, Egerton Avenue, Hextable	Site Ref	HO212
Town/Parish	Hextable		



Land Use	Residential
Developable area (ha)	0.52
Density (DPH)	40
Site capacity (units)	19
Phasing (years)	1-5

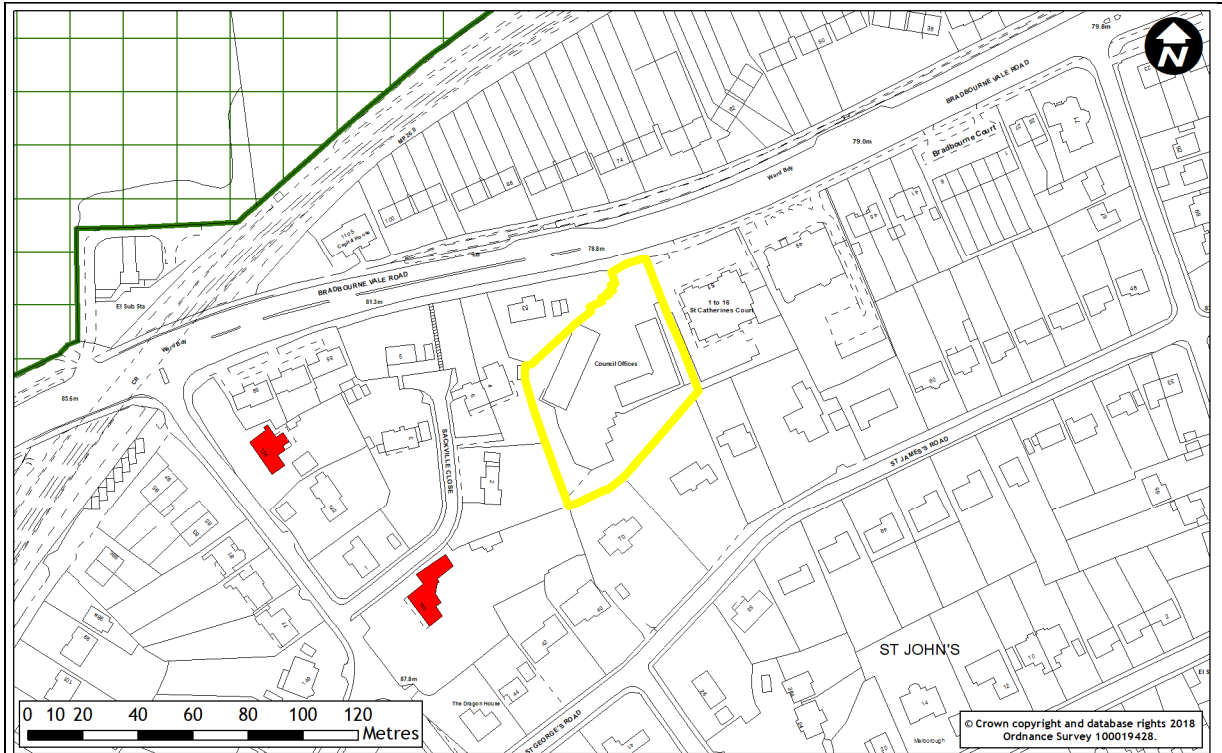
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Access to be improved

Additional Information Required

- None

Site Address	Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks	Site Ref	HO217
Town/Parish	Sevenoaks		



Land Use	Residential
Developable area (ha)	0.32
Density (DPH)	50
Site capacity (units)	16
Phasing (years)	1-5

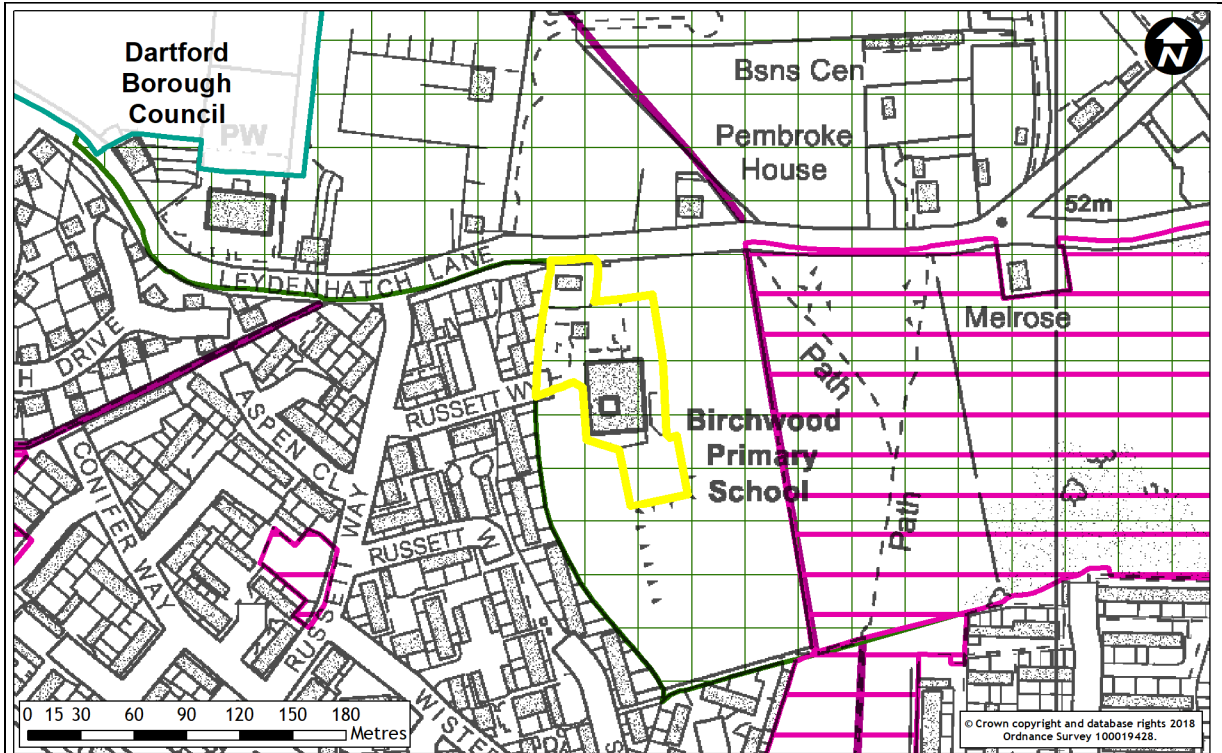
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain existing trees and hedges

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Additional information on source protection zone is required
- Inclusion of site subject to agreement of Environmental Health with regard to air quality

Site Address	Former Birchwood Primary School, Russett Way, Swanley	Site Ref	HO222
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.66
Density (DPH)	40
Site capacity (units)	26
Phasing (years)	1-5

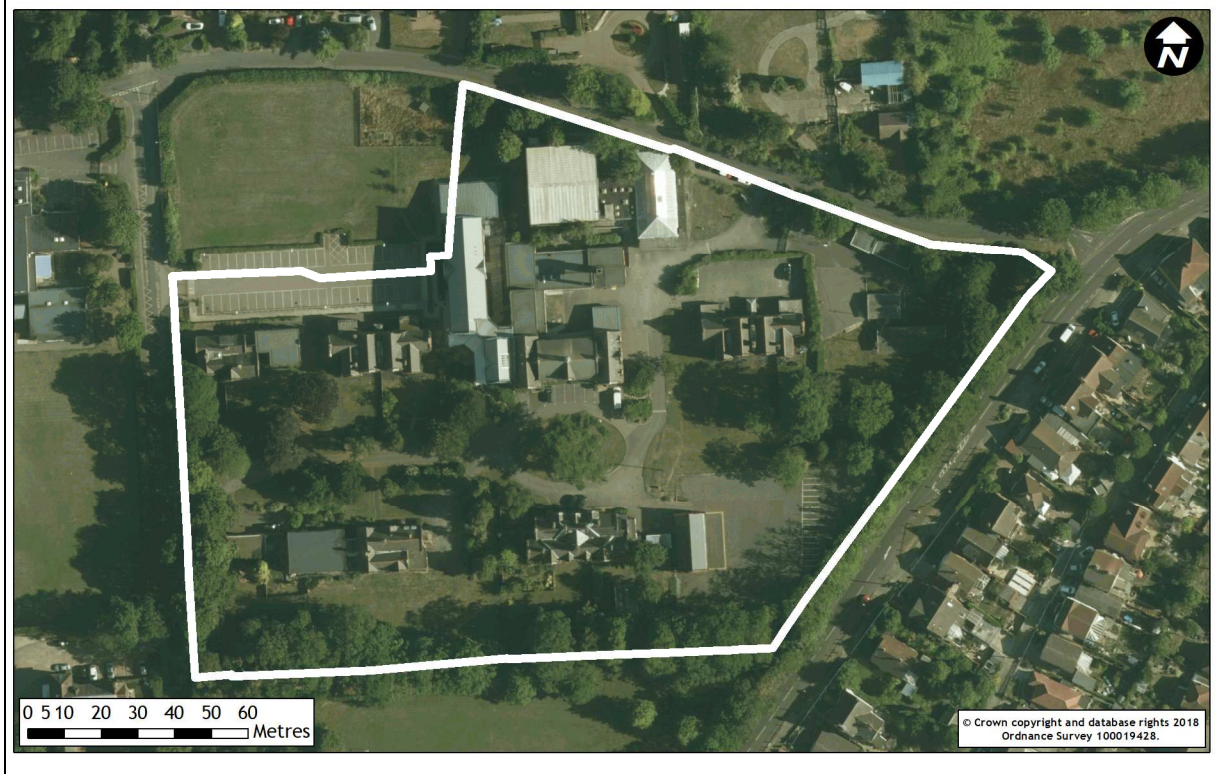
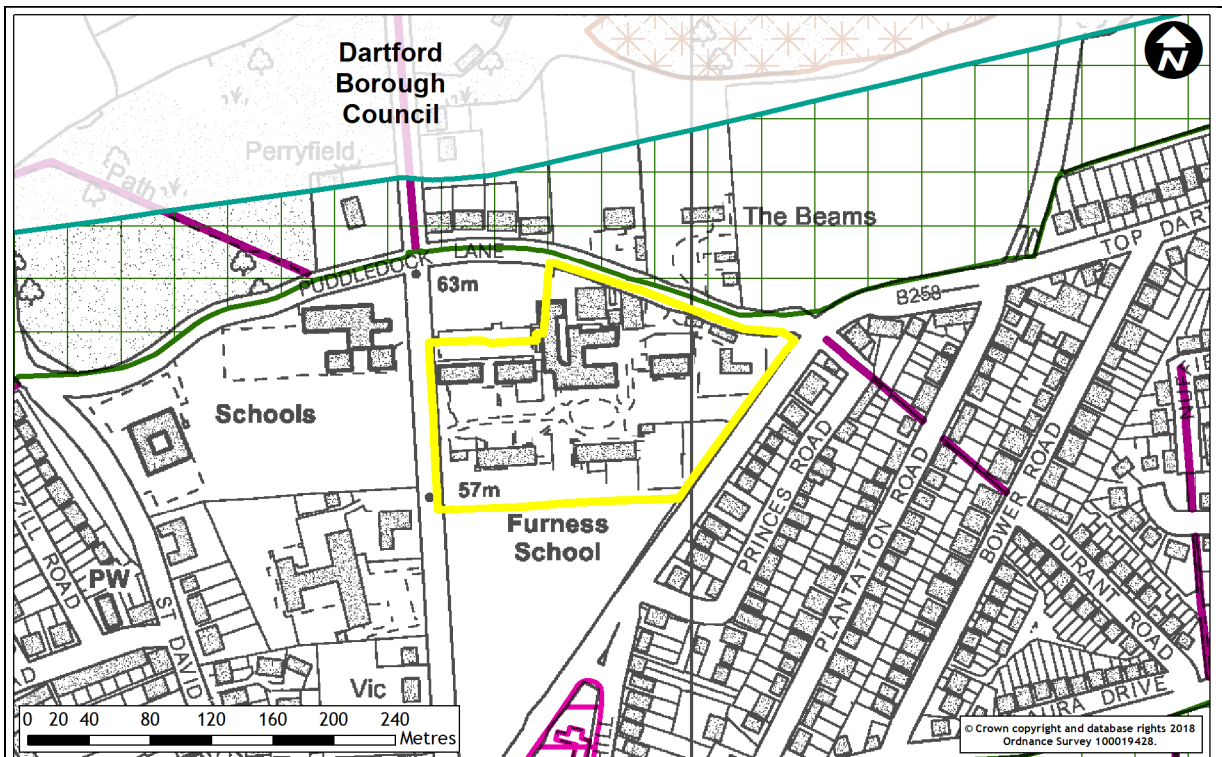
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Retain existing trees and hedges

Additional Information Required

- Inclusion of site subject to agreement of KCC with regard to loss of education facility
- Inclusion of site subject to agreement of Sport England with regard to loss of playing fields

Site Address	Former Furness School, Rowhill Road, Hextable	Site Ref	HO224
Town/Parish	Hextable		



Land Use	Residential
Developable area (ha)	2.49
Density (DPH)	50
Site capacity (units)	124
Phasing (years)	6-10

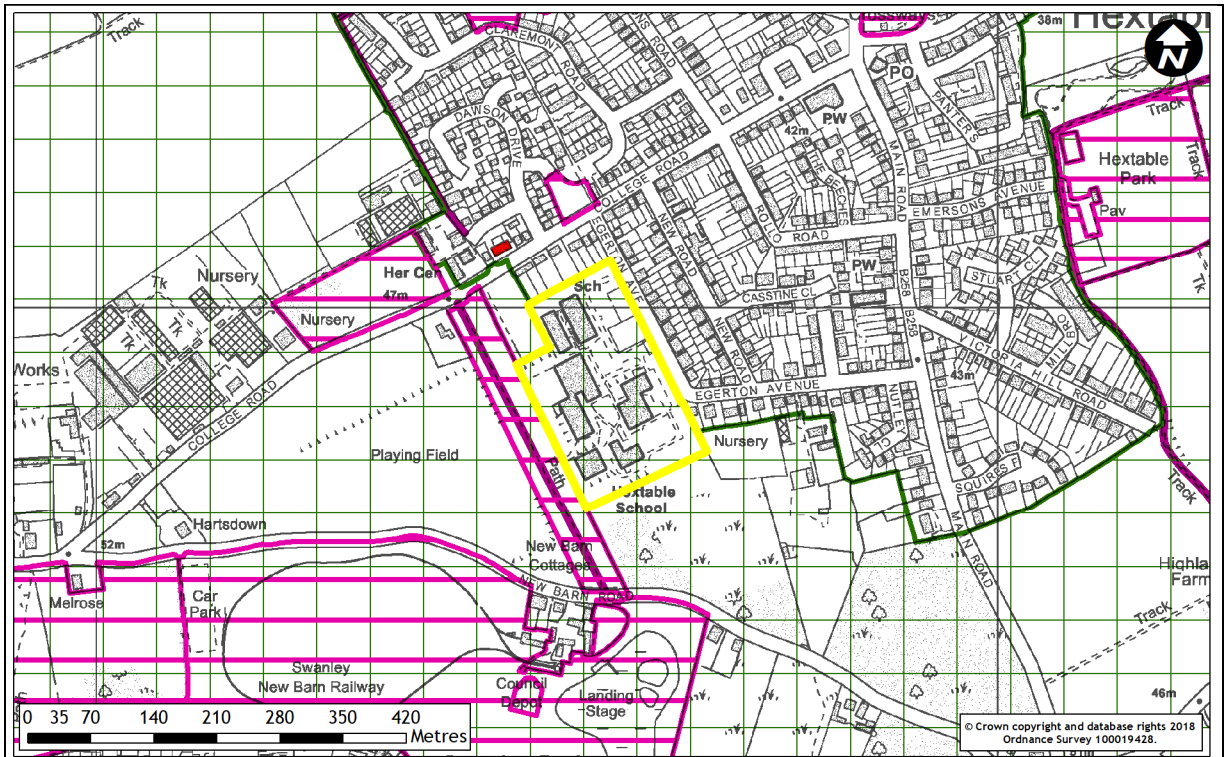
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties

Additional Information Required

- Inclusion of site subject to agreement of KCC with regard to loss of education facility

Site Address	Oasis Academy, Egerton Avenue, Hextable	Site Ref	HO225
Town/Parish	Hextable		



Land Use	Residential
Developable area (ha)	3.18
Density (DPH)	40
Site capacity (units)	127
Phasing (years)	6-10

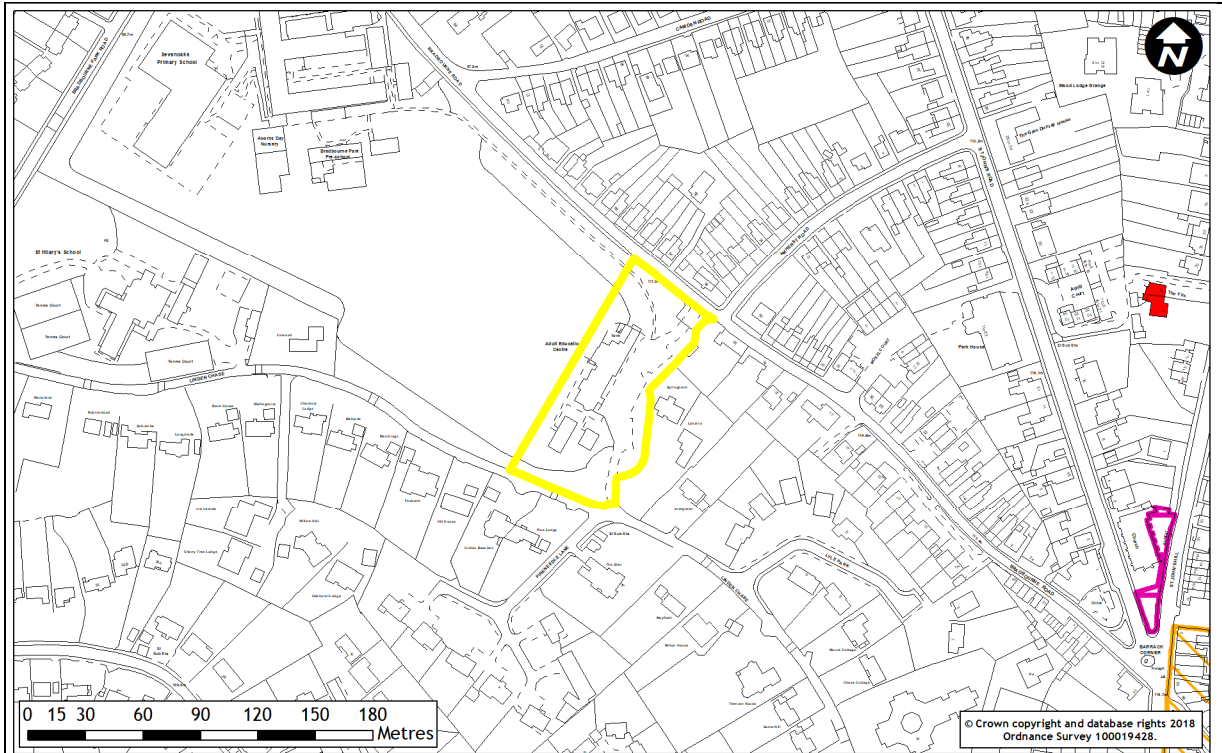
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Retain the Howard Venue community facility

Additional Information Required

- Inclusion of site subject to agreement of KCC with regard to loss of education facility

Site Address	Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks	Site Ref	HO226
Town/Parish	Sevenoaks		



Land Use	Residential
Developable area (ha)	0.60
Density (DPH)	50
Site capacity (units)	30
Phasing (years)	6-10

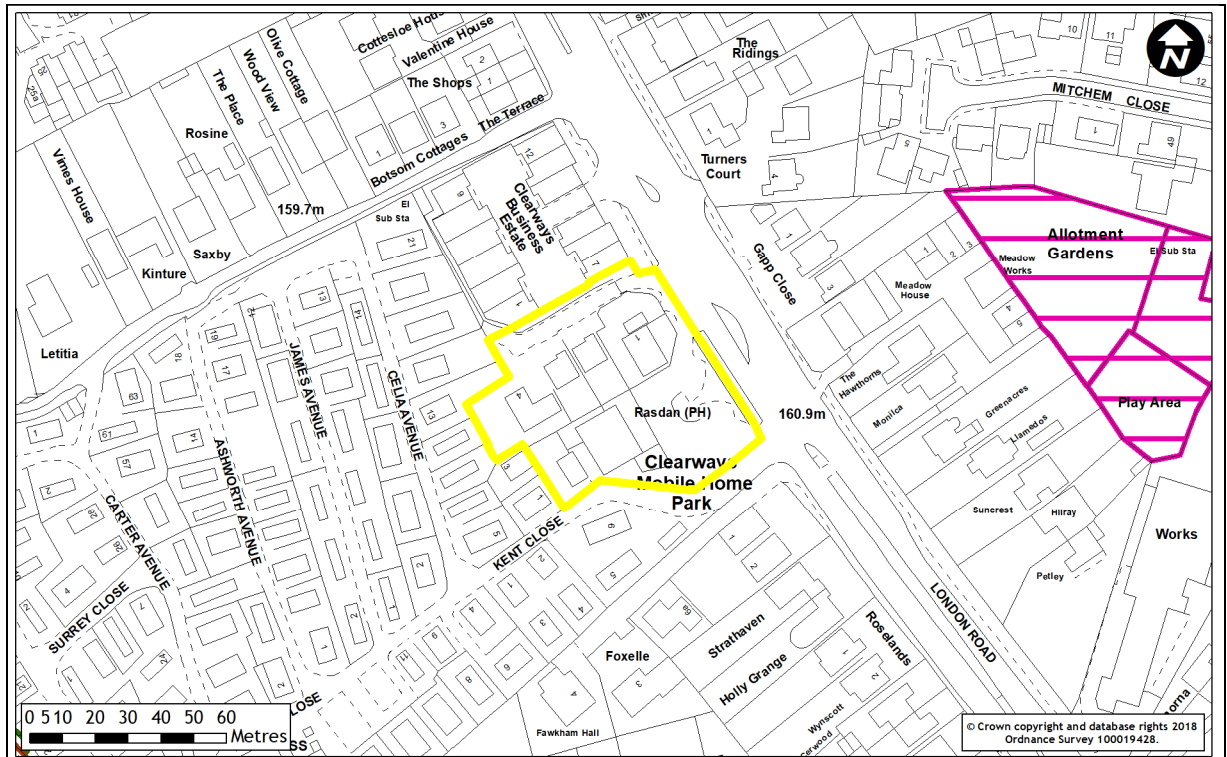
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain existing trees and hedges

Additional Information Required

- Inclusion of site subject to agreement of KCC with regard to loss of education facility
- Additional information on source protection zone is required

Site Address	Rajdani, London Road, West Kingsdown	Site Ref	HO272
Town/Parish	West Kingsdown		



Land Use	Residential
Developable area (ha)	0.40
Density (DPH)	50
Site capacity (units)	16
Phasing (years)	6-10

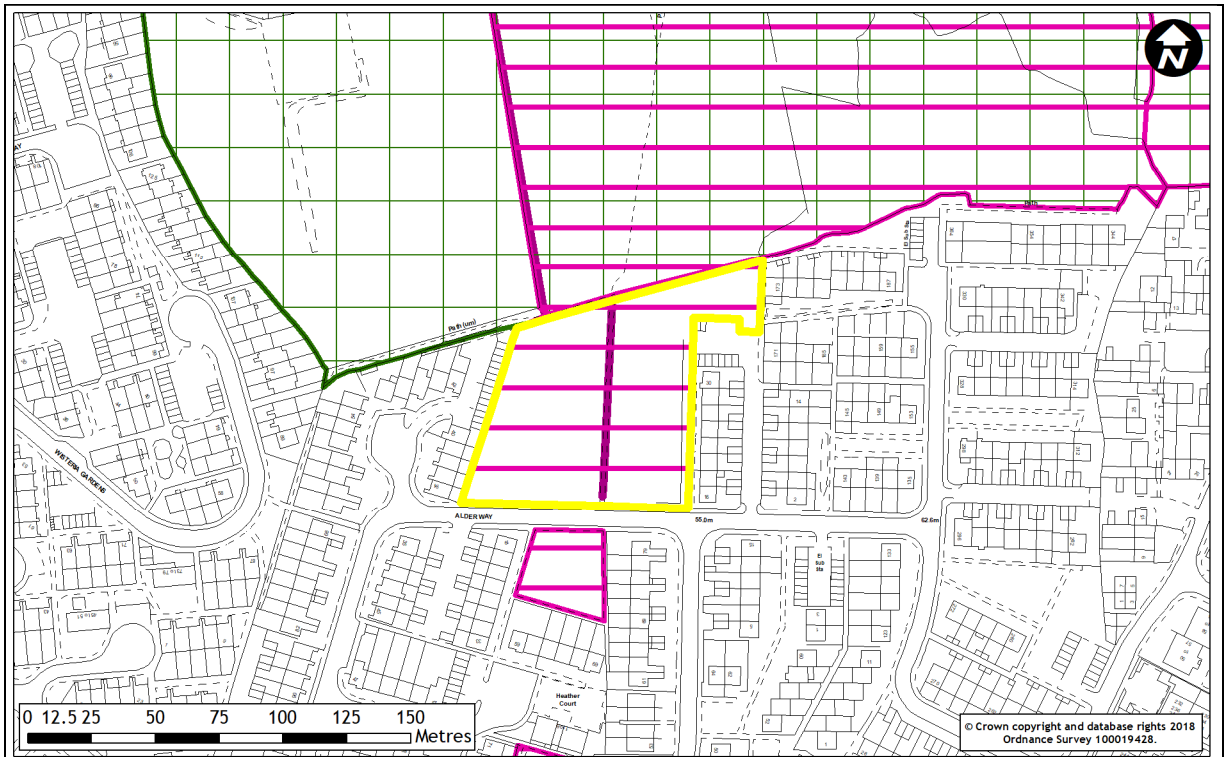
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties

Additional Information Required

- The loss of the existing use needs to be addressed

Site Address	Land between 16 and 32 Alder Way, Swanley	Site Ref	HO274
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.67
Density (DPH)	50
Site capacity (units)	24
Phasing (years)	1-5

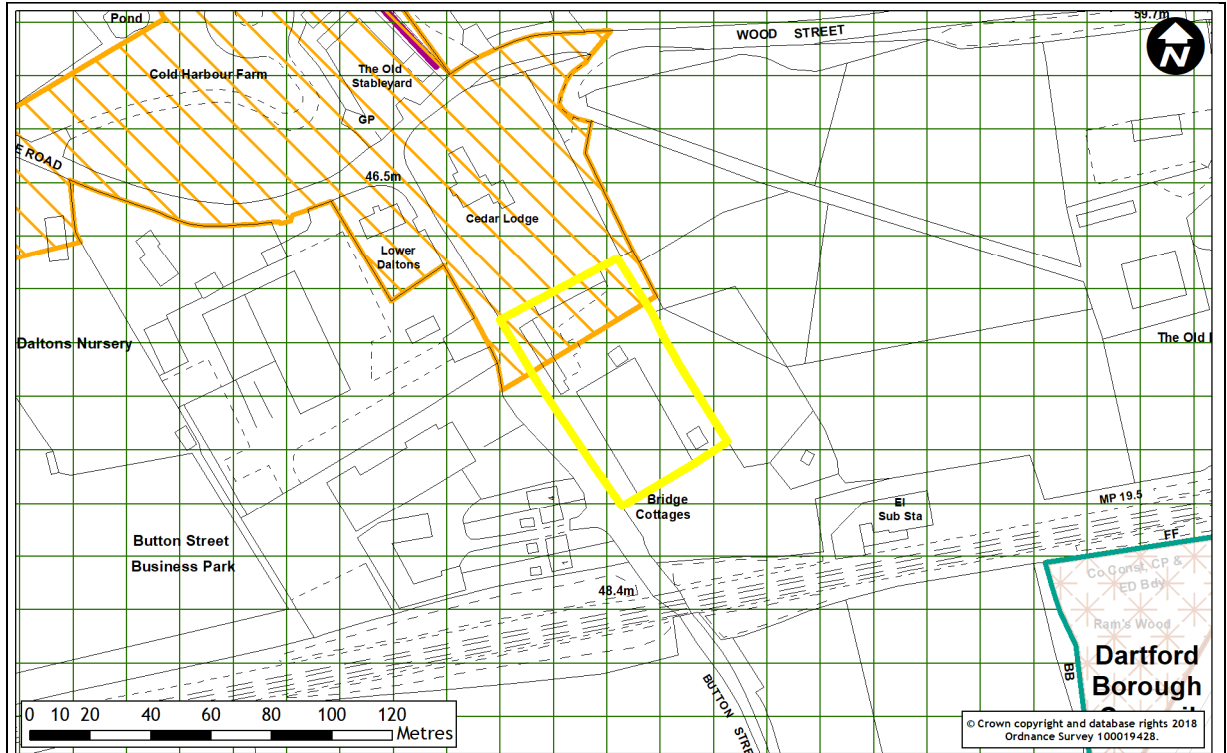
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain or divert public right of way to ensure public access is maintained
- New high quality open space to be provided to mitigate loss

Additional Information Required

- As the site is allocated open space it would need to be demonstrated that the use is no longer suitable, feasible or viable

Site Address	Land rear of Cedar Lodge, Wood Street, Swanley Village	Site Ref	HO298
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.31
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

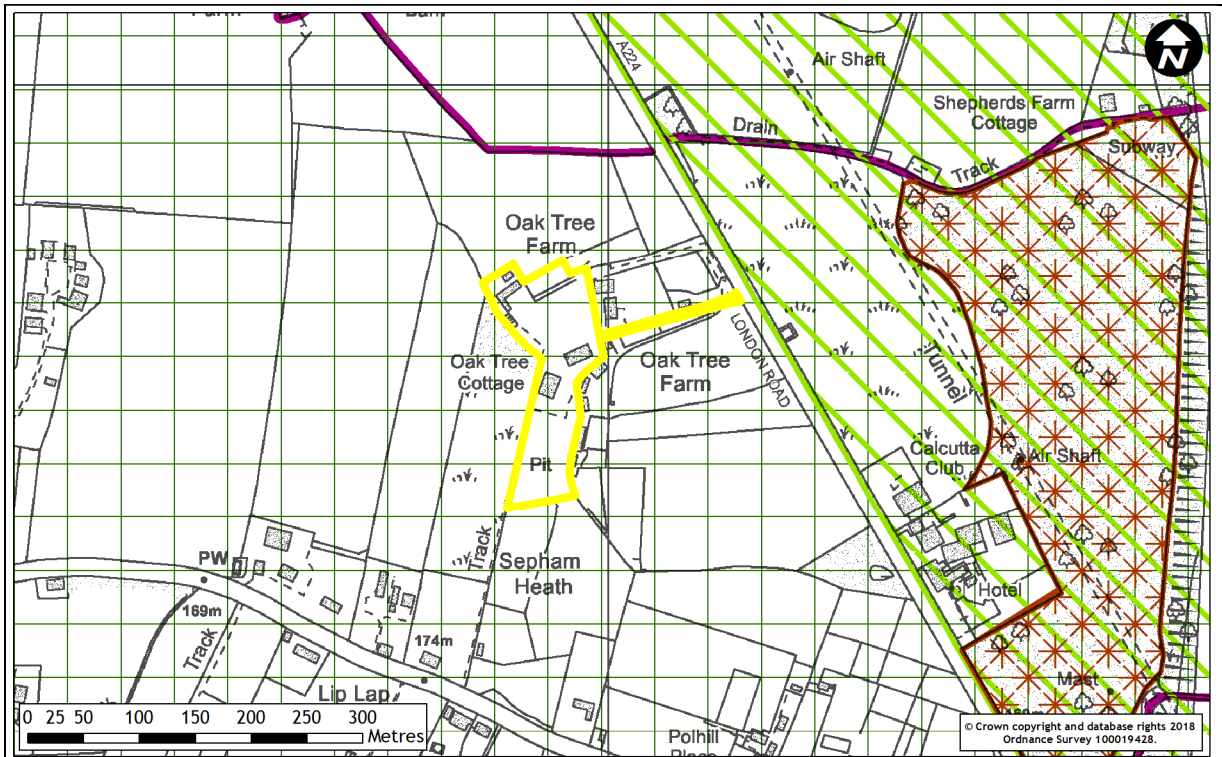
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- A new access is required

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area

Site Address	Oak Tree Farm, London Road, Halstead	Site Ref	HO307
Town/Parish	Halstead		



Land Use	Residential
Developable area (ha)	1.29
Density (DPH)	40
Site capacity (units)	50
Phasing (years)	1-5

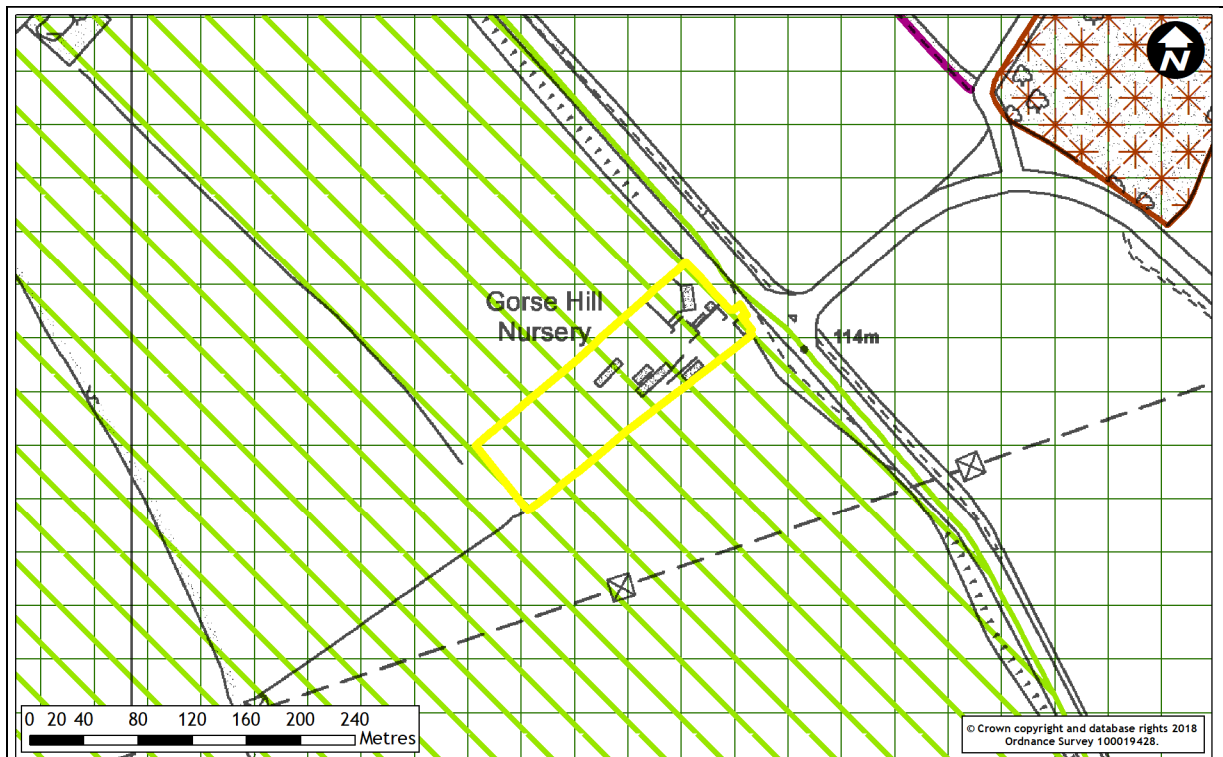
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues

Site Address	Gorse Hill Nursery, Gorse Hill, Farningham	Site Ref	HO315
Town/Parish	Farningham		



Land Use	Residential
Developable area (ha)	1.38
Density (DPH)	40
Site capacity (units)	55
Phasing (years)	1-5

Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB

Additional Information Required

- The loss of the existing use needs to be addressed

Site Address	Maplescombe Farm, Maplescombe Lane, Farningham	Site Ref	HO326
Town/Parish	Farningham		



Land Use	Residential
Developable area (ha)	0.88
Density (DPH)	40
Site capacity (units)	35
Phasing (years)	1-5

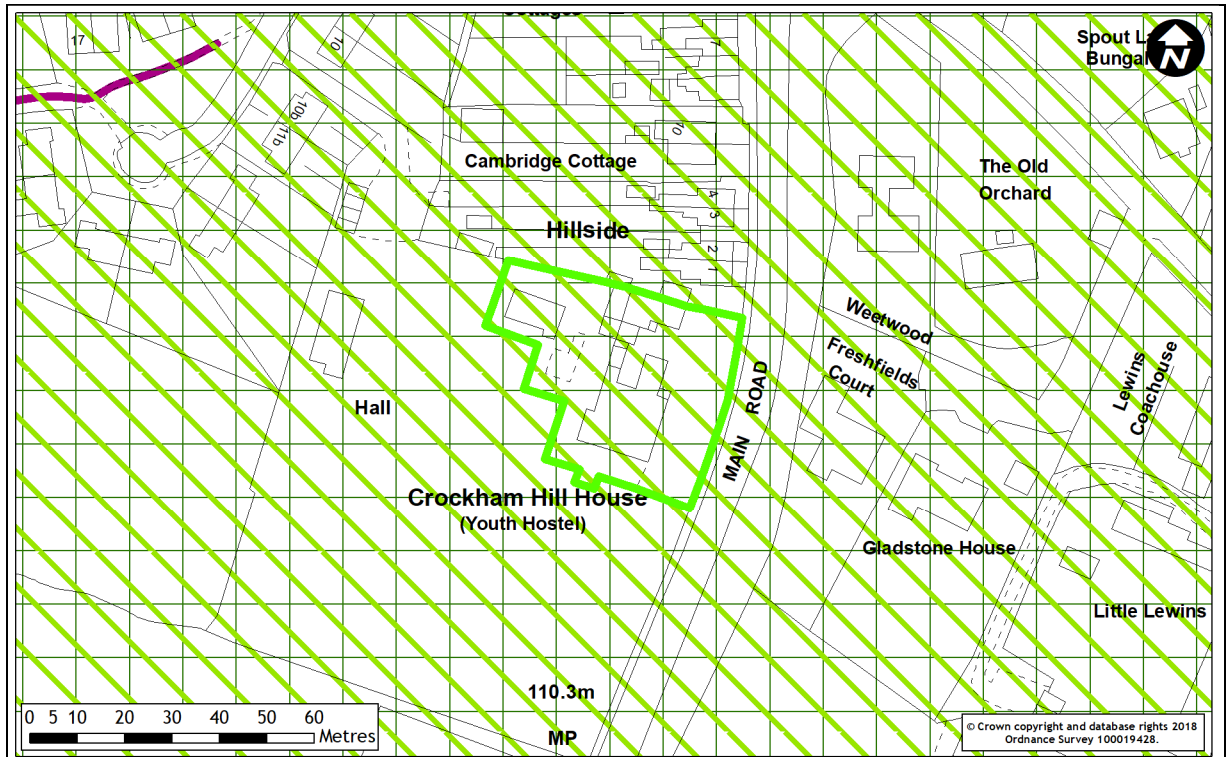
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB

Additional Information Required

- The loss of the existing use needs to be addressed

Site Address	Crockham Hill House, Main Road, Crockham Hill	Site Ref	HO327
Town/Parish	Westerham		



Land Use	Residential
Developable area (ha)	0.17
Density (DPH)	40
Site capacity (units)	5
Phasing (years)	1-5

Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Retain mature trees along road frontage

Additional Information Required

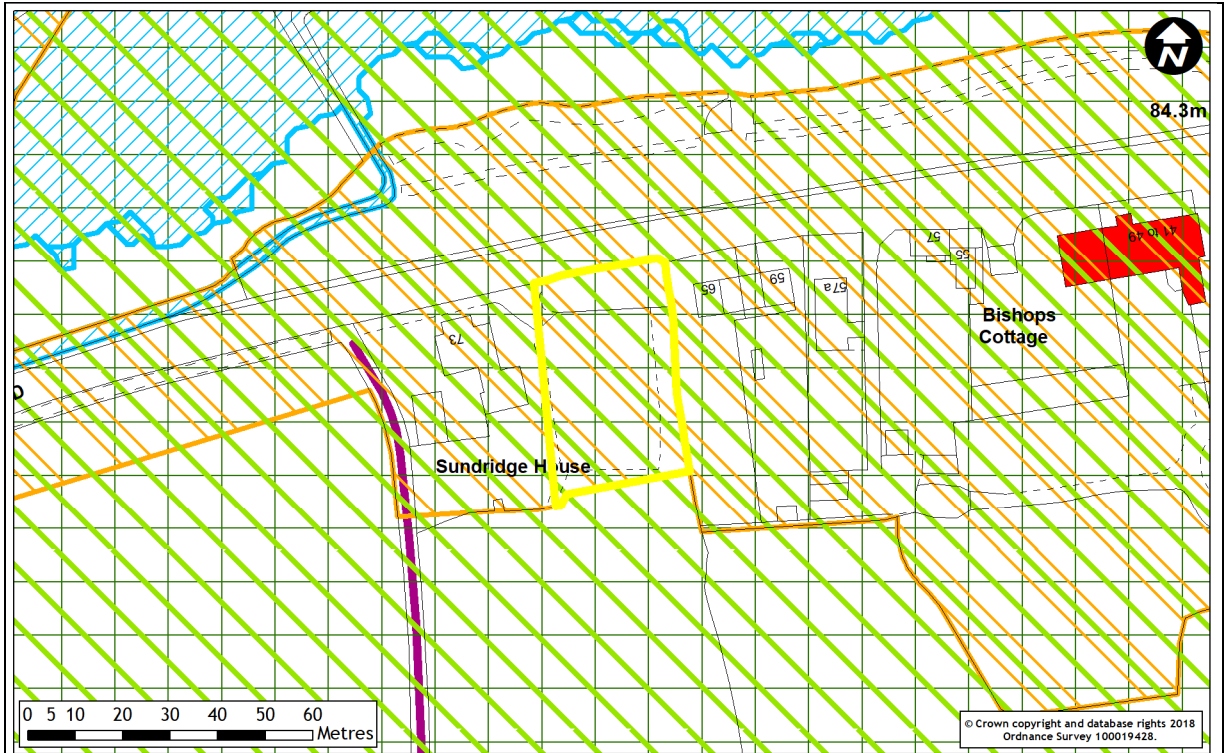
- None

Land Use	Residential
Developable area (ha)	0.54
Density (DPH)	40
Site capacity (units)	21
Phasing (years)	1-5

Design Guidance
- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required
- None

Site Address	Car park east of Sundridge House, Main Road, Sundridge	Site Ref	HO336
Town/Parish	Sundridge		



Land Use	Residential
Developable area (ha)	0.13
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

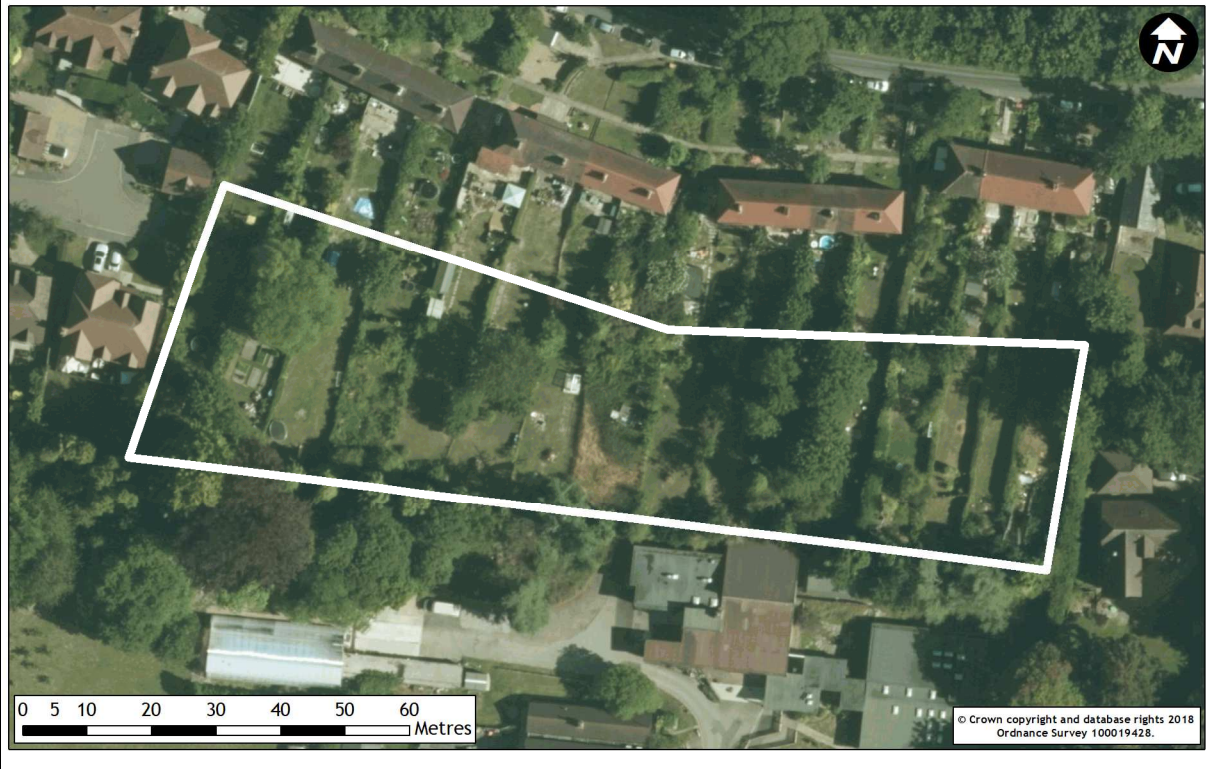
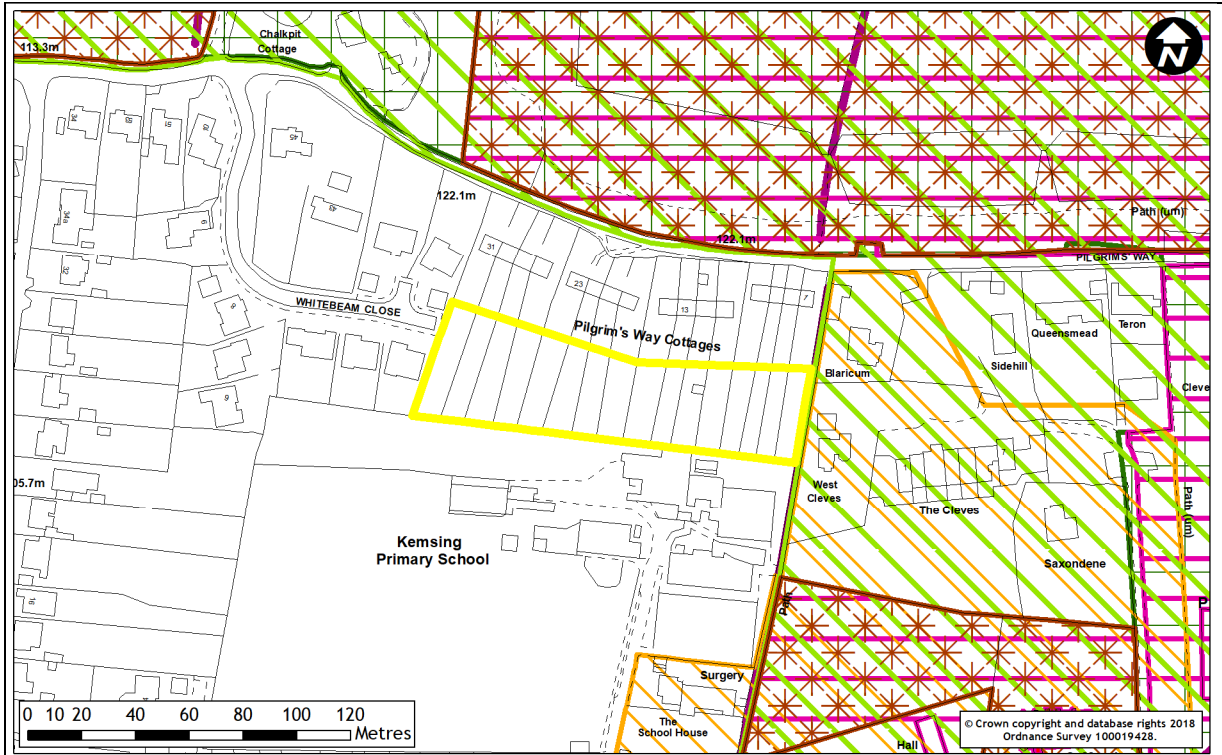
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area
- Additional information on source protection zone is required
- Inclusion of site subject to agreement of Environmental Health with regard to air quality

Site Address	Land east of Whitebeam Close and south of Pilgrim Way Cottages, Kemsing	Site Ref	HO340
Town/Parish	Kemsing		



Land Use	Residential
Developable area (ha)	0.49
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

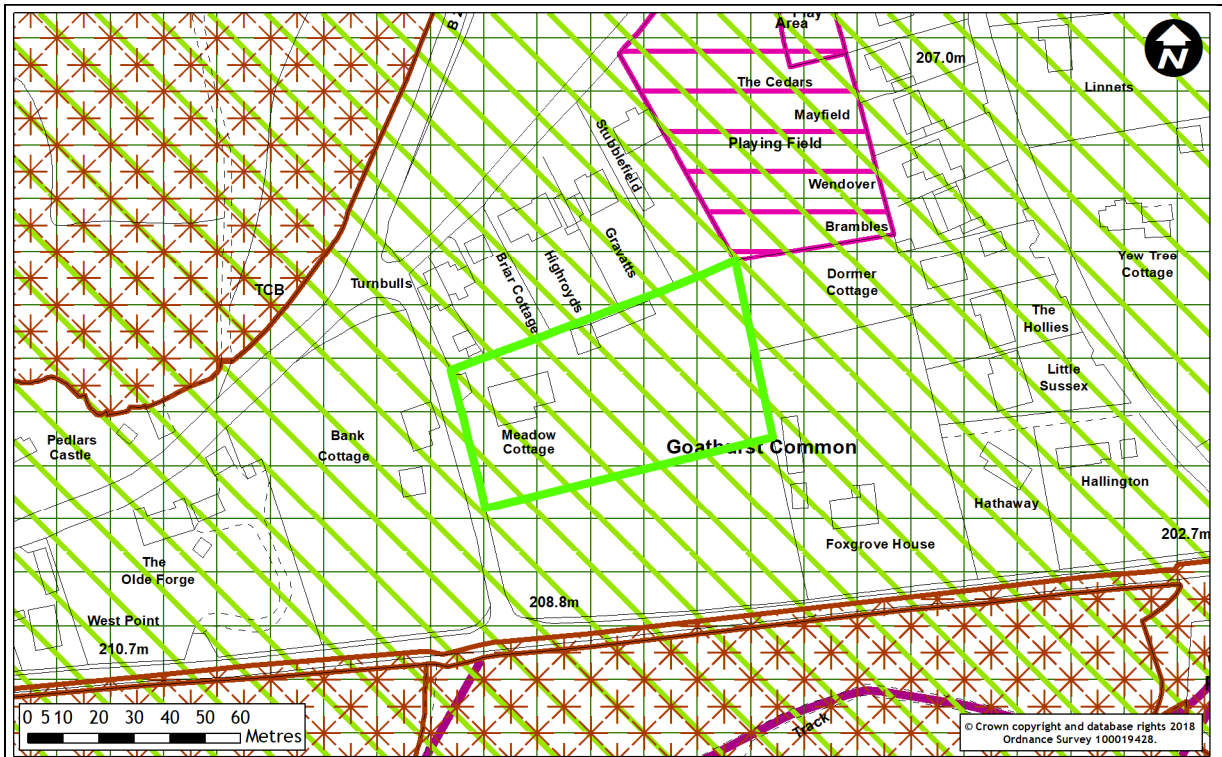
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- A new access is required

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area
- Confirmation needed from all landowners that the site is available

Site Address	Meadow Cottage, Goathurst Common, Ide Hill	Site Ref	HO342
Town/Parish	Sundridge		



Land Use	Residential
Developable area (ha)	0.38
Density (DPH)	40
Site capacity (units)	14
Phasing (years)	1-5

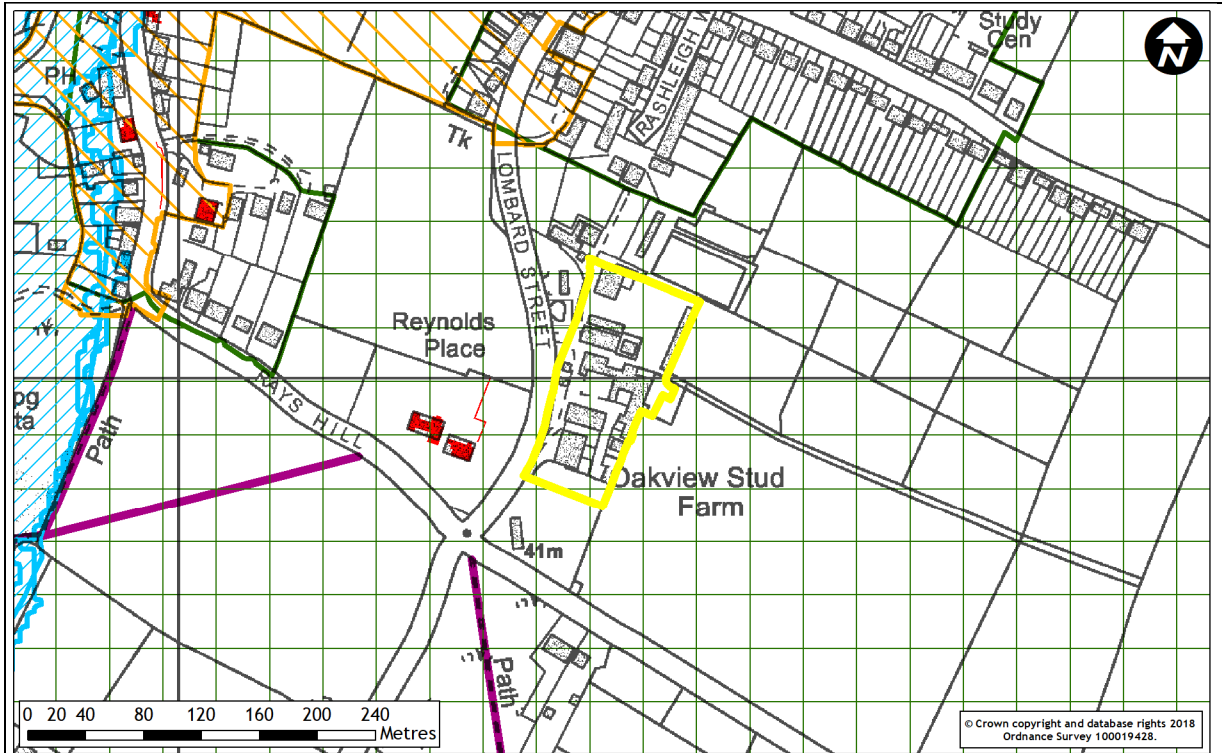
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB
- Retain existing hedgeline

Additional Information Required

- None

Site Address	Land at Oakview Stud Farm, Lombard Street, Horton Kirby	Site Ref	HO346
Town/Parish	Horton Kirby And South Darenth		



Land Use	Residential
Developable area (ha)	1.05
Density (DPH)	40
Site capacity (units)	42
Phasing (years)	1-5

Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Land Use	Residential
Developable area (ha)	0.21
Density (DPH)	50
Site capacity (units)	10
Phasing (years)	1-5

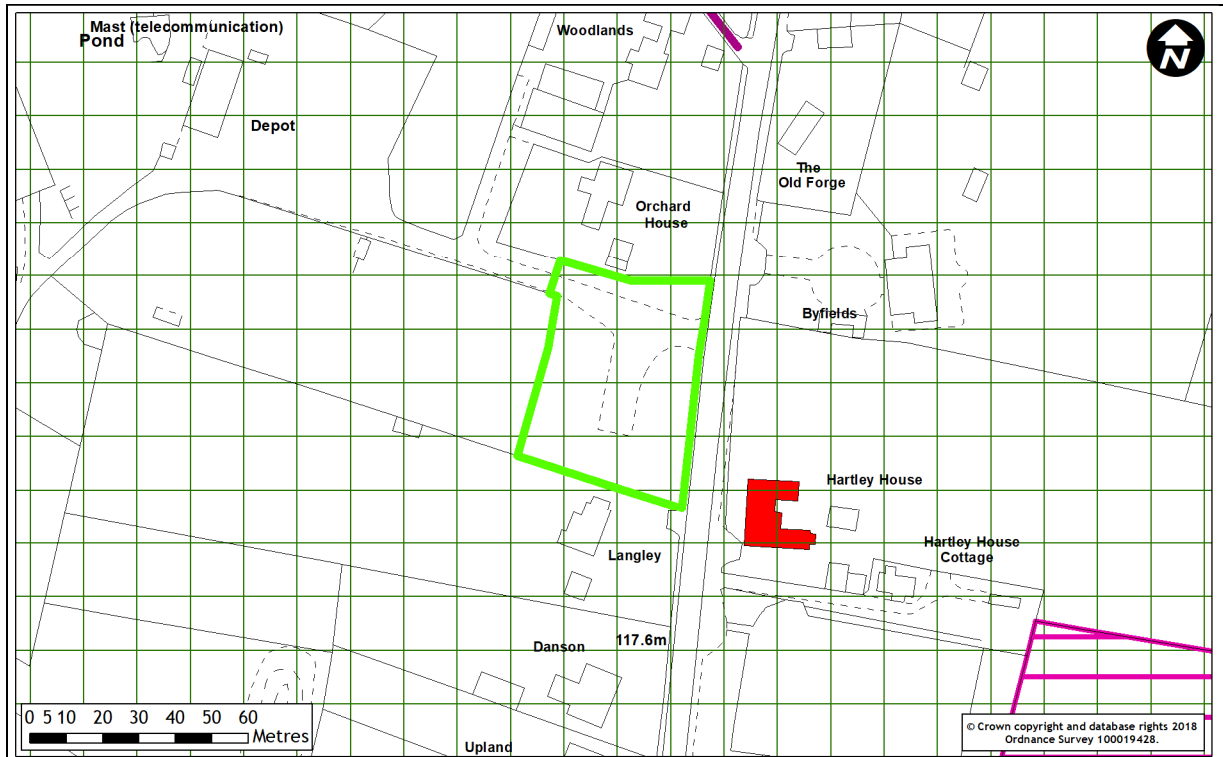
Design Guidance

- Retain or reprovide existing retail unit

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Additional information on source protection zone is required

Site Address	Land south of Orchard House, Ash Road, Hartley	Site Ref	HO353
Town/Parish	Hartley		



Land Use	Residential
Developable area (ha)	0.25
Density (DPH)	40
Site capacity (units)	10
Phasing (years)	1-5

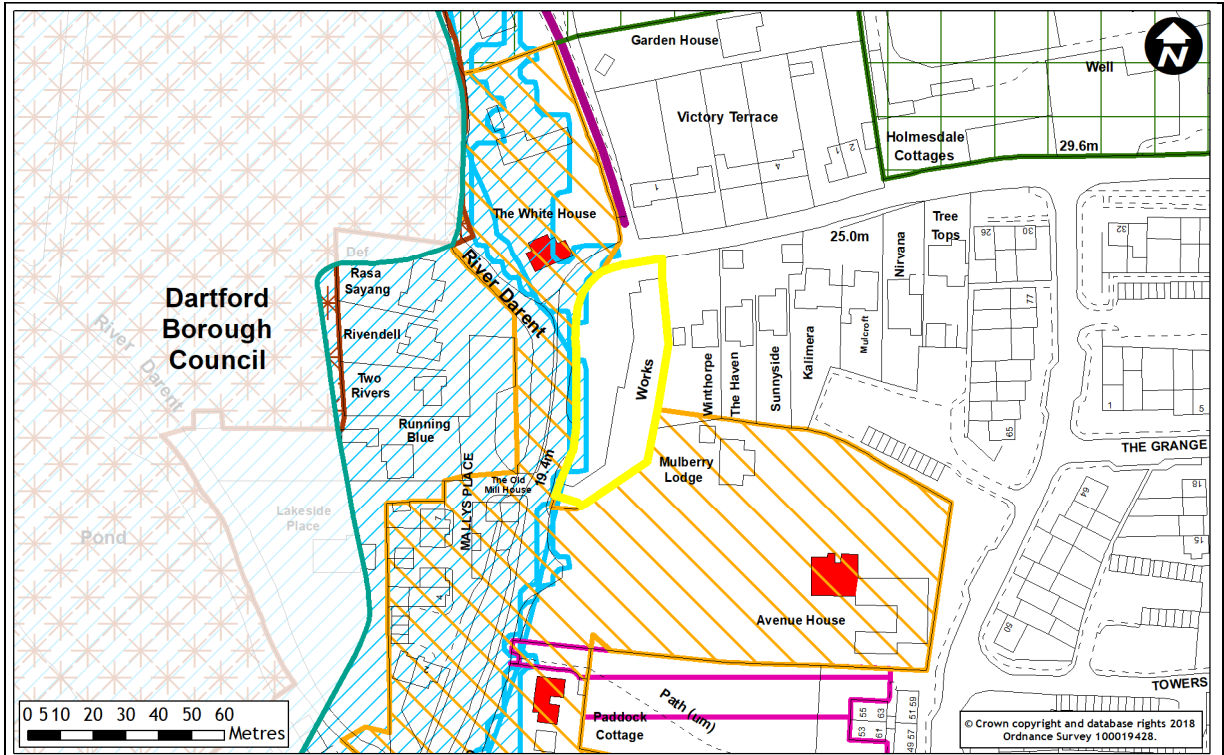
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- None

Site Address	Holmesdale Works, Holmesdale Road, South Darent	Site Ref	HO354
Town/Parish	Horton Kirby And South Darent		



Land Use	Residential
Developable area (ha)	0.17
Density (DPH)	40
Site capacity (units)	0
Phasing (years)	1-5

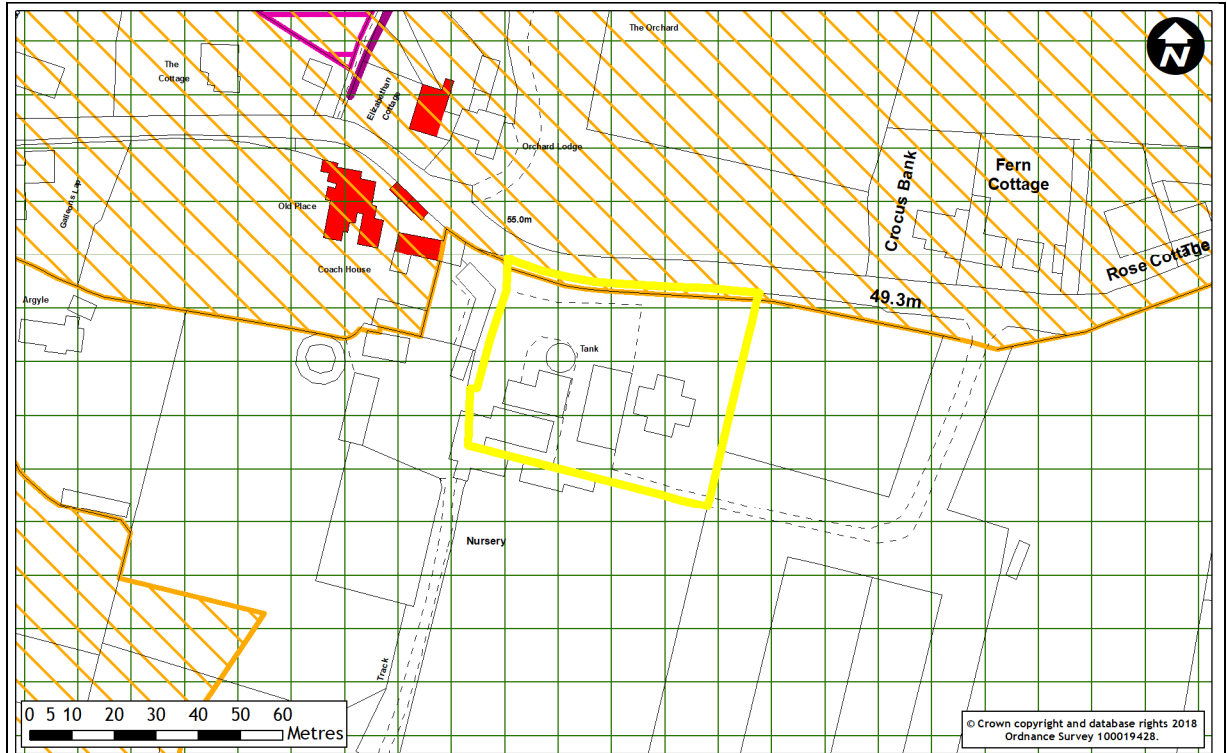
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area and listed building
- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term
- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues

Site Address	Swanley Village Nursery, Swanley Village Road, Swanley Village	Site Ref	HO357
Town/Parish	Swanley		



Land Use	Residential
Developable area (ha)	0.28
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

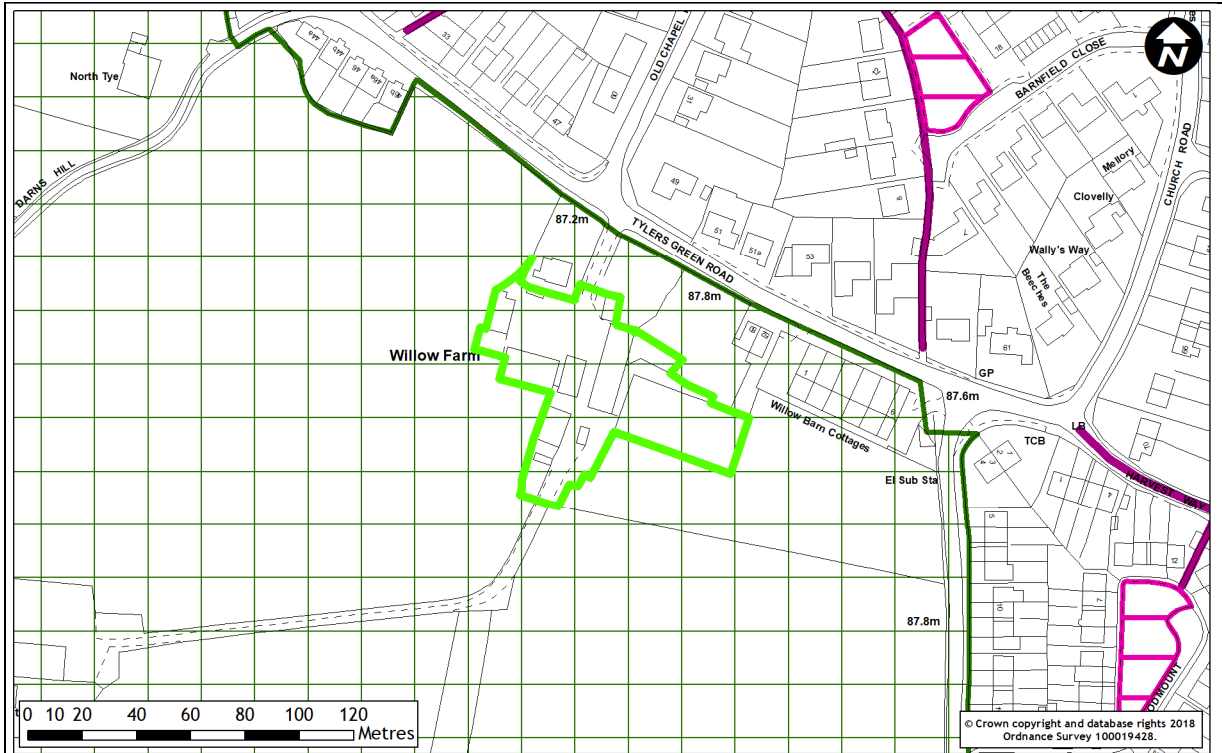
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Retain existing trees and hedges

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area
- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	Land at Willow Farm, Tylers Green Road, Crockenhill	Site Ref	HO363
Town/Parish	Crockenhill		



Land Use	Residential
Developable area (ha)	0.41
Density (DPH)	40
Site capacity (units)	16
Phasing (years)	1-5

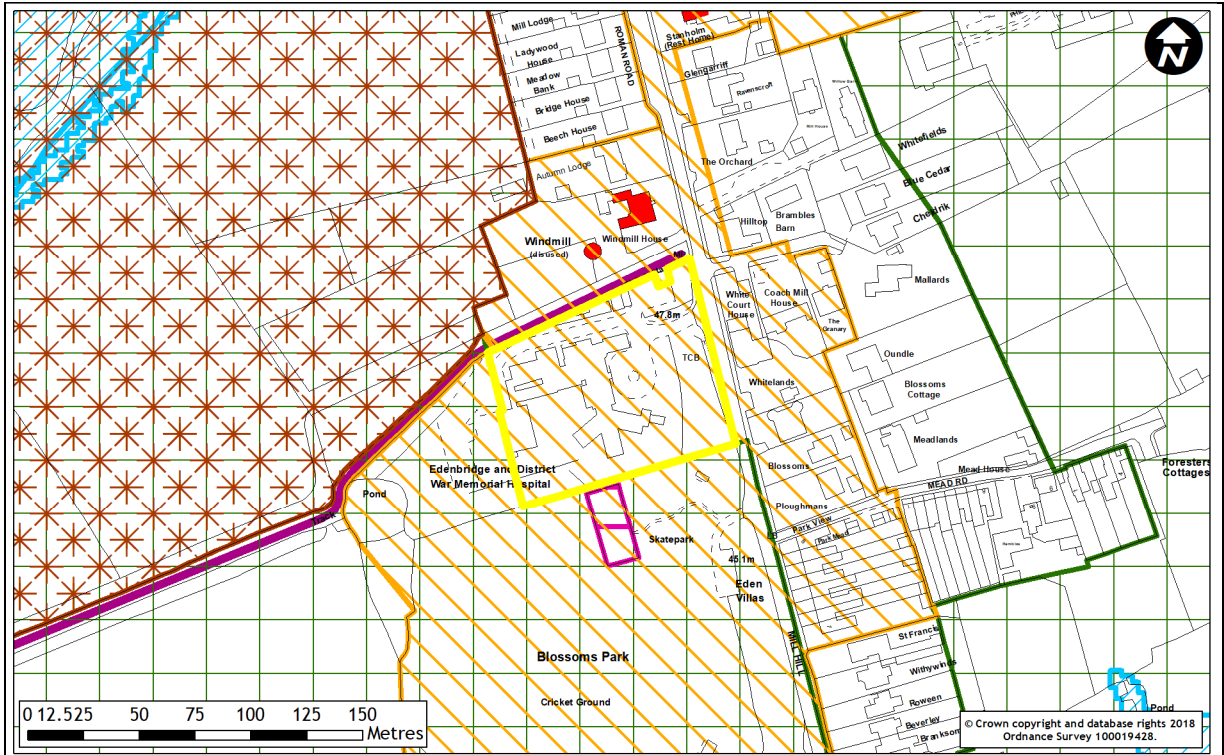
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land

Additional Information Required

- None

Site Address	Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge	Site Ref	HO364
Town/Parish	Edenbridge		



Land Use	Residential
Developable area (ha)	0.76
Density (DPH)	
Site capacity (units)	0
Phasing (years)	6-10

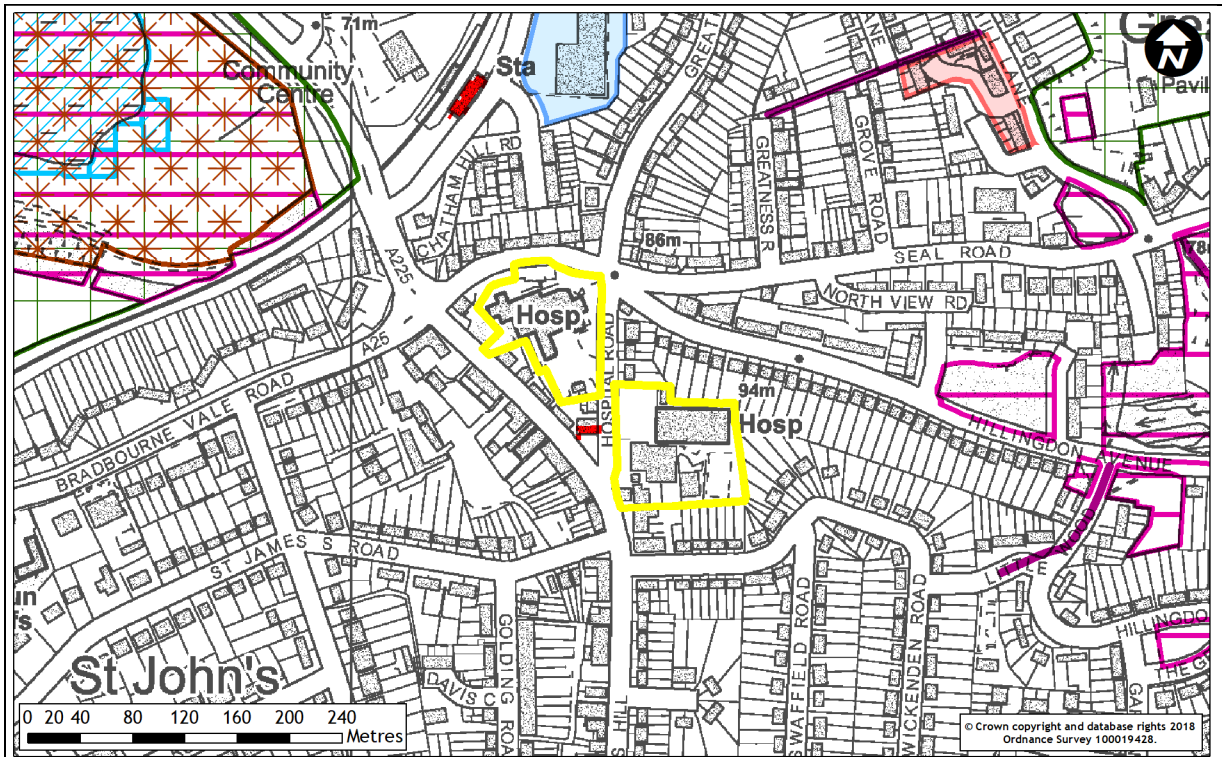
Design Guidance

- Retain existing trees and hedges

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area and listed building
- The loss of the existing use needs to be addressed

Site Address	Sevenoaks Hospital, Hospital Road, Sevenoaks	Site Ref	HO365
Town/Parish	Sevenoaks		



Land Use	Residential
Developable area (ha)	1.46
Density (DPH)	50
Site capacity (units)	73
Phasing (years)	6-10

Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain existing trees and hedges along road frontage

Additional Information Required

- The loss of the existing use needs to be addressed
- Additional information on source protection zone is required
- Inclusion of site subject to agreement of Environmental Health with regard to air quality

Land Use	Residential
Developable area (ha)	2.00
Density (DPH)	40
Site capacity (units)	66
Phasing (years)	1-5

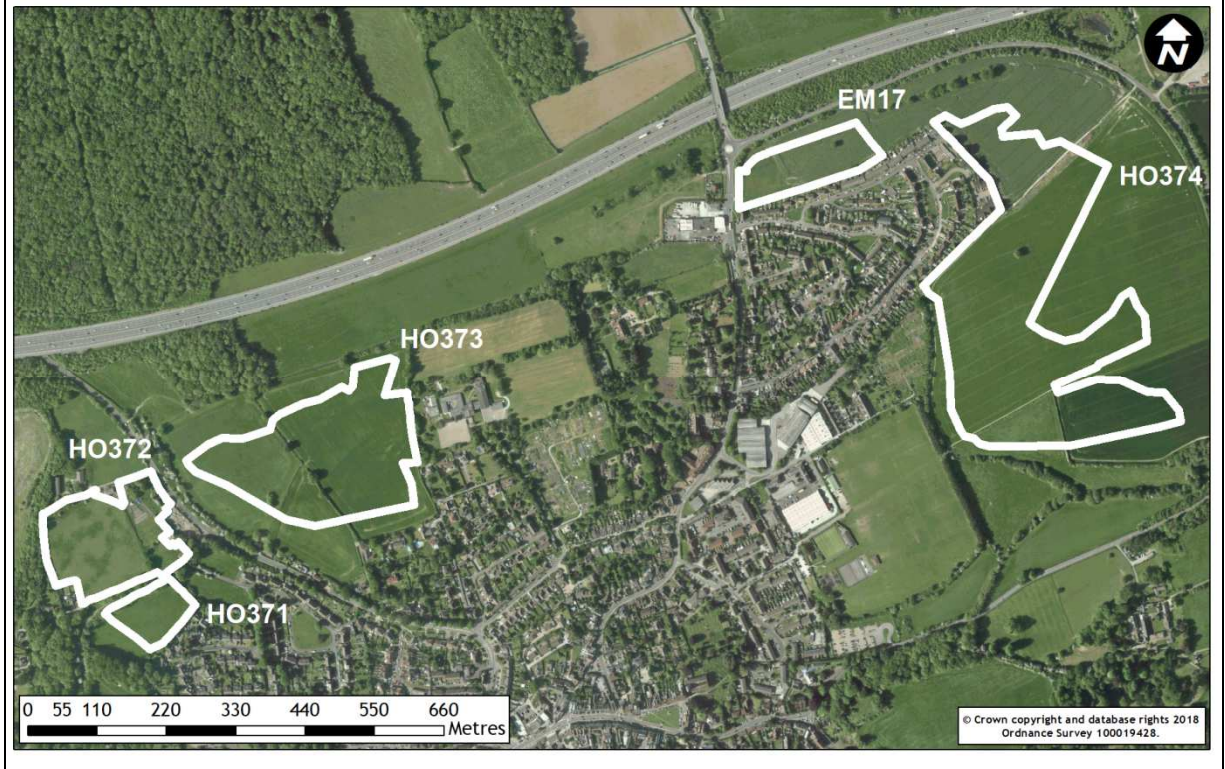
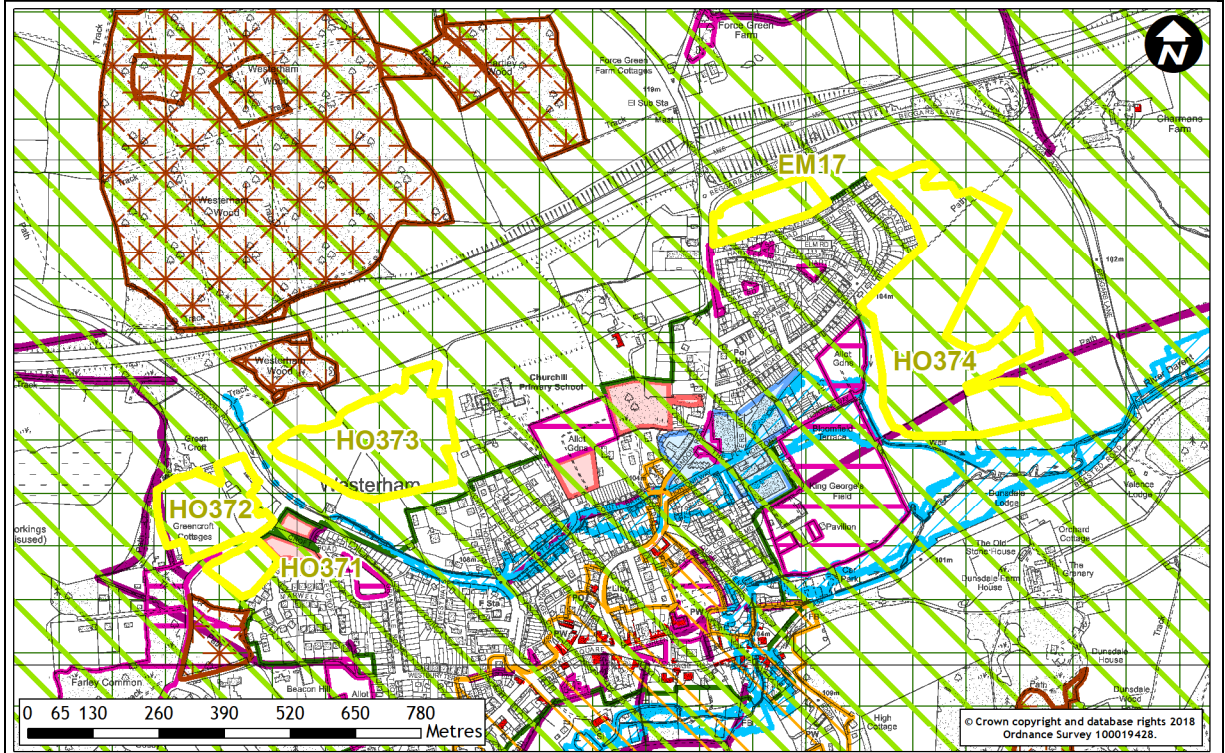
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB
- Buffer required to protect the ancient woodland and local wildlife site

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	Land north and east of Westerham (Which Way Westerham)	Site Ref	HO371 HO372 HO373 HO374 EM17
Town/Parish	Westerham		



Land Use	Residential, community, employment, infrastructure
Developable area (ha)	21.75
Density (DPH)	40
Site capacity (units)	600
Phasing (years)	1-5, 6-10

Design Guidance

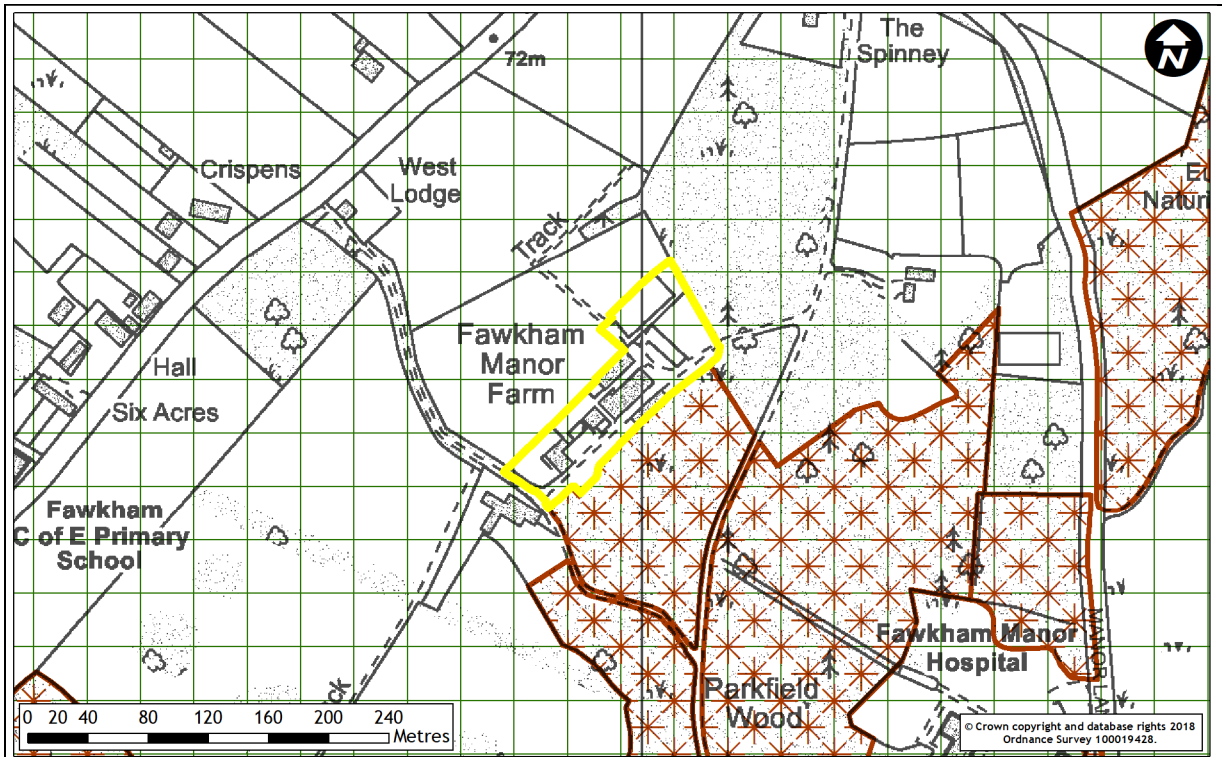
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features including water courses.
- Housing development should not be located in areas liable to flood and any scheme will need to be supported by a flood risk assessment.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the town centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Ecology and landscape assessments required (including impact on AONB)
- A heritage assessment is required
- Inclusion of site subject to agreement of Environmental Health with regard to air quality and noise
- Inclusion of site subject to agreement of Natural England with regard to the impact on SSSI
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether the proposed improvements are reasonable and supported
- Confirmation needed from Highways England that the proposed development will not have an adverse impact on the strategic road network

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Site Address	Grange Park Farm, Manor Lane, Fawkham	Site Ref	HO378
Town/Parish	Fawkham		



Land Use	Residential
Developable area (ha)	0.83
Density (DPH)	40
Site capacity (units)	32
Phasing (years)	1-5

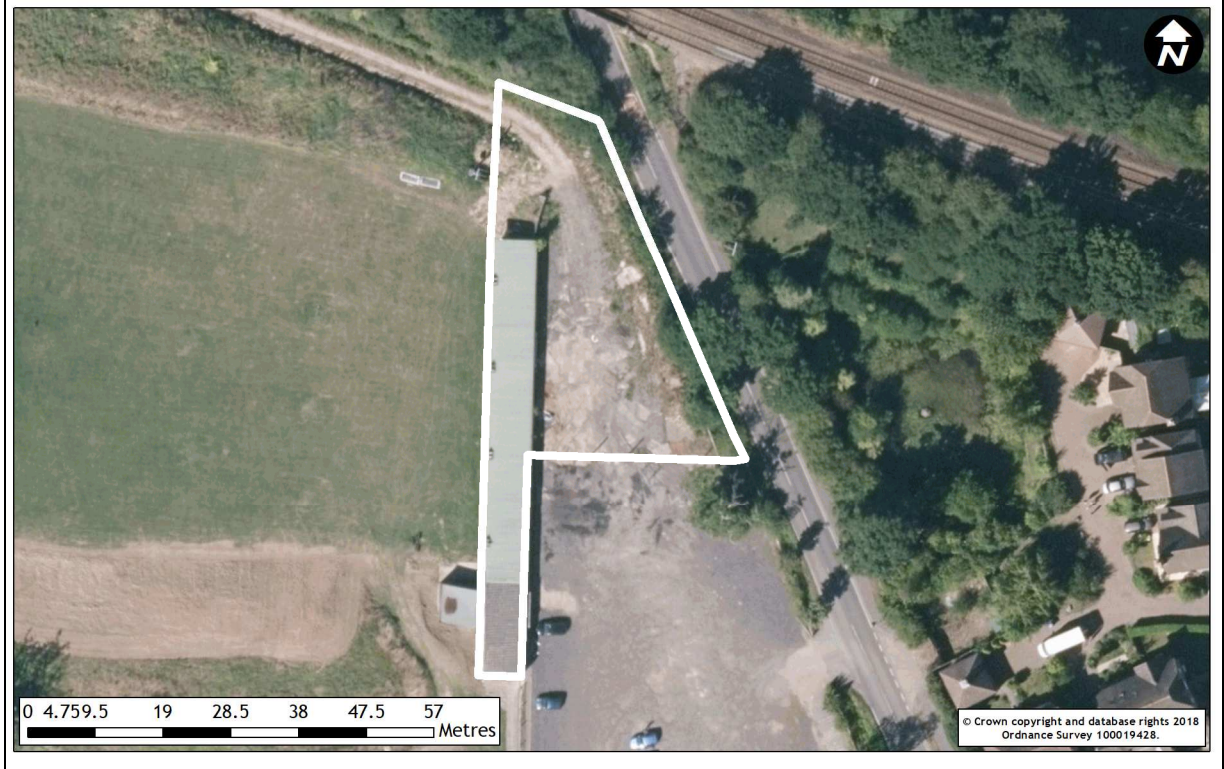
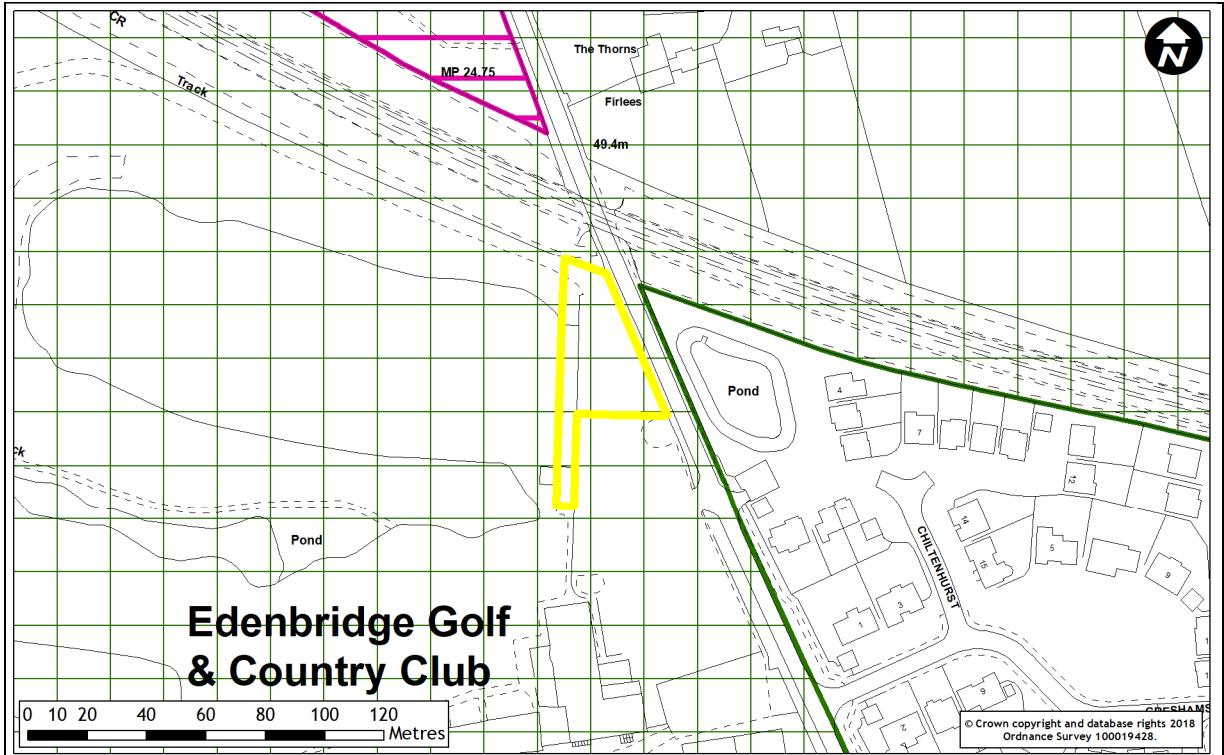
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Access to be improved
- Buffer required to protect the ancient woodland
- Retain existing trees and hedges

Additional Information Required

- Additional information on source protection zone is required

Site Address	Kent & Surrey Driving Range, Crouch House Road, Edenbridge	Site Ref	HO379
Town/Parish	Edenbridge		



Land Use	Residential
Developable area (ha)	0.14
Density (DPH)	40
Site capacity (units)	5
Phasing (years)	1-5

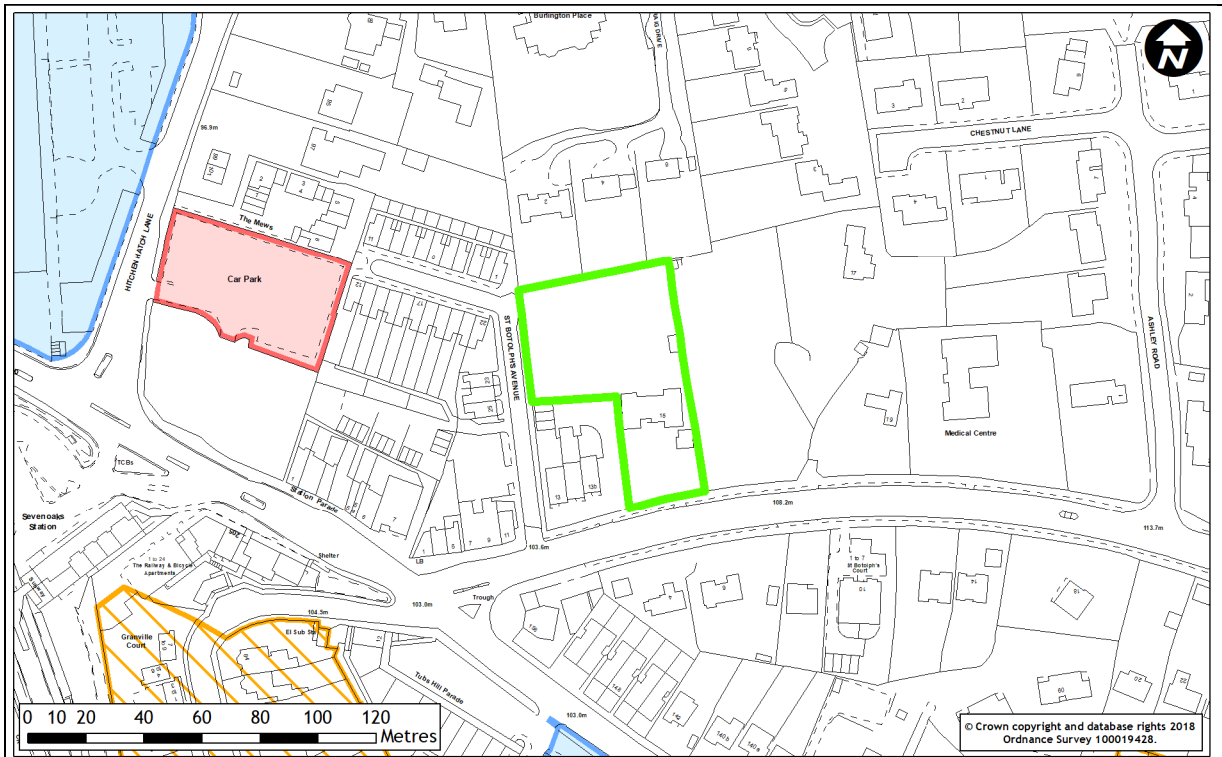
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- A new access is required

Additional Information Required

- The loss of the existing use needs to be addressed

Site Address	15 St Botolphs Road, Sevenoaks	Site Ref	HO381
Town/Parish	Sevenoaks		



Land Use	Residential
Developable area (ha)	0.32
Density (DPH)	50
Site capacity (units)	16
Phasing (years)	1-5

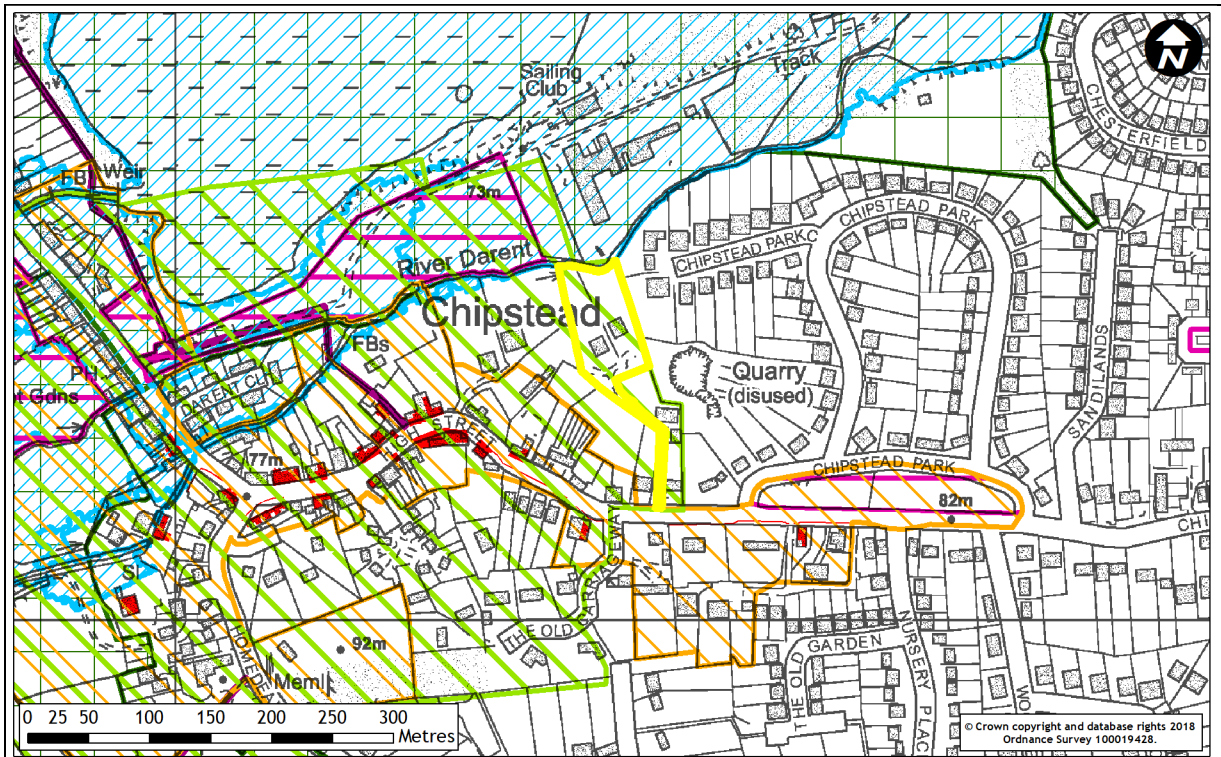
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain existing trees and hedges

Additional Information Required

- None

Site Address	Archery and Far End, Chipstead Lane, Chipstead	Site Ref	HO382
Town/Parish	Chevening		



Land Use	Residential
Developable area (ha)	0.54
Density (DPH)	50
Site capacity (units)	25
Phasing (years)	1-5

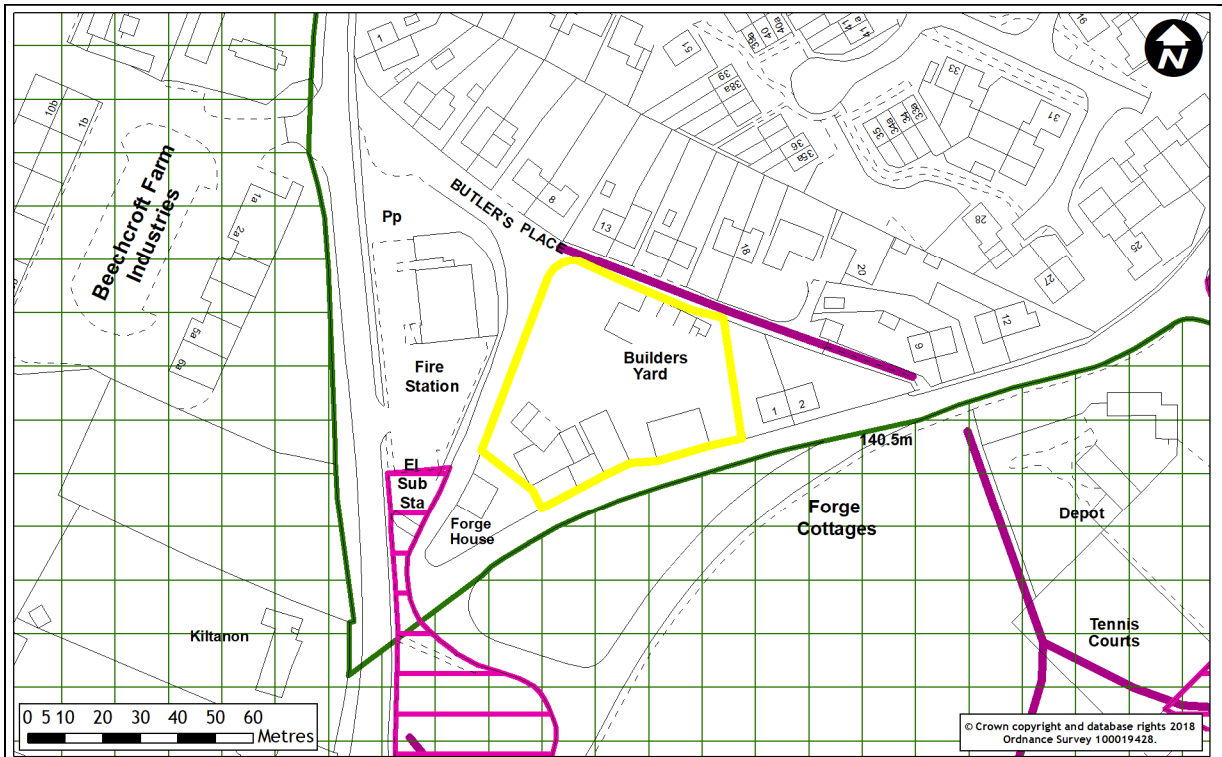
Design Guidance

- Careful design and layout to conserve the character of the AONB
- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain existing trees and hedges

Additional Information Required

- None

Site Address	The Forge, Ash Road, New Ash Green	Site Ref	HO384
Town/Parish	Ash-cum-Ridley		



Land Use	Residential
Developable area (ha)	0.29
Density (DPH)	50
Site capacity (units)	14
Phasing (years)	1-5

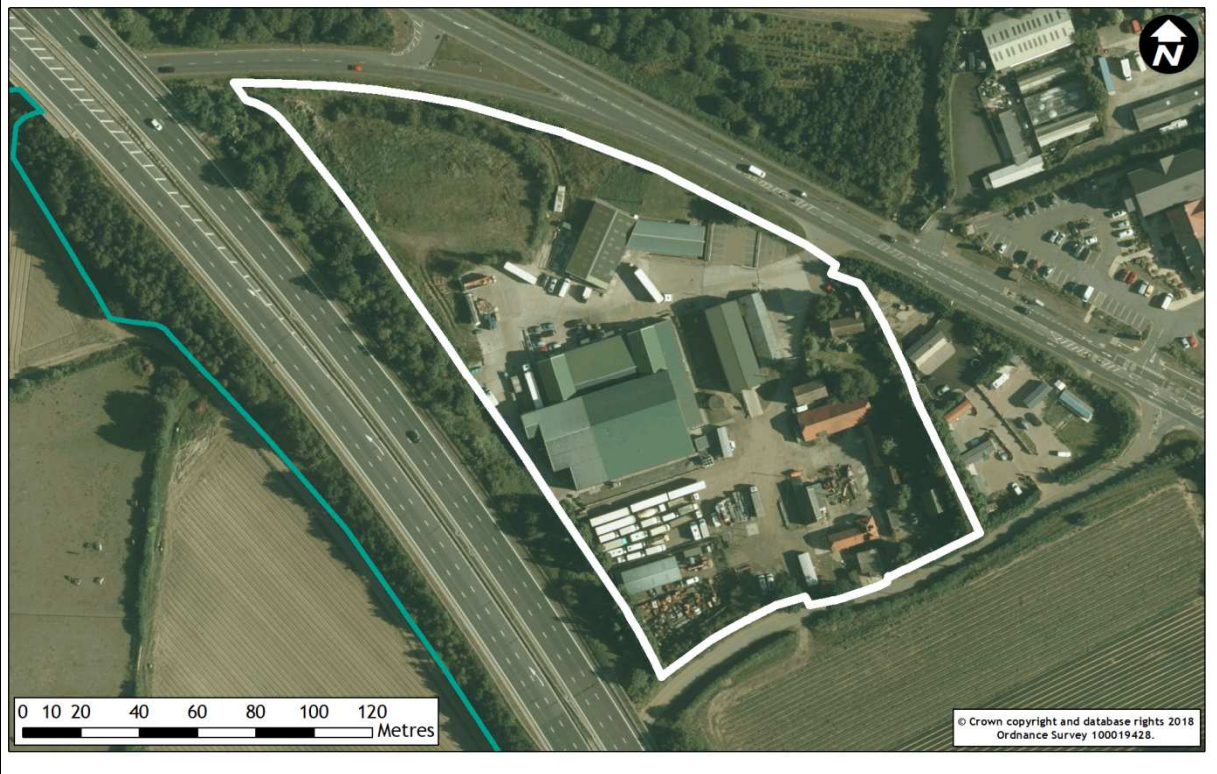
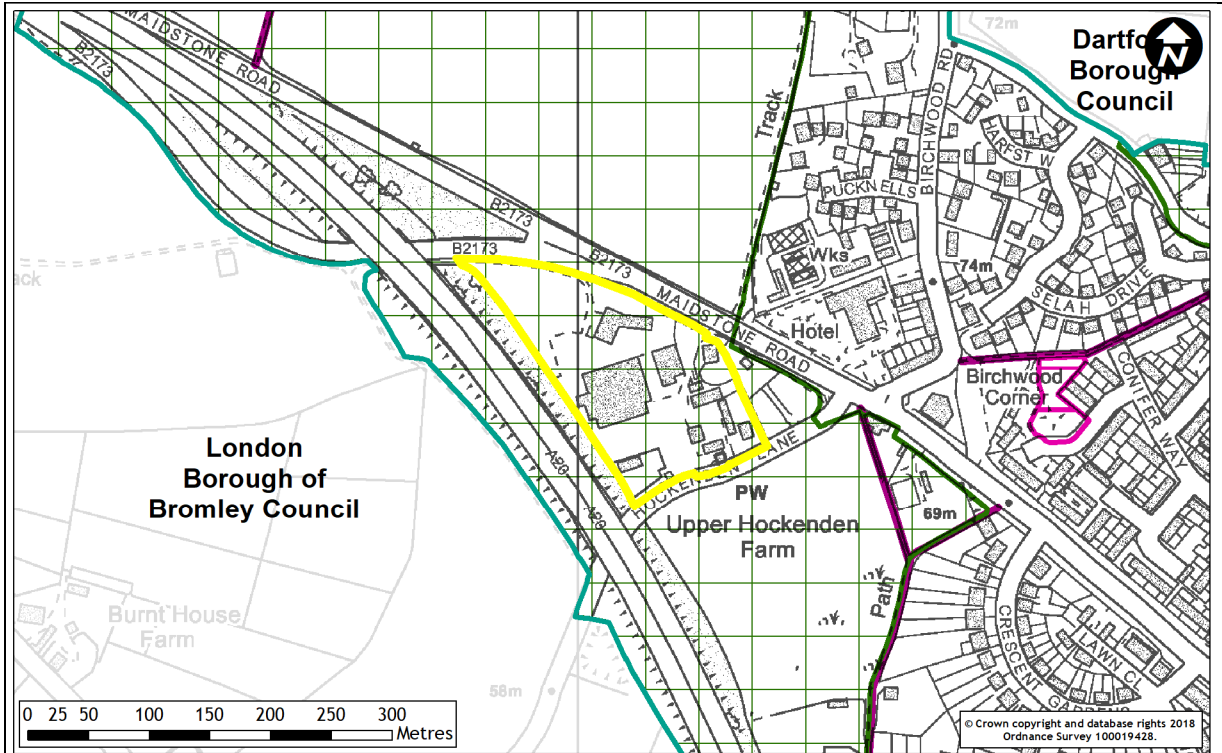
Design Guidance

- Careful design and layout to minimise impact on the amenity of neighbouring properties

Additional Information Required

- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	Upper Hockenden Farm, Hockenden Lane, Swanley	Site Ref	MX9
Town/Parish	Swanley		



Land Use	Residential, employment
Developable area (ha)	2.36
Density (DPH)	
Site capacity (units)	16
Phasing (years)	1-5

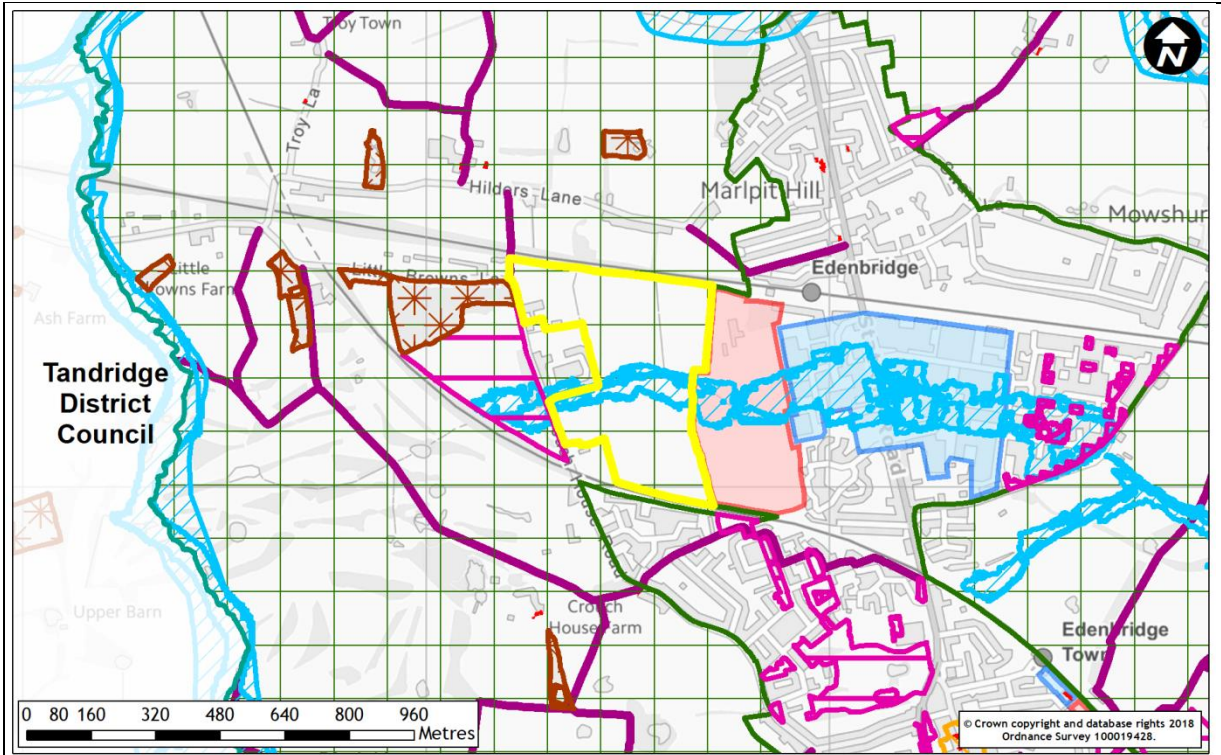
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Retain existing employment floorspace as part of any scheme

Additional Information Required

- Inclusion of site subject to agreement of Environmental Health with regard to air quality
- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues

Site Address	Land at Breezehurst Farm, Crouch House Road, Edenbridge	Site Ref	MX10
Town/Parish	Edenbridge		



Land Use	Residential, employment, health hub, secondary school
Developable area (ha)	18.00
Density (DPH)	40
Site capacity (units)	450
Phasing (years)	1-5, 6-10

Design Guidance

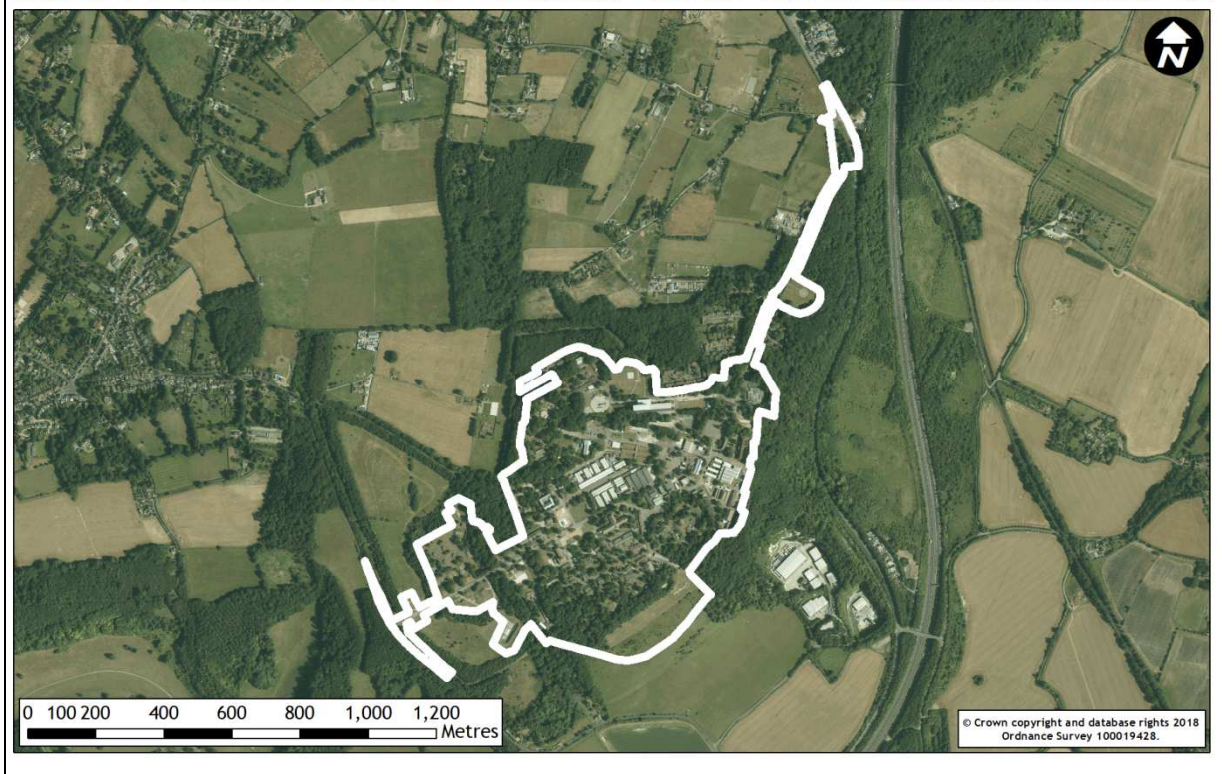
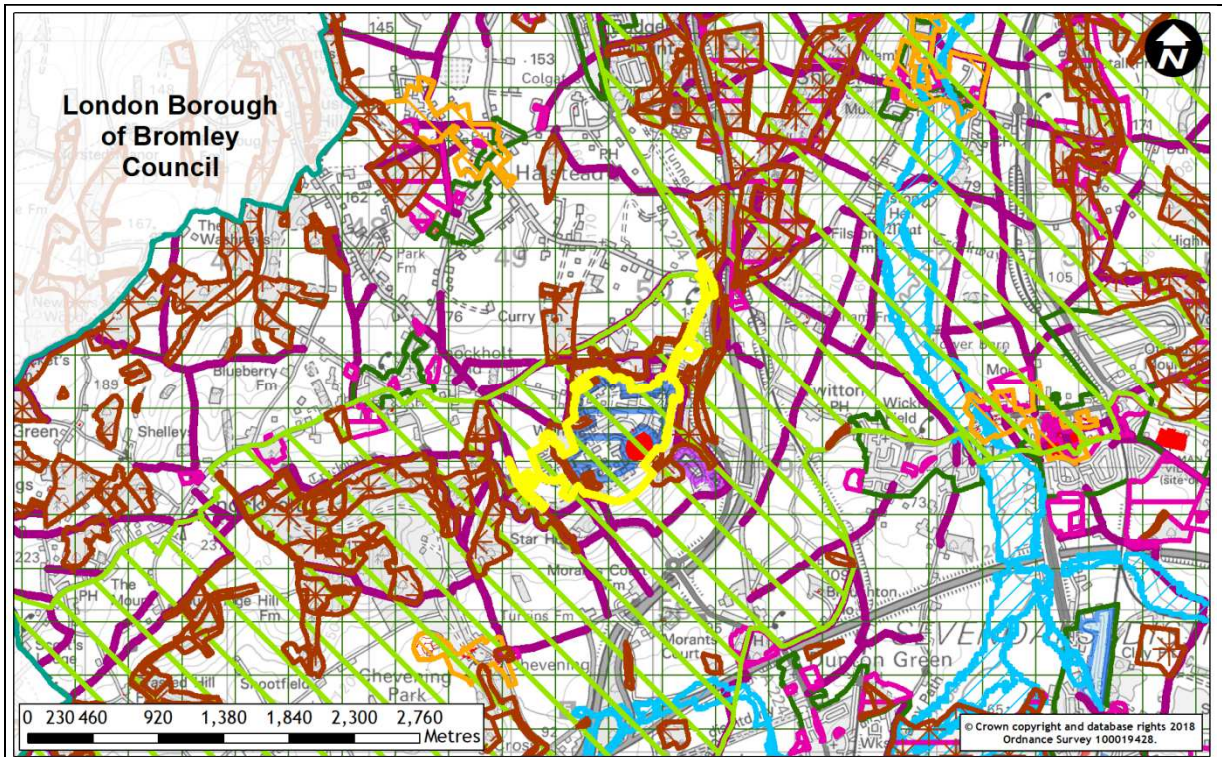
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features including water courses, and to ensure effective integration of the mix of uses.
- Housing development should not be located in areas liable to flood and any scheme will need to be supported by a flood risk assessment.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the O39greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.
- Existing employment uses must be retained and expanded where feasible.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Inclusion of site subject to agreement of the Environment Agency with regard to flooding
- Confirmation needed from West Kent CCG that the provision of a health hub in this location is supported
- Confirmation needed from the education provider that the provision of a secondary school in this location is supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Ecology and landscape assessments required
- An indicative layout plan is required that shows the quantum of land required for each of the proposed uses

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Site Address	Fort Halstead, Crow Drive, Halstead	Site Ref	MX24
Town/Parish	Halstead, Dunton Green, Badgers Mount, Chevening		



Land Use	Residential, employment
Developable area (ha)	62.66
Density (DPH)	
Site capacity (units)	300
Phasing (years)	

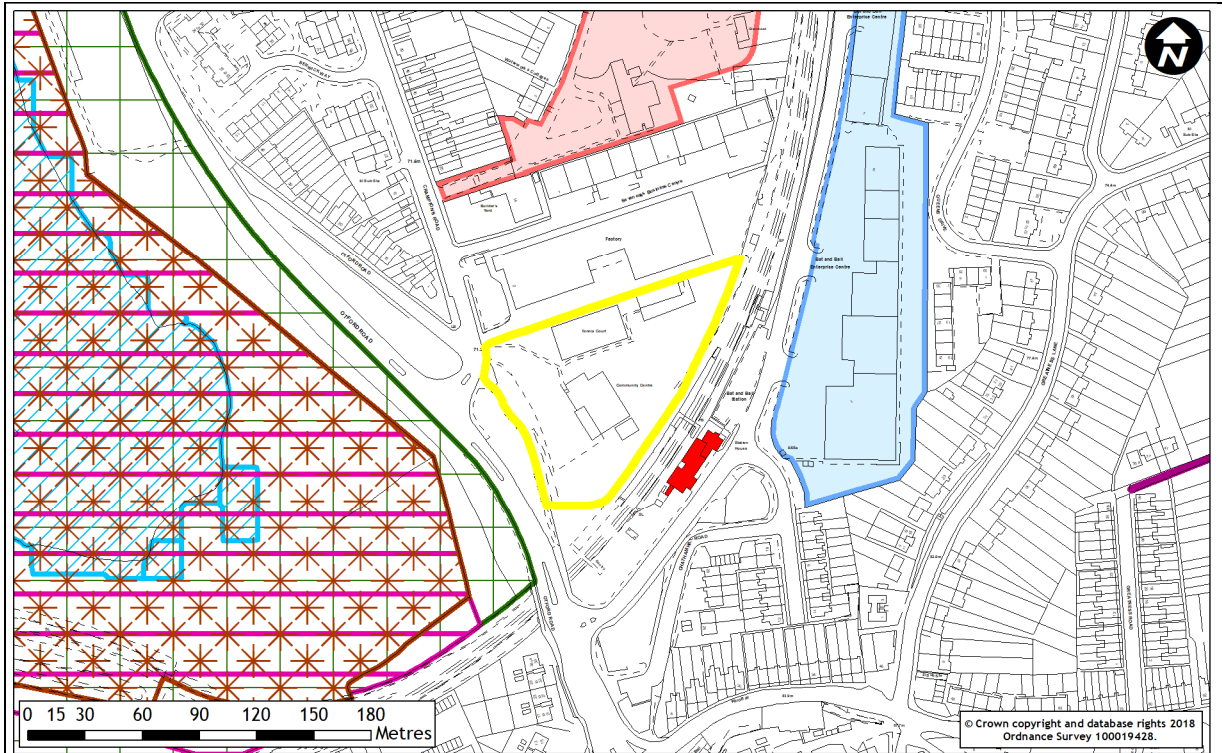
Design Guidance

- Site has outline planning permission for 450 residential dwellings and 27,000m² business floorspace. Any additional development proposed will be incorporated through increasing densities
- Redevelopment of previously developed / locally defined brownfield land
- Careful design and layout to conserve the character of the AONB
- Buffer required to protect the ancient woodland
- Protection of priority habitats

Additional Information Required

- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- An indicative layout plan is required that shows the quantum of land required for each of the proposed uses

Site Address	Sevenoaks Community Centre, Otford Road, Sevenoaks	Site Ref	MX29
Town/Parish	Sevenoaks		



Land Use	Residential, employment, community
Developable area (ha)	0.89
Density (DPH)	50
Site capacity (units)	25
Phasing (years)	1-5

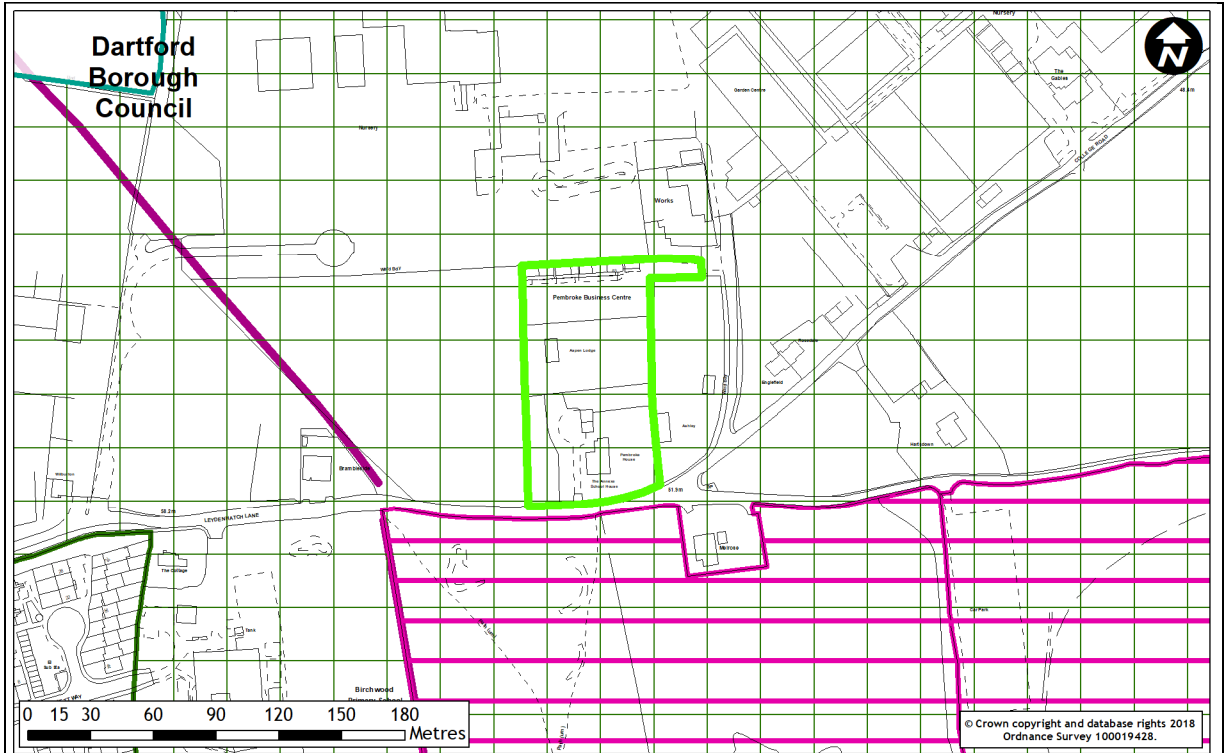
Design Guidance

- Retain or reprovide existing community buildings
- Mitigate impact of noise from railway line
- Include contamination reports in order to prevent pollution to controlled waters from historic uses of the site
- Retain existing trees and hedges

Additional Information Required

- Additional information on source protection zone is required
- Inclusion of site subject to agreement of Natural England with regard to the impact on SSSI

Site Address	Pembroke Business Centre and Pembroke House, College Road, Swanley	Site Ref	MX32
Town/Parish	Swanley		



Land Use	Residential, employment
Developable area (ha)	0.72
Density (DPH)	40
Site capacity (units)	5
Phasing (years)	5-10

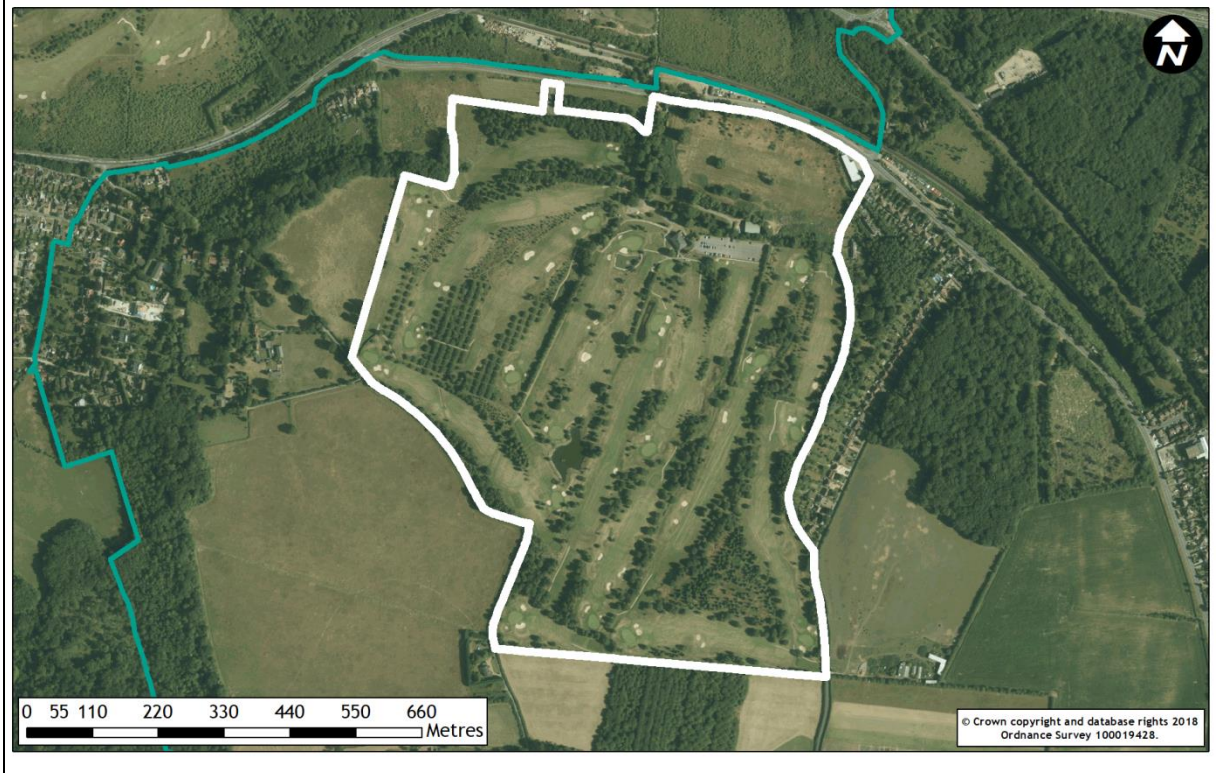
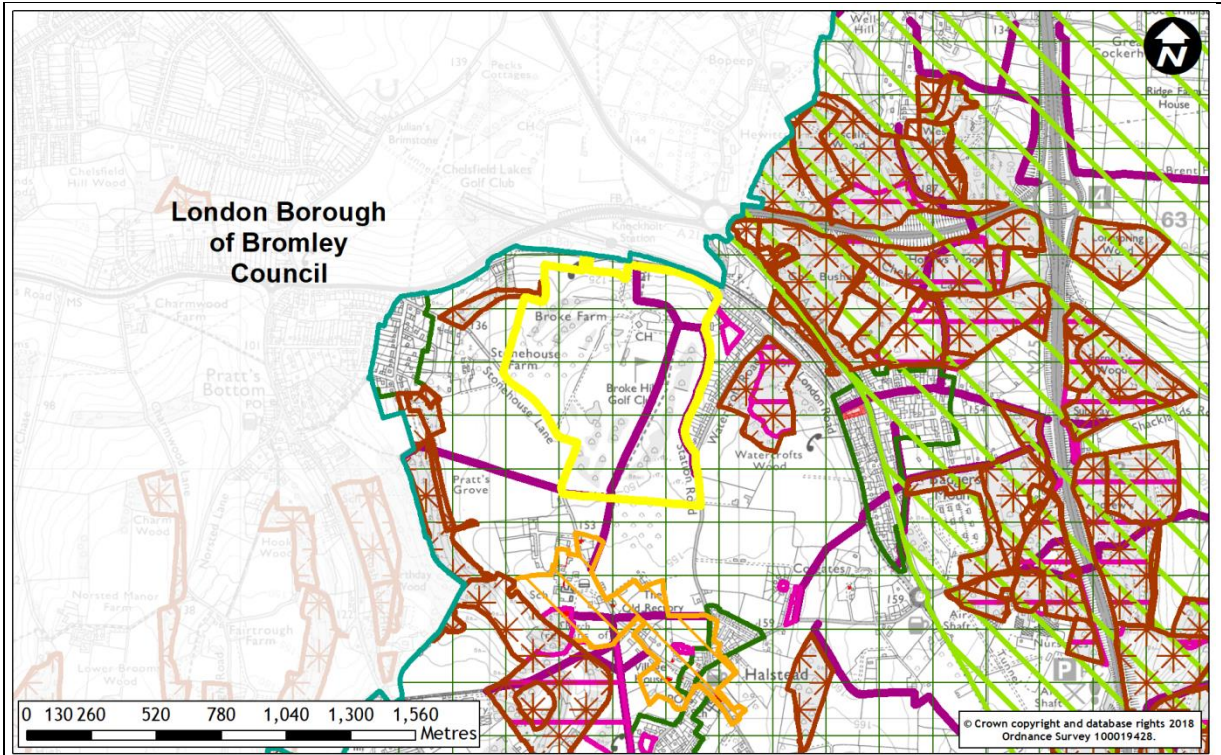
Design Guidance

- Redevelopment of previously developed / locally defined brownfield land
- Retain greenfield element and introduce new landscaping to benefit local biodiversity
- Retain Pembroke Business Centre

Additional Information Required

- None

Site Address	Land at Broke Hill Golf Course, Sevenoaks Road, Halstead	Site Ref	MX41
Town/Parish	Halstead		



Land Use	Residential, employment, retail, community, leisure, open space
Developable area (ha)	60.22
Density (DPH)	40
Site capacity (units)	800
Phasing (years)	1-5, 6-10

Design Guidance

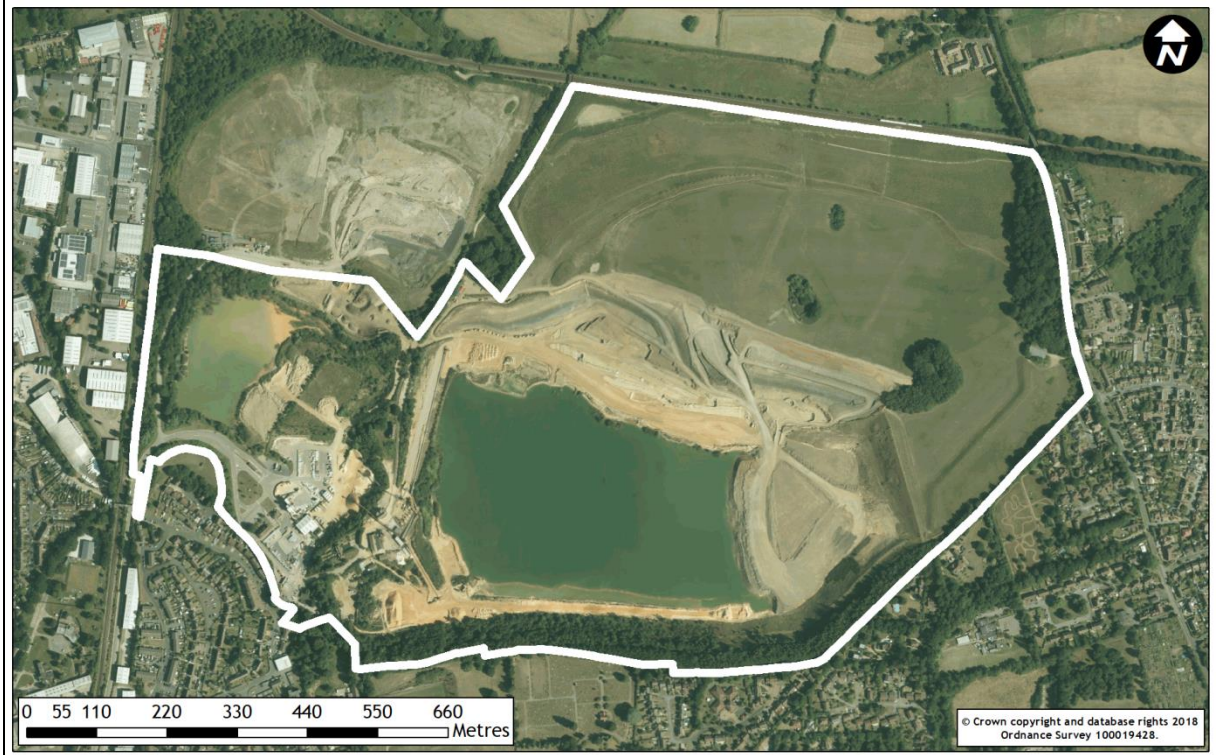
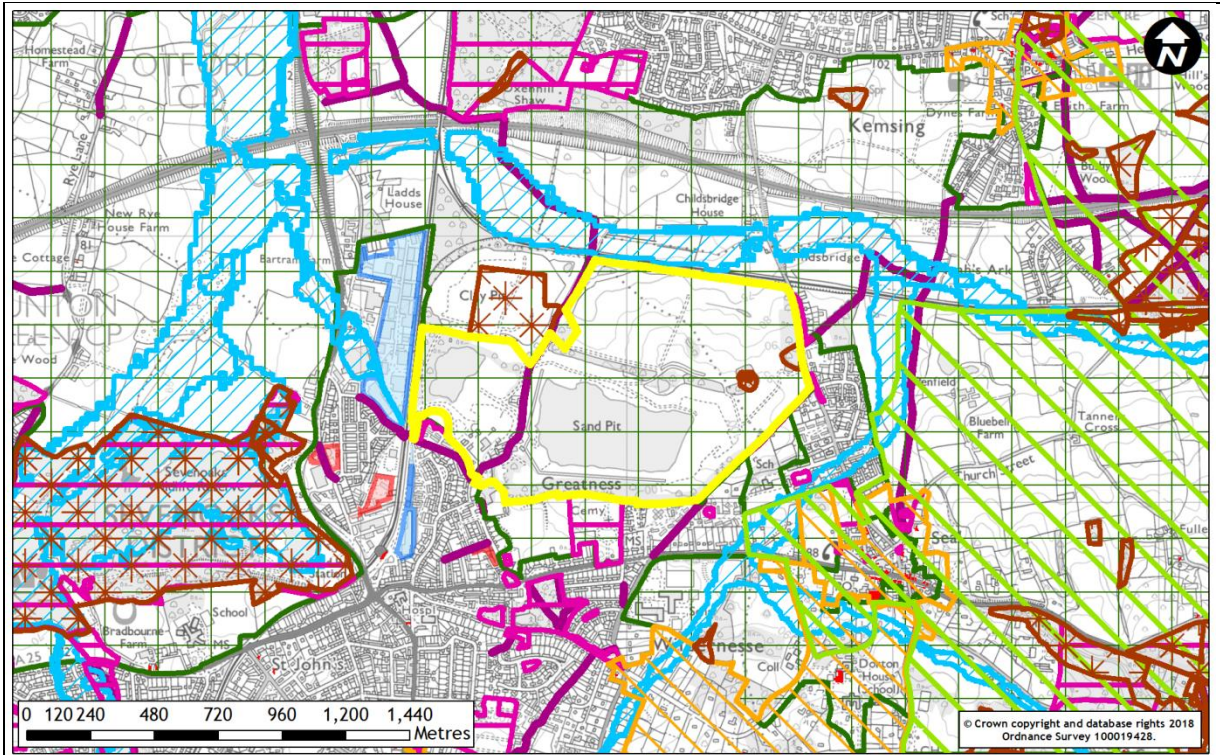
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and local centres.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from Bromley CCG that the provision of health facilities in this location is supported
- Confirmation needed from education providers that facilities in this location are supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Confirmation needed from Network Rail whether the proposed improvements are reasonable and supported
- Confirmation needed from Highways England that the proposed development will not have an adverse impact on the strategic road network
- Ecology and landscape assessments required
- Inclusion of site subject to agreement of Sport England with regard to proposed sports facilities
- The loss of the existing use needs to be addressed

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Site Address	Sevenoaks Quarry, Bat and Ball Road, Sevenoaks	Site Ref	MX43
Town/Parish	Seal, Sevenoaks		



Land Use	Residential, community, leisure, open space
Developable area (ha)	94.03
Density (DPH)	40
Site capacity (units)	600
Phasing (years)	10-15

Design Guidance

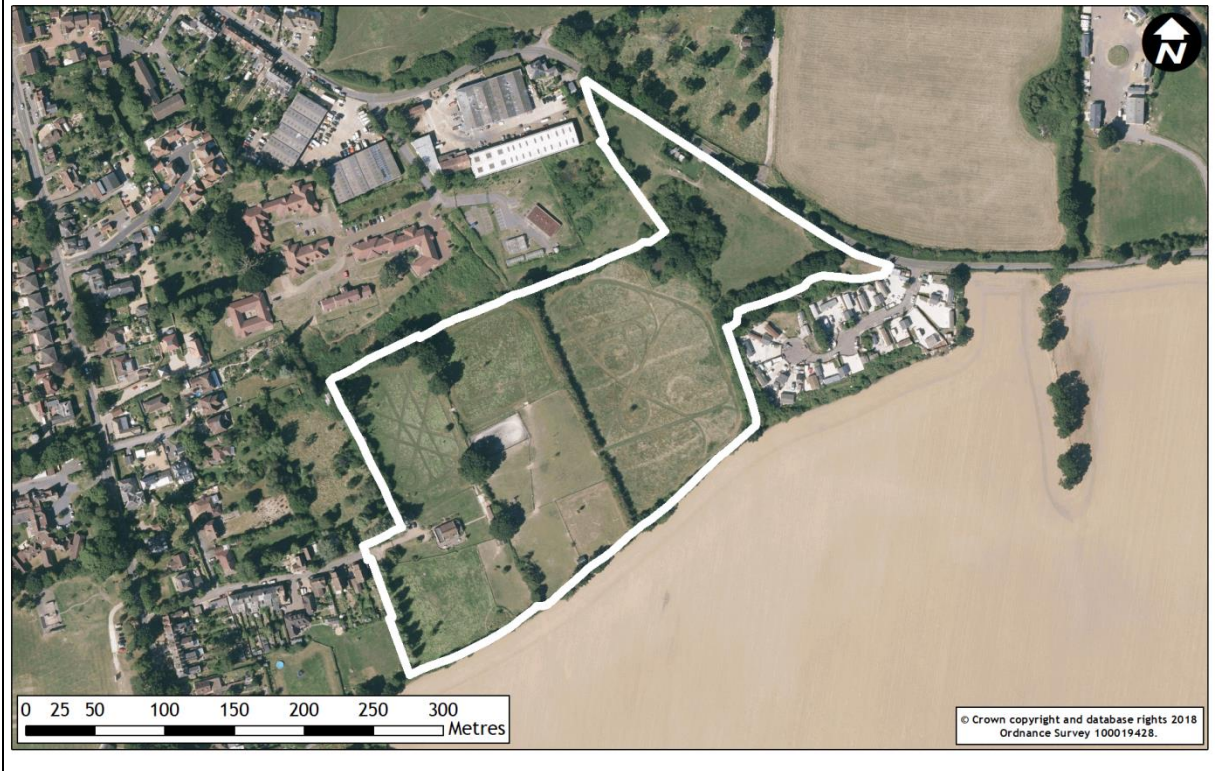
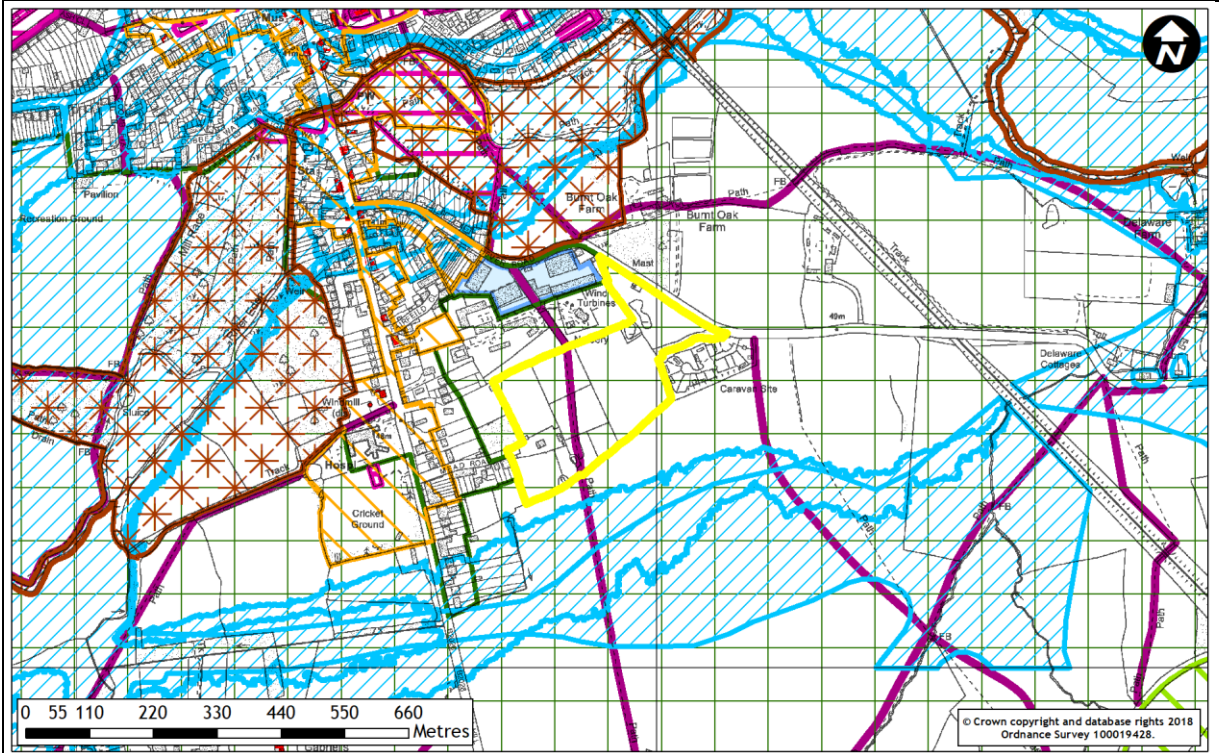
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Draft Sevenoaks Neighbourhood Development Plan.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features including the lake, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Ecology and landscape assessments required
- Inclusion of site subject to agreement of KCC Minerals & Waste with regard to the existing use
- Inclusion of site subject to agreement of Environmental Health with regard to air quality
- Inclusion of site subject to agreement of Environmental Health with regard to historic landfill
- Inclusion of site subject to agreement of Environmental Health with regard to potential contamination issues
- Inclusion of site subject to agreement of Natural England with regard to the impact on SSSI
- Additional information on source protection zone is required

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Site Address	Land west of Romani Way, Edenbridge	Site Ref	MX44
Town/Parish	Edenbridge		



Land Use	Residential, C2, G&T, employment
Developable area (ha)	6.68
Density (DPH)	40
Site capacity (units)	80
Phasing (years)	1-5

Design Guidance

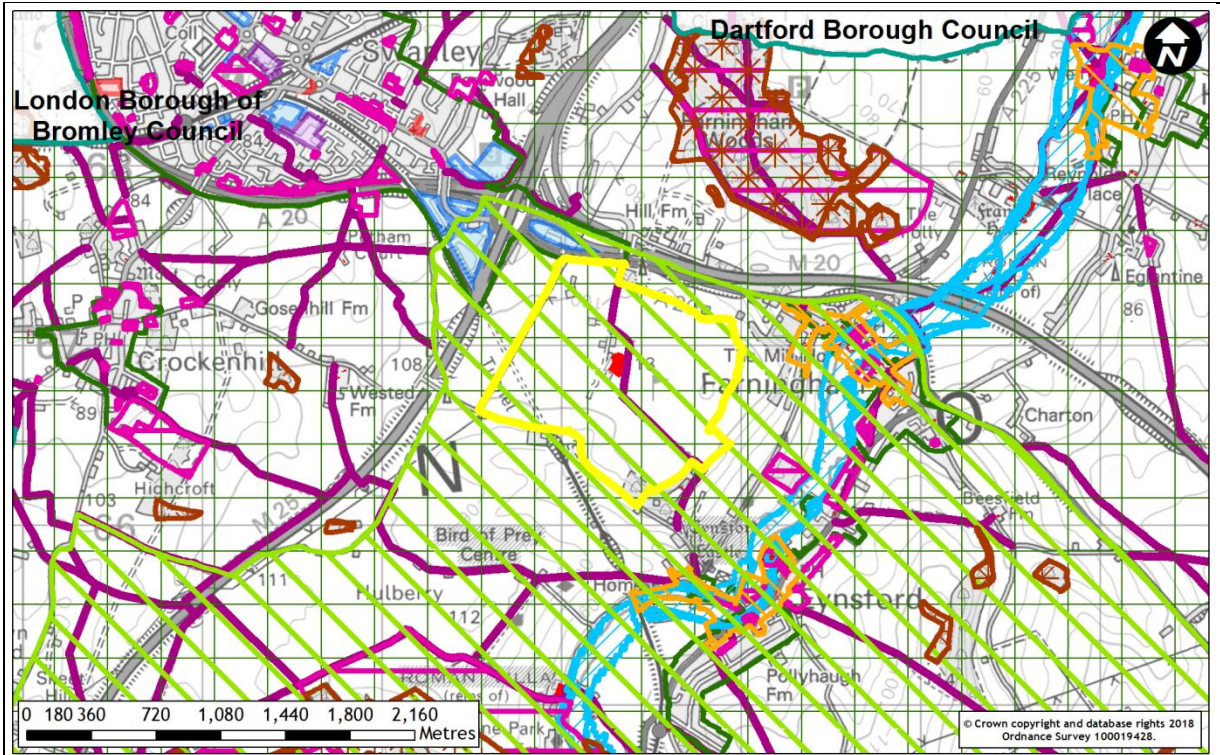
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Inclusion of site subject to agreement of Environmental Health with regard to historic landfill
- Ecology and landscape assessments required
- An indicative layout plan is required that shows the quantum of land required for each of the proposed uses
- Confirmation required that relevant third parties have been consulted regarding the proposed extensions to adjacent uses

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Site Address	Land at Pedham Place (wider), Swanley	Site Ref	MX48
Town/Parish	Farningham, Eynsford		



Land Use	Residential, employment, retail, infrastructure, leisure, open space
Developable area (ha)	117.56
Density (DPH)	40
Site capacity (units)	2500
Phasing (years)	1-5, 6-10, 10-15

Design Guidance

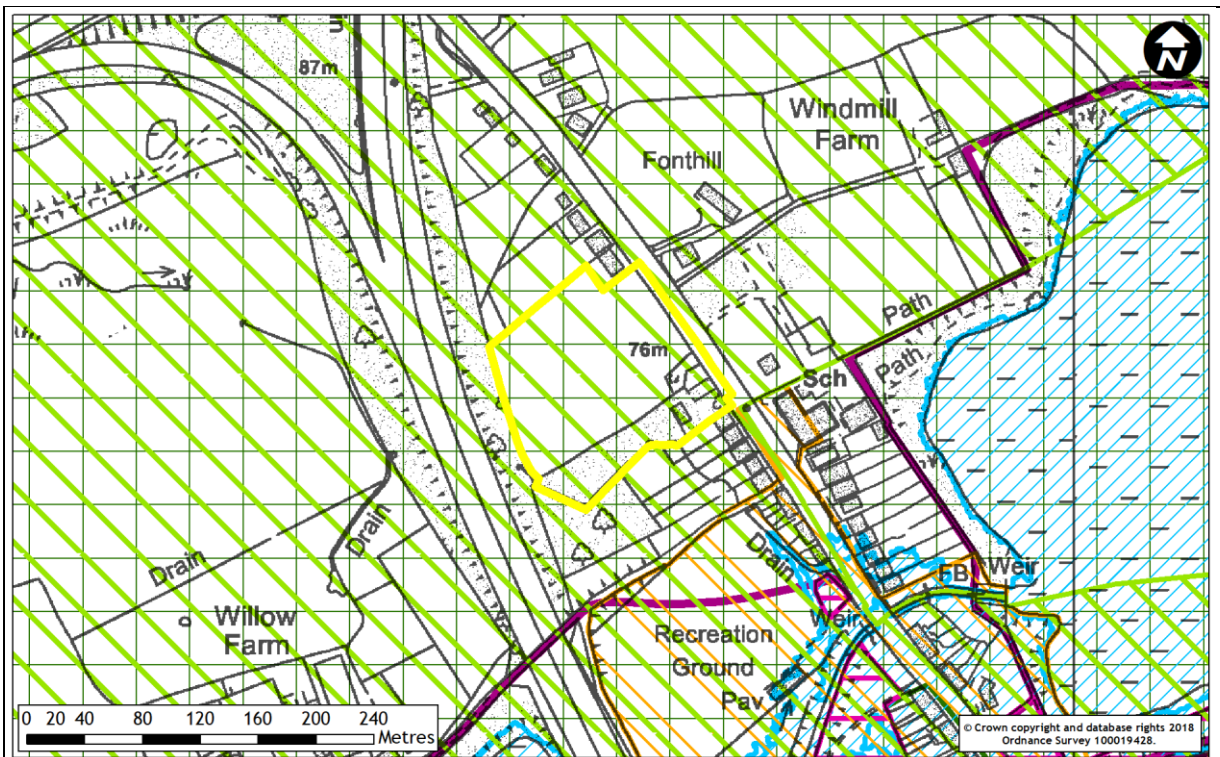
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town and local centres.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from Dartford, Gravesham and Swanley CCG that the provision of health facilities in this location is supported
- Confirmation needed from education providers that facilities in this location are supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Confirmation needed from Highways England that the proposed development will not have an adverse impact on the strategic road network
- Ecology and landscape assessments required (including impact on AONB)
- A heritage assessment is required
- Inclusion of site subject to agreement of Environmental Health with regard to air quality and noise
- The loss of the existing use needs to be addressed

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Site Address	Land west of Chevening Road, Chipstead	Site Ref	MX49
Town/Parish	Chevening		



Land Use	Residential, community, open space
Developable area (ha)	1.71
Density (DPH)	40
Site capacity (units)	30
Phasing (years)	1-5

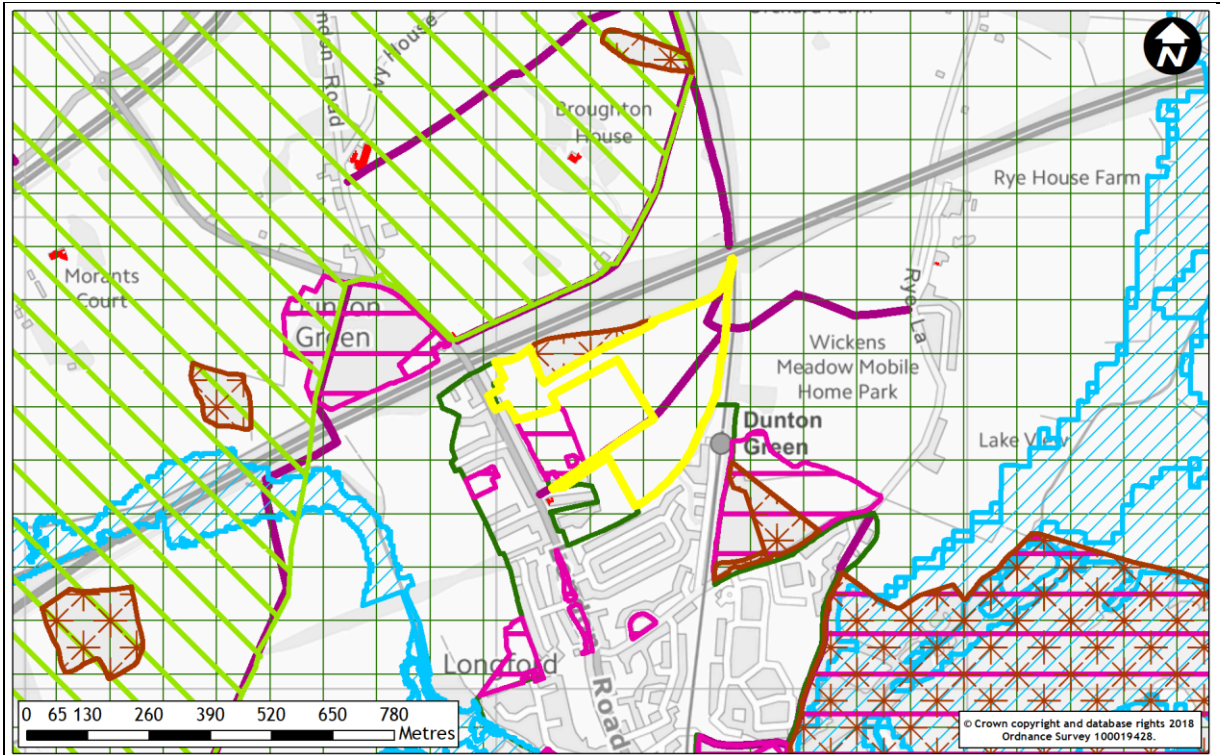
Design Guidance

- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The scale of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Inclusion of site subject to agreement of Environmental Health with regard to historic landfill
- Ecology and landscape assessments required
- Additional information on site layout and massing is required alongside an assessment of the impact on the conservation area

Site Address	Land rear of the Village Hall (wider), London Road, Dunton Green	Site Ref	MX50
Town/Parish	Dunton Green		



Land Use	Residential, community, infrastructure
Developable area (ha)	8.51
Density (DPH)	40
Site capacity (units)	240
Phasing (years)	1-5, 6-10

Design Guidance

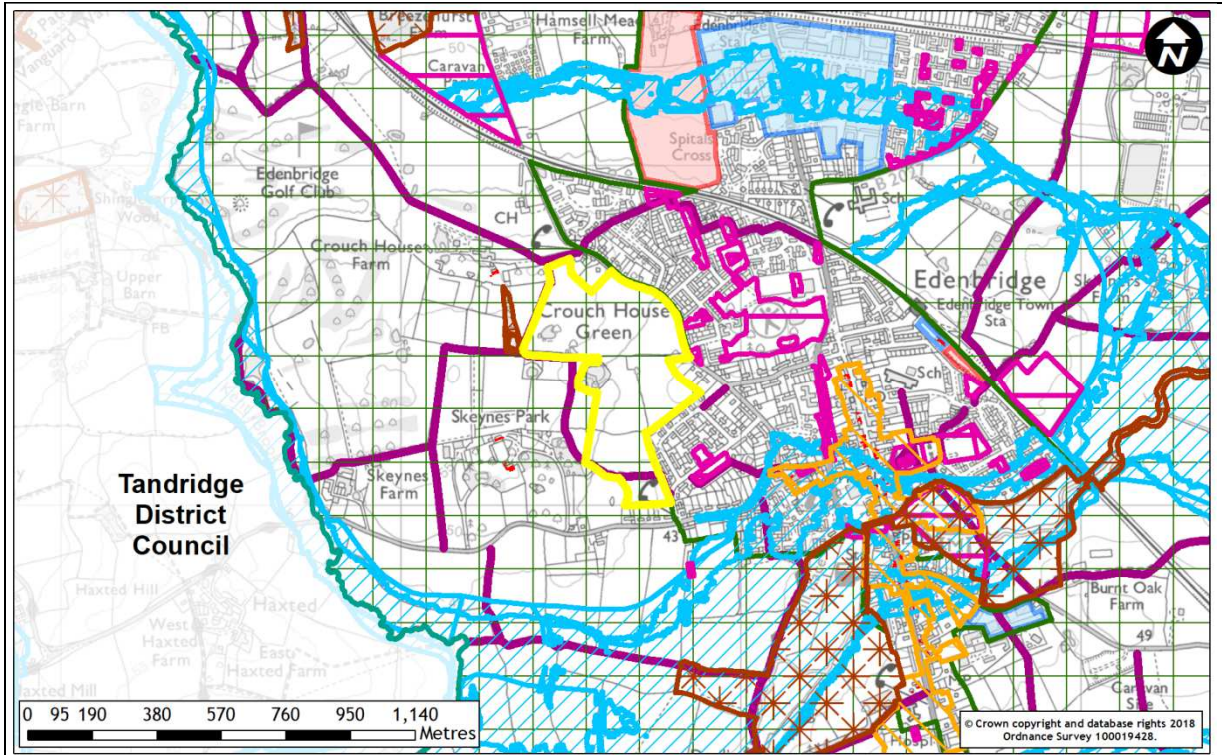
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and neighbourhood centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from the school that the improvements are supported
- Inclusion of site subject to agreement of Environmental Health with regard to air quality and noise
- Inclusion of site subject to agreement of Environmental Health with regard to historic landfill
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Inclusion of site subject to agreement of Natural England with regard to the impact on ancient woodland
- Ecology and landscape assessments required

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Site Address	Land south west of Crouch House Road, Edenbridge	Site Ref	MX51
Town/Parish	Edenbridge		



Land Use	Residential, health hub, secondary school
Developable area (ha)	18.39
Density (DPH)	40
Site capacity (units)	250
Phasing (years)	1-5, 6-10

Design Guidance

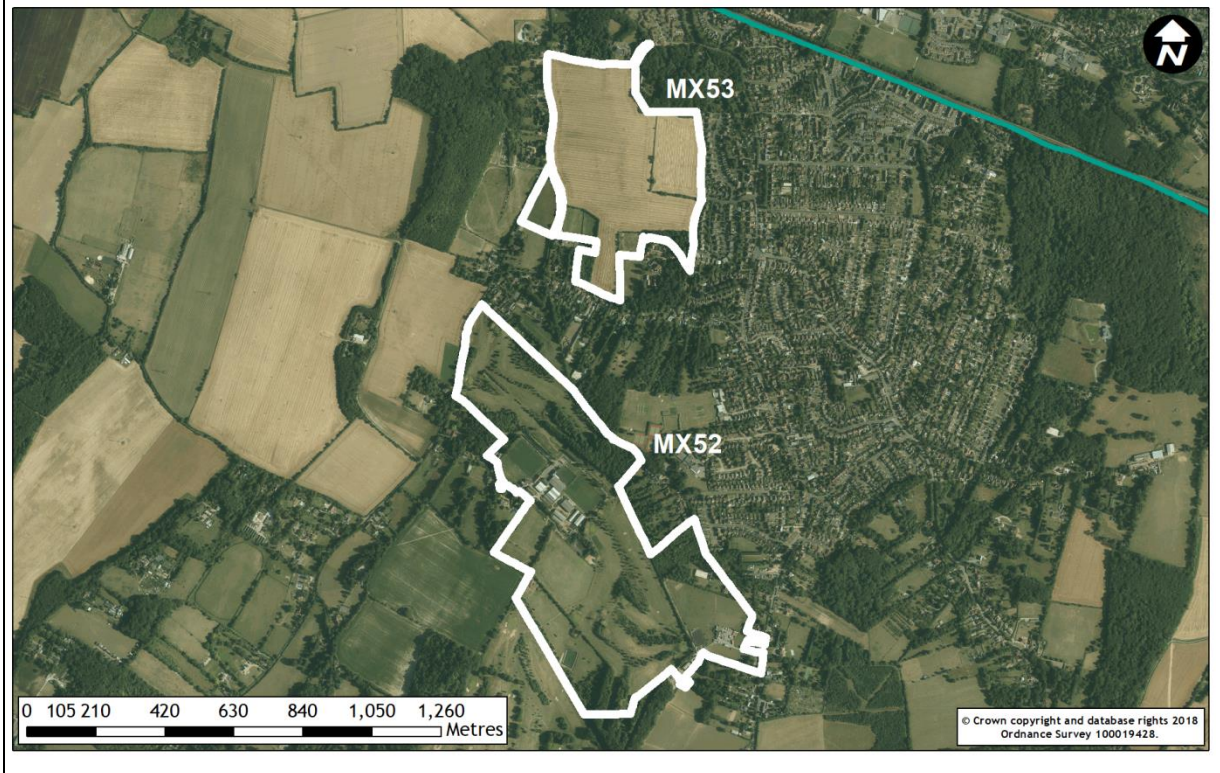
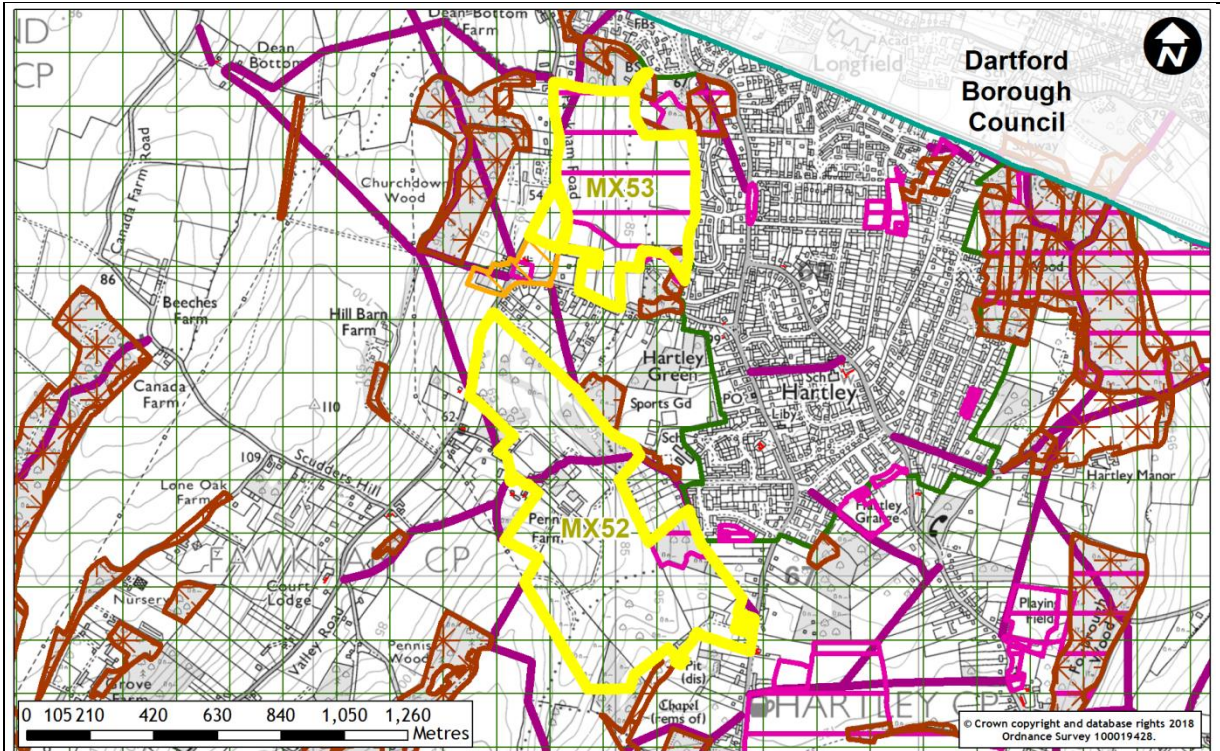
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features including ponds, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from West Kent CCG that the provision of a health hub in this location is supported
- Confirmation needed from the education provider that the provision of a secondary school in this location is supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether any improvements are required as part of the proposed scheme
- Ecology and landscape assessments required
- An indicative layout plan is required that shows the quantum of land required for each of the proposed uses

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Site Address	Land at Corinthians Sports Club and Banckside, Hartley	Site Ref	MX52 MX53
Town/Parish	Fawkham, Hartley		



Land Use	Residential, employment, health, education, sports
Developable area (ha)	74.60
Density (DPH)	40
Site capacity (units)	800
Phasing (years)	1-5, 6-10

Design Guidance

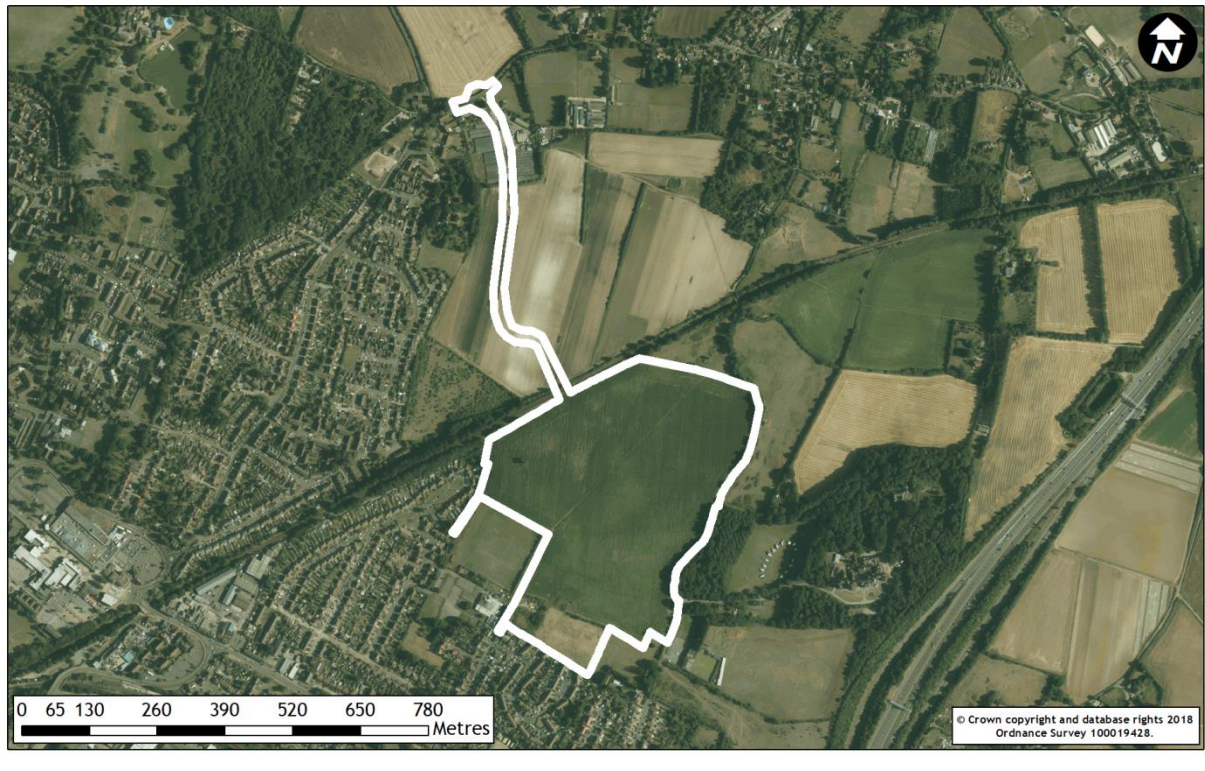
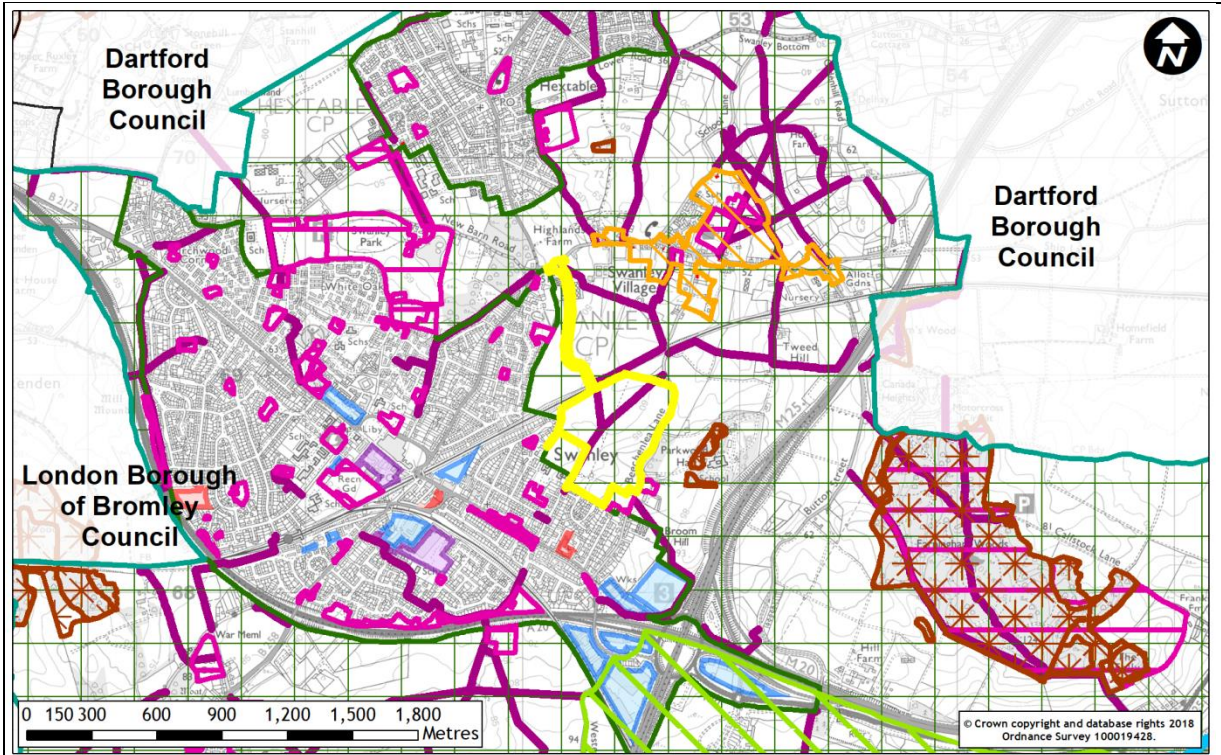
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and local centres.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from Dartford, Gravesham and Swanley CCG that the provision of health facilities in this location is supported
- Confirmation needed from education providers that facilities in this location are supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development, and whether the proposed improvements are reasonable and supported
- Ecology and landscape assessments required
- Inclusion of site subject to agreement of KCC Countryside Access with regard to proposed country park
- Inclusion of site subject to agreement of Sport England with regard to proposed sports facilities
- The loss of the existing use needs to be addressed

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Site Address	Land between Beechenlea Lane and the railway line, Swanley	Site Ref	MX54a
Town/Parish	Swanley		



Land Use	Residential, community, infrastructure
Developable area (ha)	21.47
Density (DPH)	40
Site capacity (units)	400
Phasing (years)	1-5, 6-10

Design Guidance

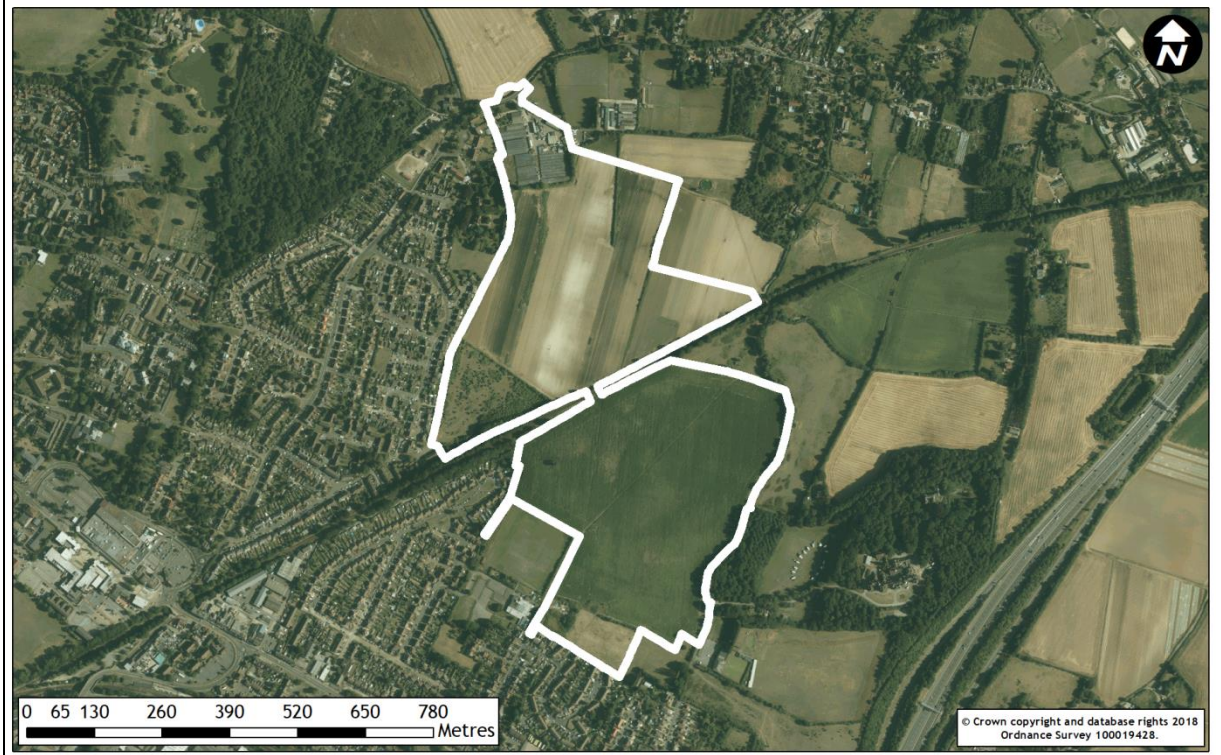
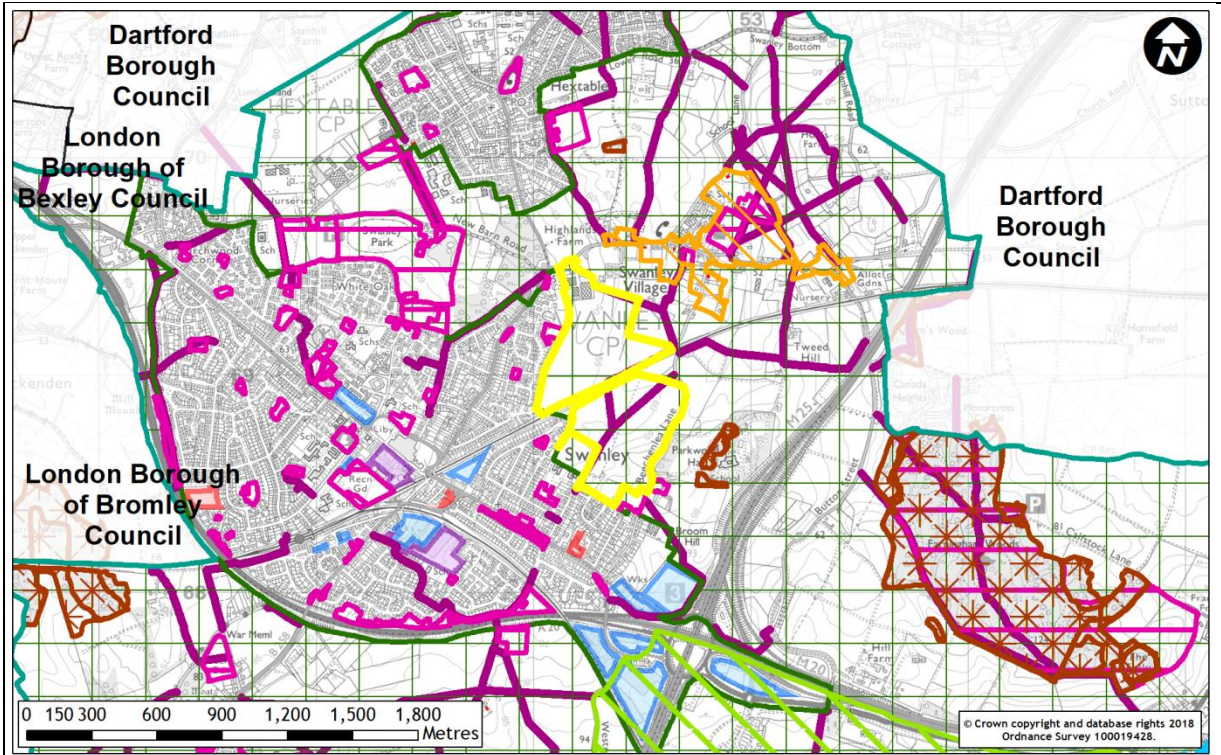
- Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s).
- Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance.
- The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable.
- The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people.
- Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development.
- Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses.
- Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site.
- Opportunities for biodiversity enhancement will be sought.
- Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way.
- Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment.
- Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town centre.
- Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from Dartford, Gravesham and Swanley CCG that the provision of health facilities in this location is supported
- Confirmation needed from the school that the improvements are supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development
- Confirmation needed from KCC Highways that the proposed access arrangements and highways improvements are reasonable and supported
- Confirmation required that relevant third parties have been consulted regarding the proposed access road
- Confirmation needed from Network Rail that the proposed road bridge is feasible and reasonable
- Ecology and landscape assessments required
- Inclusion of site subject to agreement of Sport England with regard to proposed sports facilities

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Site Address	Land between Beechenlea Lane and Highlands Hill, Swanley	Site Ref	MX54b
Town/Parish	Swanley		



Land Use	Residential, community, infrastructure
Developable area (ha)	39.53
Density (DPH)	40
Site capacity (units)	750
Phasing (years)	1-5, 6-10

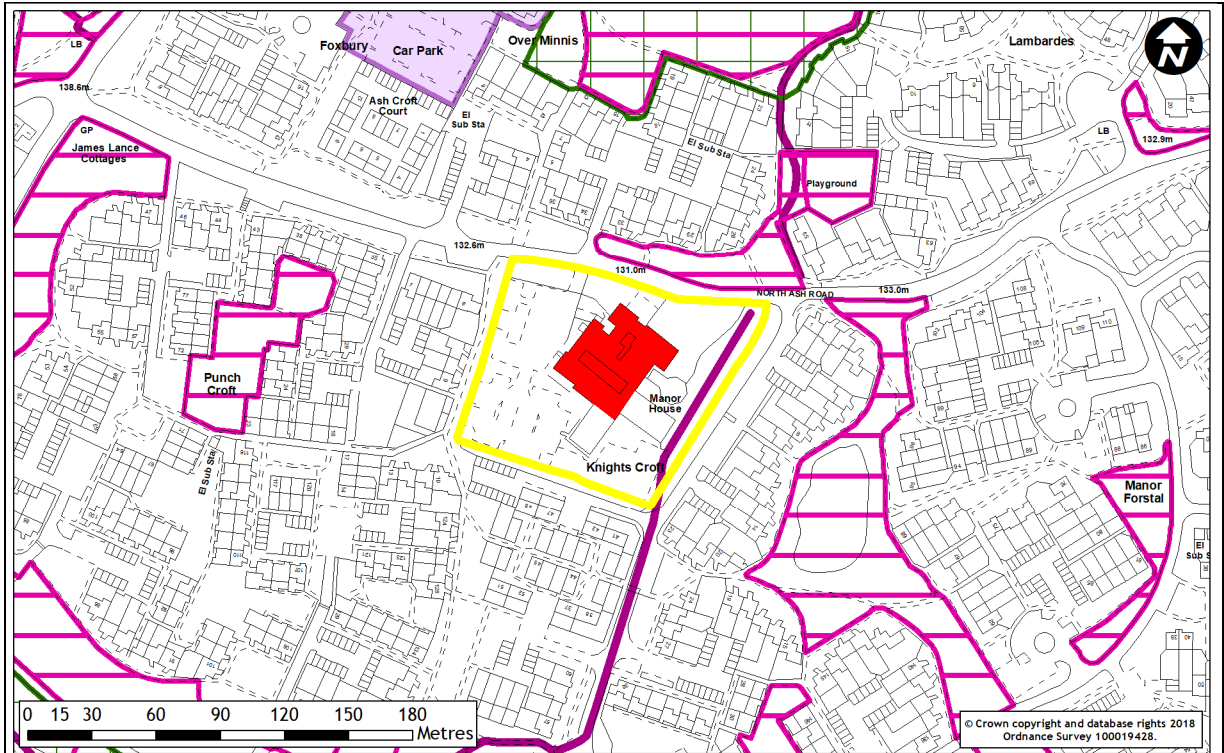
Design Guidance
<ul style="list-style-type: none"> - Development of this site will only be permitted where it is linked to the timely provision of evidenced infrastructure, supported by the relevant infrastructure provider(s). - Development should be locally distinctive to reflect the identity of the surrounding area and take into account any relevant design guidance. - The specifics of any scheme should be developed in conjunction with the local community including through the Neighbourhood Plan process where applicable. - The size and location of the site make it suitable for a variety of housing types and sizes, both market and affordable, to meet identified needs within the local community. This should include housing suitable for older people. - Careful design and layout to minimise impact on the amenity of neighbouring properties and to ensure the amenity of future occupiers of the new development. - Careful design and layout to reflect the edge of settlement location and existing topography and landscape features, and to ensure effective integration of the mix of uses. - Retain existing trees, hedges and habitats and incorporate high quality blue green infrastructure and SuDS as an integral part of the scheme to reflect the greenfield nature of the site. - Opportunities for biodiversity enhancement will be sought. - Landscaping and planting should be integrated into the development and will be required to provide a buffer and defensible boundary in order to blend the development into the countryside in a natural and sensitive way. - Multiple access points will be required to serve the development. Any scheme will need to be supported by a transport assessment. - Retain and improve existing pedestrian and cycle paths and create new connections through and beyond the site, including to the train station and town centre. - Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community but should include amenity greenspace and childrens' playspace.

Additional Information Required

- It needs to be demonstrated that the proposed social and community infrastructure meets an evidenced local need
- Confirmation needed from Dartford, Gravesham and Swanley CCG that the provision of health facilities in this location is supported
- Confirmation needed from the school that the improvements are supported
- Confirmation needed from KCC Highways that the highway network has sufficient capacity to accommodate this scale of development,
- Confirmation needed from KCC Highways that the proposed access arrangements and highways improvements are reasonable and supported
- Confirmation required that relevant third parties have been consulted regarding the proposed access road
- Confirmation needed from Network Rail that the proposed road bridge is feasible and reasonable
- Ecology and landscape assessments required
- Inclusion of site subject to agreement of Sport England with regard to proposed sports facilities

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Site Address	The Manor House, North Ash Road, New Ash Green	Site Ref	MX55
Town/Parish	Ash-cum-Ridley		



Land Use	Residential, B1(a) employment
Developable area (ha)	1.03
Density (DPH)	
Site capacity (units)	0
Phasing (years)	1-5

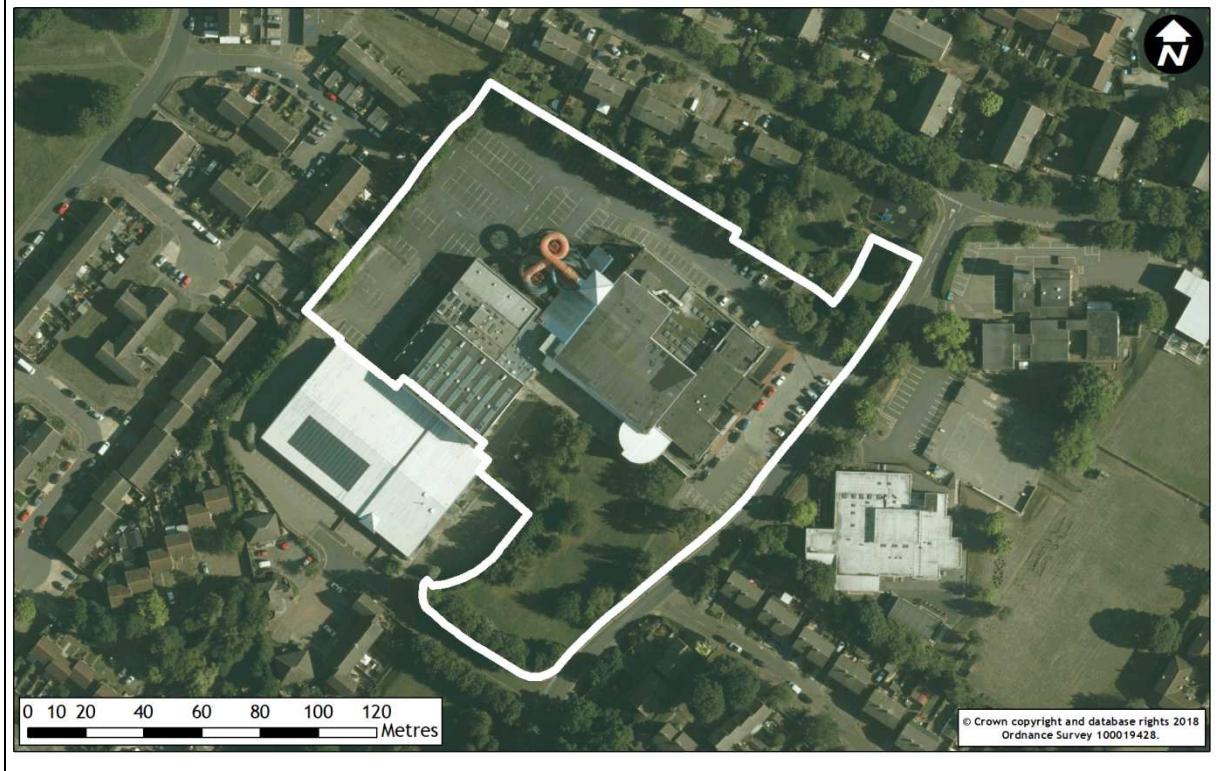
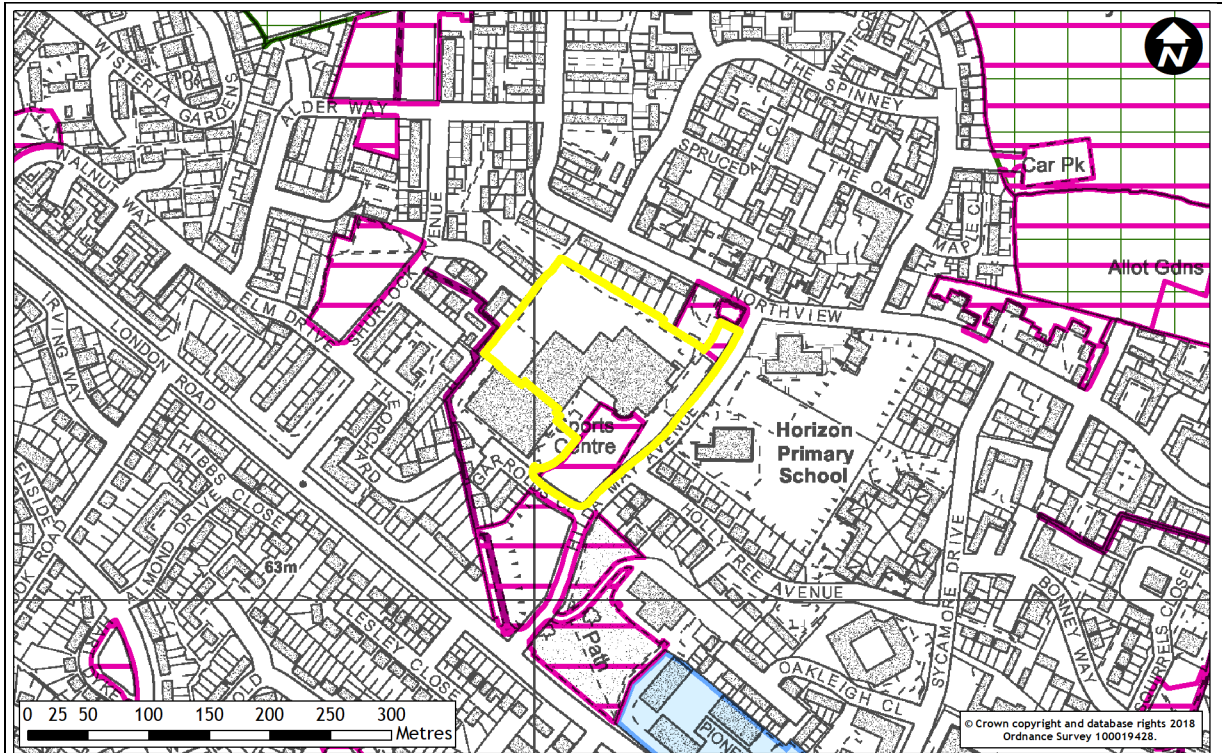
Design Guidance

- Retain or reprovide existing office floorspace as part of a mixed use scheme
- Careful design and layout to minimise impact on the amenity of neighbouring properties
- Retain existing trees and hedges

Additional Information Required

- Additional information on site layout and massing is required alongside an assessment of the impact on the listed building
- As the site is in existing employment use it would need to be demonstrated that the use is no longer suitable, feasible or viable and that there is no reasonable prospect of the continued business use in the longer term

Site Address	White Oak Leisure Centre, Hilda May Avenue, Swanley	Site Ref	MX56
Town/Parish	Swanley		



Land Use	Residential, leisure, open space
Developable area (ha)	
Density (DPH)	
Site capacity (units)	80
Phasing (years)	

Design Guidance
<ul style="list-style-type: none"> - Any development scheme must include replacement leisure facilities as part of a mixed use scheme - Careful design and layout to minimise impact on the amenity of neighbouring properties - Retain existing trees and hedges - Open space should be retained

Additional Information Required
<ul style="list-style-type: none"> - As the site contains allocated open space it would need to be demonstrated that the use is no longer suitable, feasible or viable