

Draft Local Plan Appendices


Appendix 4

New Employment 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

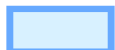
 Metropolitan Green Belt

 Public Right of Way


 Heritage Asset

ADMP Adopted Allocations

 Brands Hatch

 Employment Allocation

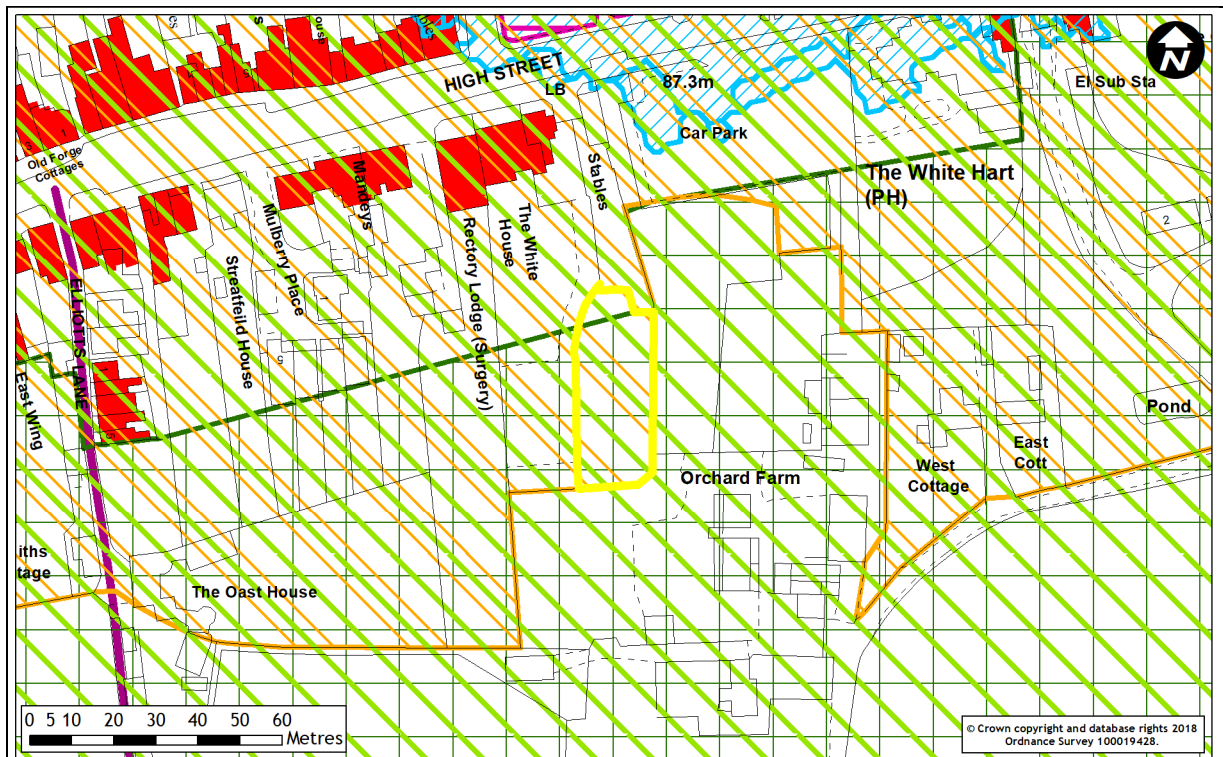
 Fort Halstead

 Major Developed Employment Site

 Mixed Use Allocation

 Residential Allocation

Site Address	Land south of High Street, Brasted	Site Ref	EM1
Town/Parish	Brasted		



Land Use	Employment
Developable area (ha)	0.08
Density (DPH)	
Site capacity (units)	B1(a)
Phasing (years)	1-5

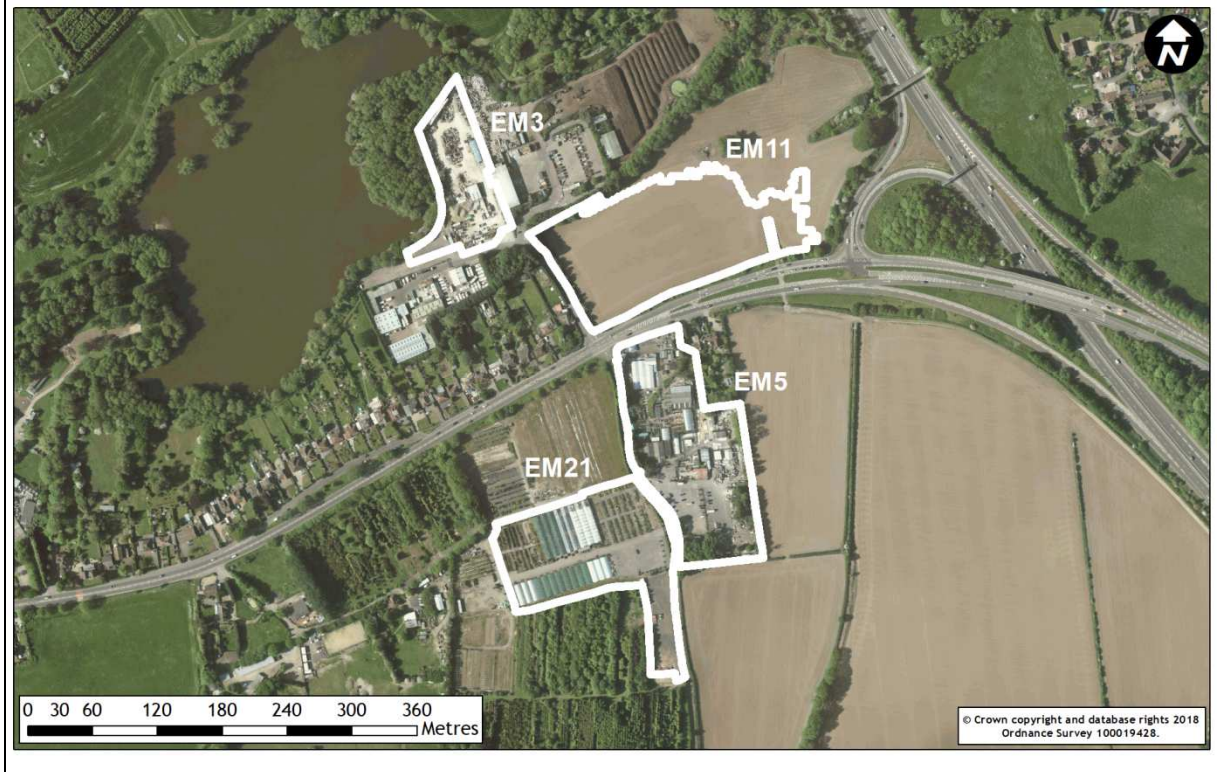
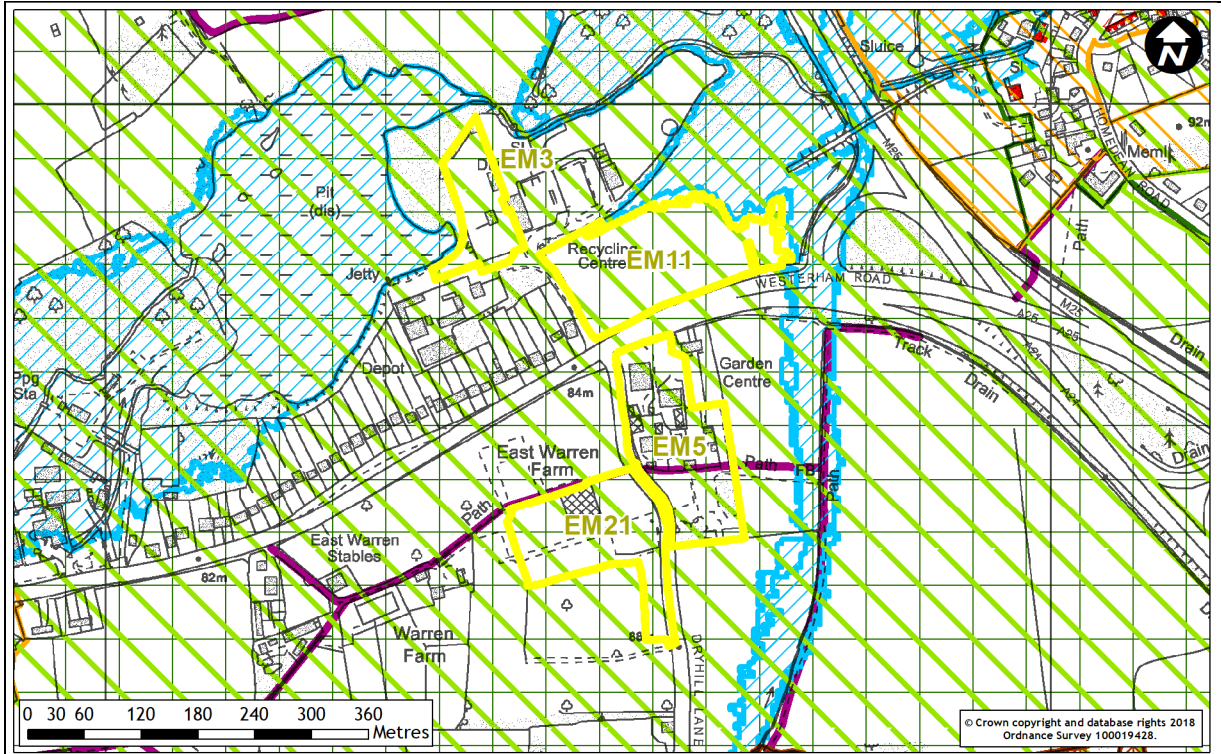
Design Guidance

- 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

- Additional information on site layout and massing is required alongside an assessment of the impact on the listed building and conservation area
- Additional information on car parking arrangements is required

Site Address	"Dunbrik Hub" A25, Main Road, Sundridge	Site Ref	EM3 EM5 EM11 EM21
Town/Parish	Sundridge, Chevening		



Land Use	Employment, Retail
Developable area (ha)	6.37
Density (DPH)	
Site capacity (units)	B1-B8
Phasing (years)	1-5

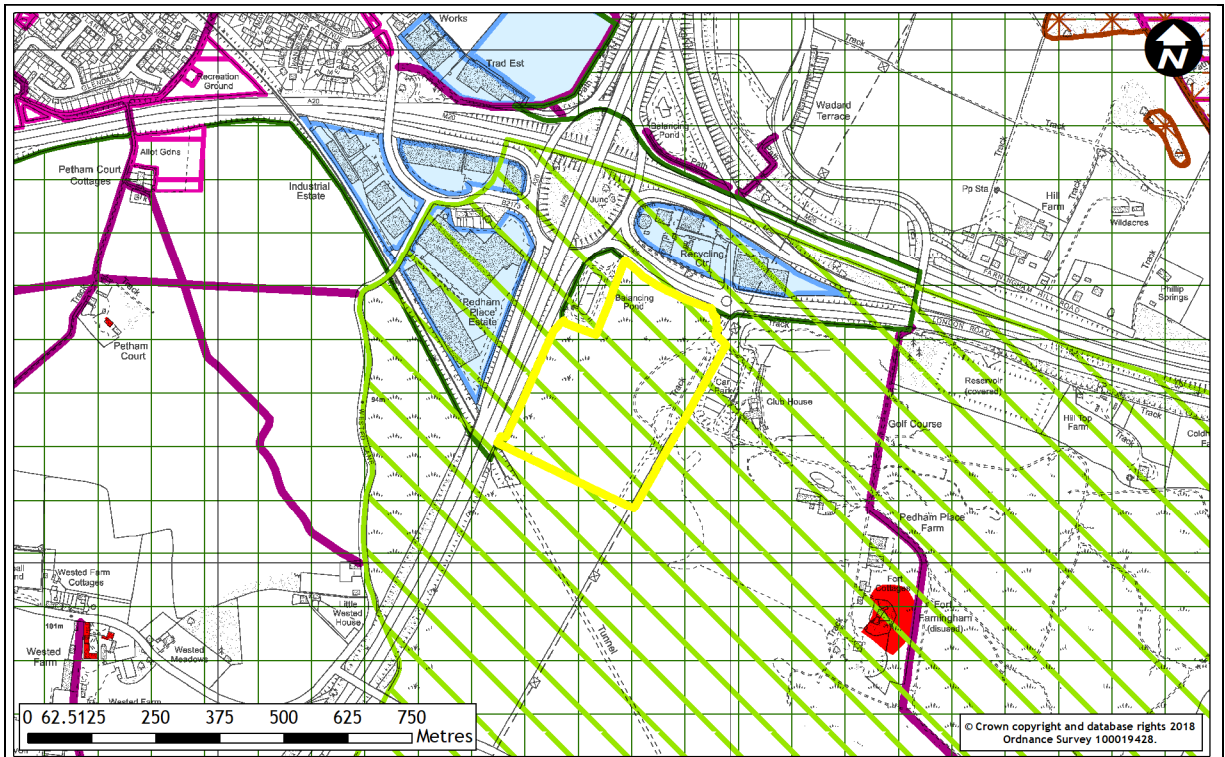
Design Guidance

- Careful design and layout to conserve the character of the AONB
- Retain existing B8 use with opportunity to intensify

Additional Information Required

- Additional information on source protection zone is required
- 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

Site Address	Land at Pedham Place, Swanley	Site Ref	EM4
Town/Parish	Farningham, Eynsford		

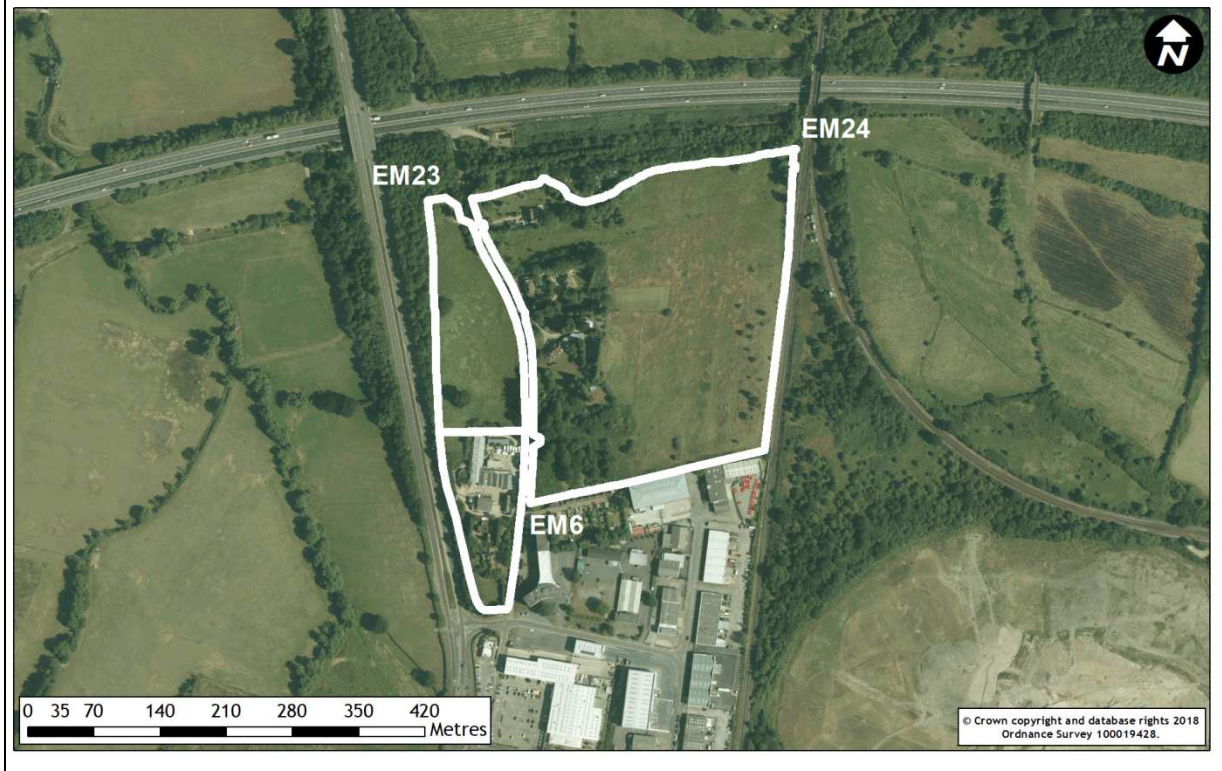
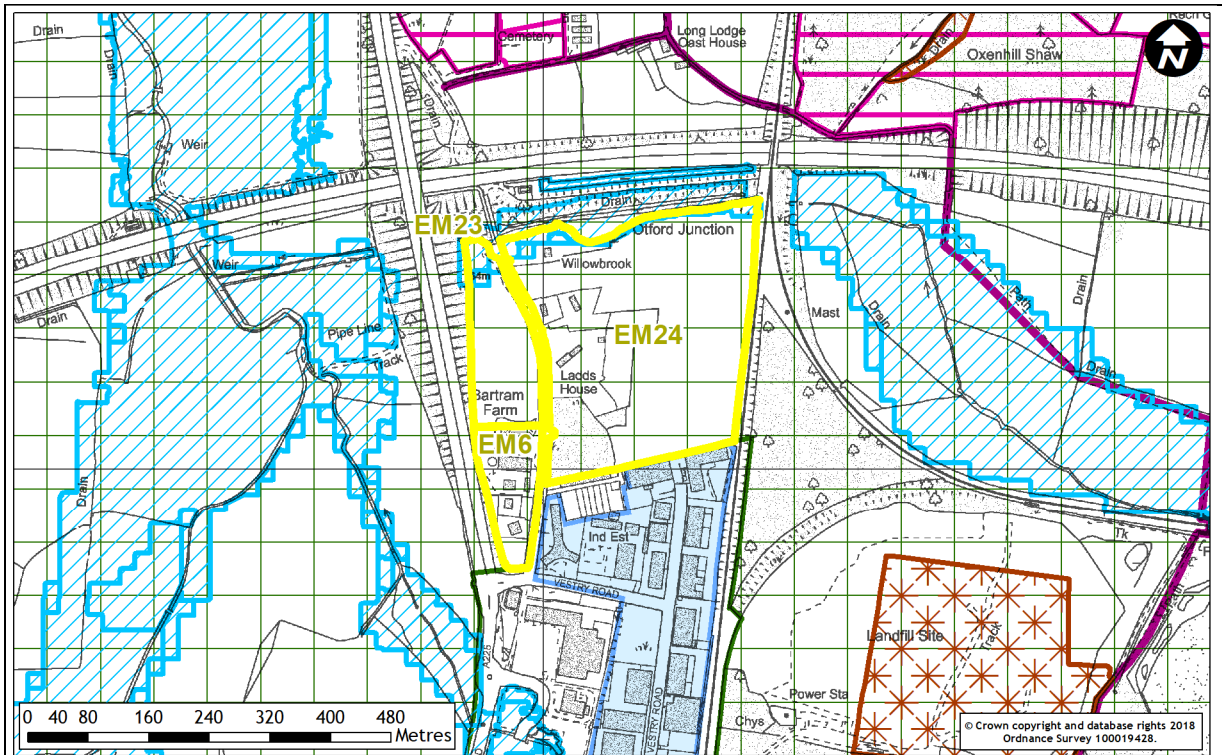


Land Use	Employment
Developable area (ha)	11.31
Density (DPH)	
Site capacity (units)	B1-B8
Phasing (years)	1-5

Design Guidance
- 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 historic landfill
- Inclusion of site subject to agreement of Environmental Health with regard to air quality

Site Address	Bartram Farm, Old Otford Road, Sevenoaks	Site Ref	EM6 EM23 EM24
Town/Parish	Otford		



Land Use	Employment
Developable area (ha)	11.92
Density (DPH)	
Site capacity (units)	B1-B8
Phasing (years)	1-5

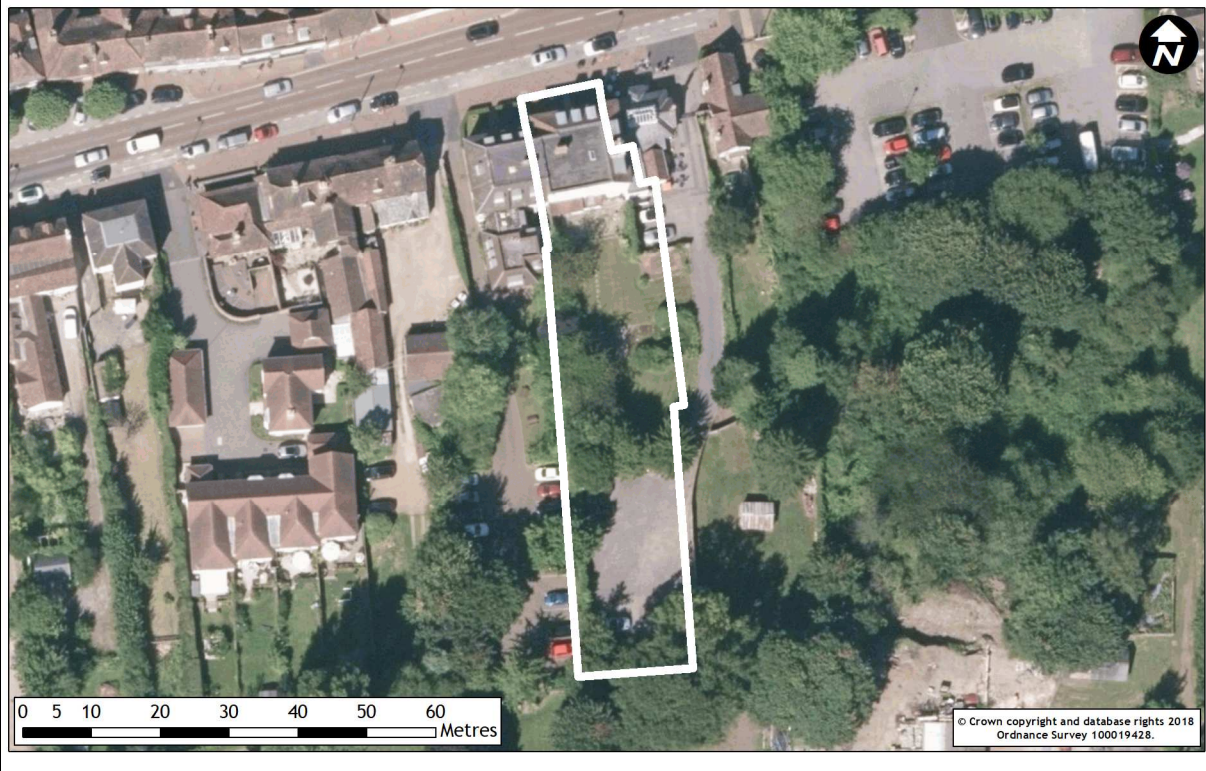
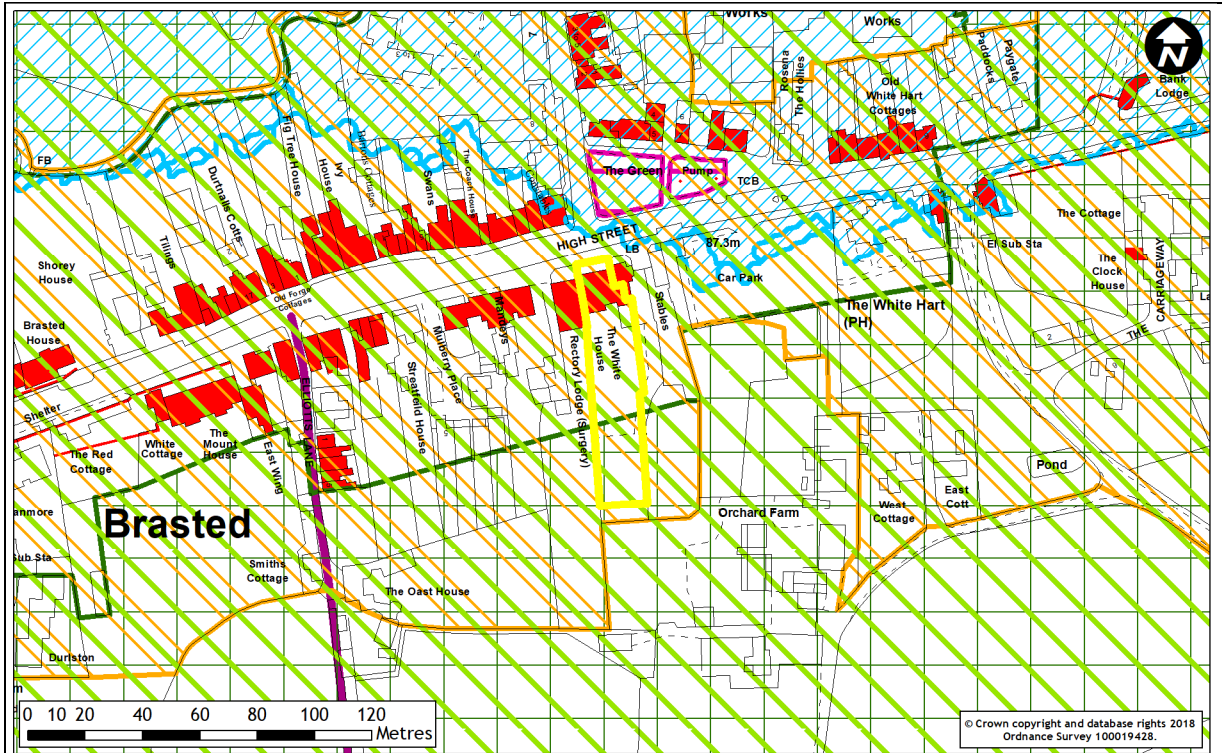
Design Guidance

- Access to be improved
- Retain existing trees and hedges

Additional Information Required

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

Site Address	The White House and land to the rear, High Street, Brasted	Site Ref	EM9
Town/Parish	Brasted		



Land Use	Employment
Developable area (ha)	0.14
Density (DPH)	
Site capacity (units)	B1(a)
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 buildings
- 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 and conservation area
- Additional information on car parking arrangements is required

Site Address	Land west of Chaucer Industrial Park, Honeypot Lane, Kemsing	Site Ref	EM10
Town/Parish	Kemsing		



Land Use	Employment
Developable area (ha)	2.27
Density (DPH)	
Site capacity (units)	B1-B8
Phasing (years)	6-10

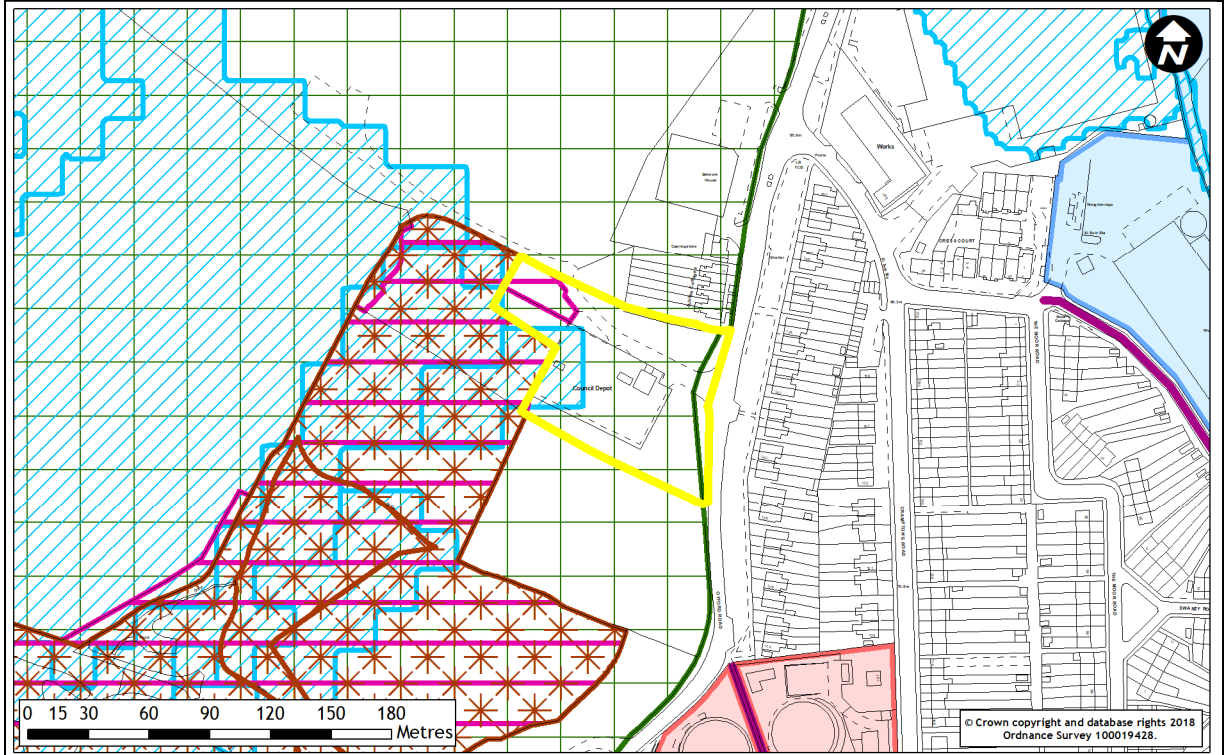
Design Guidance

- Careful design and layout to conserve the character of the AONB
- A new access is required from the existing industrial park
- Retain existing trees and hedges

Additional Information Required

- Additional information on source protection zone is required

Site Address	Former Park and Ride, Otford Road, Sevenoaks	Site Ref	EM12
Town/Parish	Sevenoaks		



Land Use	Employment
Developable area (ha)	0.75
Density (DPH)	
Site capacity (units)	B1(a)
Phasing (years)	1-5

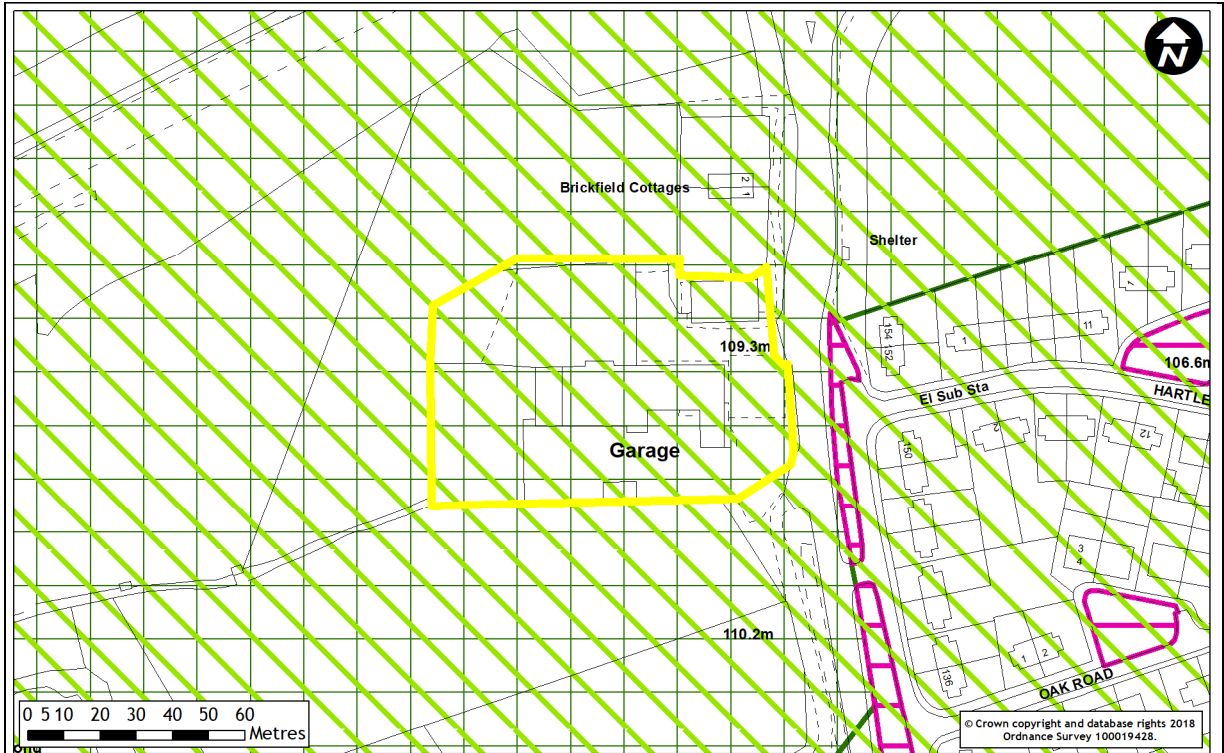
Design Guidance

- Protection of priority habitats

Additional Information Required

- Inclusion of site subject to agreement of Natural England with regard to the impact on SSSI
- Ecological survey including badgers
- Additional information on source protection zone is required
- Inclusion of site subject to agreement of Environmental Health with regard to historic landfill

Site Address	Westerham Garage and land to the rear, London Road, Westerham	Site Ref	EM20
Town/Parish	Westerham		



Land Use	Employment
Developable area (ha)	0.62
Density (DPH)	
Site capacity (units)	B1-B2
Phasing (years)	1-5

Design Guidance

- Careful design and layout to conserve the character of the AONB

Additional Information Required

- Inclusion of site subject to agreement of Natural England with regard to the impact on SSSI
- Inclusion of site subject to agreement of Environmental Health with regard to air quality