

Draft Local Plan

Site Appraisals

Orange Category


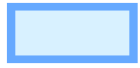




Draft Local Plan



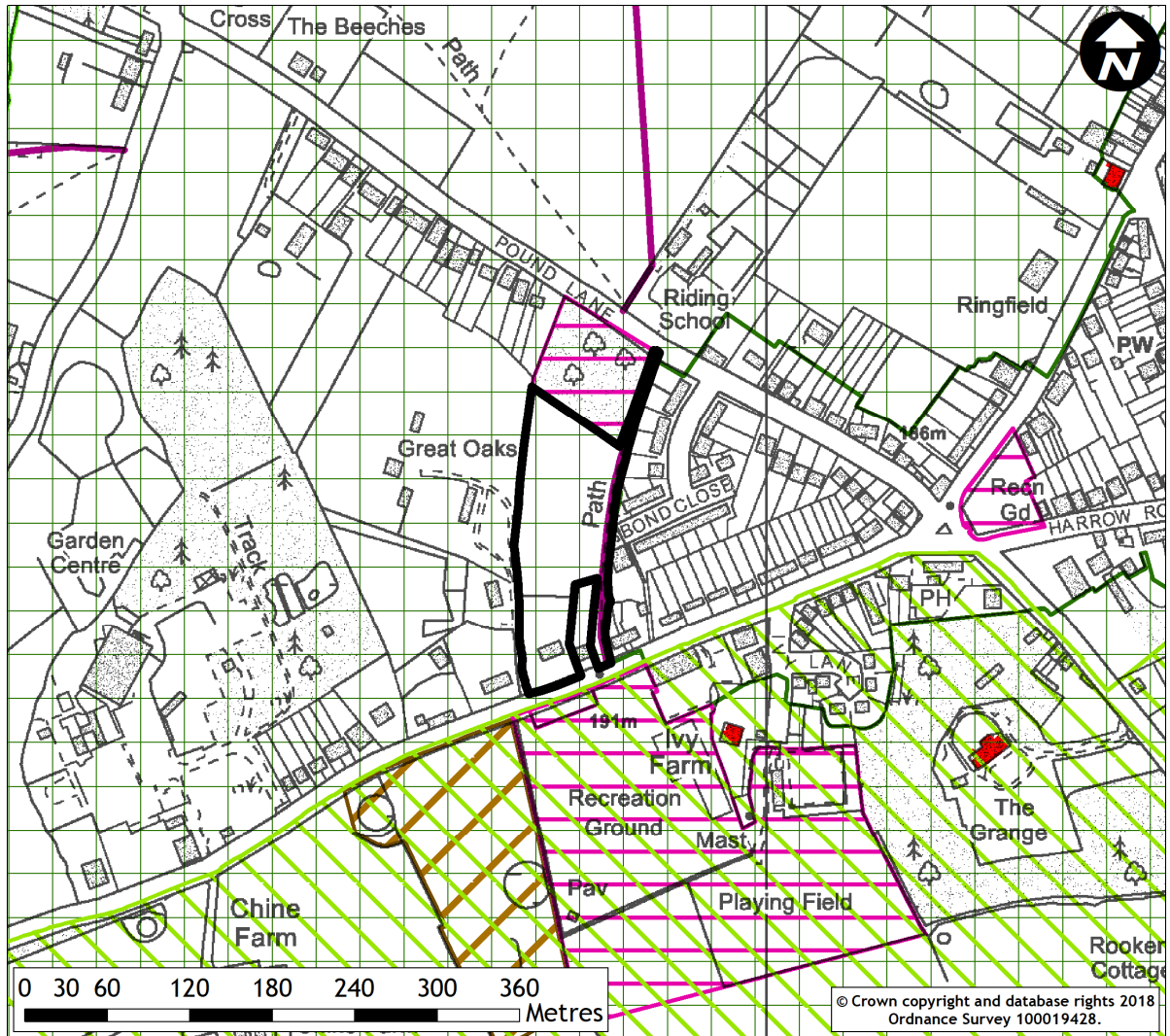
Legend

-  Sevenoaks District Boundary
-  Draft Local Plan Site
-  Ancient Woodland
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Flood Zone 2
-  Flood Zone 3
-  Local Wildlife Site
-  Local Nature Reserve
-  Metropolitan Green Belt
-  Site of Special Scientific Interest
-  Public Right of Way
-  Scheduled Monument
-  Listed Building

ADMP Adopted Allocations

-  Brands Hatch
-  Employment Allocation
-  Fort Halstead
-  Major Developed Employment Site
-  Mixed Use Allocation
-  Residential Allocation

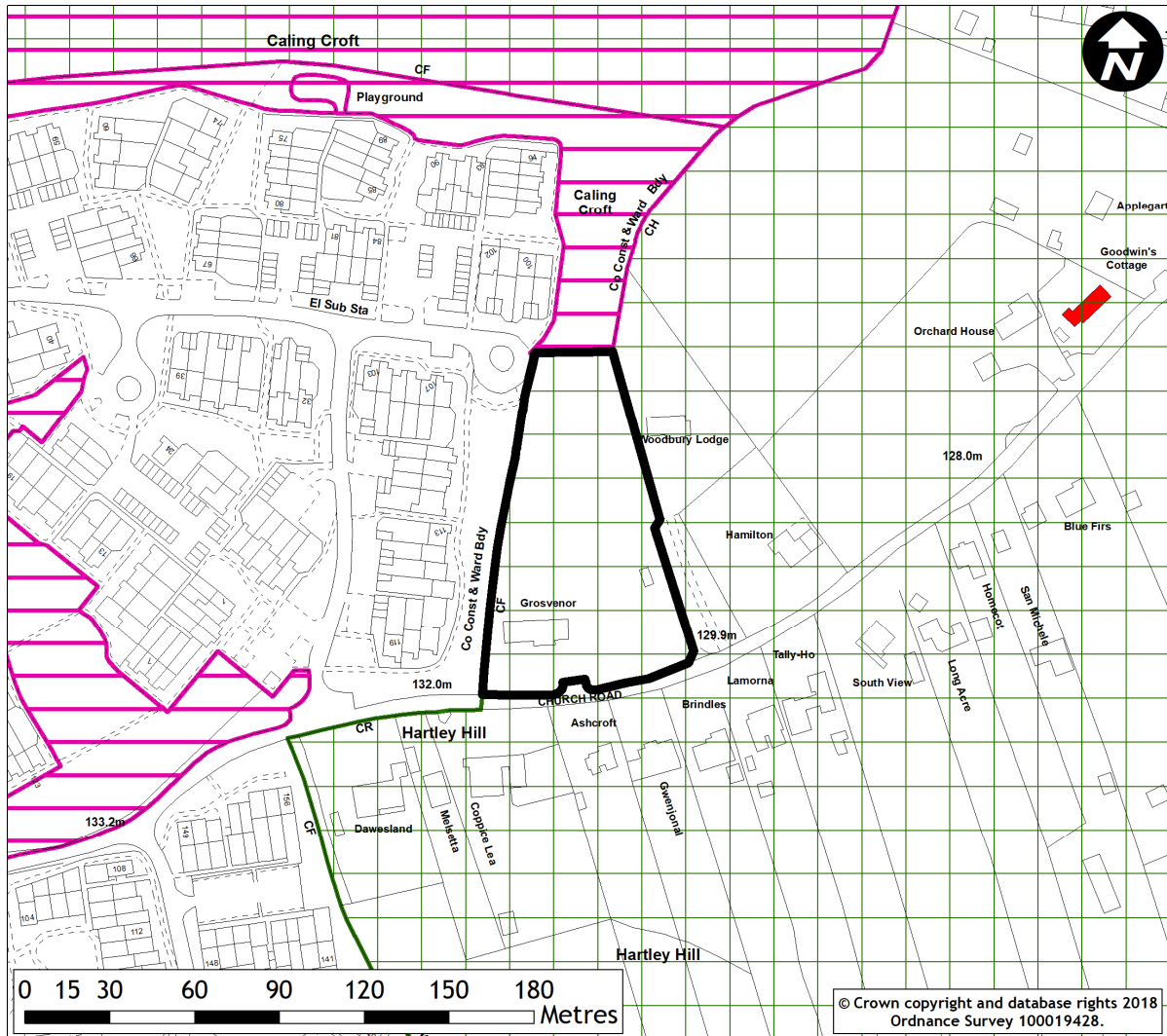
HO1 - NEW PILLINGE, MAIN ROAD, KNOCKHOLT



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO1
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	37-49 Residential Units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Residential dwelling and associated garden
Access requirements	The existing access onto Main Road could be utilised if improved.
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Given the close proximity of the site to existing residential units there are some concerns over amenity impacts which could be addressed through high quality design.
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.
Key messages from SA	High biodiversity School
Land Use	
Developable area (ha)	1.24
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

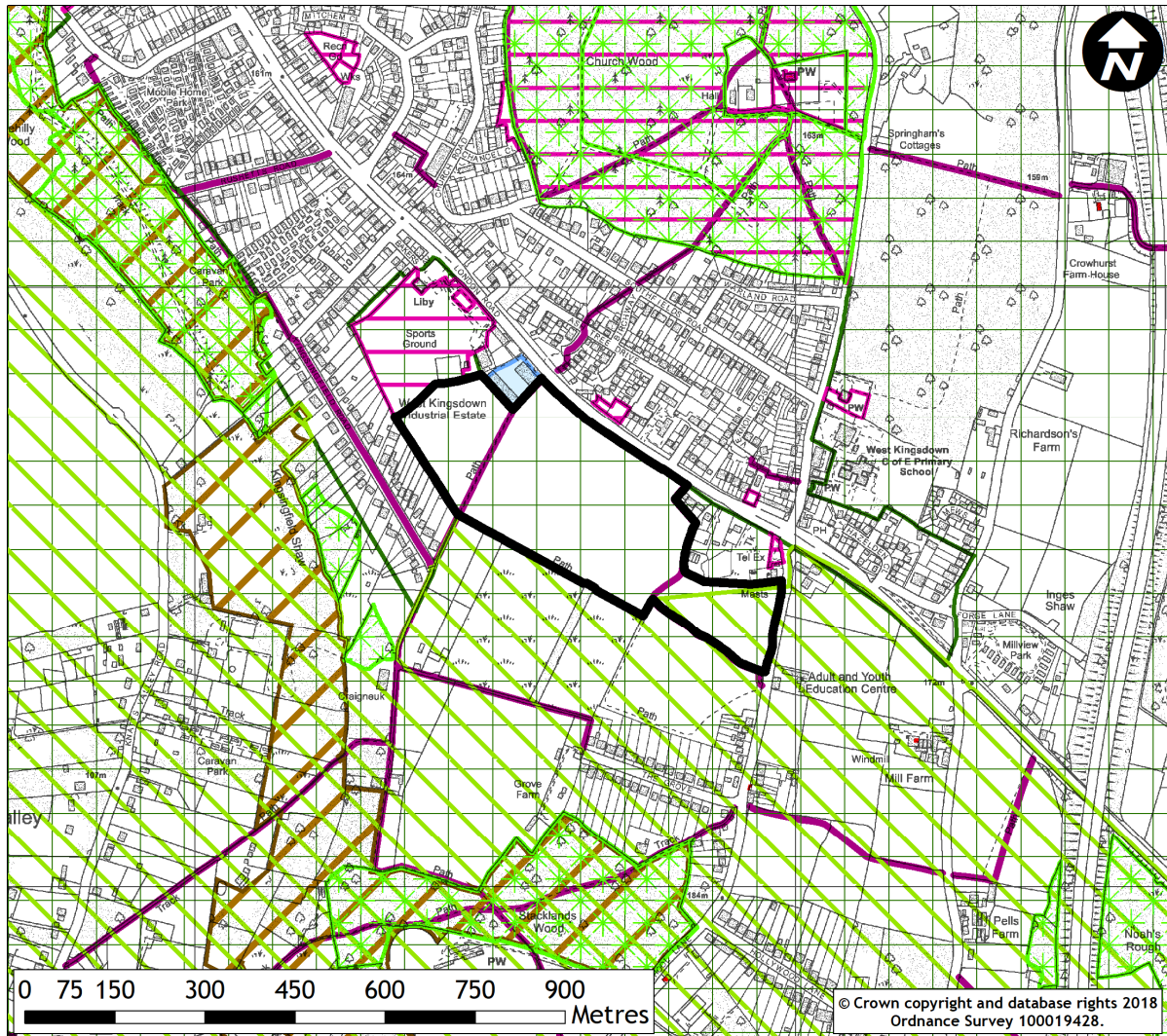
HO2 - GROSVENOR, CHURCH ROAD, HARTLEY



SITE DELIVERABILITY ASSESSMENT	
SHLAA ref	HO2
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	18-25 Residential Units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Residential bungalow, garden and outbuilding
Access requirements	The existing access onto Church Street could be utilised however this is a narrow rural lane and considered suitable for a limited number of units only.
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.
Key messages from SA	Health centre Bus stop
Land Use	
Developable area (ha)	0.63
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

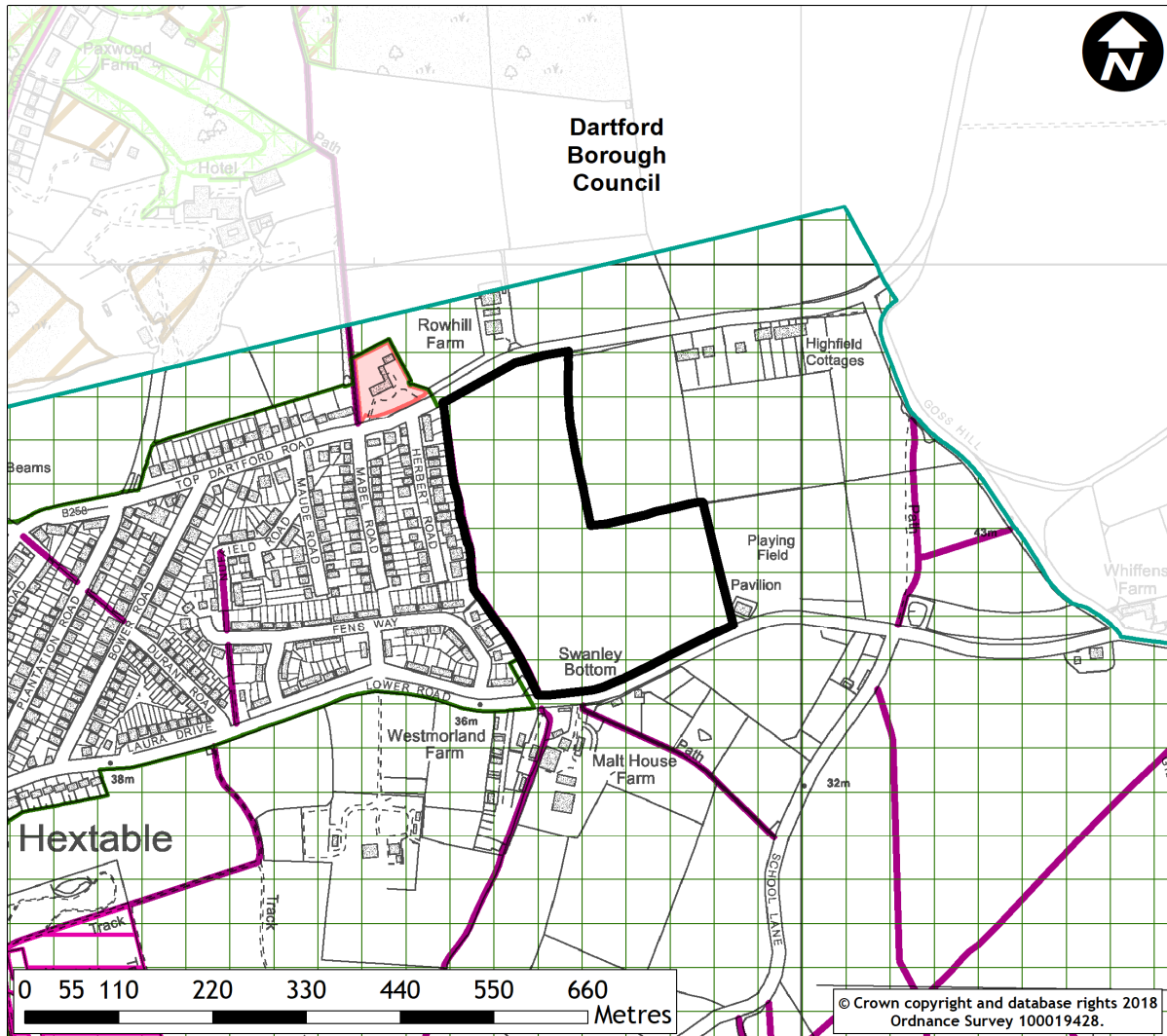
H09 - LAND SOUTH OF LONDON ROAD AND WEST OF SCHOOL LANE, WEST KINGSDOWN



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO9
SHELAA category	4
SHELAA conclusion	Deliverable and developable
SHELAA yield	330 – 440 residential units
Density	30- 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural field used for arable crop production.
Access requirements	A new access onto London Road would be required as well as an additional access to serve more than 50 units.
Green Belt strength & boundary issues	Green Belt strength: Strong Weak performing RA24. Located adjacent to West Kingsdown urban confines
Viability issues	No constraints that could render the site financially unviable.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Kent downs AONB Town/Local Centre
Land Use	
Developable area (ha)	12.84
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

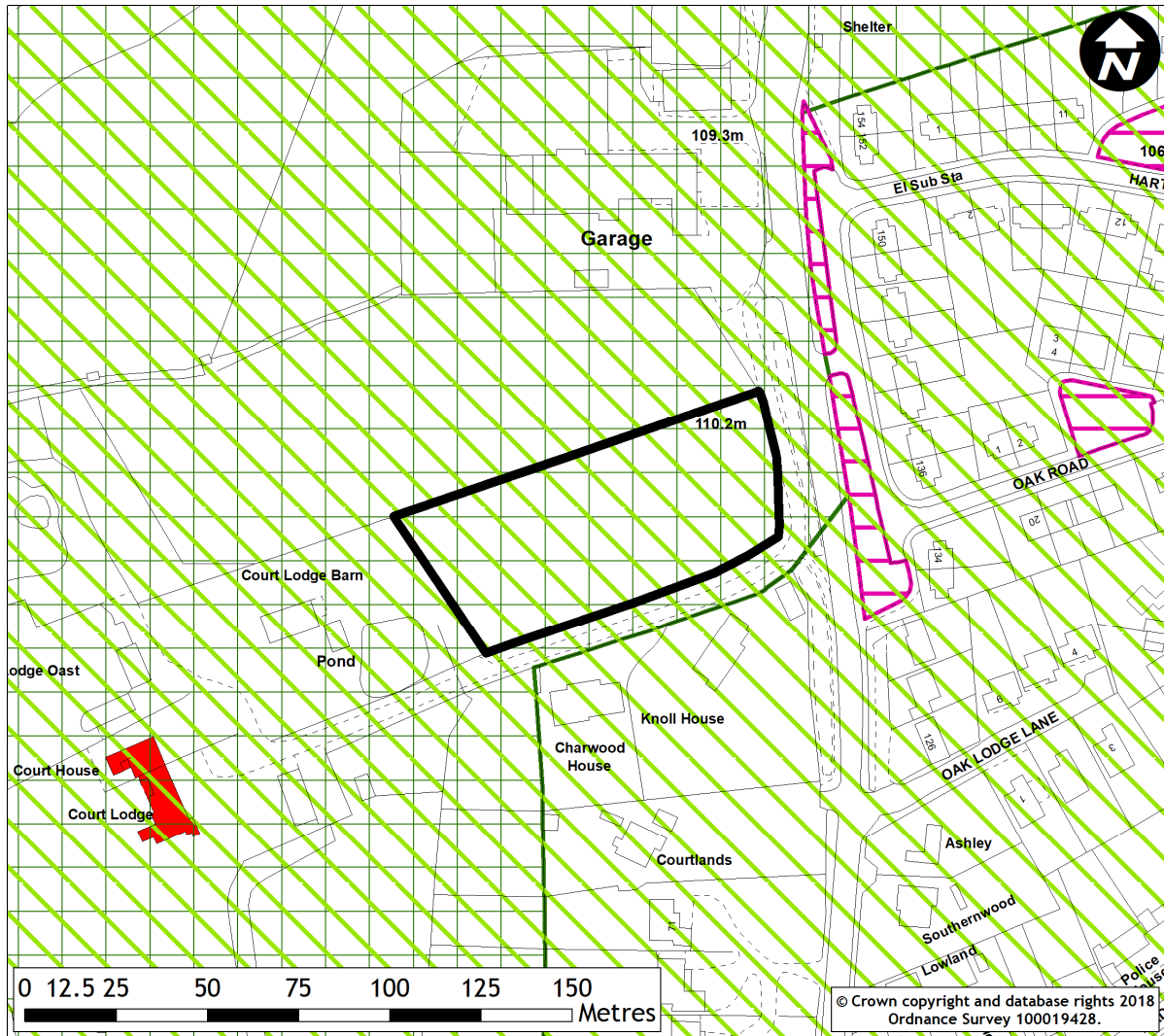
HO23 - FENS FARM, LOWER ROAD, HEXTABLE



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO23
SHELAA category	4
SHELAA conclusion	Developable
SHELAA yield	227 – 302 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	6 – 10 years
Will an existing use be lost? If yes, what?	Agricultural field used for arable crop production
Access requirements	A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units.
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No constraints that could render the site financially unviable.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	7.57
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

H036 - LAND EAST OF COURT LODGE BARN, LONDON ROAD, WESTERHAM



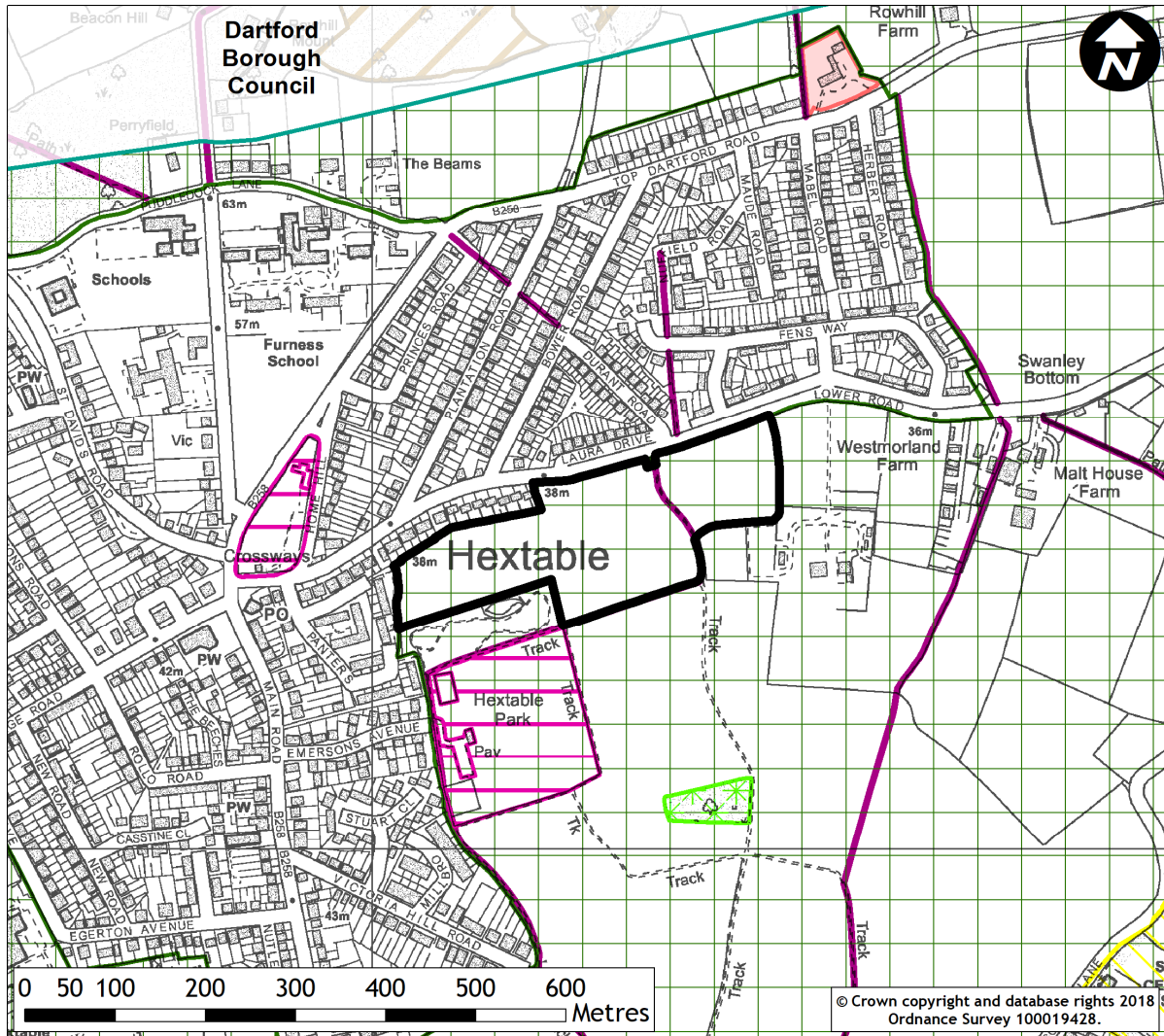
SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO36
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	12 – 16 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Paddock used for grazing
Access requirements	New access onto London Road would be required.
Green Belt strength & boundary issues	Green Belt strength: Strong Weak performing RA9 The parcel is located to the east of Westerham and west of Brasted. It is bounded by the A233 (Beggars Lane) to the north and east, the River Darent to the south, and the built-up area of Westerham to the west.
Viability issues	No constraints that could render the site financially unviable
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Kent downs AONB School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.42
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO42
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	9 – 12 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Grassland which also includes storage
Access requirements	Existing access onto London Road could be utilised
Green Belt strength & boundary issues	Green Belt strength: Strong Weakly performing in RA24. Located adjacent to West Kingsdown boundary confines
Viability issues	No constraints that could render the site financially unviable
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Town/ Local Centre
Land Use	
Developable area (ha)	0.31
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

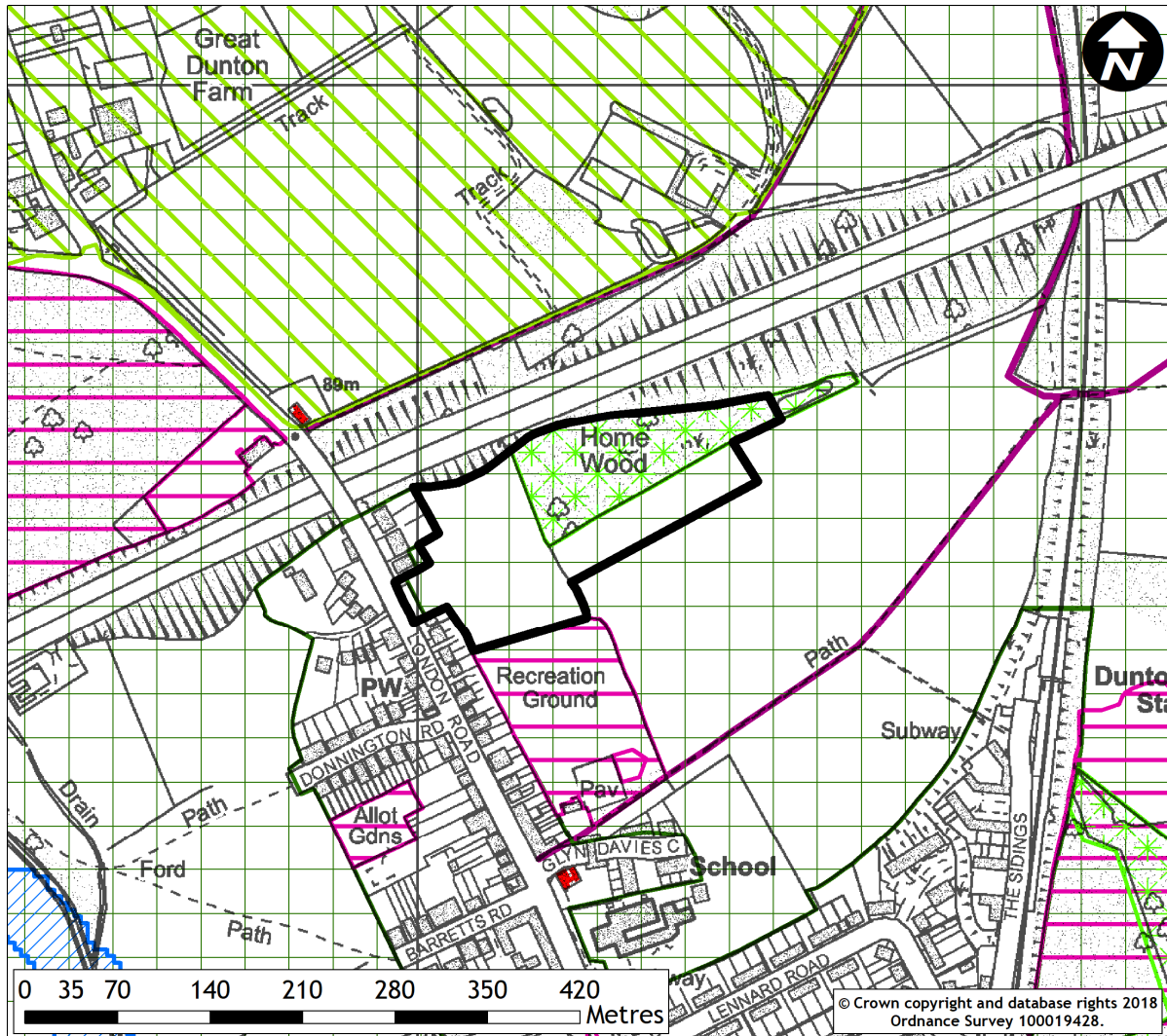
HO55 - LAND SOUTH OF LOWER ROAD, HEXTABLE



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO55
SHELAA category	4
SHELAA conclusion	Developable
SHELAA yield	148 – 198 residential dwellings
SHELAA density	30 – 40 DPH
When will development be delivered?	6 -10 years
Will an existing use be lost? If yes, what?	Agricultural field used for arable crop production.
Access requirements	A new access onto Lower Road would be required. A new access would also be required to serve more than 50 units.
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No constraints that could make the site financially viable/
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Grade 1 or 2 Agricultural land Health Centre Bus Stop
Land Use	
Developable area (ha)	4.96
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

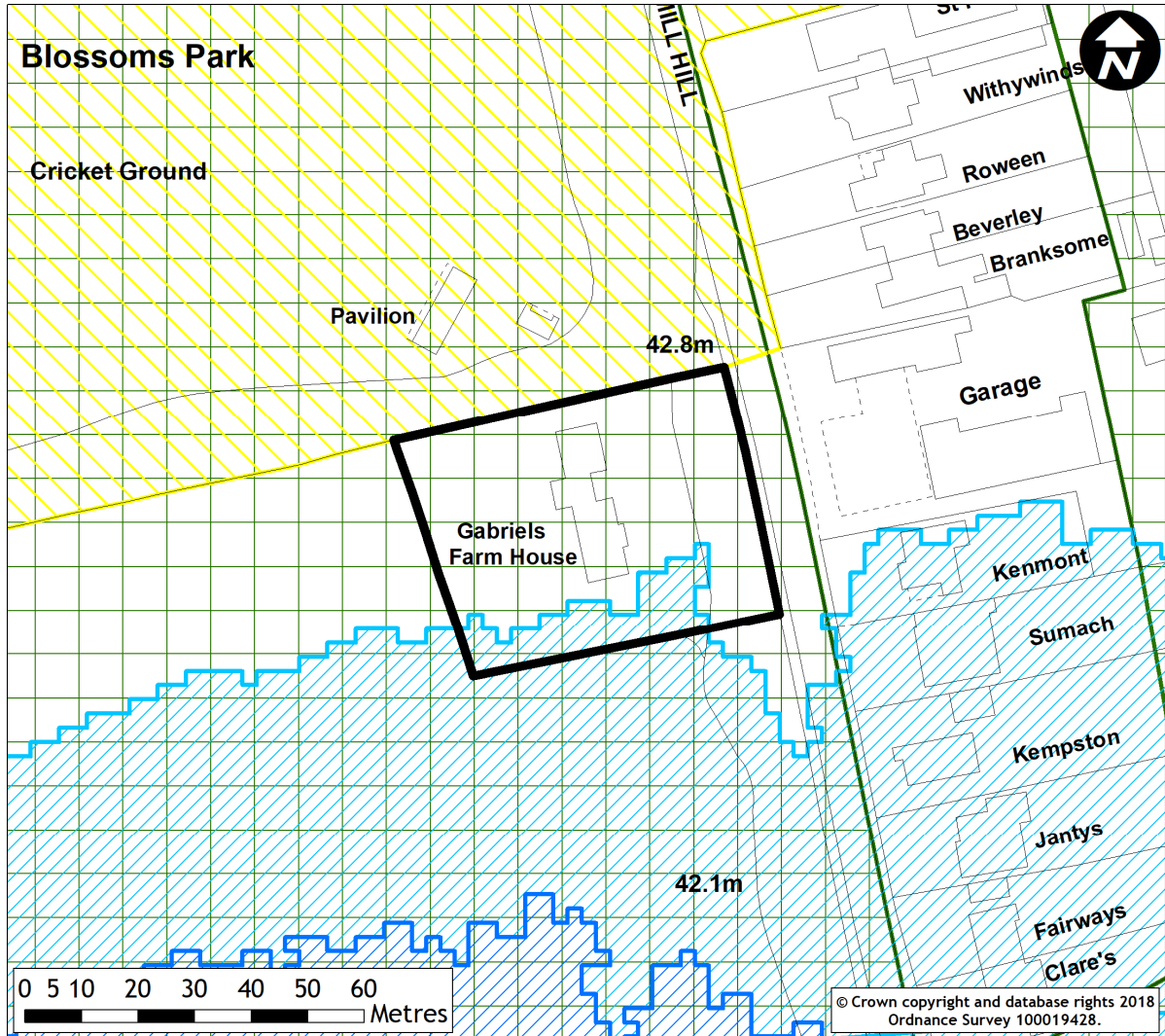
HO61 - LAND REAR OF THE VILLAGE HALL, LONDON ROAD, DUNTON GREEN



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO61
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	22 – 30 residential units (already included in wider site HO70)
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Open field and area of ancient woodland.
Access requirements	A new access onto London Road would be required as well as an additional access to serve more than 50 units.
Green Belt strength & boundary issues	Green Belt strength: Moderate Weak performing RA19. The site is located adjacent to Dunton Green urban confines. Bounded by London Road to the west, M26 to the north, railway line to the east and village hall to the south.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Ancient woodland. Forms part of HO70.
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Adjacent to ancient woodland AQMA Health Centre
Land Use	
Developable area (ha)	2.83
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

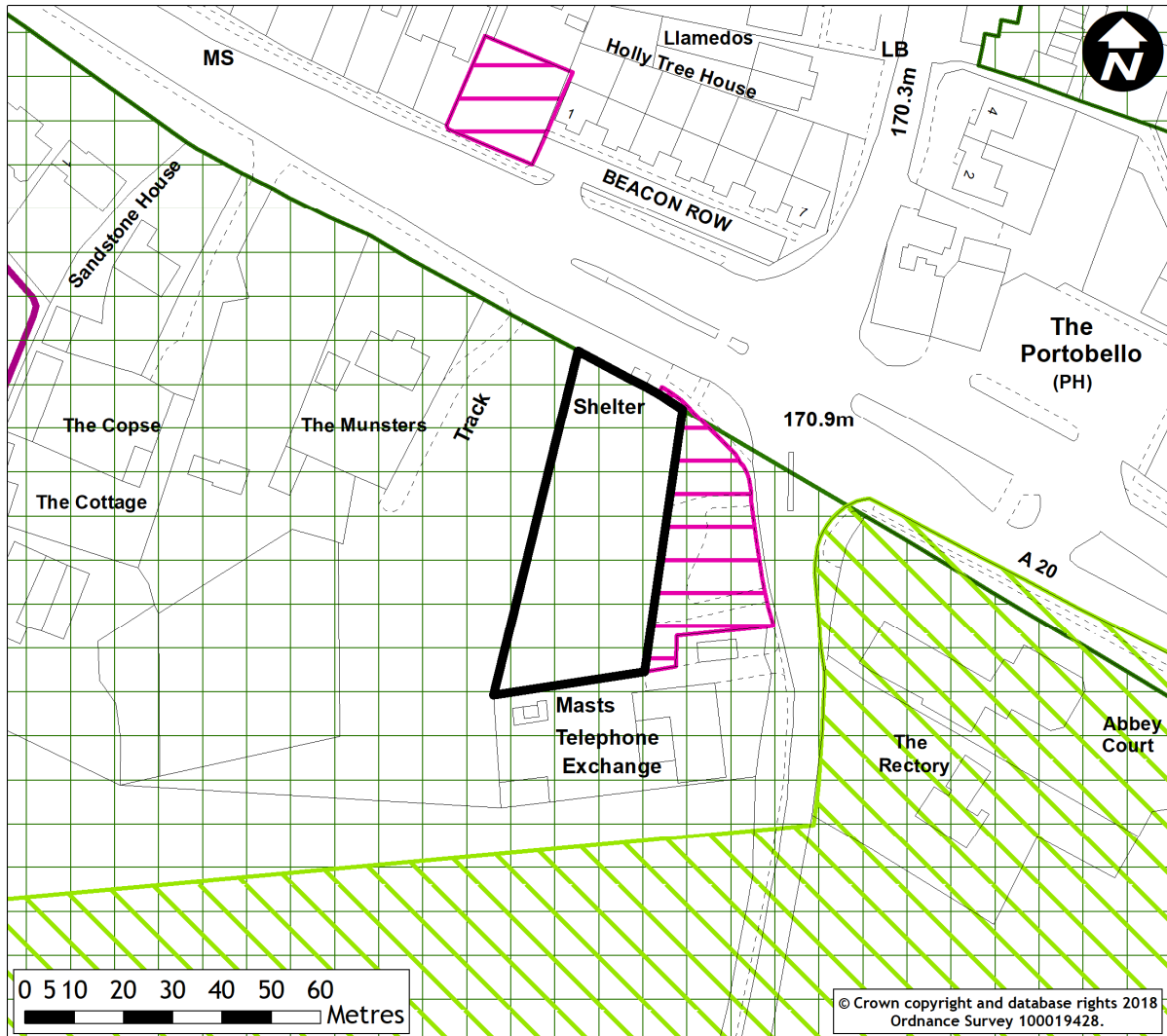
HO62 - GABRIELS FARMHOUSE, MILL HILL, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO62
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	6-8 Residential Units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Residential dwelling and garden
Access requirements	The existing access onto Mill Hill could be utilised.
Green Belt strength & boundary issues	Moderate
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Concerns are raised over any impact the development of this site may have on the setting of the adjacent conservation area.
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.
Key messages from SA	Conservation area School Health centre
Land Use	
Developable area (ha)	0.26
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

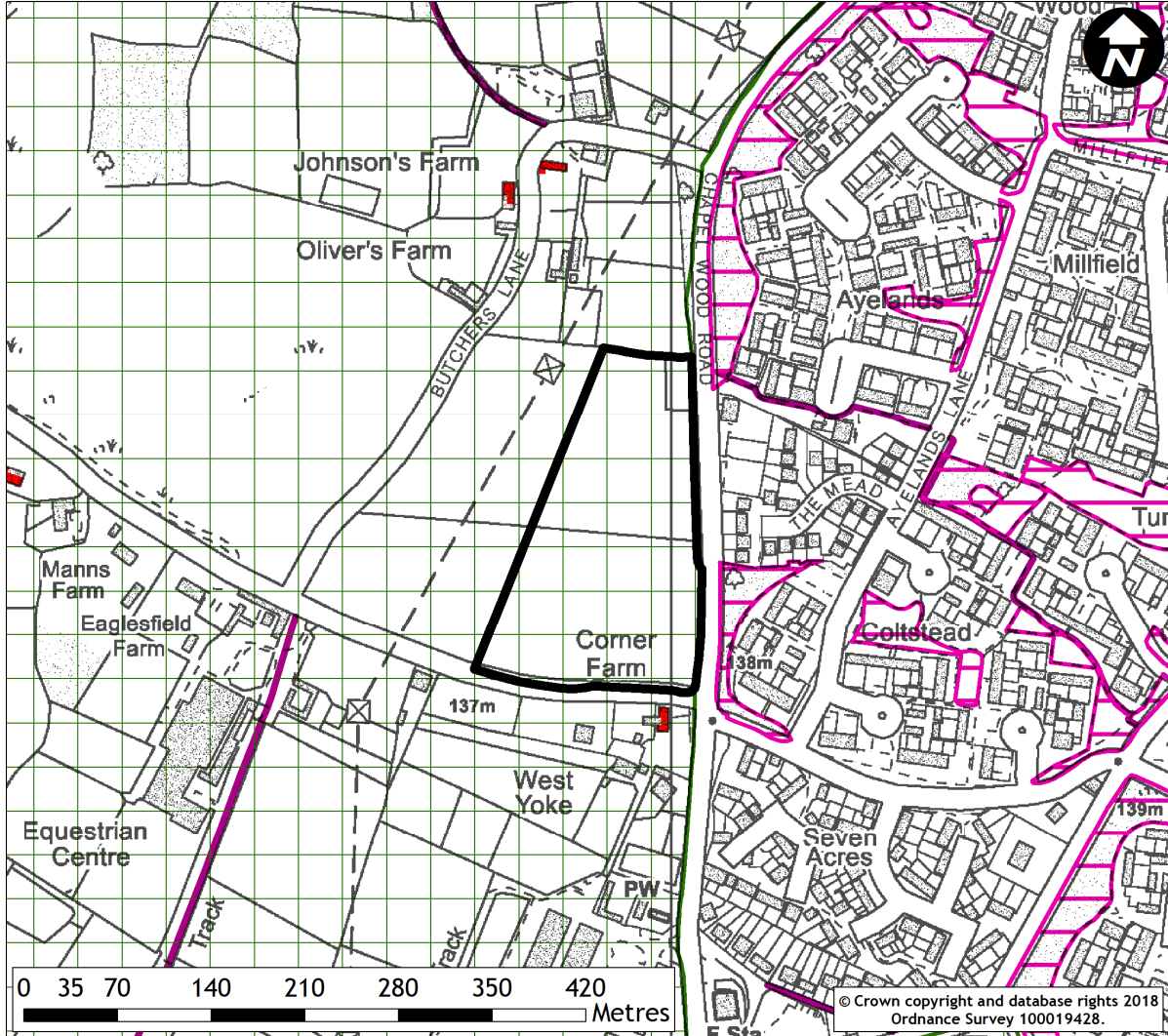
HO64 - LAND NORTH OF THE TELEPHONE EXCHANGE, LONDON ROAD, WEST KINGSDOWN



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO64
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	5 – 6 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Fenced grassland
Access requirements	The existing access onto London Road could be utilised.
Green Belt strength & boundary issues	Green Belt strength: Strong Weak performing RA24. The site is located adjacent to the West Kingsdown urban confines. Bounded by London Road to the north, telephone exchange to the east, and residential development to the west. Open countryside to the south.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Town/local centre
Land Use	
Developable area (ha)	0.17
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

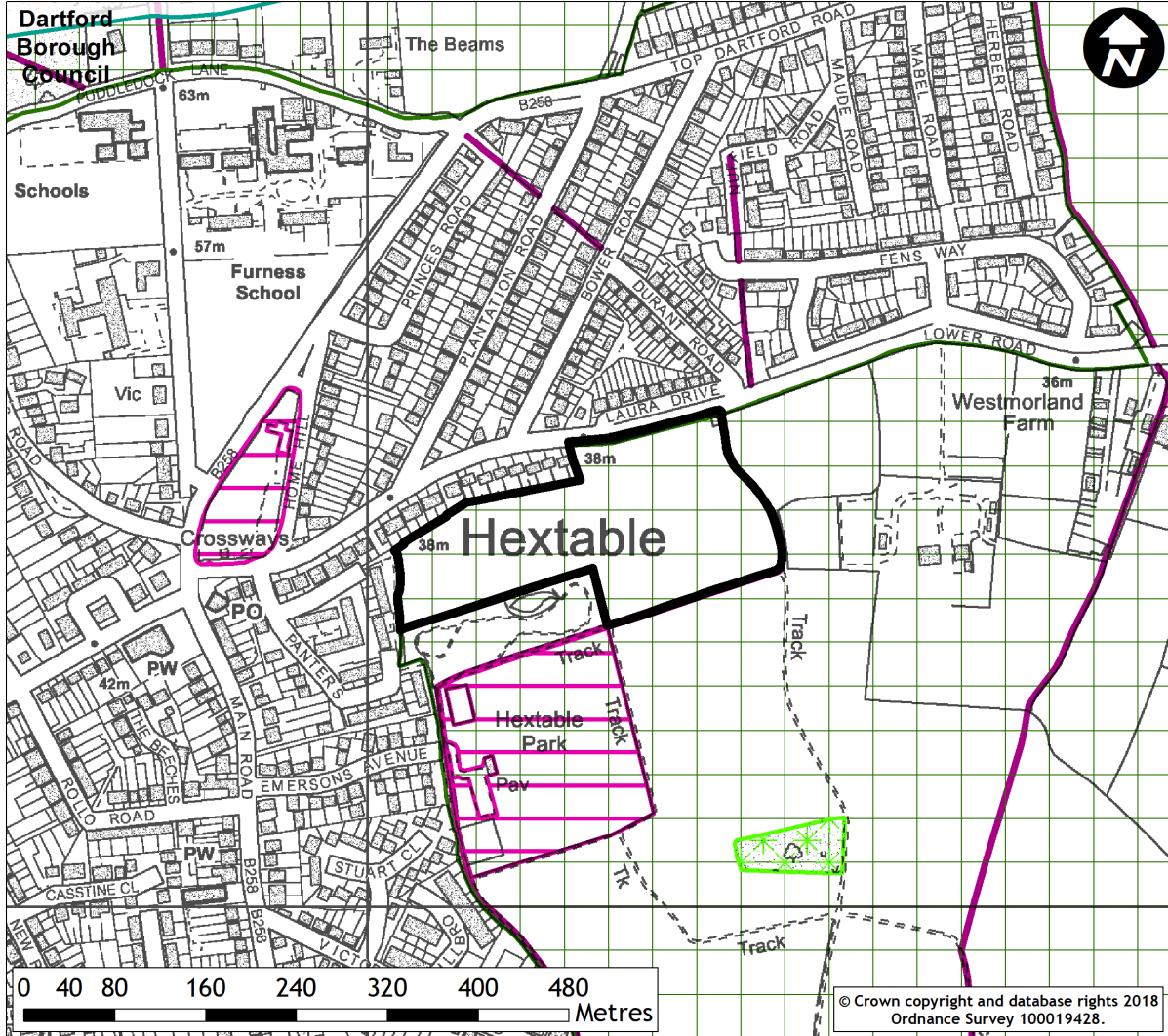
HO72 - LAND AT THE CORNER OF CHAPEL WOOD ROAD AND WEST YOKE, ASH



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO72
SHELAA category	4
SHELAA conclusion	Developable
SHELAA yield	90 – 120 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural field for grazing
Access requirements	A new access onto Chapel Wood Road would be required as well as an additional access to serve more than 50 units
Green Belt strength & boundary issues	Strong Adjacent to New Ash Green urban confines. Bounded by Chapel Wood Road to the east, Manor Lane to the south, open countryside to the north and east.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Concerns are raised over any impact a redevelopment would have on the setting of the adjacent listed building.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	School Health Centre
Land Use	
Developable area (ha)	3.00
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan

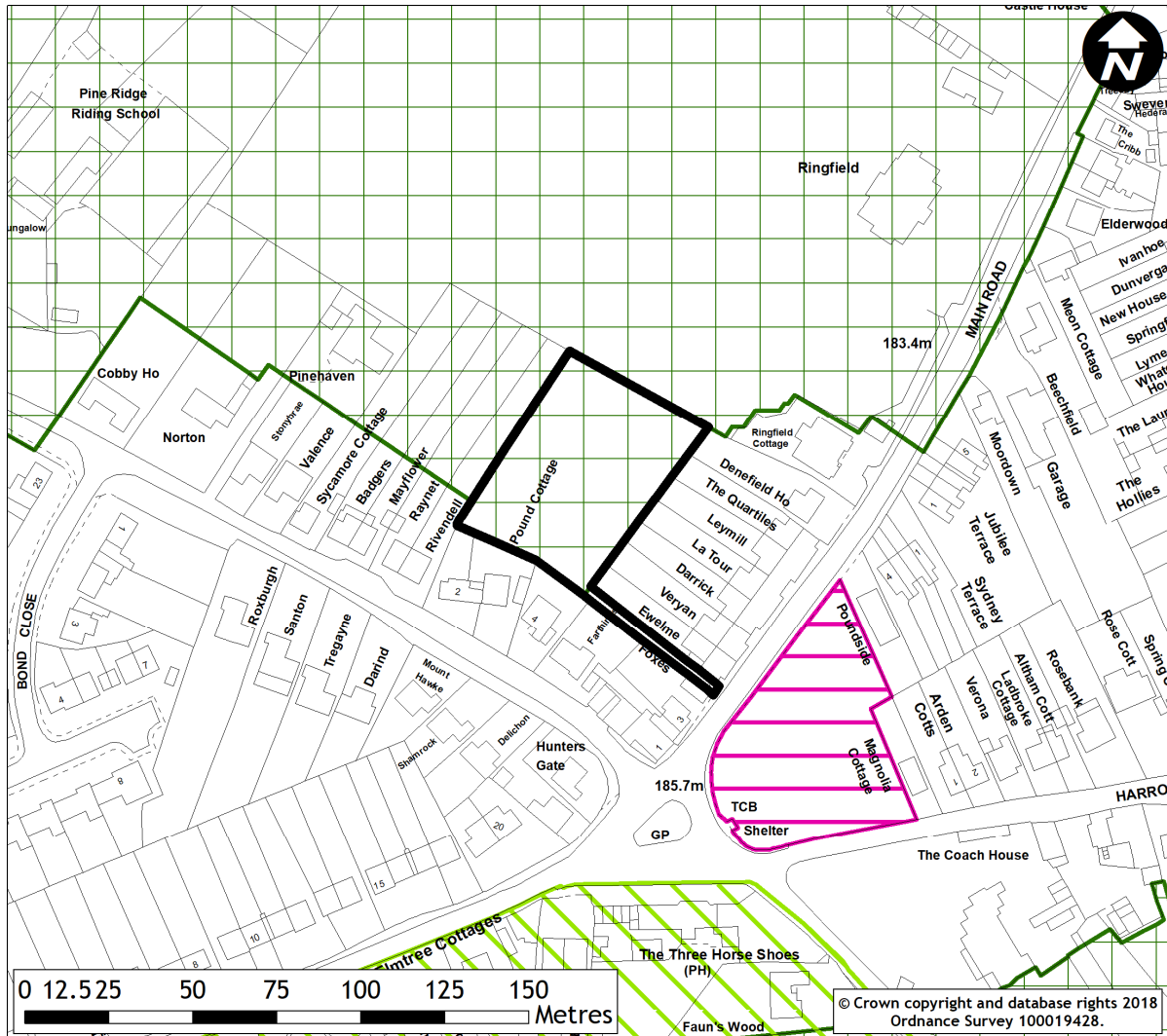
HO74 - LAND SOUTH OF LOWER ROAD, HEXTABLE



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO74
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	112 – 149 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural field for arable crop production
Access requirements	A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units.
Green Belt strength & boundary issues	Strong Adjacent to Hextable urban confines. Bounded by Lower Road and residential development to the north, residential development to the west, Hextable Park to the south and open countryside to the east.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Given the proximity to existing residential units along Lower Road there are some concerns over amenity impacts which could be addressed through high quality design.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre Bus Stop
Land Use	
Developable area (ha)	3.74
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

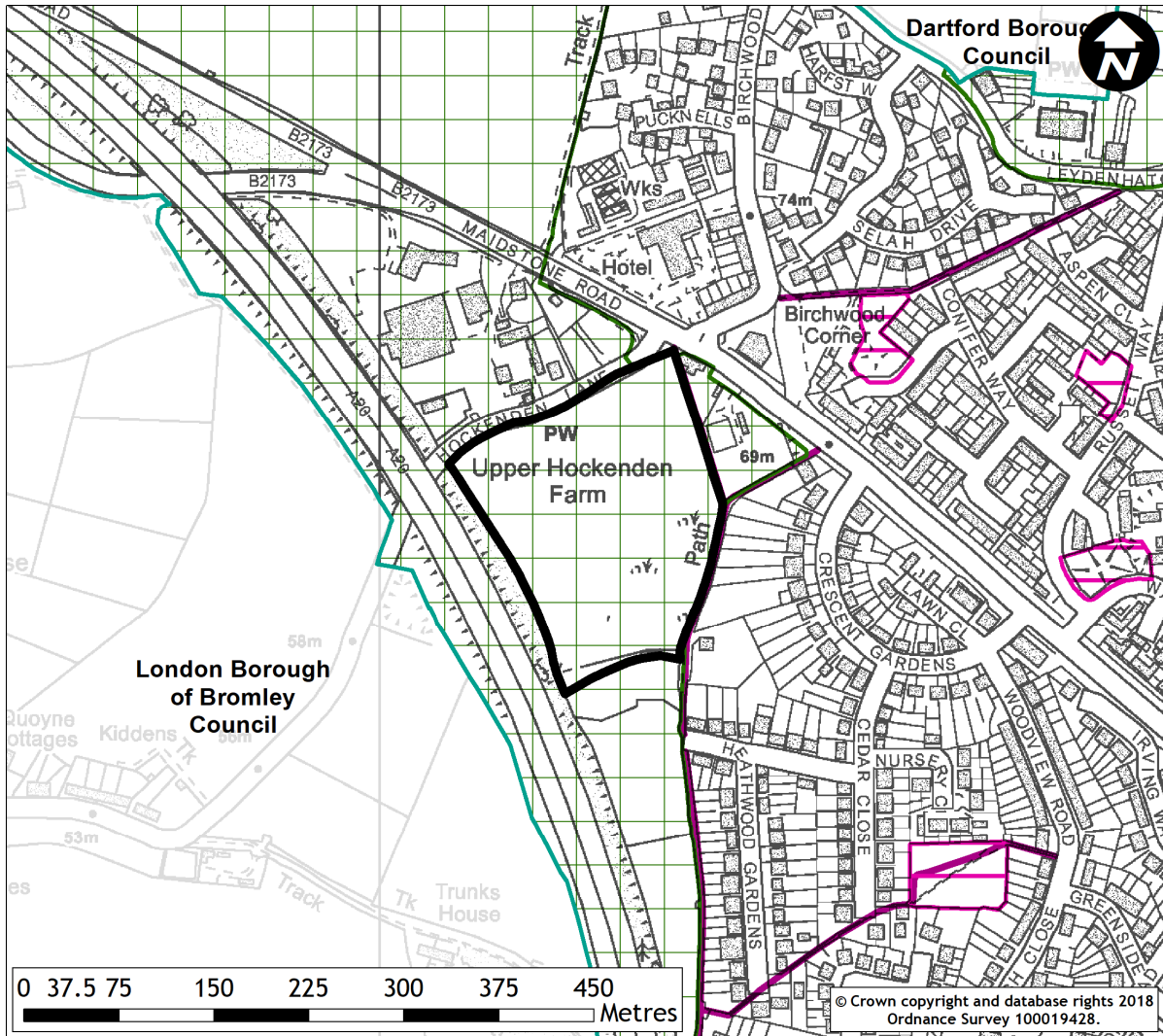
HO79 - LAND REAR OF EWELME, MAIN ROAD, KNOCKHOLT



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO79
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	8 - 11 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Scrubland and access track
Access requirements	The existing access onto Main Road could be utilised for a limited number of dwellings if improved.
Green Belt strength & boundary issues	Strong Adjacent to Knockholt urban confines. Bounded by residential development to the east and south, woodland to the north and rear gardens to the west.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Given the proximity to existing residential units, there are some concerns over amenity impacts which could be addressed through high quality design.
Deliverability summary	Red – due to no evidenced infrastructure benefits, moderate/strongly performing green belt and issues with access.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits, moderate/strongly performing green belt and issues with access.
Key messages from SA	School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.29
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

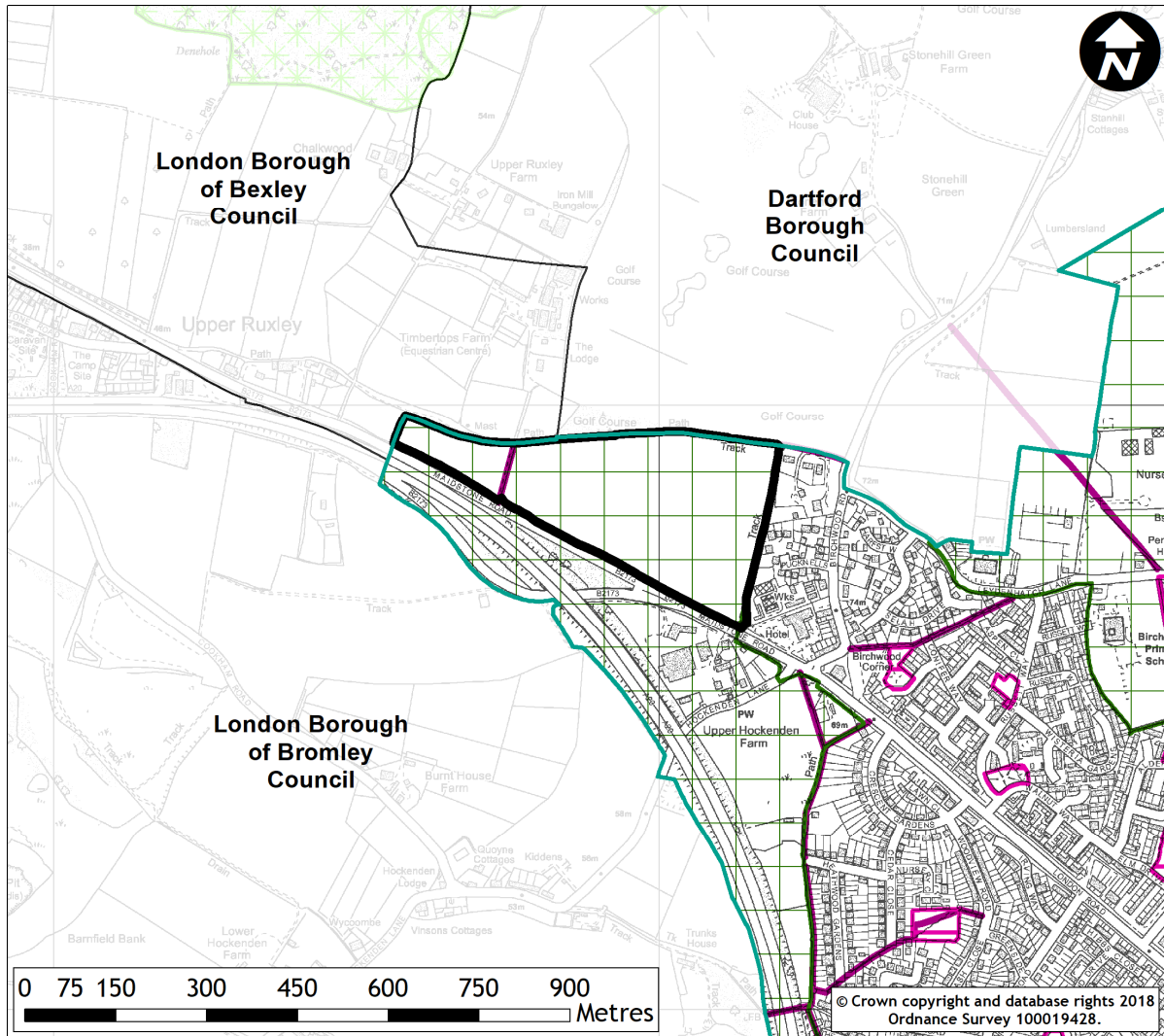
HO88 - LAND SOUTH OF HOCKENDEN LANE, SWANLEY



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO88
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	55 – 74 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural land for arable crop production
Access requirements	A new access onto Hockenden Lane would be required as well as an additional access to serve more than 50 units.
Green Belt strength & boundary issues	Moderate Weak performing RA30.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey.
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Grade 1 or 2 agricultural land School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	3.48
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

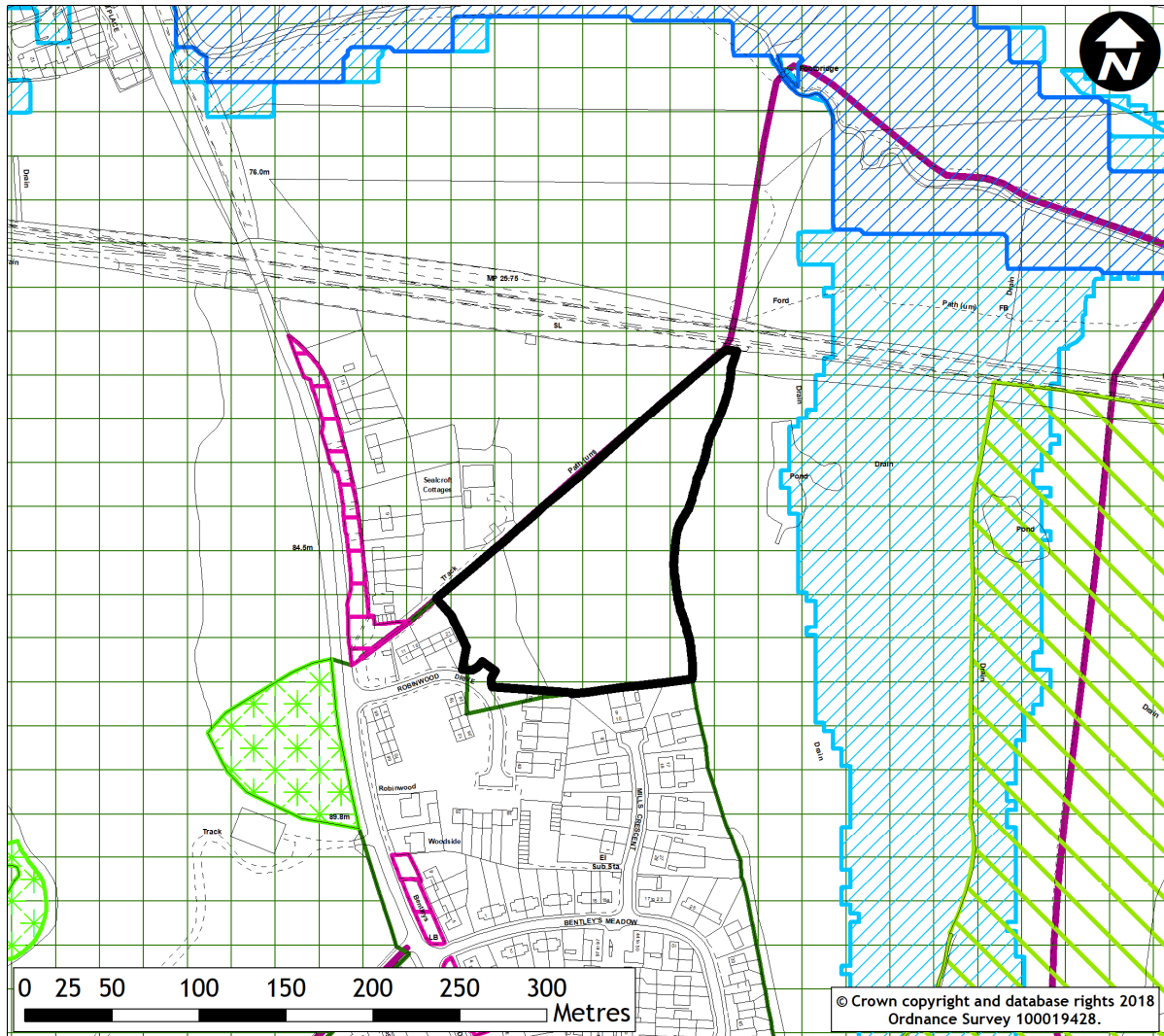
HO89 - Land north of Maidstone Road, Swanley



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO89
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	141 - 188 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural land and scrubland
Access requirements	A new access onto Maidstone Road would be required as well as an additional access to serve more than 50 units.
Green Belt strength & boundary issues	Strong Adjacent to Swanley urban confines. Bounded by Maidstone Road to the south, residential development to the east, golf course to the north and open countryside to the west
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	10.64
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

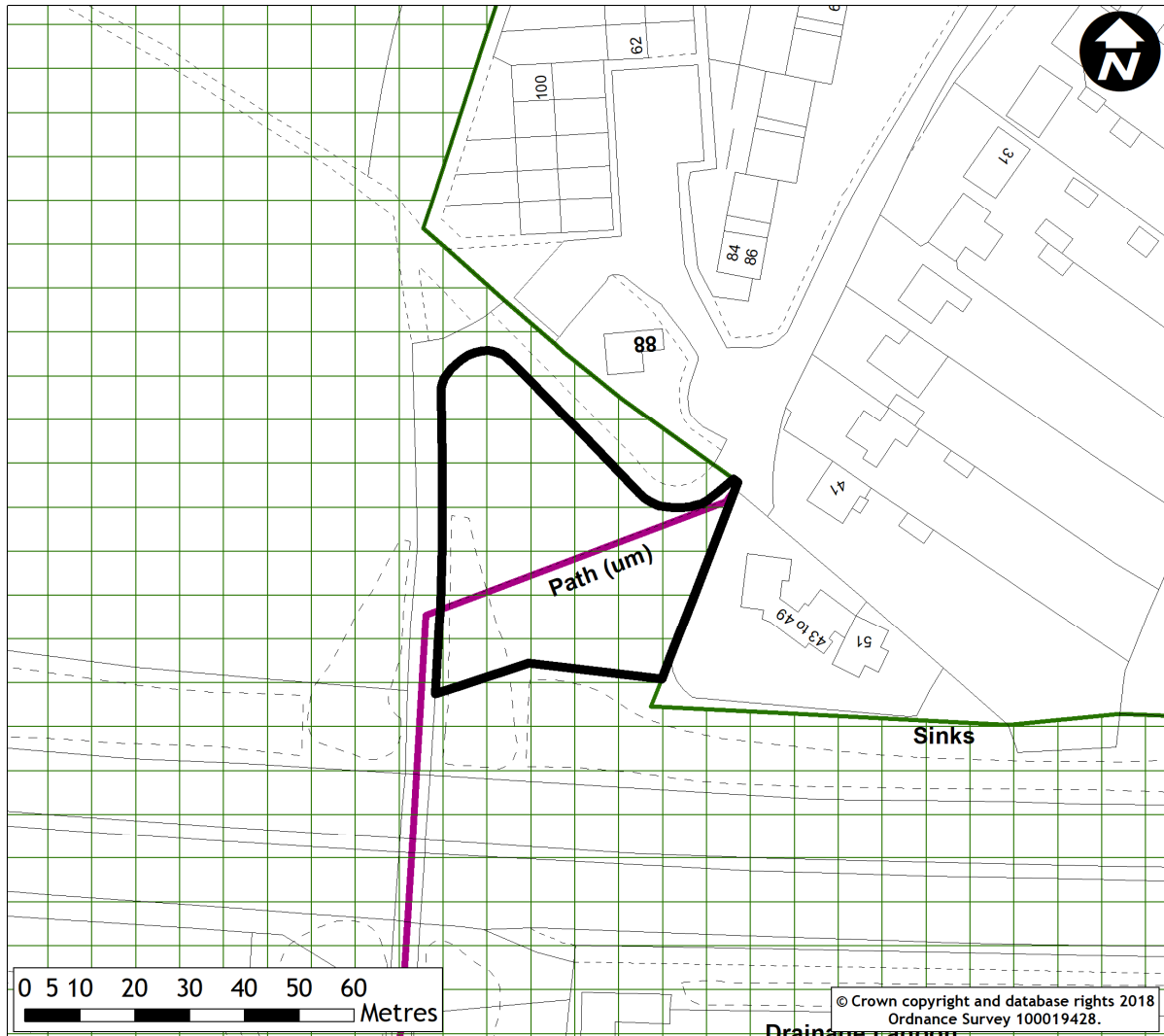
HO103 - LAND NORTH EAST OF ROBINWOOD DRIVE, SEAL



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO103
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	49 – 65 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Grassland
Access requirements	The existing access onto Robinwood Drive could be utilised if improved.
Green Belt strength & boundary issues	Strong Adjacent to Seal urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.64
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

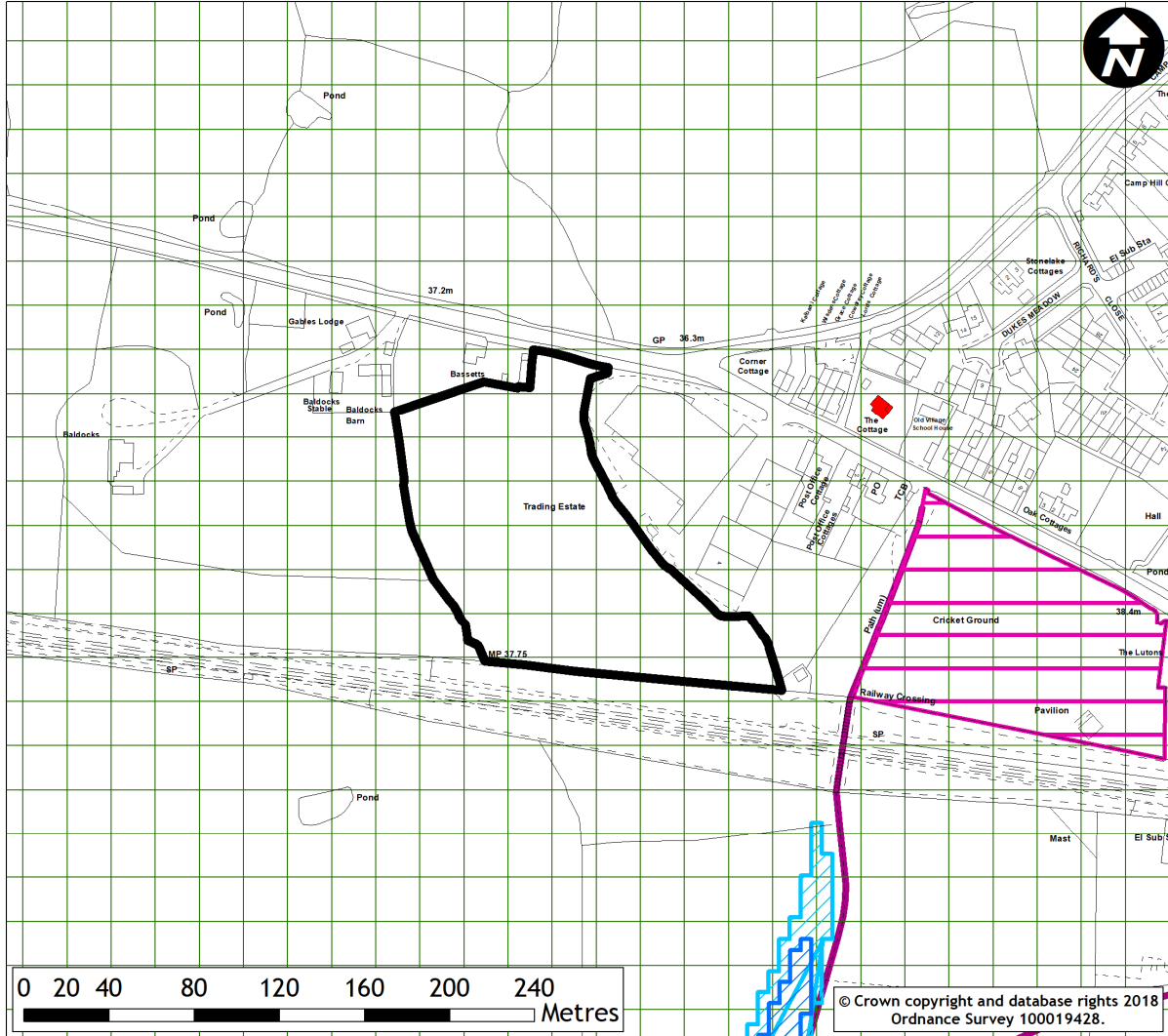
HO107 - LAND SOUTH OF PARK LANE, KEMSING



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO107
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	6 – 8 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Scrubland
Access requirements	The existing access onto Park Lane could be utilised if improved.
Green Belt strength & boundary issues	Strong Adjacent to Kemsing urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Concerns are raised with regards to air quality and potential noise issues given the close proximity of the M26
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.21
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

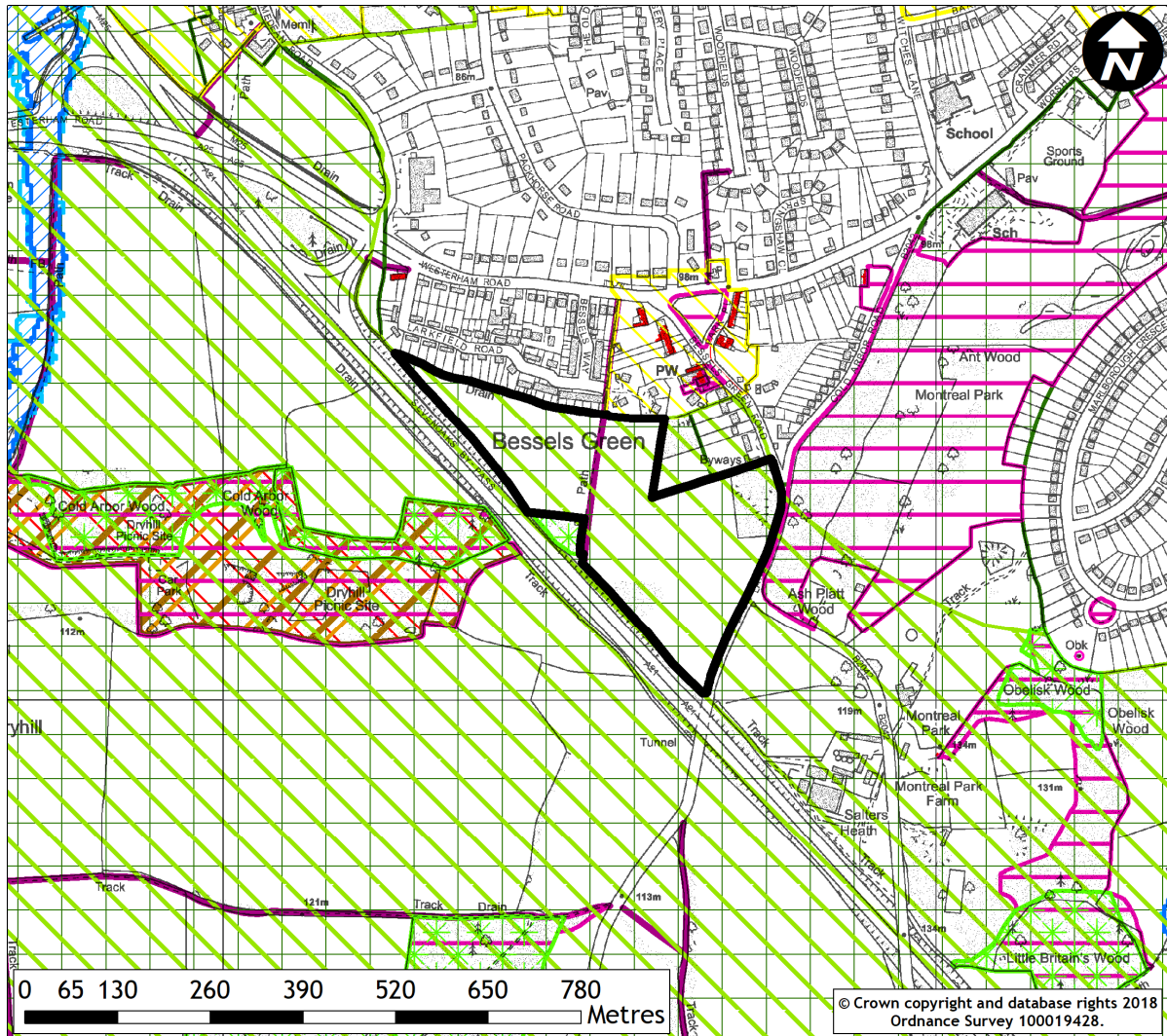
HO110 - LAND WEST OF CAUSEWAY HOUSE, TONBRIDGE ROAD, CHIDDINGSTONE CAUSEWAY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO110
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA Density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	N/A
Green Belt strength & boundary issues	Green Belt Strength: Moderate
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Close to Chiddingstone Causeway which has services and facilities and railway station.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.51
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

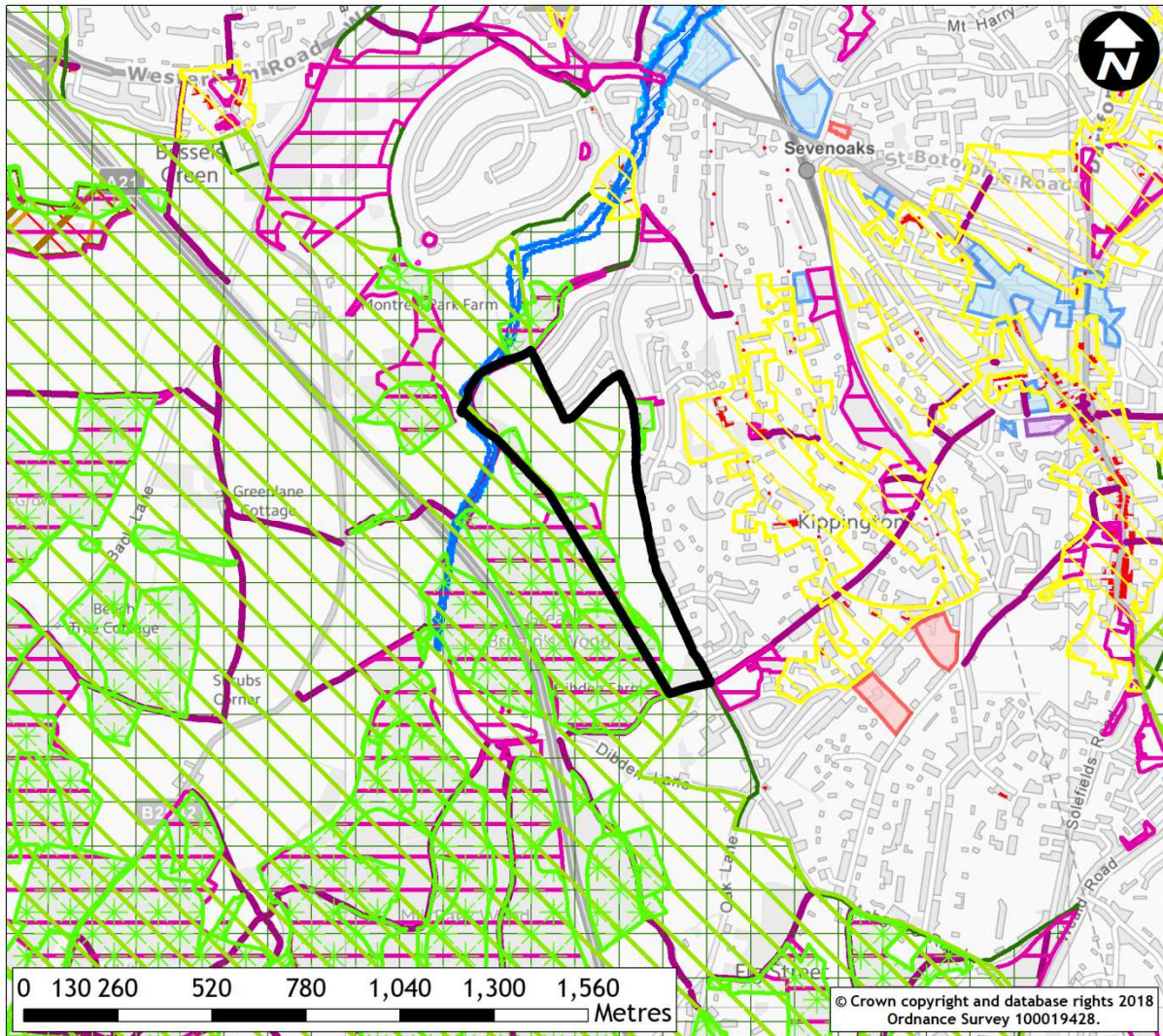
HO119 - LAND BETWEEN BACK LANE AND THE A21, BESSELS GREEN



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO119
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	270 – 360 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Woodland and agricultural field
Access requirements	A new access onto Back Lane would be required as well as an additional access to serve more than 50 units
Green Belt strength & boundary issues	Moderate Weak performing green belt RA14.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Concerns are raised over any impact a development would have on the setting of the adjacent listed buildings and conservation area.
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Conservation Area Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	9.01
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

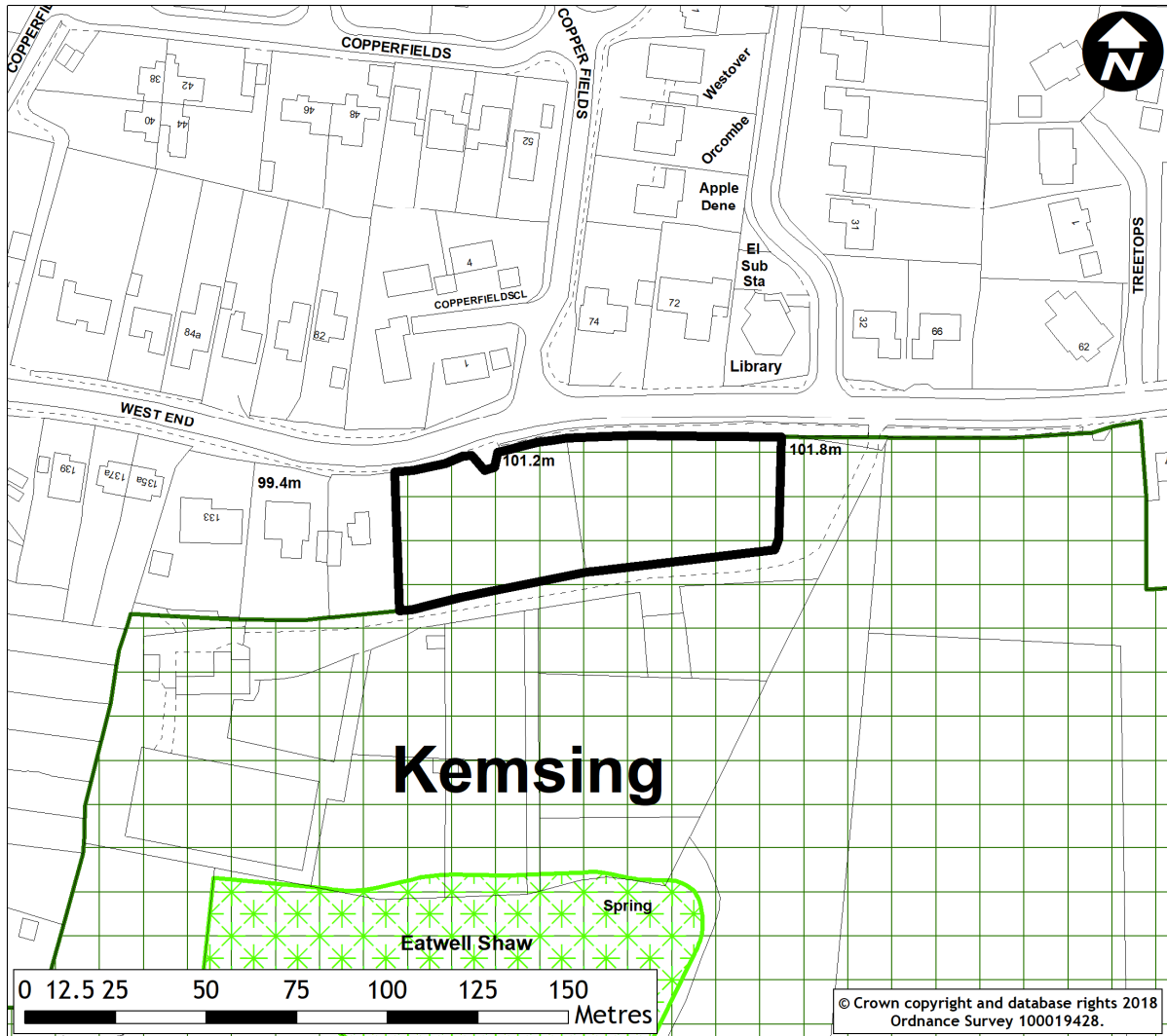
HO120 - LAND WEST OF BRITAINS LANE, SEVENOAKS



SITE AVAILABILITY ASSESSMENT	
Site reference	HO120
Site address	Land west of Brittain's Lane, Sevenoaks
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	132 – 176 residential units
Density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural fields for arable crop production.
Access requirements	A new access onto Brittain's Lane, Downsview Road or Croft would be required as well as an additional access to serve more than 50 units
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Ancient woodland encroaches onto the western boundary.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Kent Downs AONB High Biodiversity, Ancient Woodland School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	21.1
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

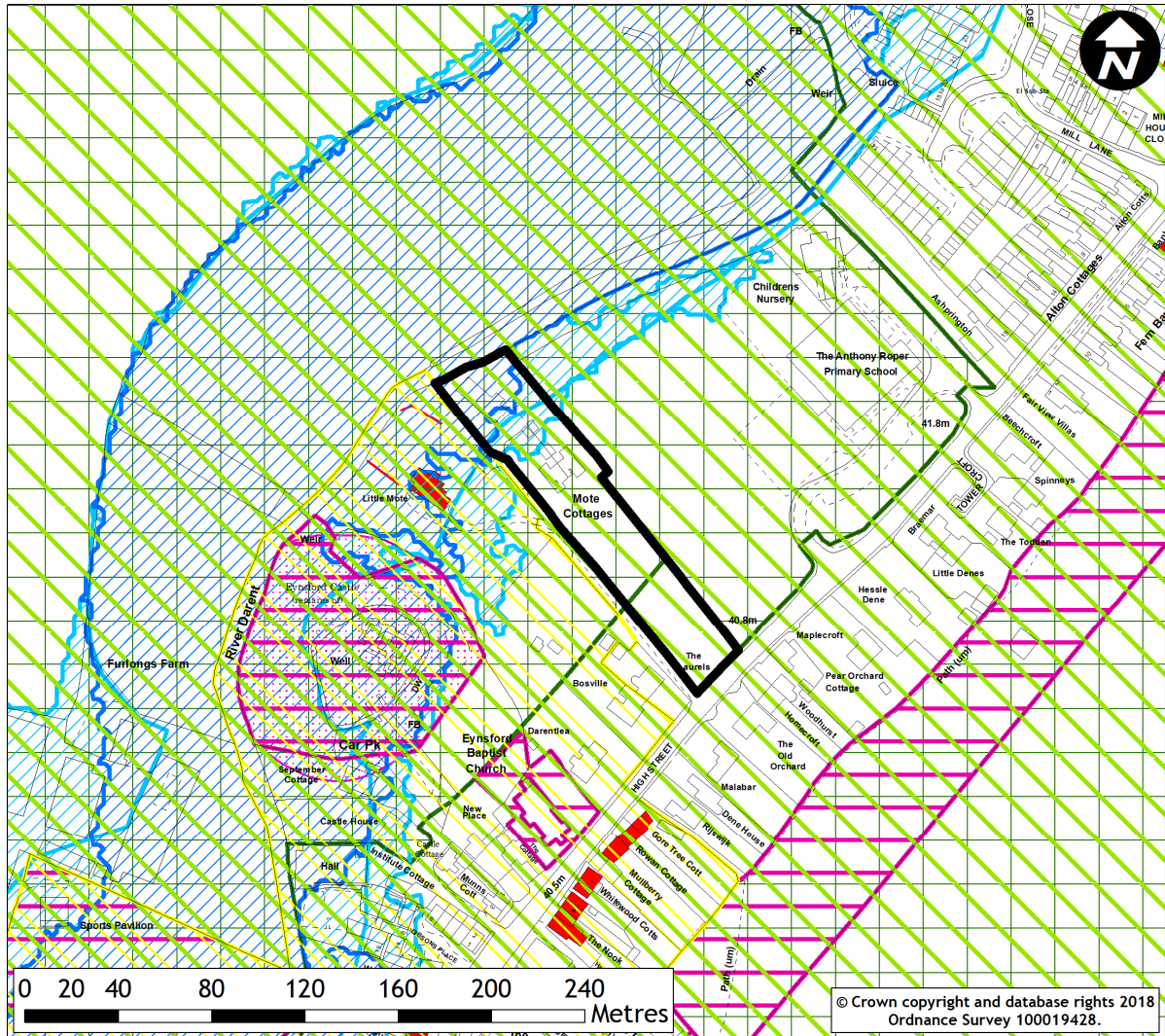
HO126 - LAND SOUTH OF WEST END, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO126
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Paddocks.
Access requirements	The existing access onto West End could be utilised.
Green Belt strength & boundary issues	Strong The site is located adjacent to Kemsing urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing Green Belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing Green Belt.
Key messages from SA	Town/local centre
Land Use	
Developable area (ha)	0.38
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

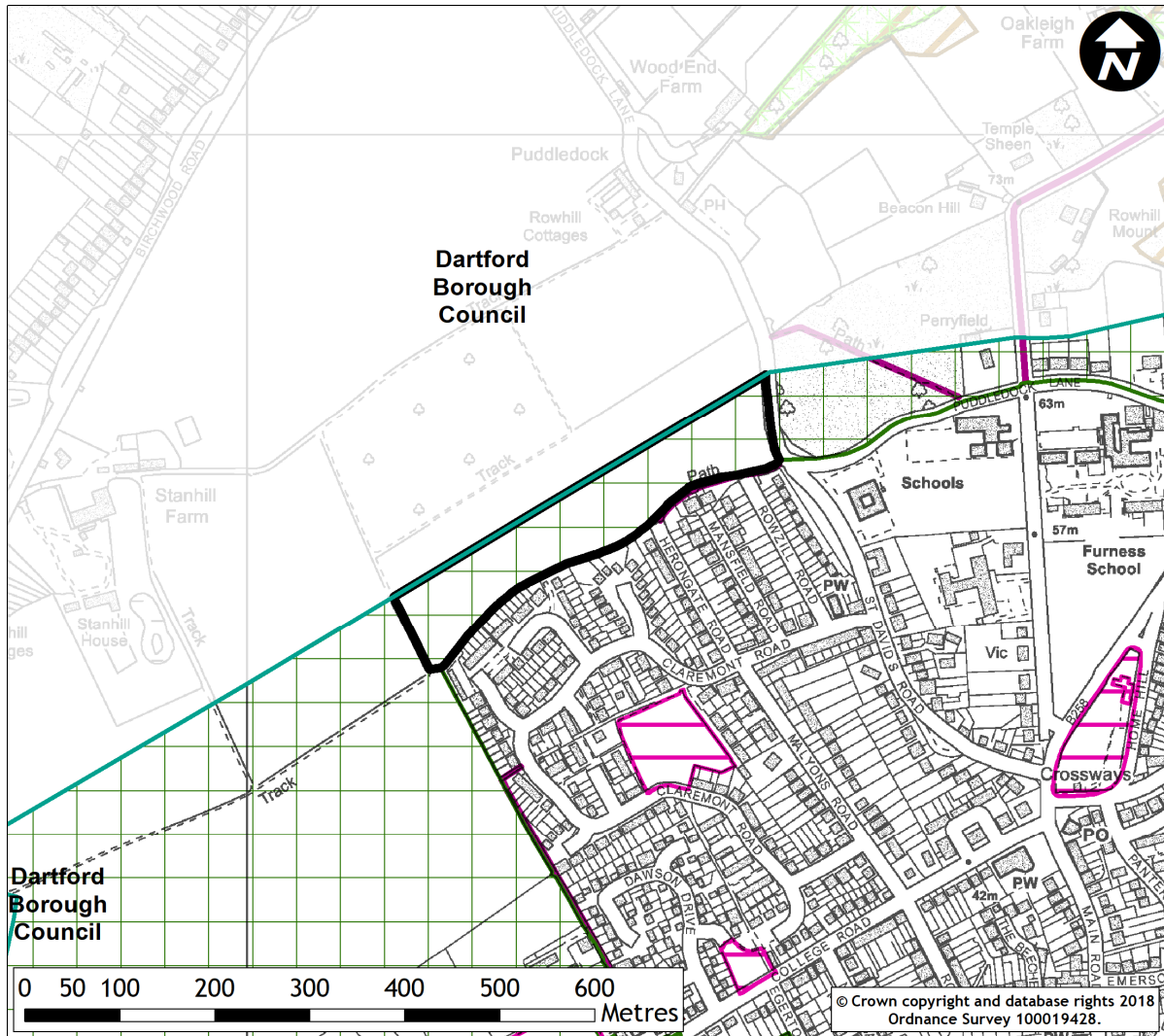
HO135 - LAND AT MOTE COTTAGES, HIGH STREET, EYNSFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO135
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	10-14 Residential Units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	2 residential dwellings, a B2 workshop and area of grassland
Access requirements	The existing access onto the High Street could be utilised.
Green Belt strength & boundary issues	Strong / Partially located within Eynsford urban confines
Viability issues	None
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Concerns regarding the setting of the adjacent conservation area and listed building.
Deliverability summary	Yellow – due to site being located in Green Belt, proportion being NPPF PDL and subject to review of the existing use. No evidenced infrastructure benefits for the greenfield part of the site.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Yellow – due to site being located in Green Belt, proportion being NPPF PDL and subject to review of the existing use. No evidenced infrastructure benefits for the greenfield part of the site.
Key messages from SA	Kent Downs AONB Conservation area Listed building High biodiversity Health centre Town/local centre
Land Use	
Developable area (ha)	0.48
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

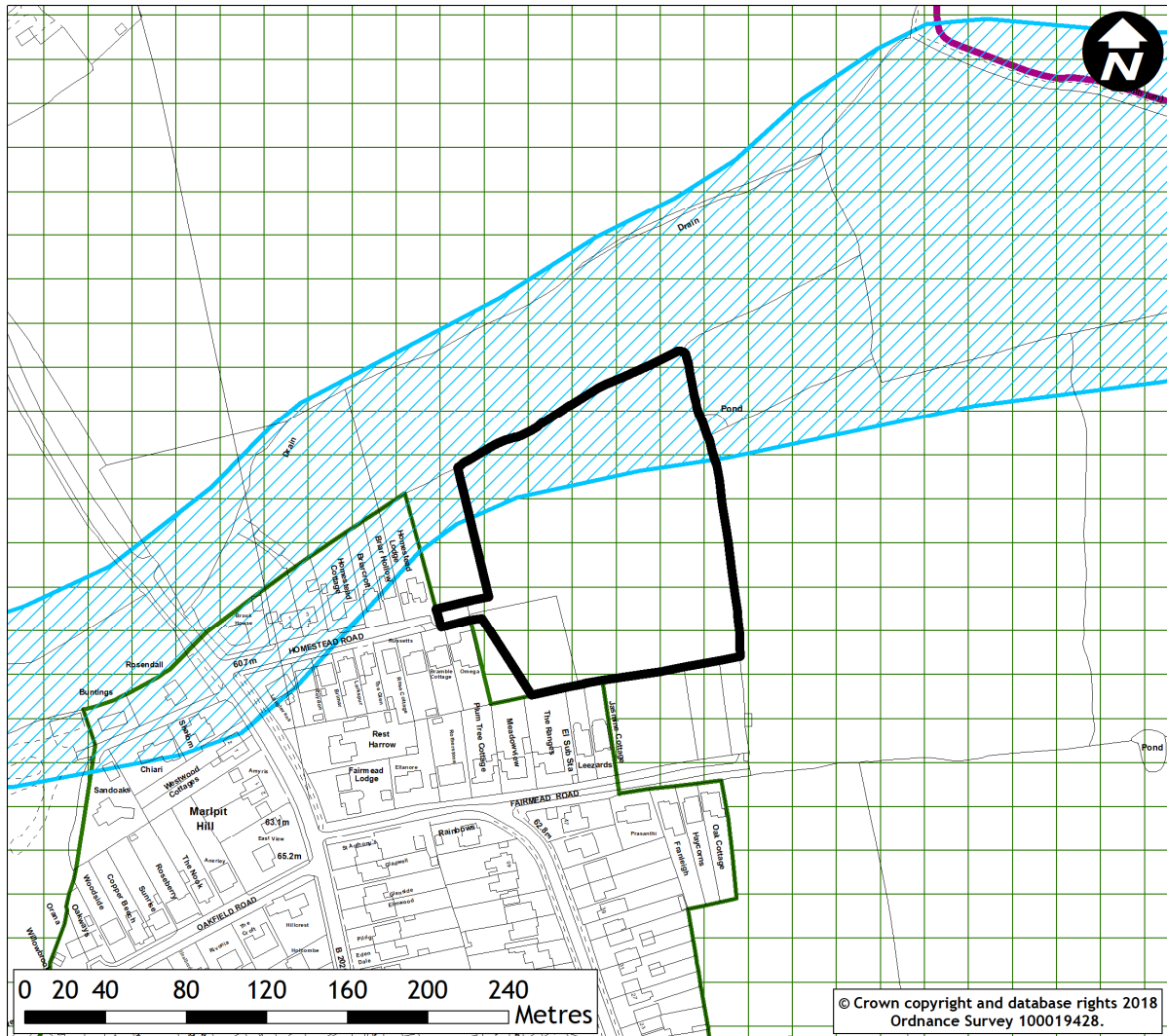
HO139 - LAND AT THE CORNER OF PUDDLEDOCK LANE AND ST DAVID'S ROAD, HEXTABLE



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO139
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	1- 5 years
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	A new access onto Puddledock Lane would be required however there are safety concerns due to the tight bend. An additional access would also be required to serve more than 50 units and it is not possible to see how this could be achieved without third party involvement.
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	The site is located adjacent to Hextable urban confines.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre Bus Stop
Land Use	
Developable area (ha)	3.14
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

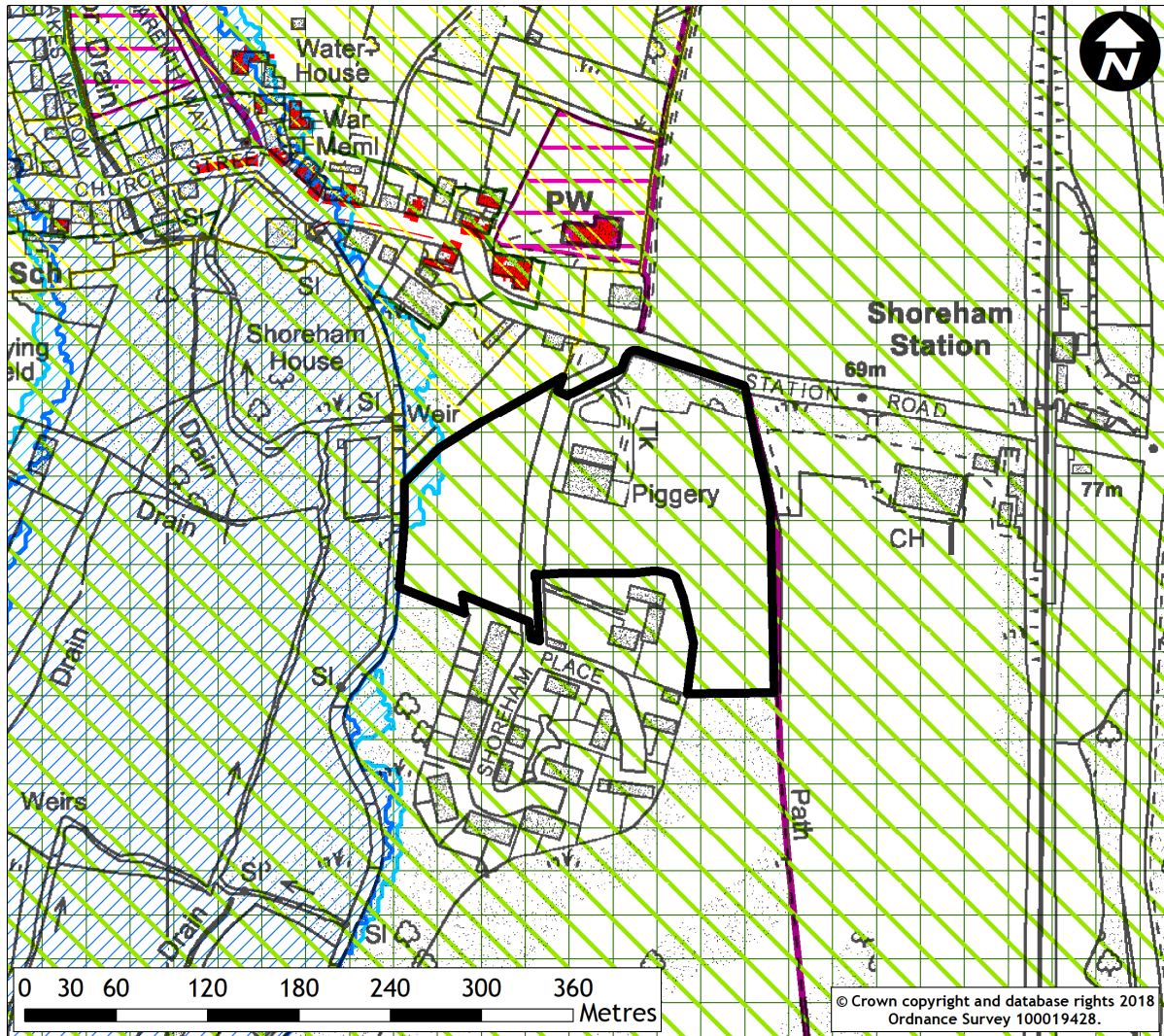
HO154 - LAND EAST OF OMEGA, HOMESTEAD ROAD, EDENBRIDGE



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO154
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	31 – 42 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Greenfield for grazing
Access requirements	The existing access onto Homestead Road could be utilised if improved.
Green Belt strength & boundary issues	Strong Adjacent to Edenbridge urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Partially within flood zone 2 to the north of the site, requires a flood risk assessment.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	School Health Centre Bus Stop Town/local centres
Land Use	
Developable area (ha)	1.69
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

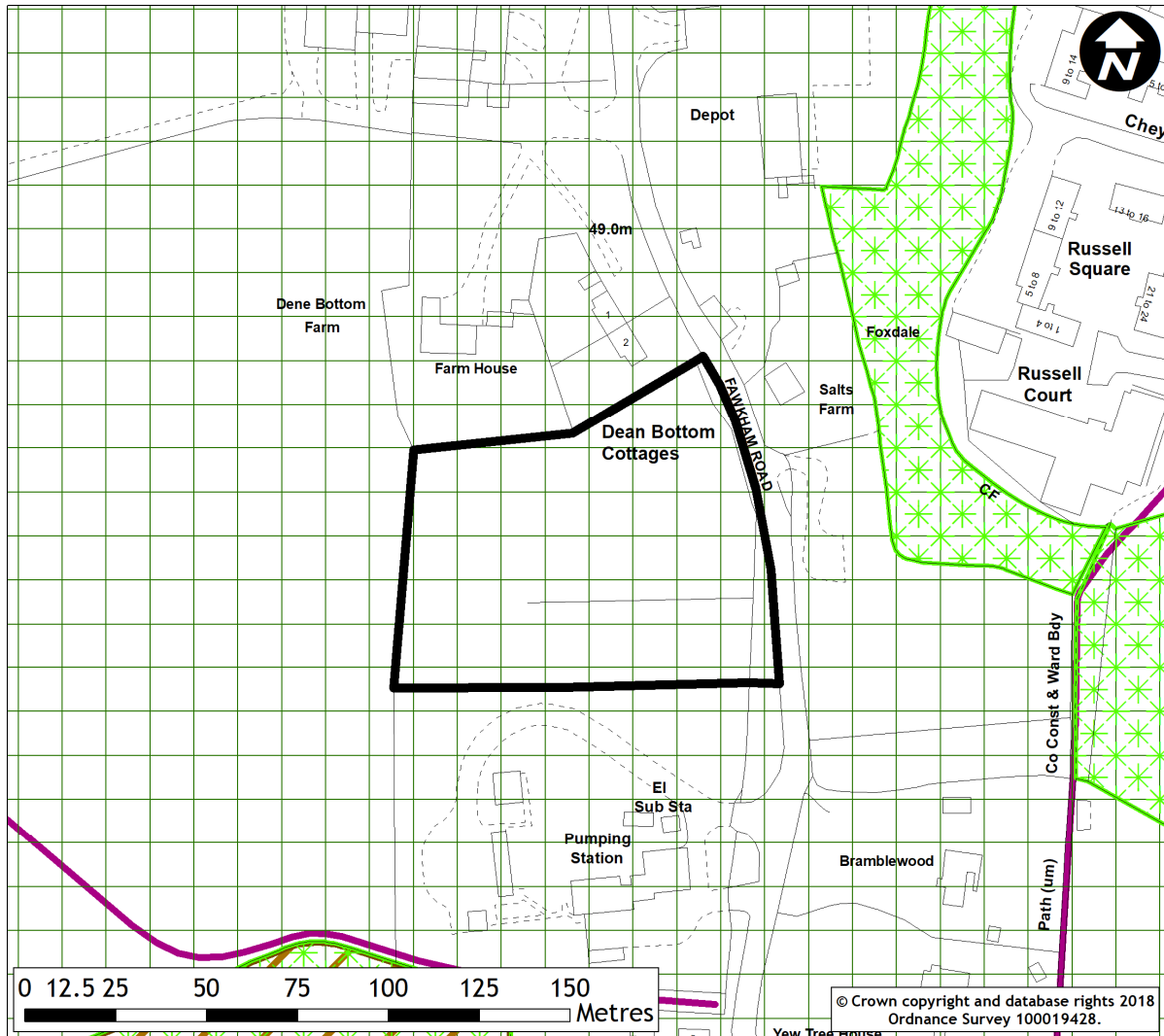
HO161 - LAND AT SHOREHAM PLACE, SHOREHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO161
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	The site is a disused piggery with the land kept as grazed pasture
Access requirements	N/A
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Access available to services in the village centre. The proposed residential development would be sited between an existing residential estate and the main road through Shoreham.
Deliverability summary	Red – due to high flood risk, being located in AONB and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to high flood risk, being located in AONB and encroachment into the countryside.
Key messages from SA	Conservation Area – Shoreham Kent Downs AONB Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	3.39
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

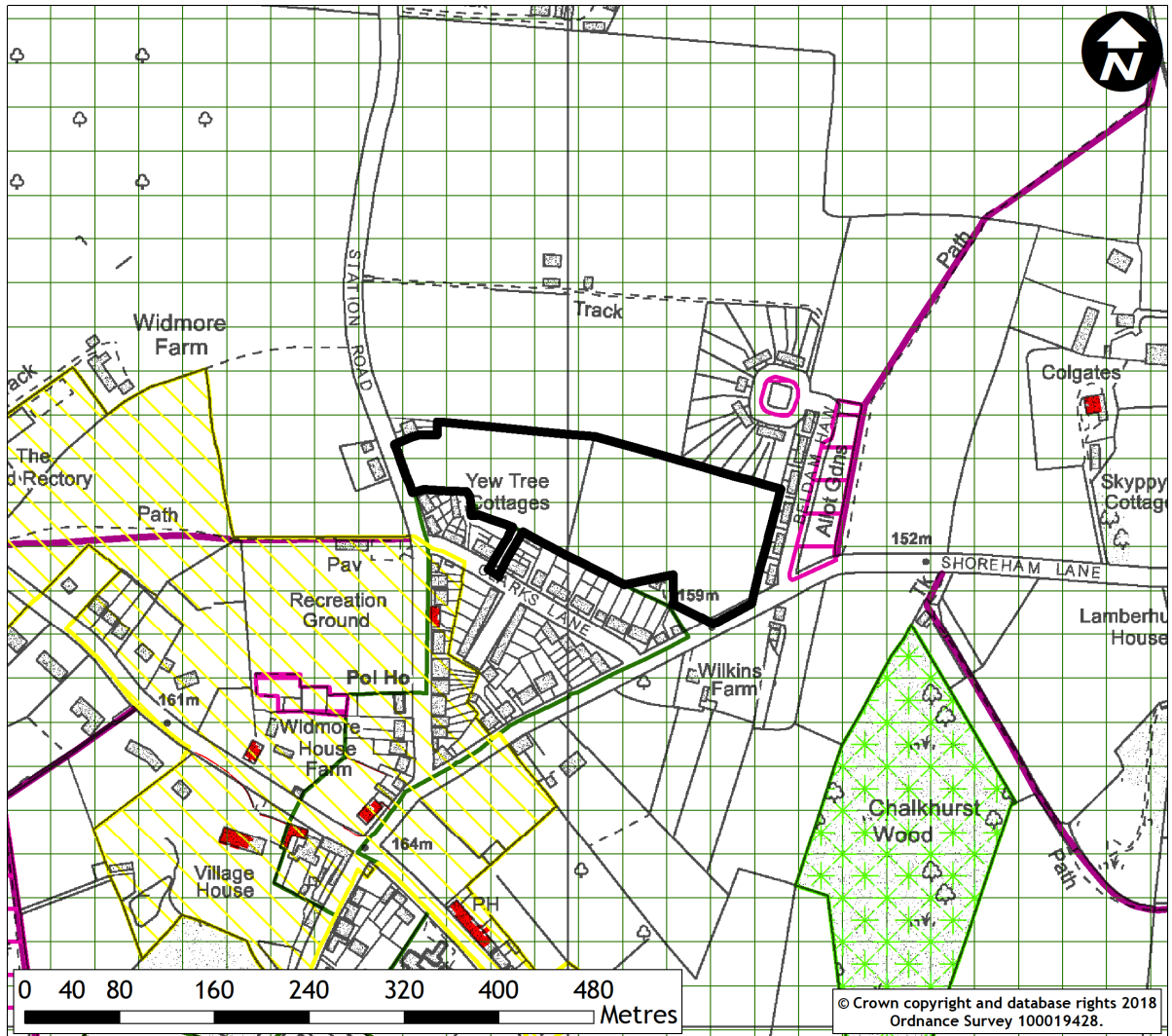
HO166 - LAND NORTH OF FAWKHAM PUMPING STATION, FAWKHAM ROAD, FAWKHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO166
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Arable agricultural land
Access requirements	N/A
Green Belt strength & boundary issues	Strong Weakly performing parcel: RA-27
Viability issues	No issues known
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Not directly connected to a settlement but within walking distance of Longfield with good services and facilities.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Zone 1 SPZ Tier 5 Settlement Hierarchy Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.73
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

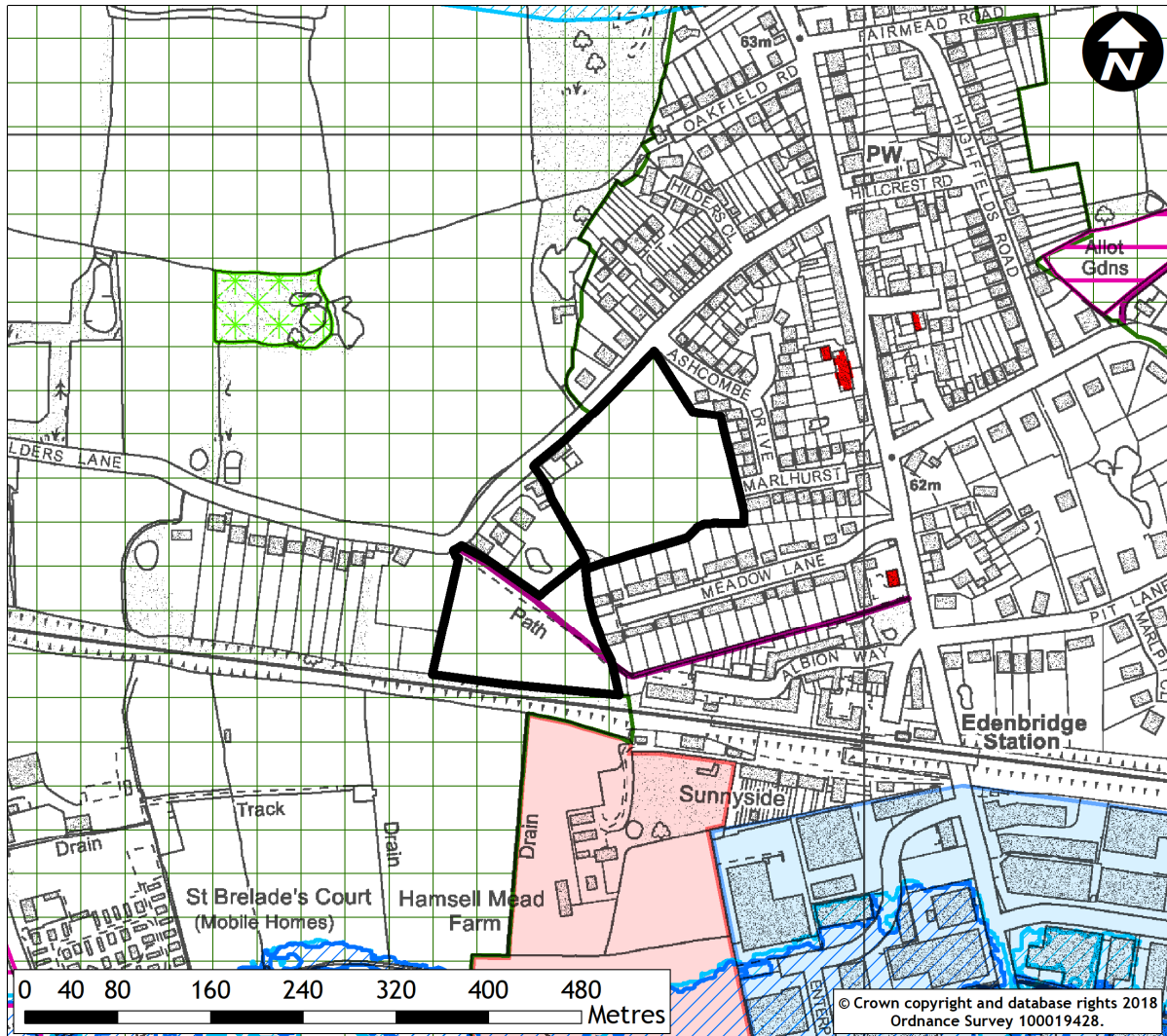
HO171 - LAND REAR OF 2-44 CLARKS LANE, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO171
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	88 – 117 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural fields not in active use
Access requirements	The existing access onto Clarks Lane could be utilised however an additional access would be required to serve more than 50 units.
Green Belt strength & boundary issues	Strong Adjacent to Halstead urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre Town/Local Centre
Land Use	
Developable area (ha)	2.94
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

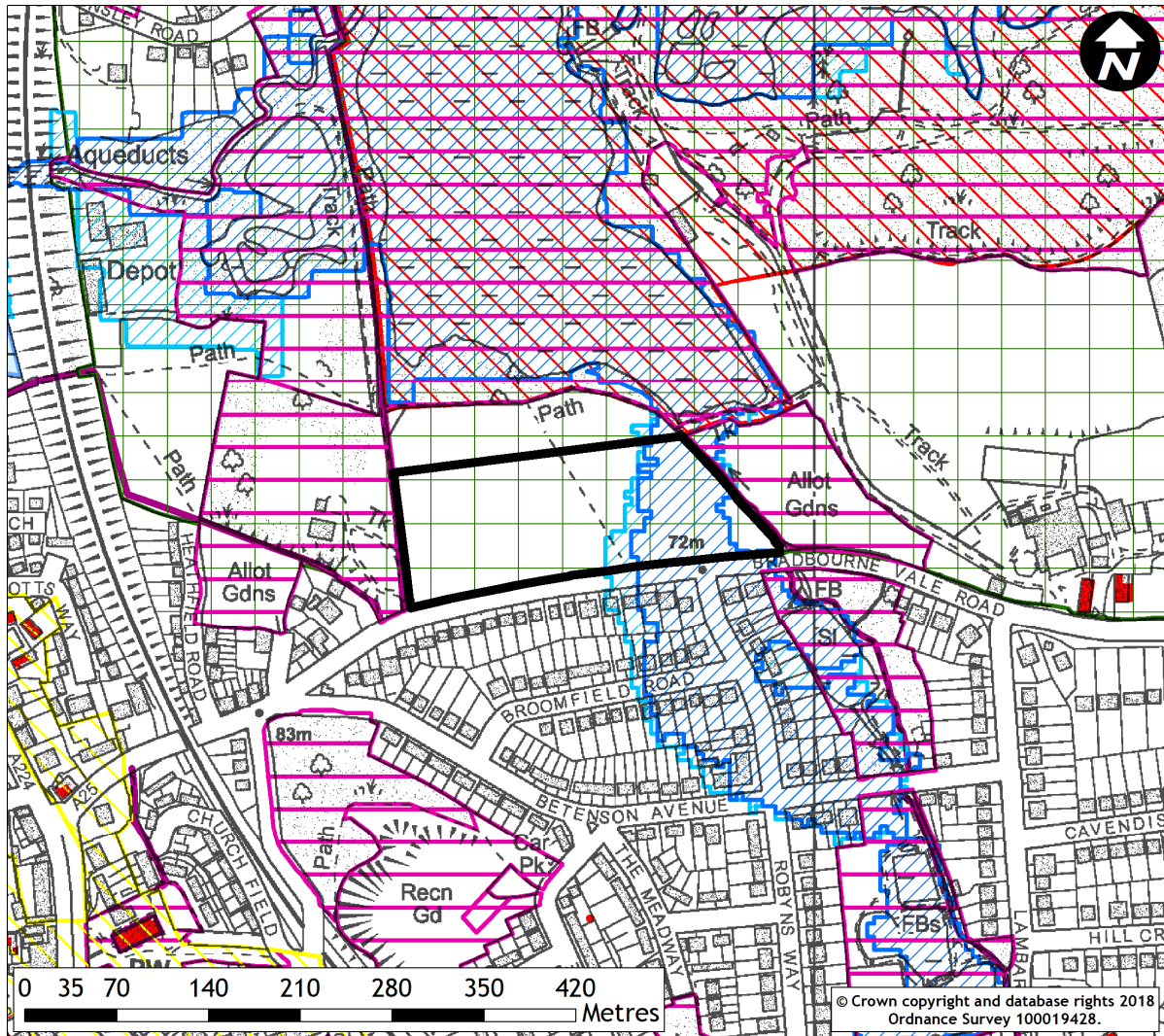
HO191 - LAND SOUTH OF HILDERS LANE, EDENBRIDGE



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO191
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	98 – 130 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 - 5 years
Will an existing use be lost? If yes, what?	Land for grazing
Access requirements	A new access onto Hilders Lane or Malhurst would be required as well as an additional access to serve more than 50 units.
Green Belt strength & boundary issues	Strong Weak performing green belt RA6 Adjacent to Edenbridge urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	3.27
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

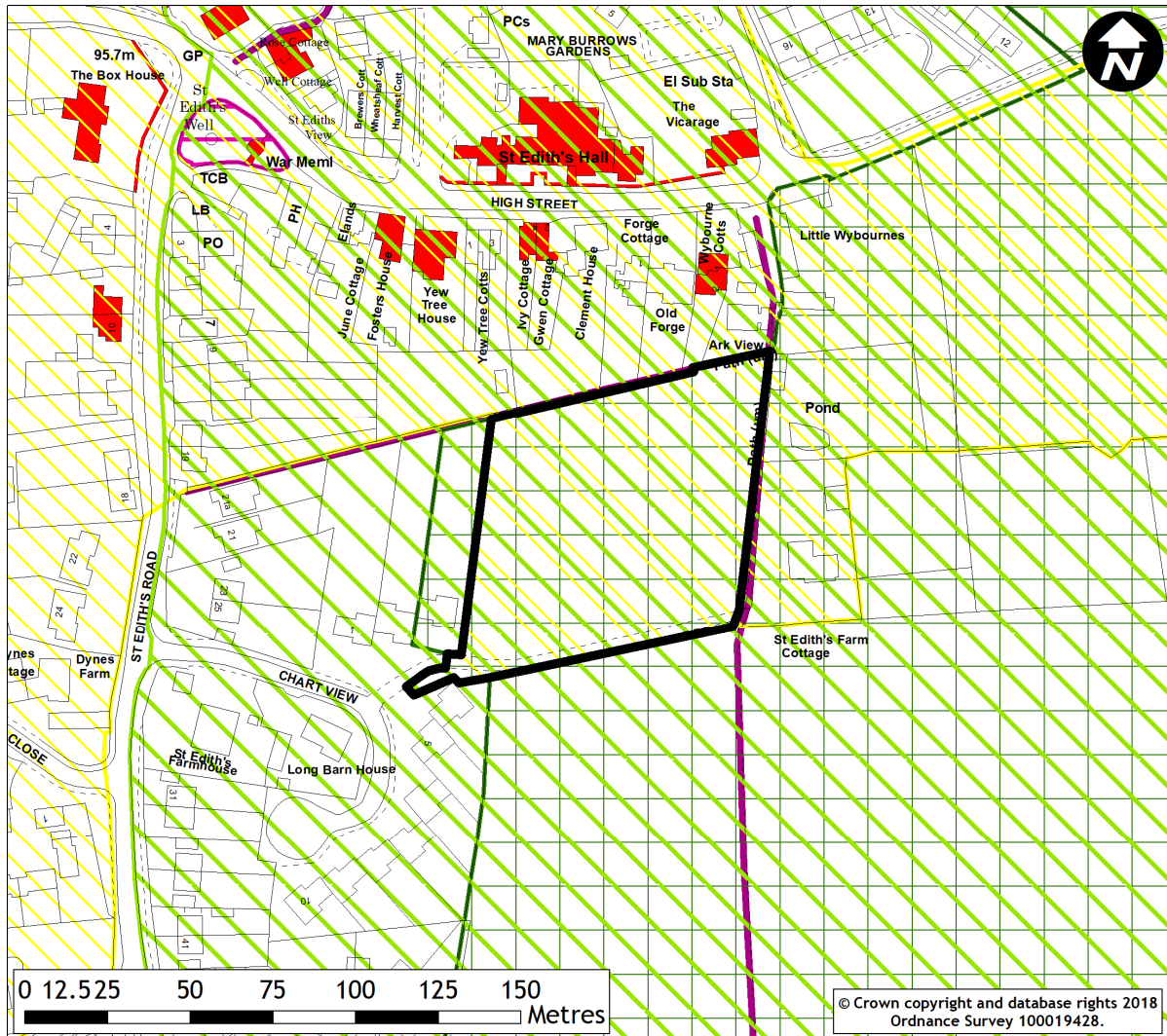
HO203 - LAND WEST OF THE ALLOTMENTS, BRADBOURNE VALE ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO203
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	46 – 62 residential units
SHELAA density	30 – 40 DPH
When will development be delivered?	1 - 5 years
Will an existing use be lost? If yes, what?	Agricultural field for grazing
Access requirements	A new access onto Bradbourne Vale Road would be required
Green Belt strength & boundary issues	Moderate Weakly performing green belt RA17. Adjacent to Sevenoaks urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Part of the site lies within flood zones 2 and 3. The site lies adjacent to a SSSI in an impact risk zone.
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	SSSI impact zone High biodiversity Health centre
Land Use	
Developable area (ha)	2.46
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

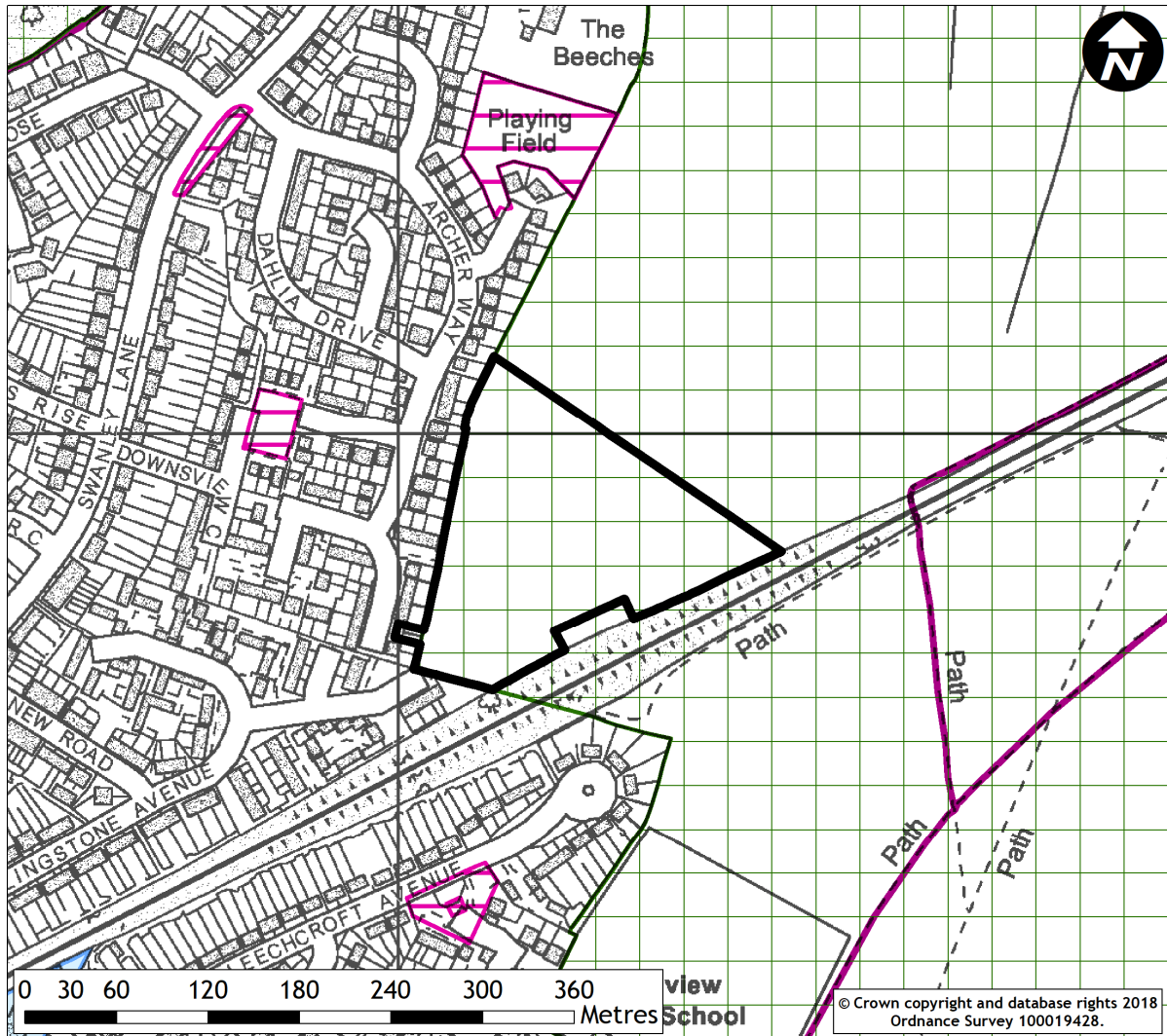
HO211 - LAND NORTH EAST OF CHART VIEW, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO211
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Scrubland
Access requirements	The existing access onto Chart View could be utilised if improved.
Green Belt strength & boundary issues	Strong - Adjacent to Kemsing urban confines. Bounded by residential development to the west, north and east, and open countryside to the south.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Lies within the AONB. Lies within the conservation area and is adjacent to a number of listed buildings.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Conservation Area Kent Downs AONB Town/Local Centre
Land Use	
Developable area (ha)	0.68
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

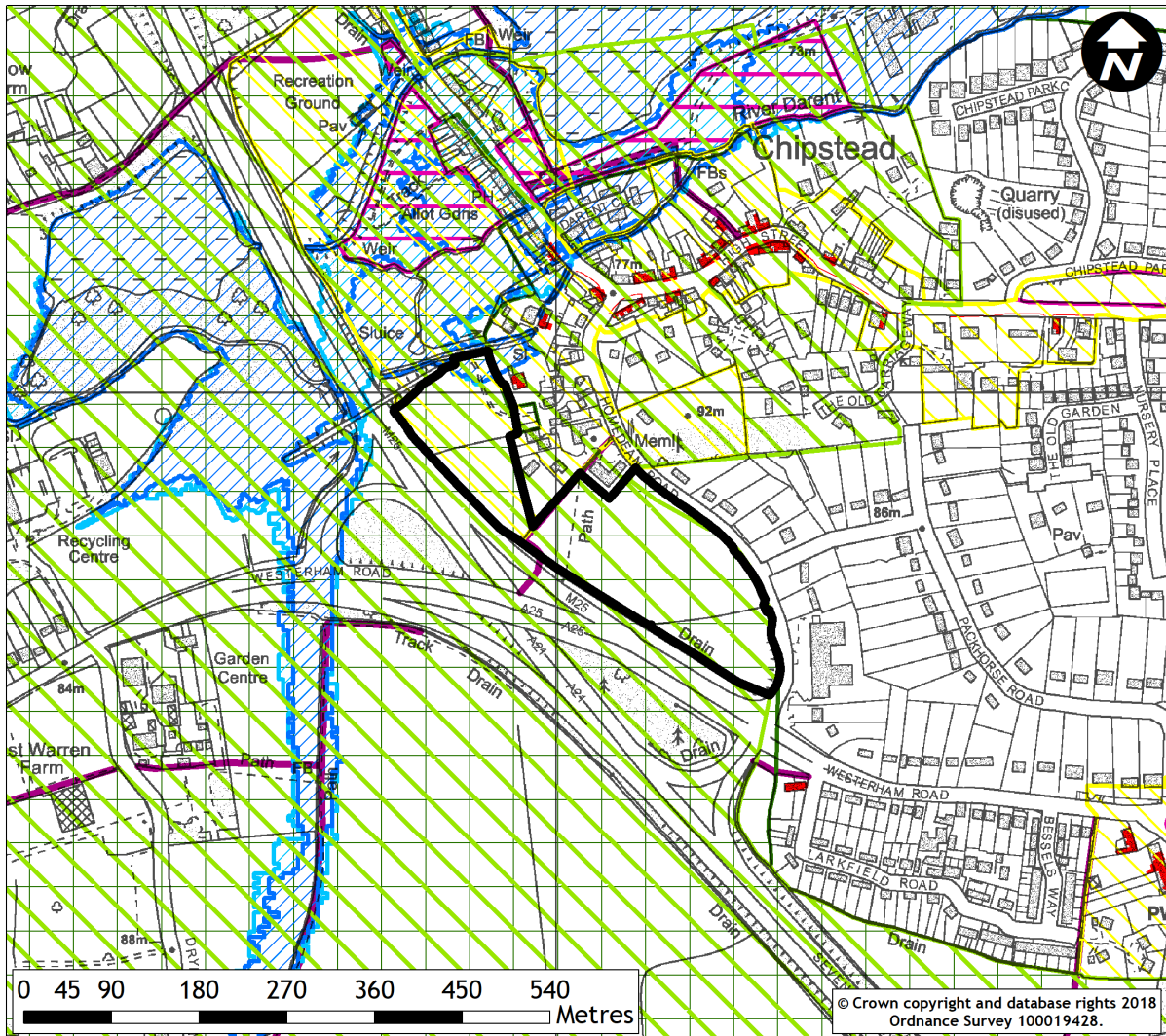
HO213 - LAND EAST OF LULLINGSTONE AVENUE, SWANLEY



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO213
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	78-104 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	Existing access could be used.
Green Belt strength & boundary issues	Green Belt strength: Strong The site is located adjacent to Swanley urban confines.
Viability issues	No issues known.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre
Land Use	
Developable area (ha)	2.61
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

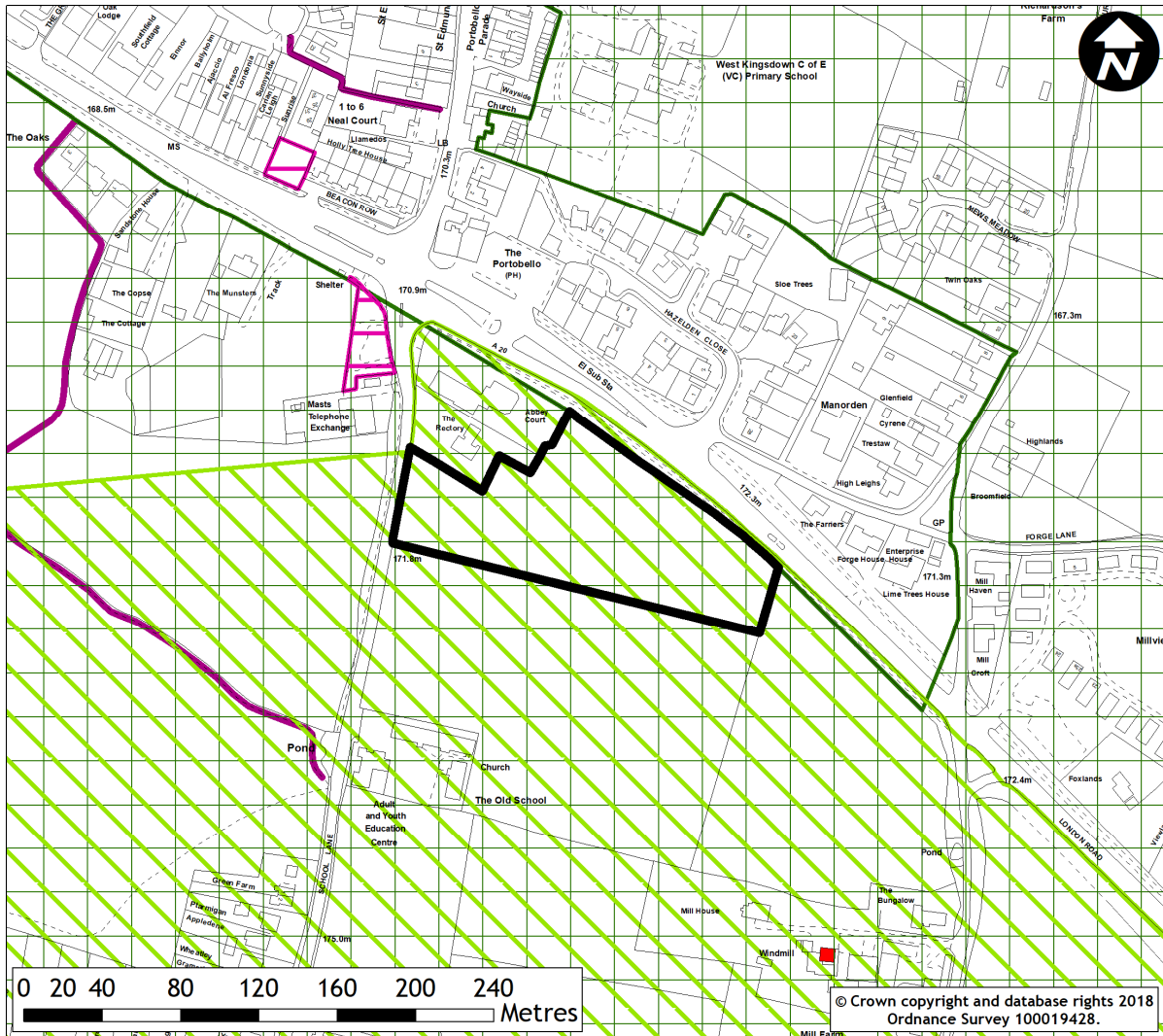
HO214 - LAND BETWEEN HOMEDEAN ROAD AND THE A21, CHIPSTEAD



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO214
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	96-128 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural land.
Access requirements	A new access would be required.
Green Belt strength & boundary issues	Green Belt strength: Moderate Weak performing green belt RA15. The site is located adjacent to Sevenoaks urban confines.
Viability issues	No issues known.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Adjacent to A25.
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Conservation Area Kent downs AONB School Health centre Town/local centre
Land Use	
Developable area (ha)	4.37
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

HO218 - LAND AT THE CORNER OF LONDON ROAD AND SCHOOL LANE, WEST KINGSDOWN



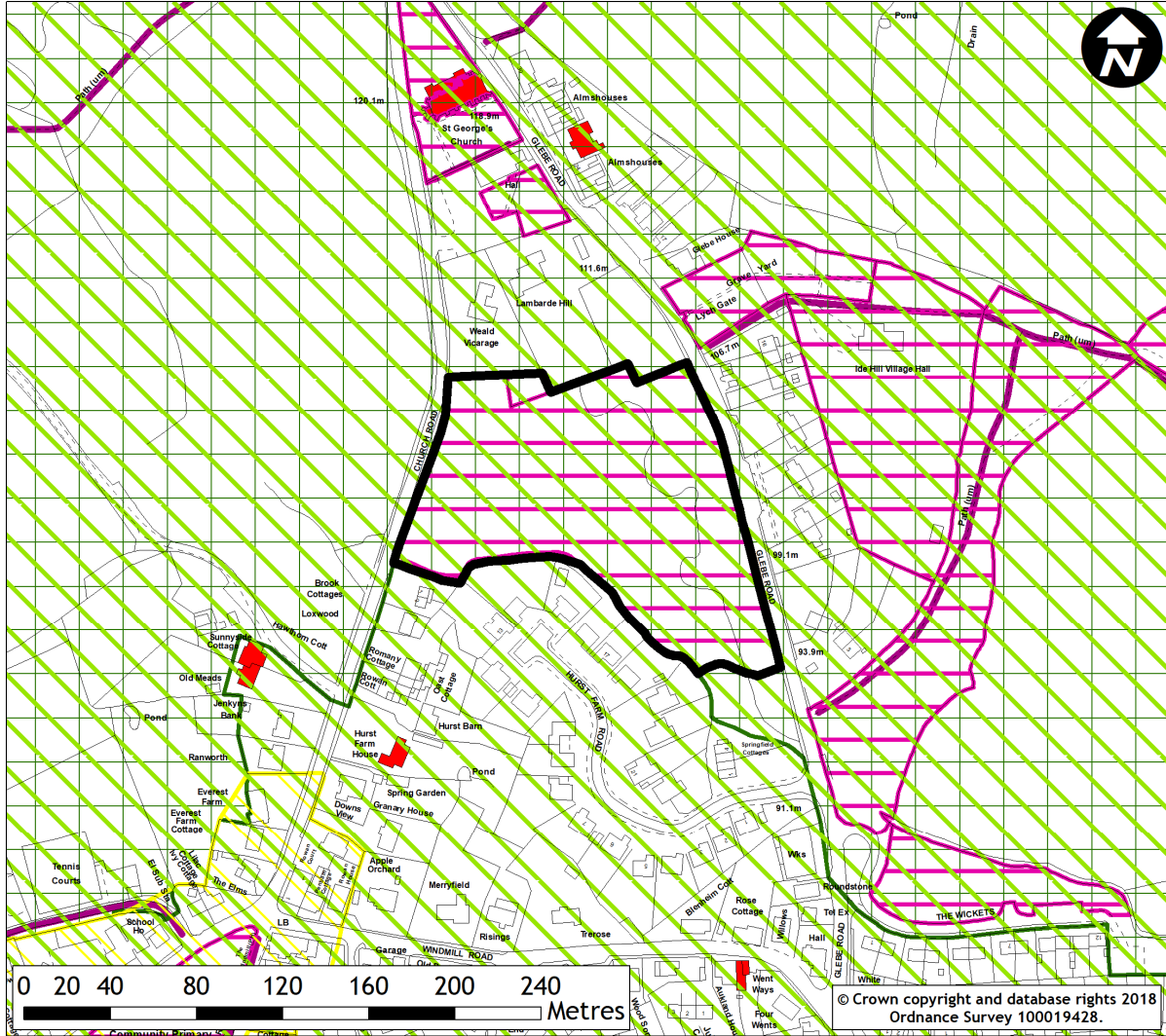
SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO218
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural land
Access requirements	A new access would be required.
Green Belt strength & boundary issues	Strong - The site is located adjacent to West Kingsdown urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Adjacent to settlement boundary
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Kent Downs AONB Town/Local Centre
Land Use	
Developable area (ha)	1.13
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO219
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural (Pasture Land)
Access requirements	Access onto road
Green Belt strength & boundary issues	Strong Weakly performing parcel RA – 12
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Outside of village confines.
Deliverability summary	Red - due to being located in AONB and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to being located in AONB and encroachment into the countryside.
Key messages from SA	High Biodiversity Kent Downs AONB School Health Centre Bus Stop
Land Use	
Developable area (ha)	3.15
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

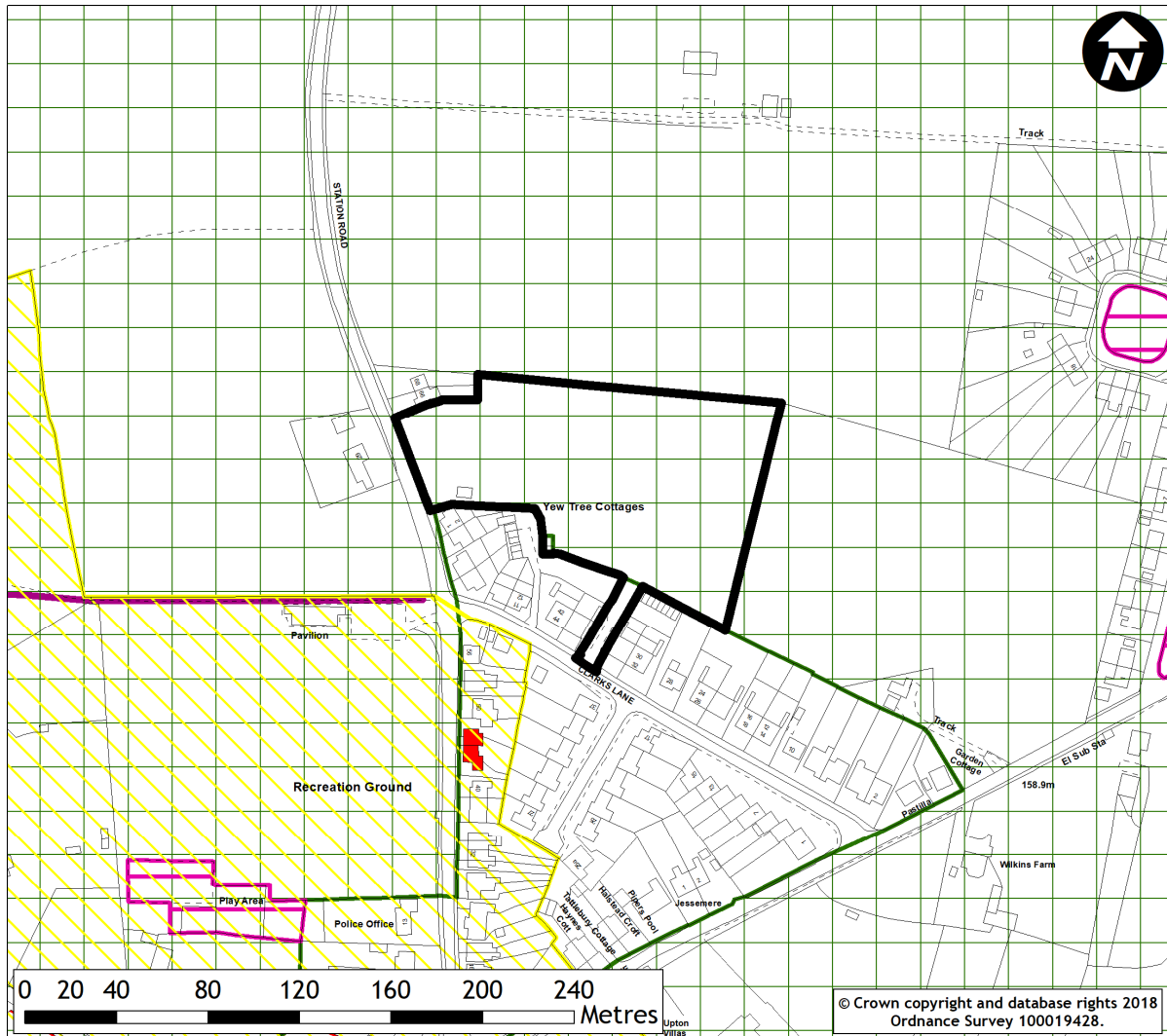
HO220 - LAND BETWEEN CHURCH ROAD AND GLEBE ROAD, SEVENOAKS WEALD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO220
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Open space
Access requirements	A new access would be required.
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Designated open space. The loss of open space provision is not supported and any development proposal would be expected to re-provide the open space as part of the scheme.
Deliverability summary	Red – due to no evidenced infrastructure benefits, moderate/strongly performing green belt and identified open space.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits, moderate/strongly performing green belt and identified open space.
Key messages from SA	Kent Downs AONB Town/Local Centre
Land Use	
Developable area (ha)	1.54
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

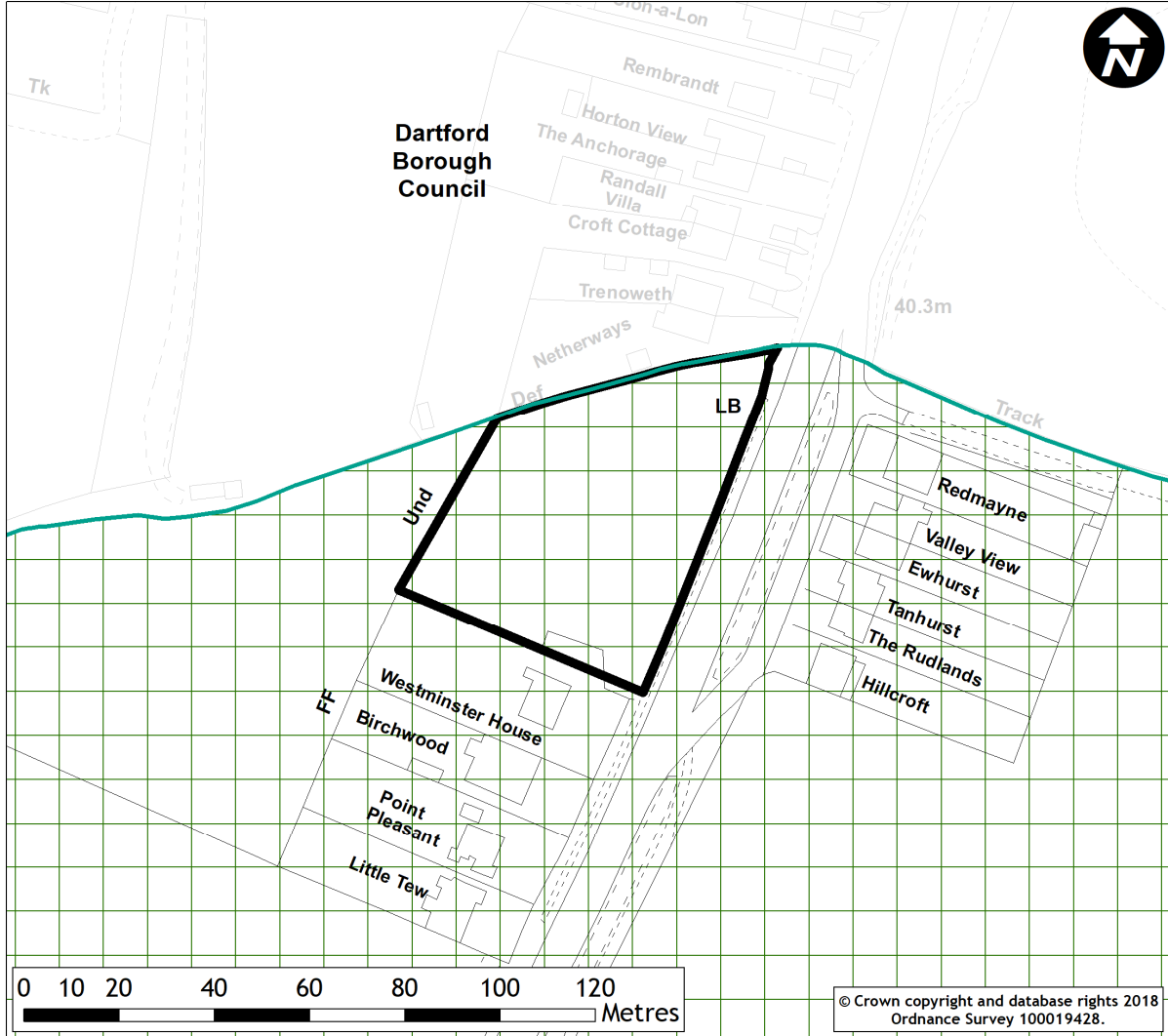
HO221 - LAND REAR OF 2-44 CLARKS LANE, HALSTEAD



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO221
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	34-46 residential units (already included in wider site HO171)
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural field not in active use
Access requirements	Existing access could be used.
Green Belt strength & boundary issues	Green Belt strength: Strong The site is located adjacent to Halstead urban confines.
Viability issues	No issues known.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre Town/ Local Centre
Land Use	
Developable area (ha)	1.15
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

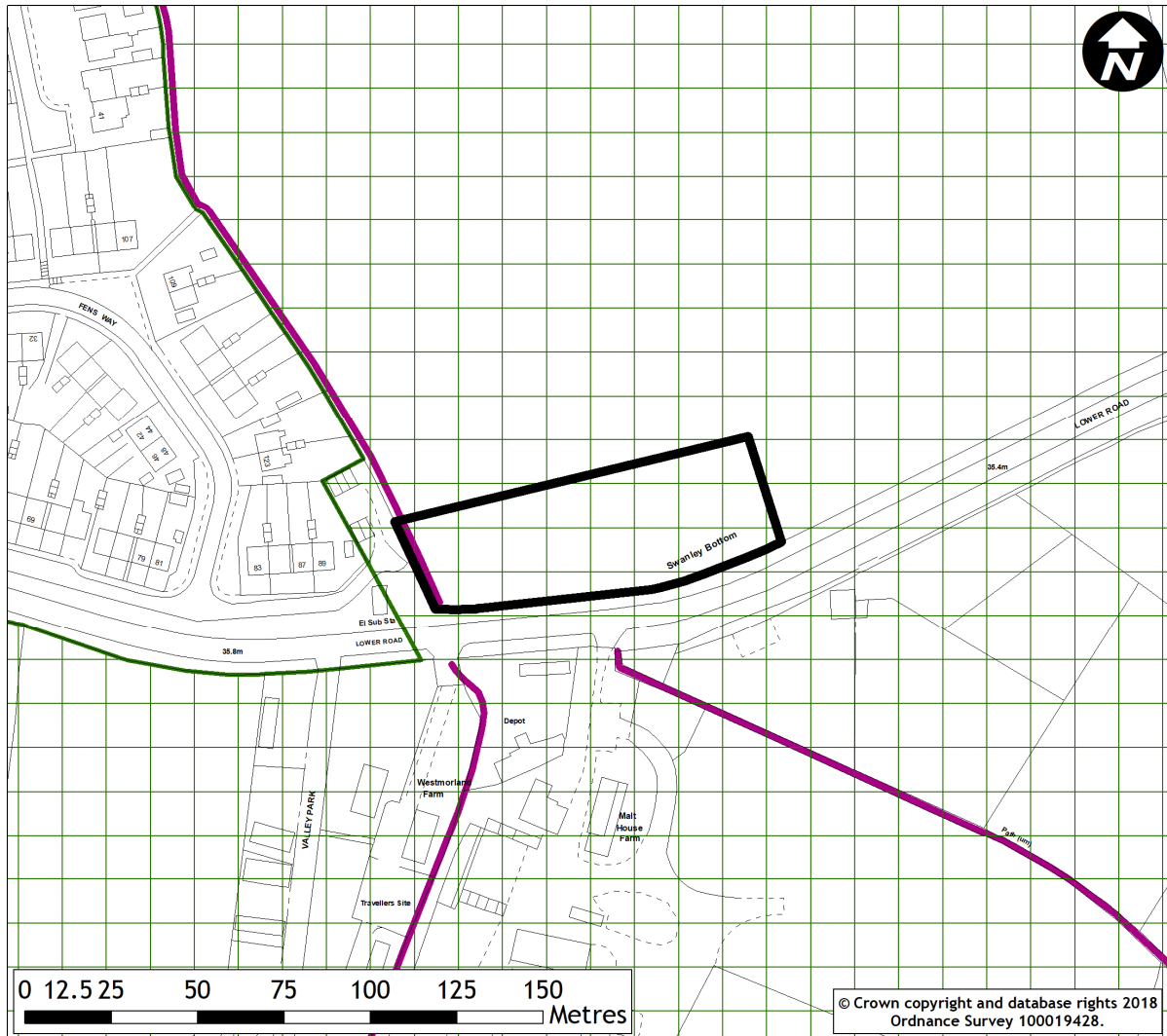
HO230 - LAND NORTH OF WESTMINSTER HOUSE, DARTFORD ROAD, HORTON KIRBY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO230
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Vacant field to side of Westminster House
Access requirements	Dartford Road
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	N/A
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.32
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

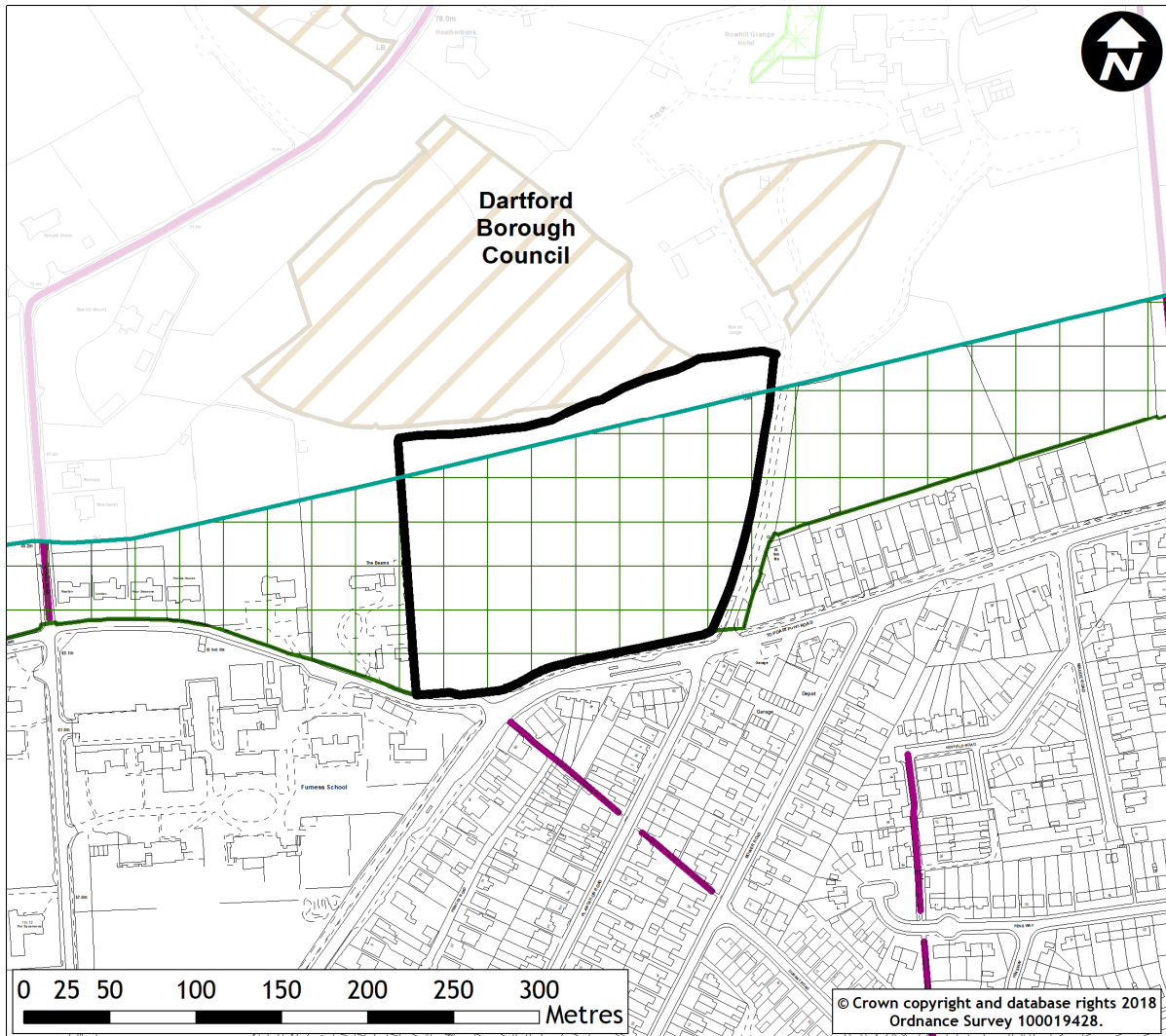
HO242 - LAND NORTH OF LOWER ROAD, HEXTABLE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO242
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	10-13 residential units (already included in wider site HO23)
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural
Access requirements	New access would be required
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.34
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

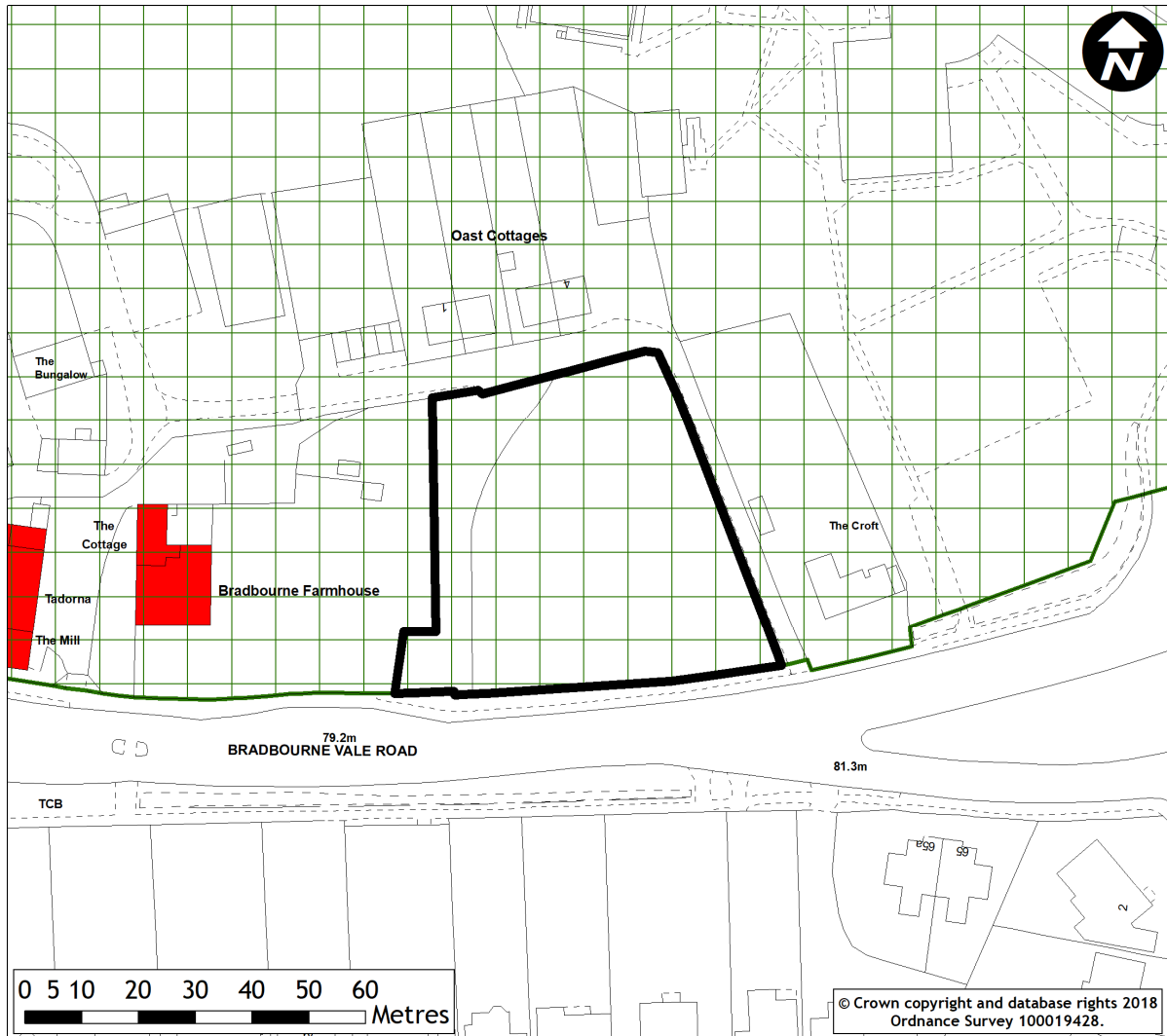
HO243 - LAND NORTH OF TOP DARTFORD ROAD, HEXTABLE



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO243
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	36-48 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Scrubland
Access requirements	New access would be required
Green Belt strength & boundary issues	Green Belt strength: Strong The site is located adjacent to Hextable urban confines.
Viability issues	No issues known.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre
Land Use	
Developable area (ha)	3.07
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

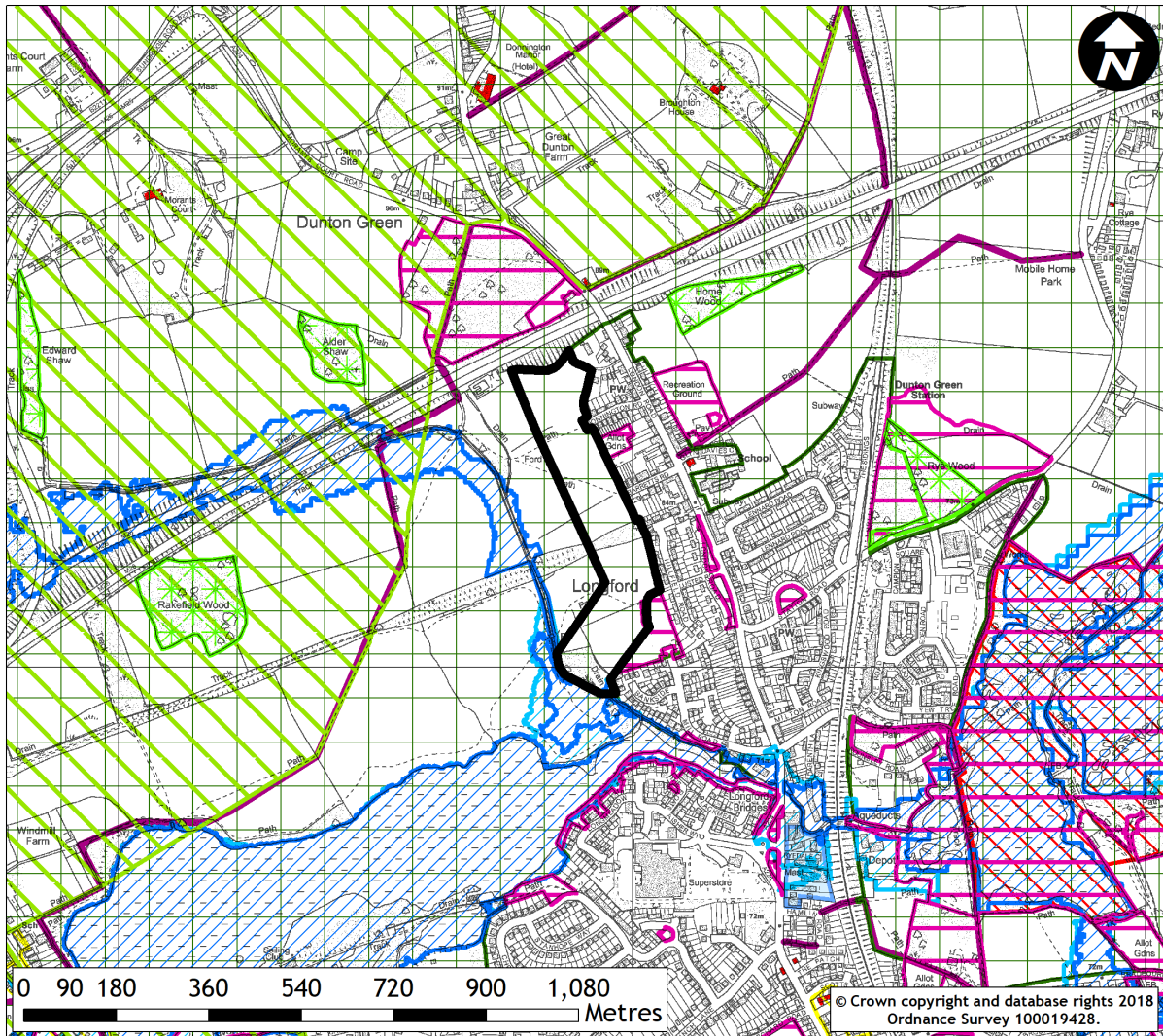
HO259 - LAND WEST OF THE CROFT, BRADBOURNE VALE ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO259
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	8-11 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Scrubland
Access requirements	A new access would be required
Green Belt strength & boundary issues	Green belt strength: moderate Weak performing Green Belt RA17 Adjacent to Sevenoaks urban confines
Viability issues	No issues known.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Adjacent to listed building.
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	AQMA Health centre Town/local centre
Land Use	
Developable area (ha)	0.29
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

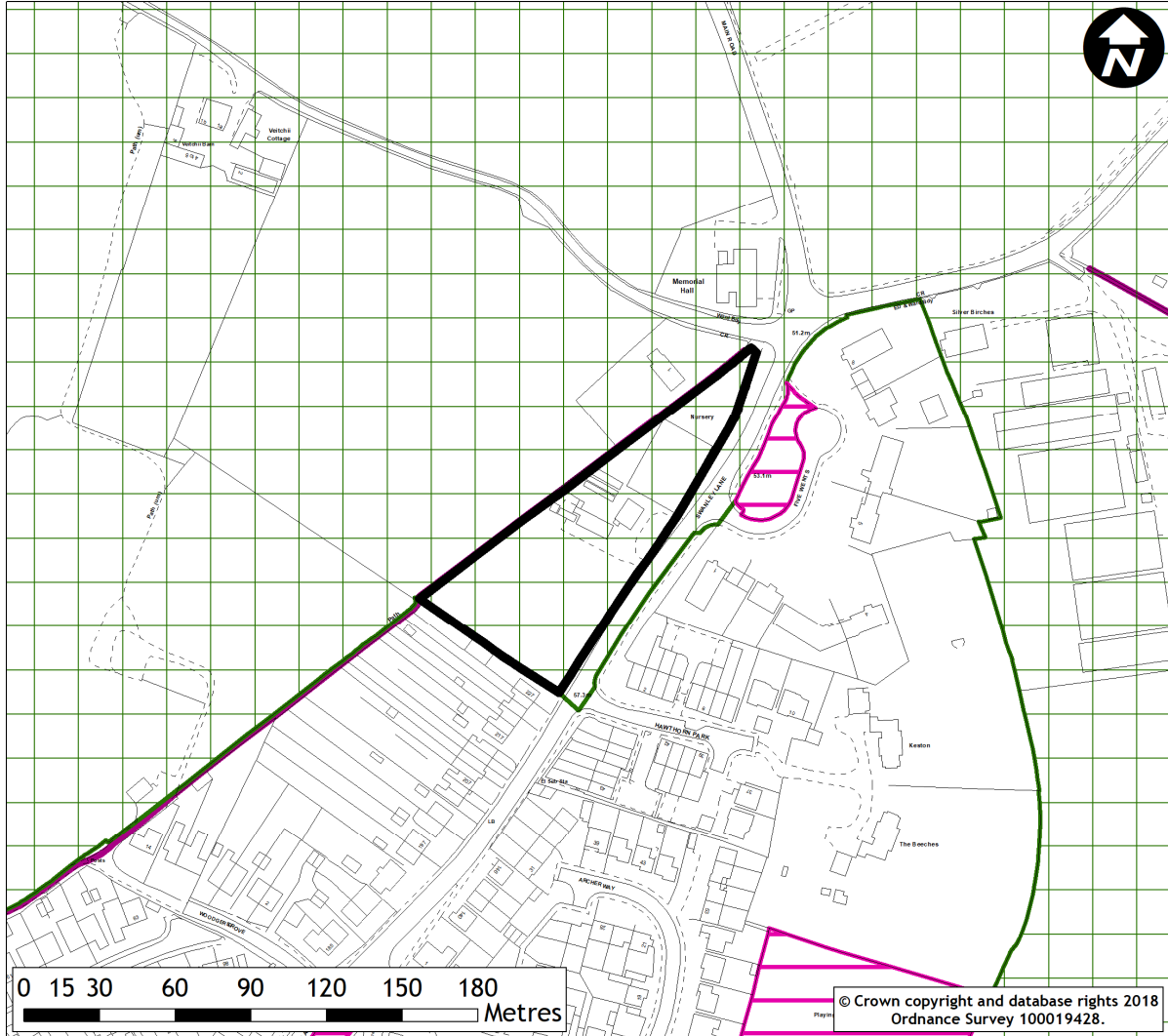
HO262 -LAND REAR OF DONNINGTON ROAD AND BARRETT'S ROAD, DUNTON GREEN



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO262
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	150-200 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural land
Access requirements	A new access would be required
Green Belt strength & boundary issues	Green belt strength: moderate Adjacent to Dunton Green urban confines
Viability issues	No issues known.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Air Quality issues to north
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	AQMA Health Centre
Land Use	
Developable area (ha)	7.42
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

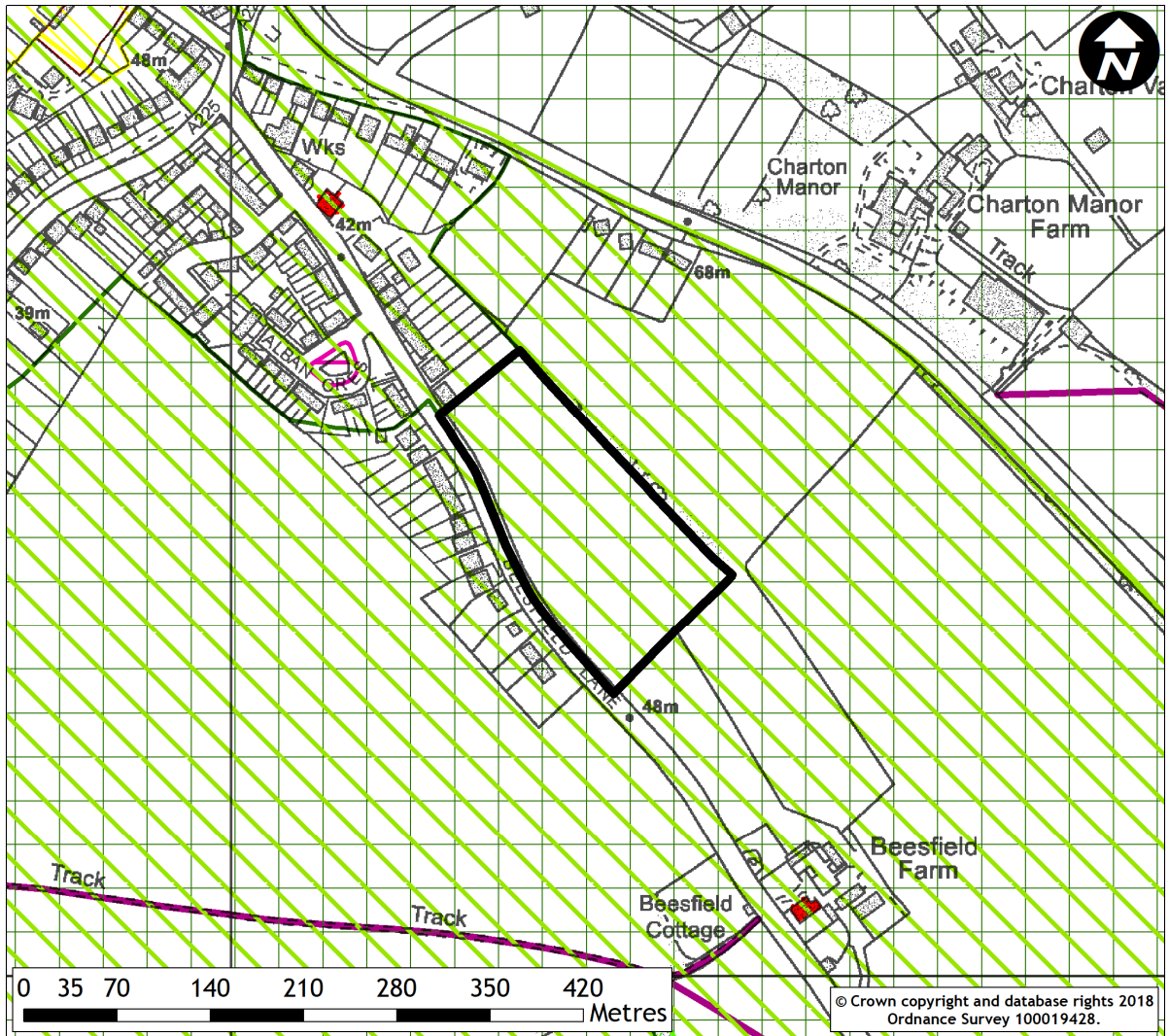
HO266 - FIVE WAYS NURSERY, SWANLEY LANE, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO266
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	13-18 Residential Units
SHELAA Density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Former horticultural nursery containing a permanent horticultural building, a residential dwelling, and a concrete base.
Access requirements	The existing access onto Swanley Lane could be utilised.
Green Belt strength & boundary issues	Strong The site is located adjacent to Swanley urban confines.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Although this site lies between Swanley and Hextable, development could be considered a continuation of the existing built form and provide strong defensible green belt boundary.
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL.
Key messages from SA	School Health centre Town/local centre
Land Use	
Developable area (ha)	0.59
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

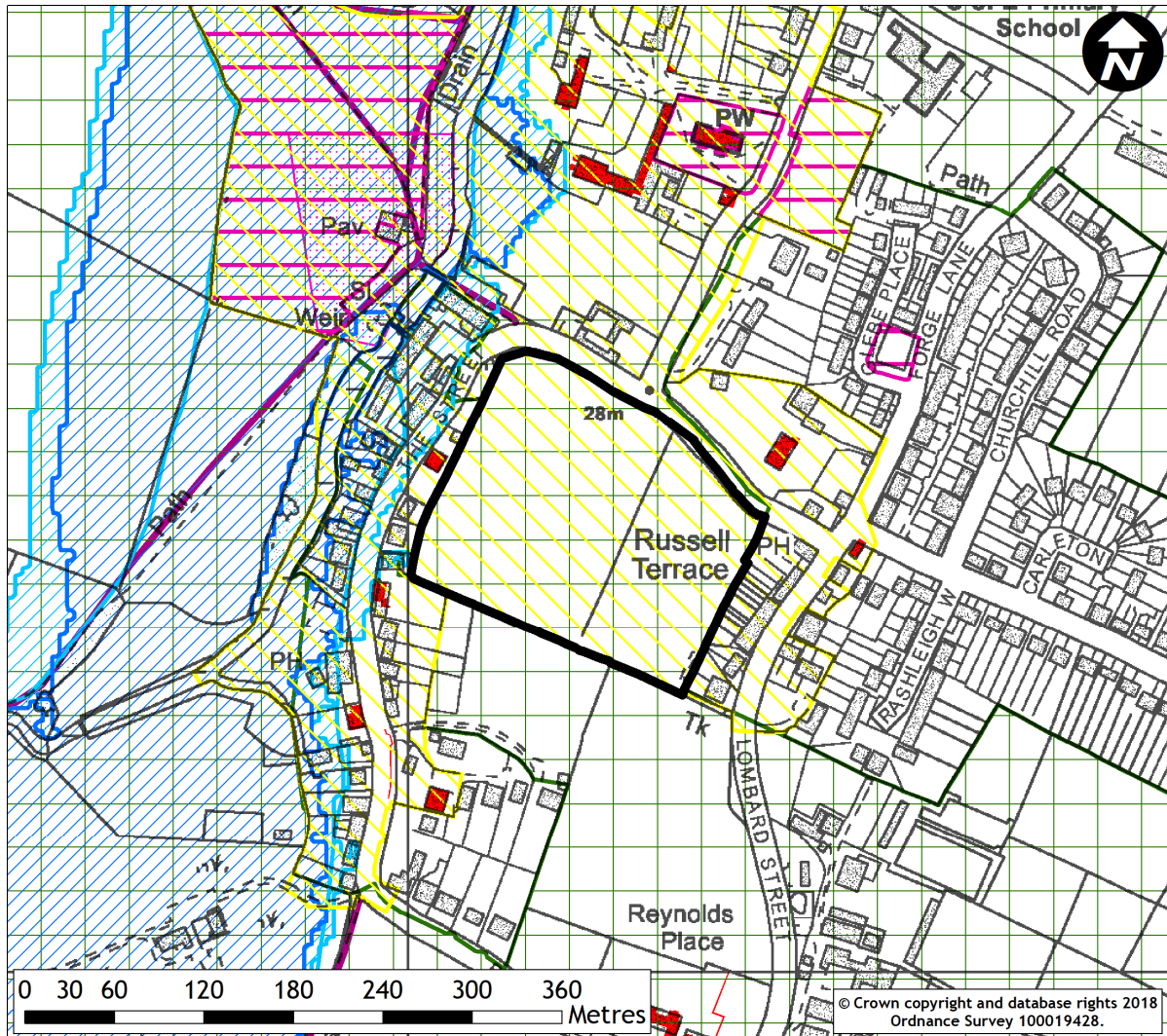
HO282 - LAND NORTH EAST OF BEESFIELD LANE, FARNINGHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO282
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	45-60 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	A new access would be required
Green Belt strength & boundary issues	Green belt strength: Strong Adjacent to Farningham urban confines.
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	2.53
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

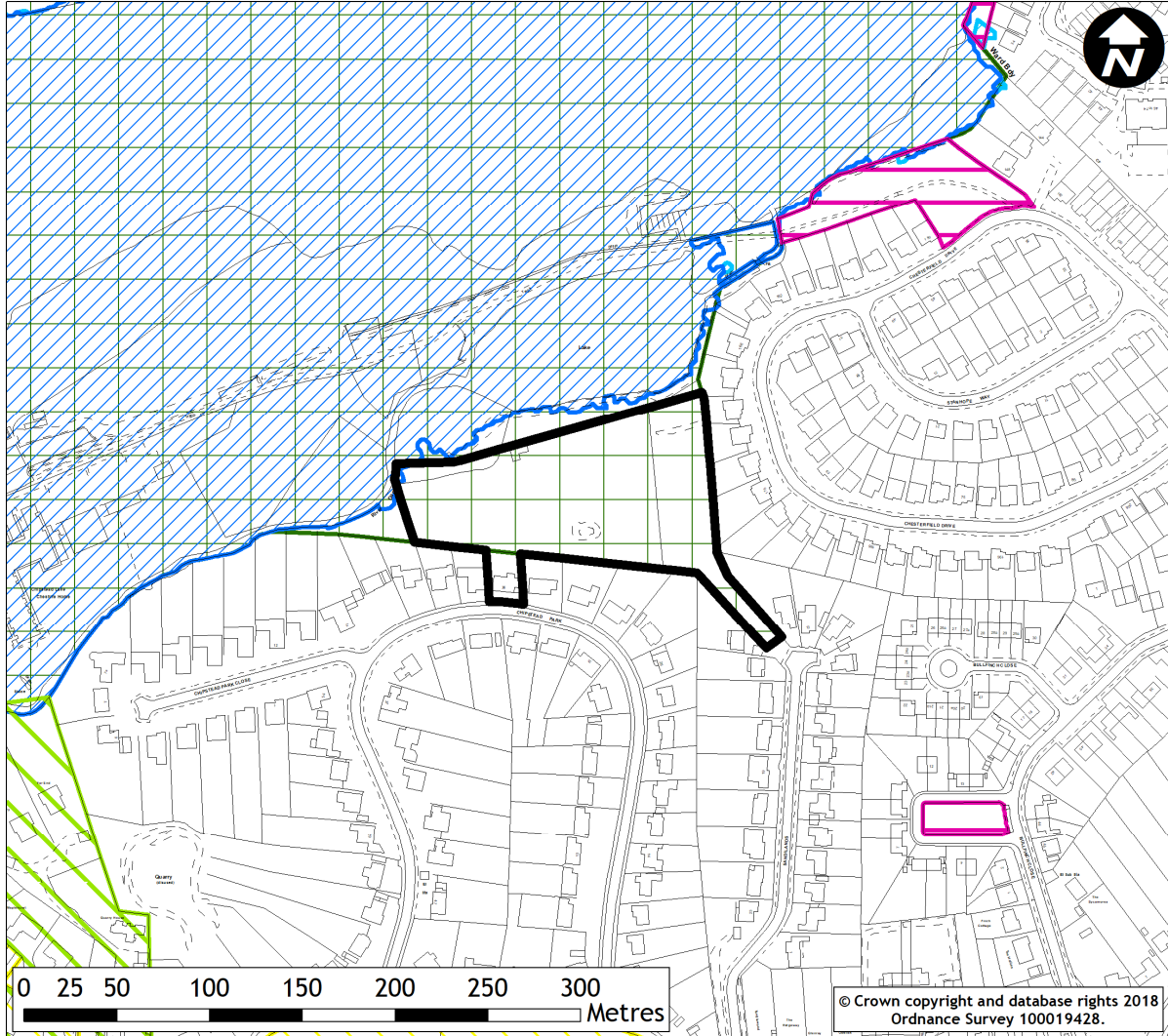
HO285 - LAND SOUTH OF THE STREET, HORTON KIRBY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO285
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Grazing land
Access requirements	A new access would be required
Green Belt strength & boundary issues	Green belt strength: Strong Weak performing green belt RA28. Adjacent to Horton Kirby urban confines
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Site for residential use incorporating green space and community play area.
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	Conservation area Health centre Town/local centre
Land Use	
Developable area (ha)	3.29
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

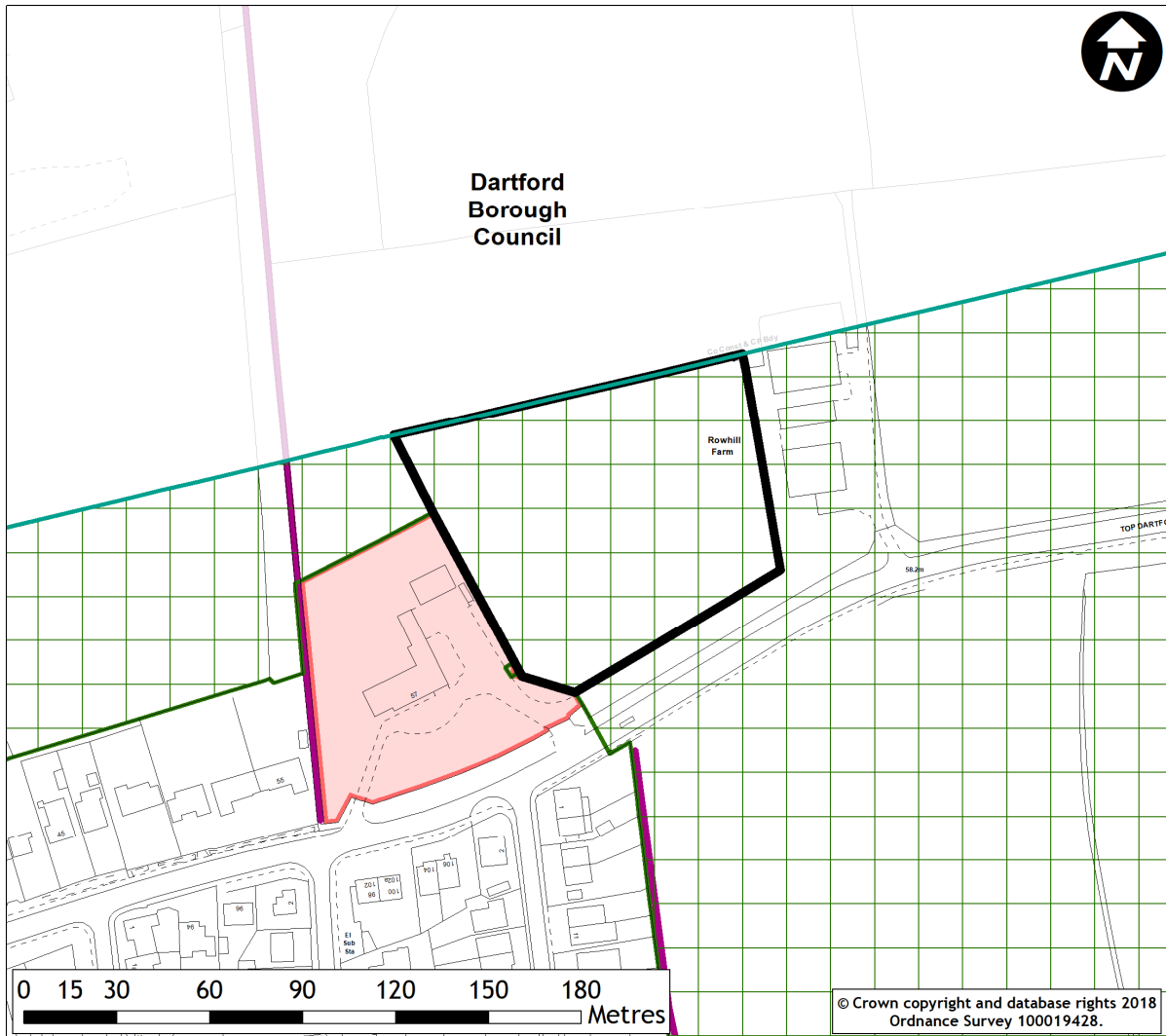
HO291 - 34 CHIPSTEAD PARK AND LAND TO THE REAR, CHIPSTEAD PARK, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO291
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	36-49 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Paddock land
Access requirements	Two potential access points
Green Belt strength & boundary issues	Green belt strength: Strong Adjacent to Chipstead urban confines
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.23
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

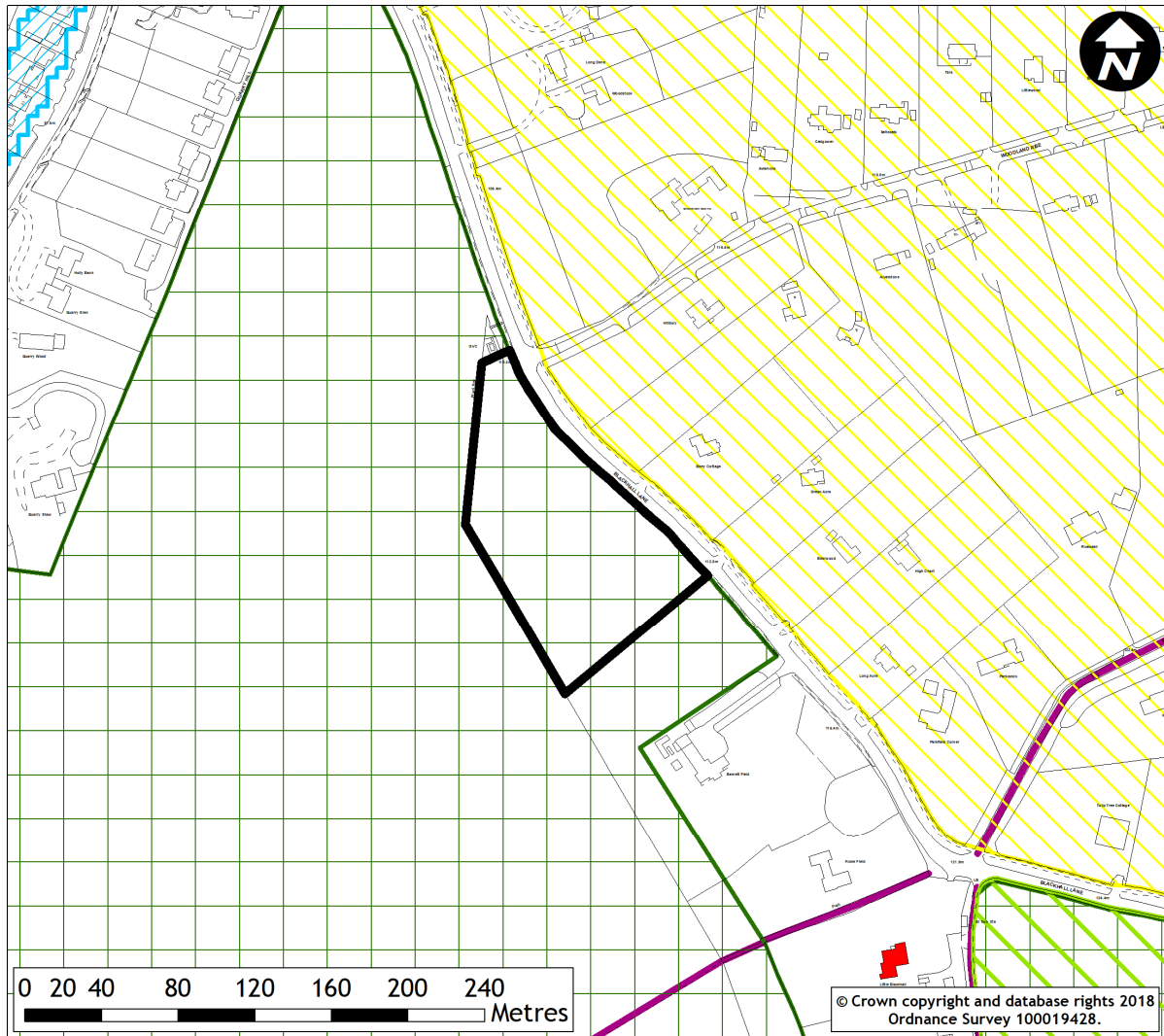
HO292 - LAND EAST OF 57 TOP DARTFORD ROAD, HEXTABLE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO292
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	25-34 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	New access onto Top Dartford Road would be required
Green Belt strength & boundary issues	Green belt strength: Strong Adjacent to Hextable urban confines
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.86
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

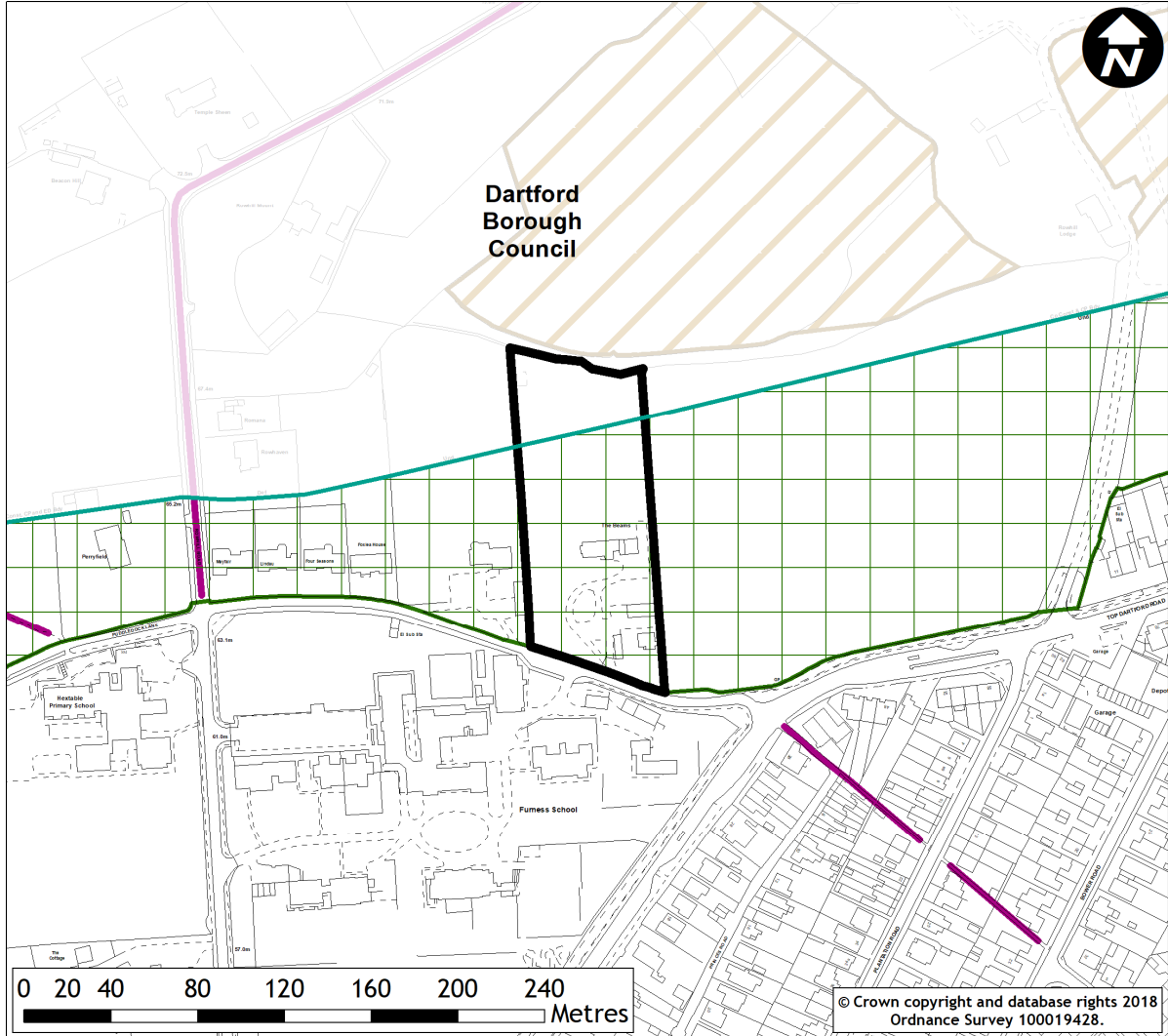
HO294 - LAND NORTH OF BARNETT FIELD, BLACKHALL LANE, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO294
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	32-43 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Paddock
Access requirements	New access onto Blackhall Lane will be required but this will be challenging due to site levels
Green Belt strength & boundary issues	Green belt strength: Strong Weak performing green belt RA16 Adjacent to Sevenoaks urban confines
Viability issues	No constraints that could render the site financially unviable at this time
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Close to conservation area
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to no evidenced infrastructure benefits and weakly performing green belt.
Key messages from SA	School Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	1.08
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

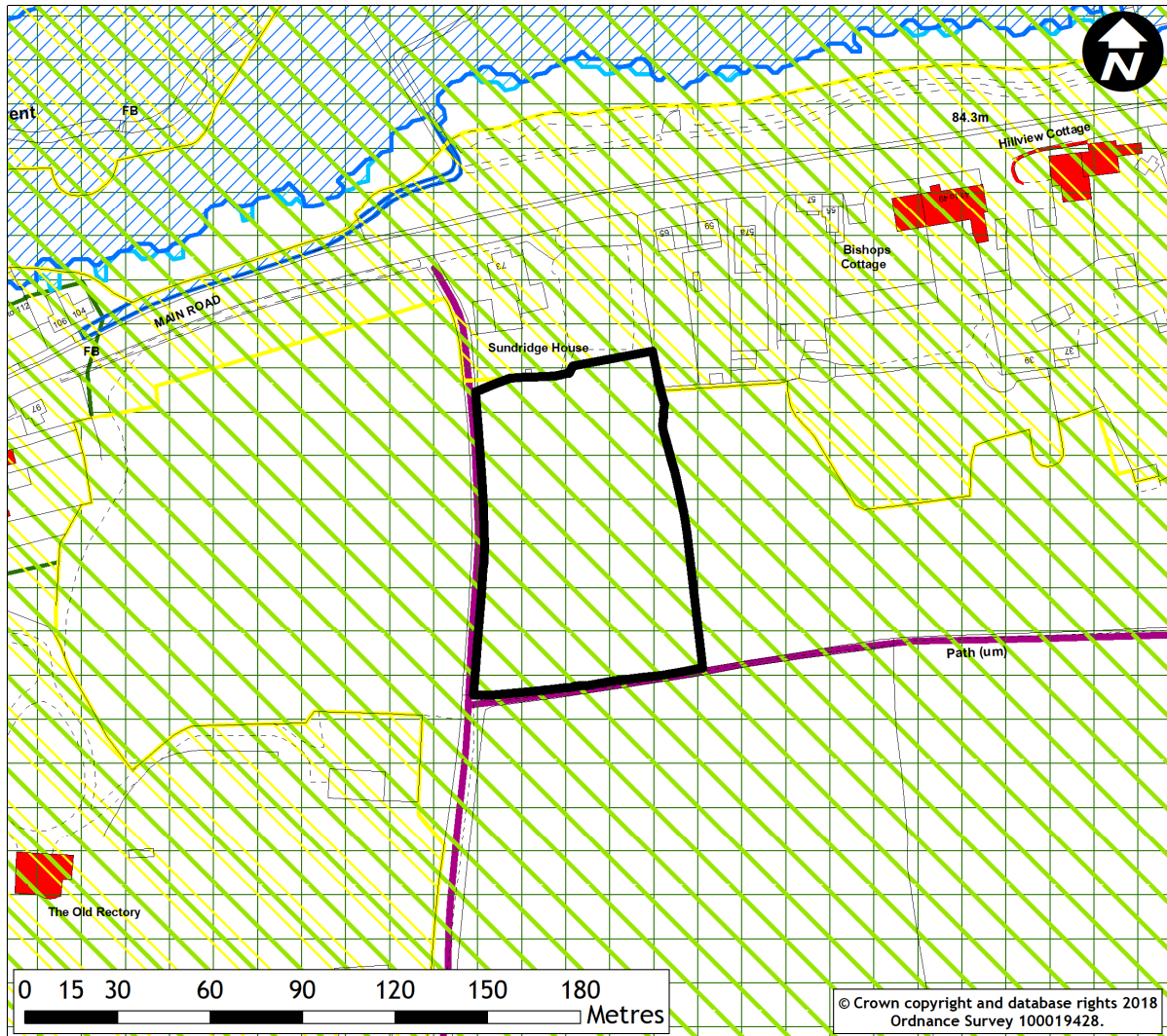
HO297 – THE BEAMS, PUDDLEDOCK LANE, HEXTABLE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO297
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	13-18 Residential Units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Residential dwelling and garden
Access requirements	The existing access onto Top Dartford Road could be utilised if improved.
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	To avoid encroachment into the countryside it is considered that development along the frontage of Top Dartford Road could be suitable, given the adjacent uses.
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Yellow – due to site being located in Green Belt and proportion being NPPF PDL. No evidenced infrastructure benefits for the greenfield part of the site.
Key messages from SA	High biodiversity Heath centre
Land Use	
Developable area (ha)	0.85
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

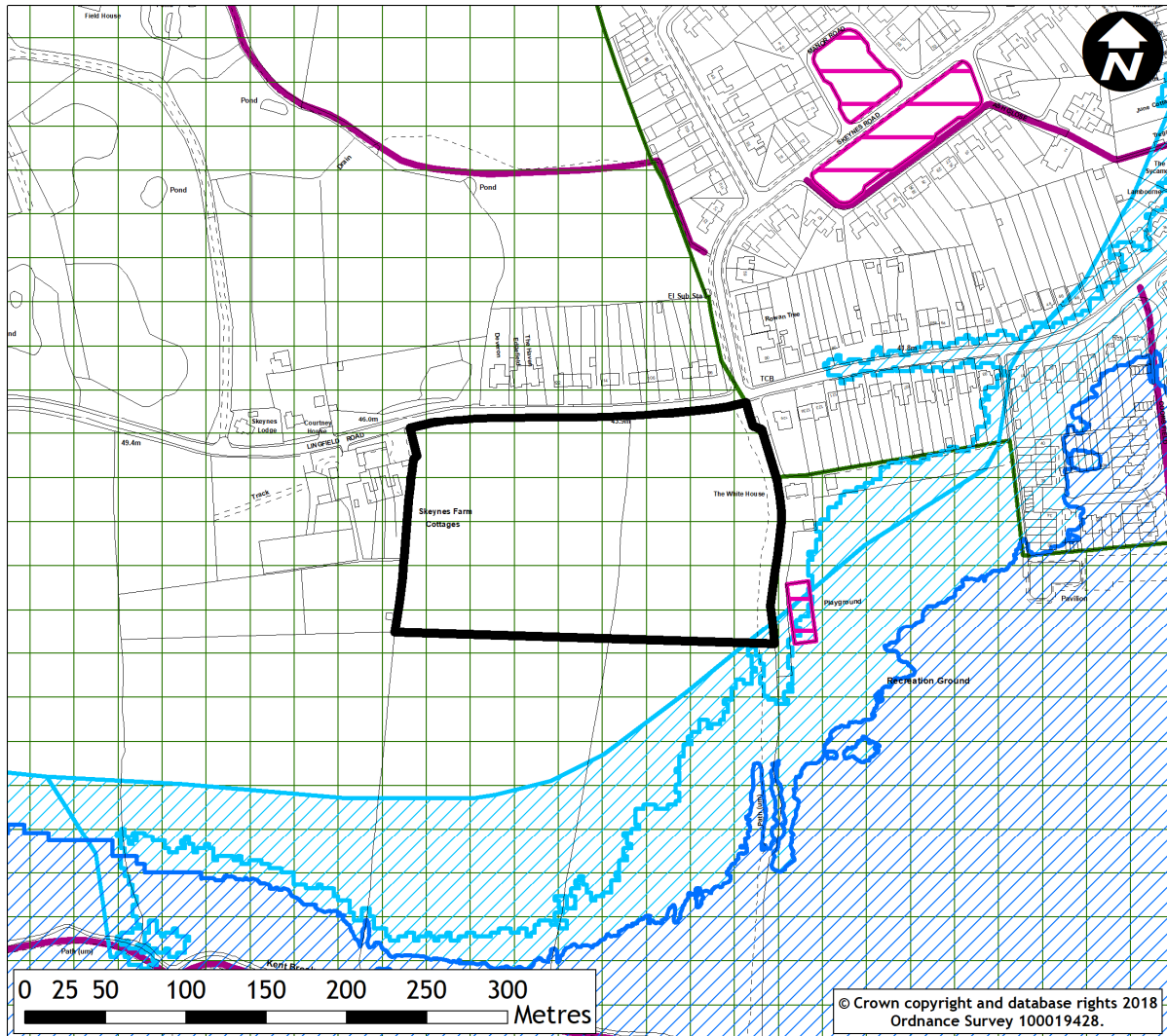
H0335 - LAND TO THE REAR OF SUNDRIDGE HOUSE, MAIN ROAD, SUNDRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO335
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	0
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Garden and field
Access requirements	An existing track could provide access but appears to be too narrow for this scale of development.
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Lies in the AONB
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Conservation Area – Sundridge Kent Downs AONB Zone 1 SPZ Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.67
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

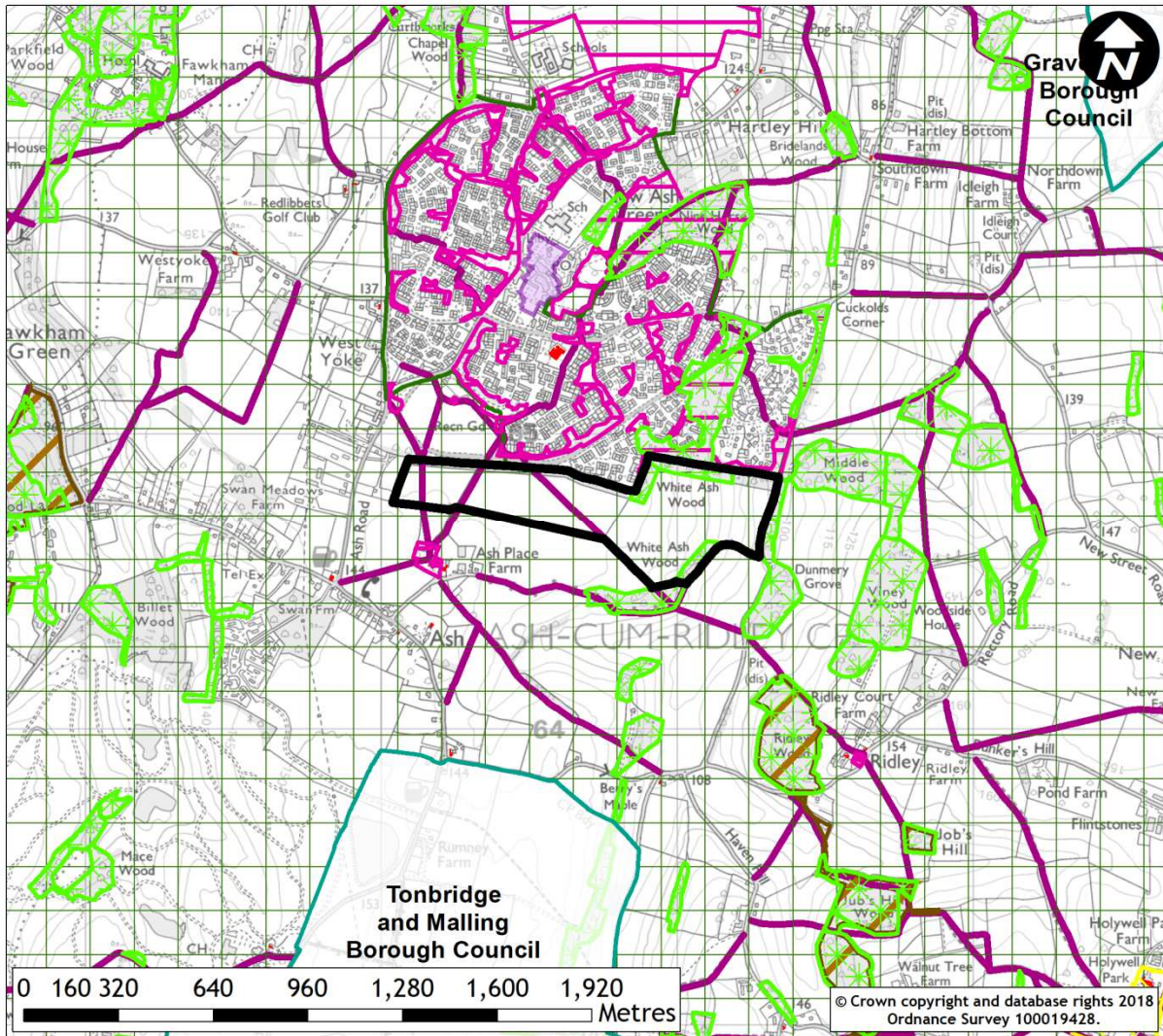
HO369 - LAND EAST OF SKEYNES FARM COTTAGES, LINGFIELD ROAD, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO369
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	30-40 Residential Units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Agricultural field.
Access requirements	A new access onto Lingfield Road would be required.
Green Belt strength & boundary issues	Strong
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Health Centre Bus Stop
Land Use	
Developable area (ha)	3.16
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

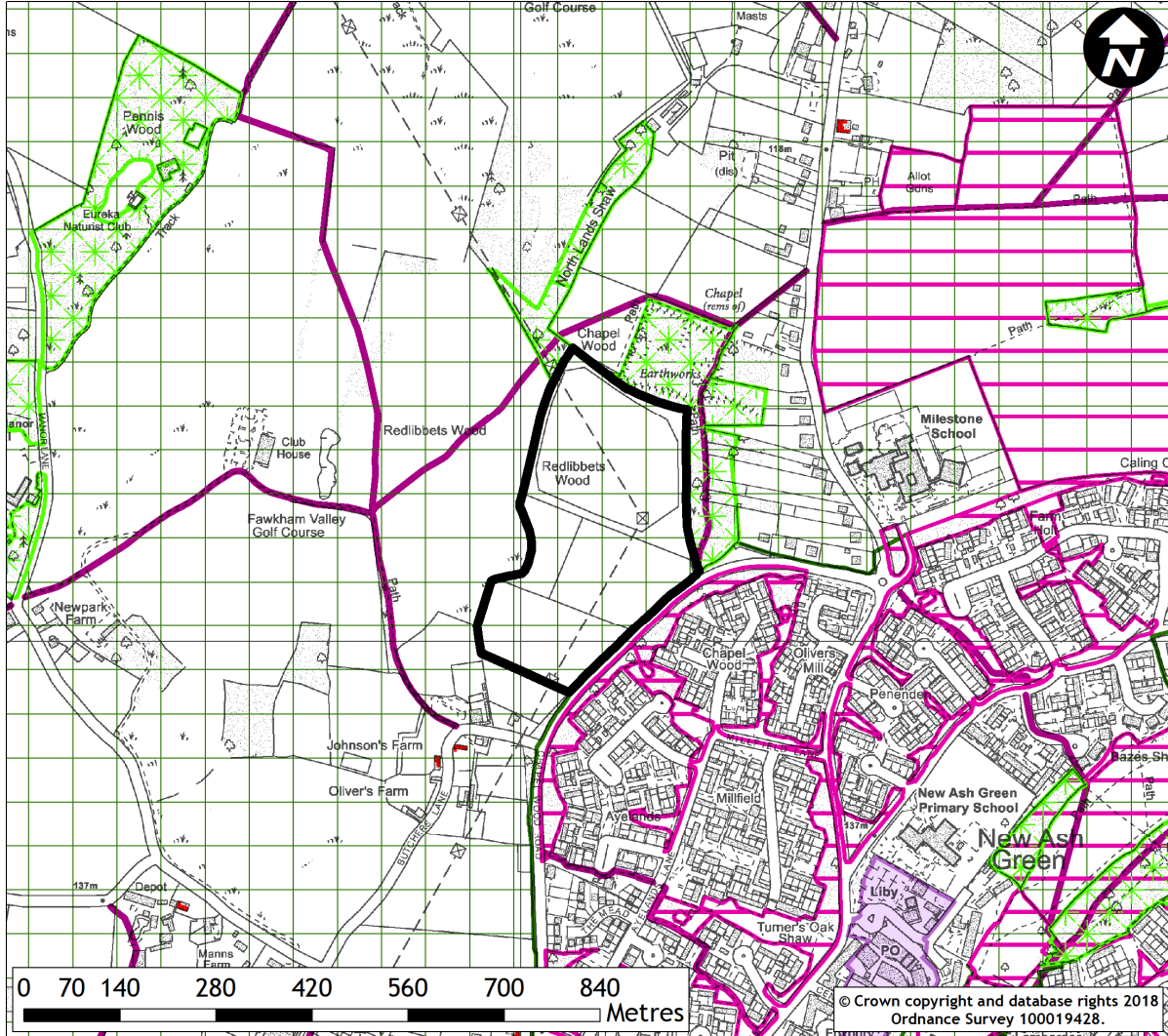
MX4 - LAND SOUTH OF REDHILL ROAD, NEW ASH GREEN



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX4
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural fields for arable crop production
Access requirements	A new access onto Redhill Road.
Green Belt strength & boundary issues	Strong - Adjacent to New Ash Green urban confines. Bounded by residential development to the north and west, and the open countryside to the south and east. A buffer of mature trees and woodland lines the northern and eastern boundaries of the site.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Woodland around the periphery of the site provides an important habitat for wildlife and should be protected.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity Ancient Woodland Zone 1 SPZ Tier 5 Settlement Hierarchy School
Land Use	
Developable area (ha)	29.81
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

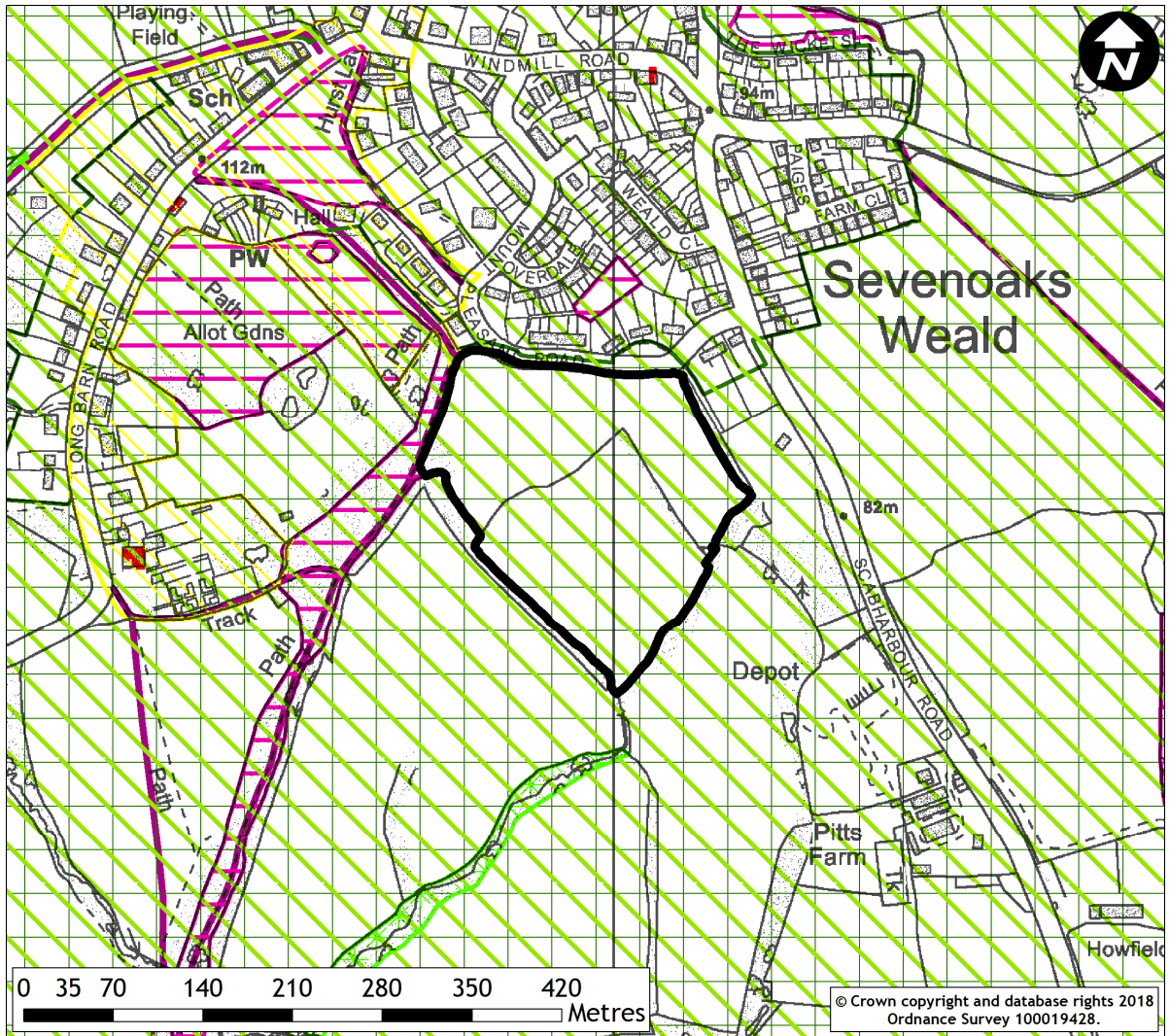
MX6 - LAND NORTH OF CHAPEL WOOD ROAD AND BUTCHERS LANE, ASH



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX6
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural fields for grazing.
Access requirements	A new access onto Chapel Wood Road would be required.
Green Belt strength & boundary issues	Strong - Adjacent to New Ash Green urban confines. Bounded by Chapel Wood Road to the south, residential development to the east and woodland to the north and west.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Woodland around the periphery of the site provides an important habitat for wildlife and should be protected.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	Bus Stop
Land Use	
Developable area (ha)	9.73
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

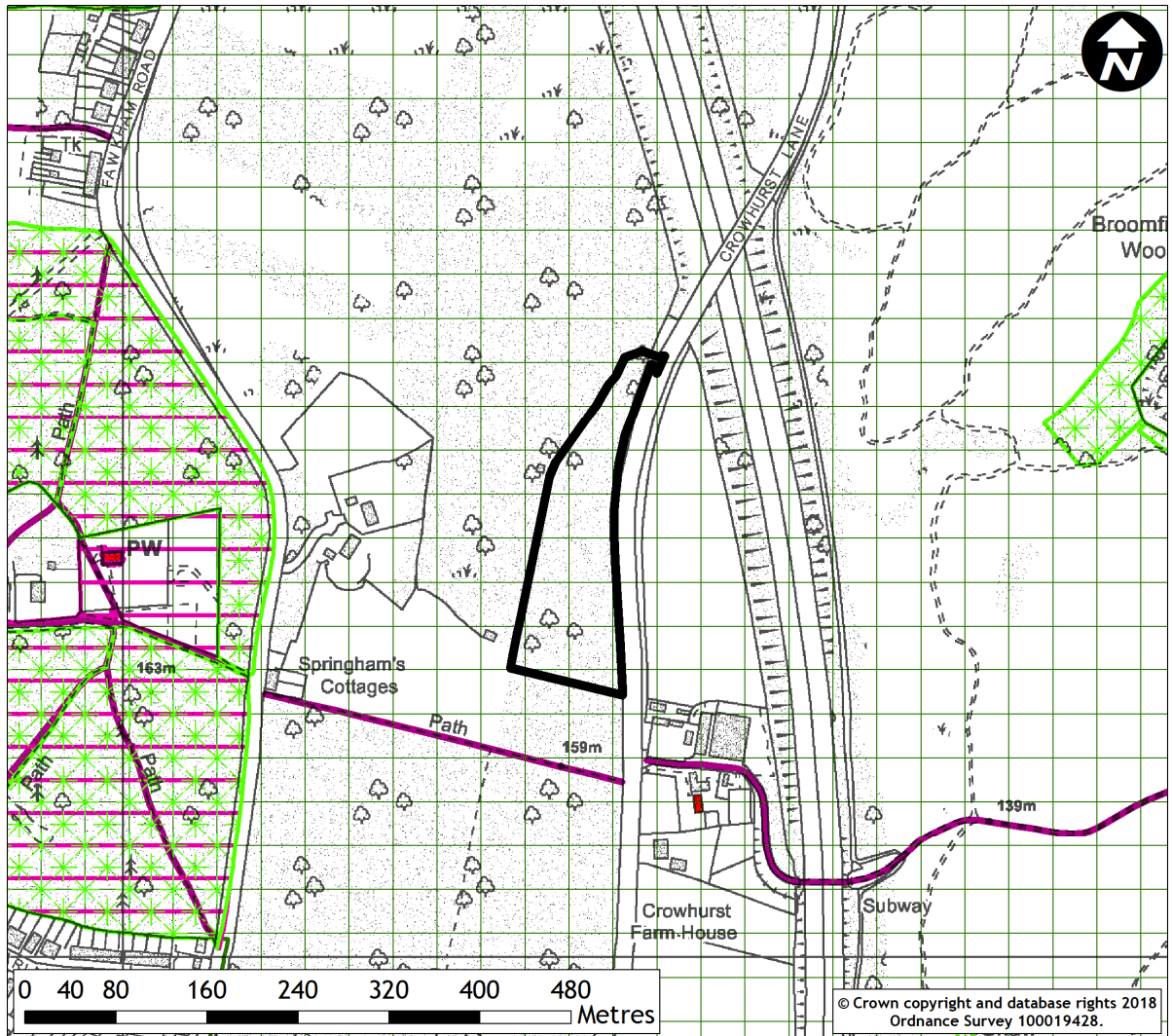
MX42 - LAND SOUTH OF MOUNT PLEASANT ROAD, SEVENOAKS WEALD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX42
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Agricultural fields separated by a row of trees.
Access requirements	The existing access onto Chevening Road could be utilised.
Green Belt strength & boundary issues	Strong - Adjacent to Sevenoaks Weald urban confines. Bounded by Mount Pleasant Road to the north, woodland to the west, and open countryside to the south and east.
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity Conservation Area – Sevenoaks Weald Kent Downs AONB Health Centre Town/Local Centre
Land Use	
Developable area (ha)	4.07
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)

GT6 - LAND NORTH WEST OF EAGLES FARM, CROWHURST LANE, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	GT6
SHELAA category	5
SHELAA conclusion	Deliverable
SHELAA yield	4 pitches
SHELA density	N/A
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Vacant greenfield site
Access requirements	Access from Crowhurst Lane
Green Belt strength & boundary issues	Strength: Moderate Approx 1km to settlement green belt boundary (via Crowhurst Lane)
Viability issues	No constraints that could render the site financially unviable are identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Greenfield site. Biodiversity impact.
Deliverability summary	Red – due to greenfield site in the Green Belt

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to greenfield site in the Green Belt
Key messages from SA	High Biodiversity School Health Centre Bus Stop Town/Local Centre
Land Use	Gypsy & Traveller
Developable area (ha)	1.84
Density	
Site capacity	0
Phasing	
Overall conclusion	Not currently for inclusion in this plan (contrary to strategy)