

Draft Local Plan

Site Appraisals

Red Category


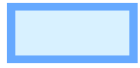




Draft Local Plan



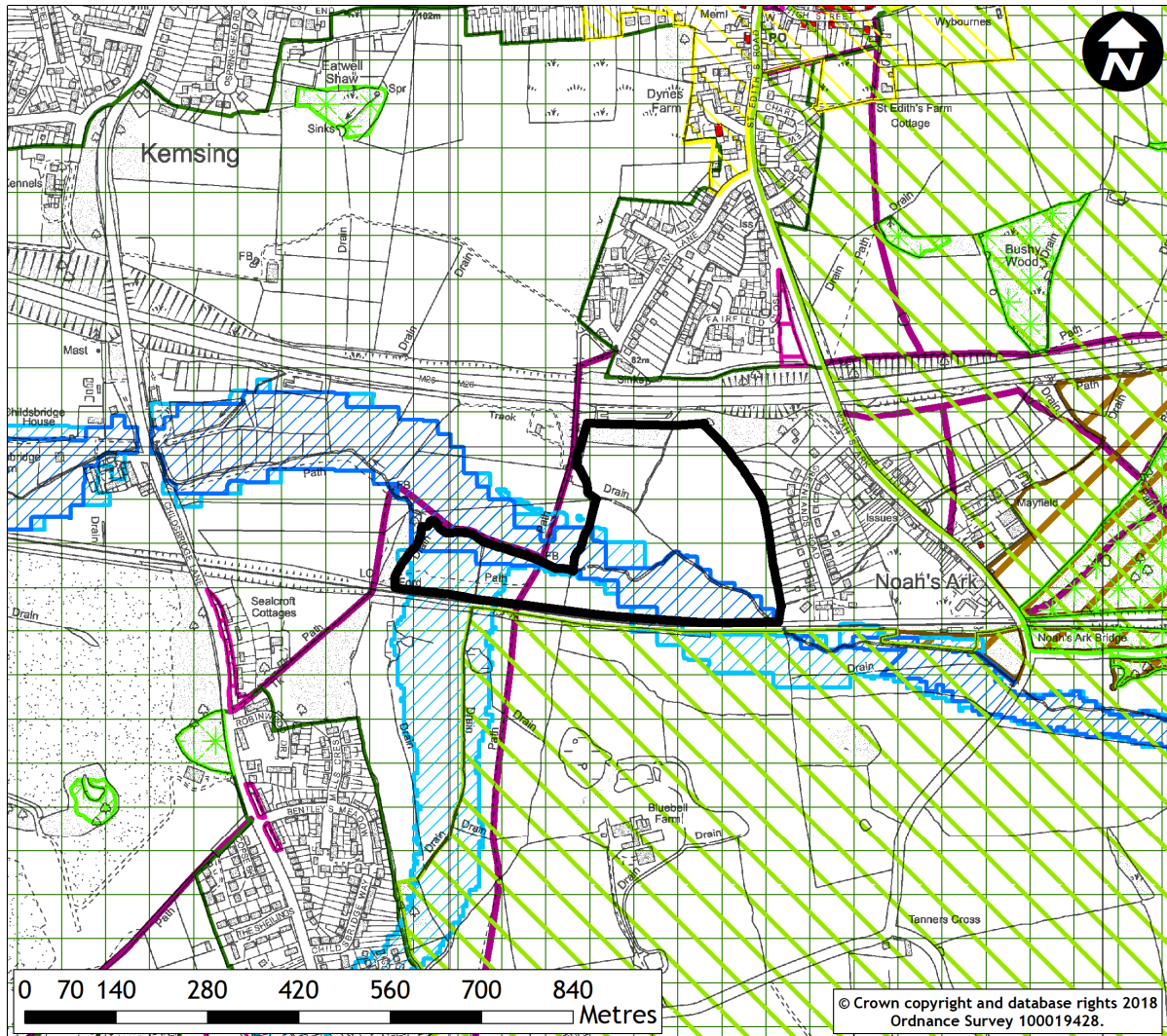
Legend

-  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

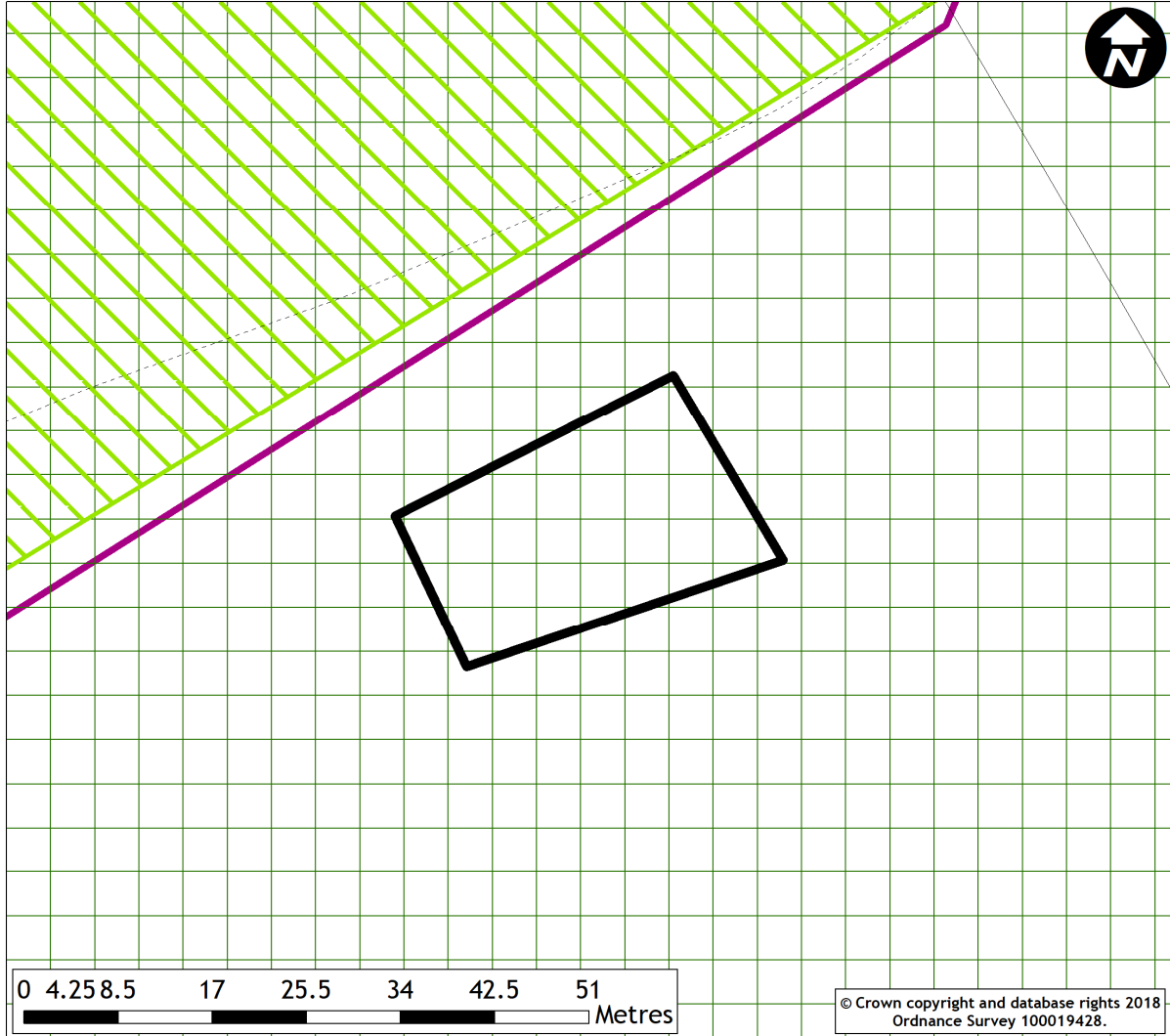
HO3 - LAND WEST OF GREENLANDS ROAD, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO3
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?	Farmland
Access requirements	No access.
Green Belt strength & boundary issues	Strength: Moderate Weakly performing parcel: RA-21
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Noise and air quality issues
Deliverability summary	Red – due to high flood risk, access arrangements, encroachment into the countryside and not well connected to a settlement.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red –due to high flood risk, access arrangements, encroachment into the countryside and not well connected to a settlement.
Key messages from SA	School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	10.27
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

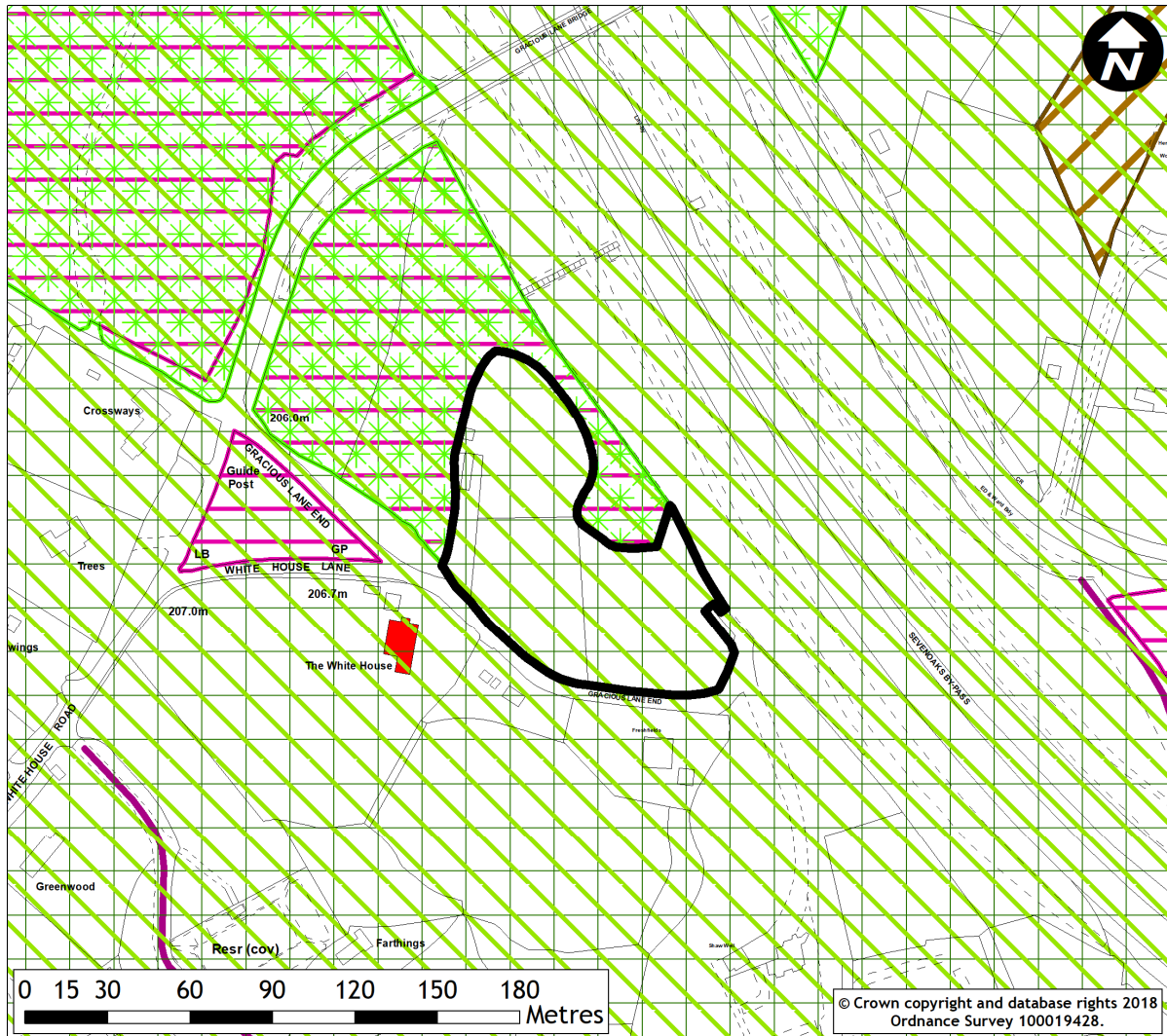
HO6 - LAND NORTH OF CHIPSTEAD LAKE, CHEVENING ROAD, CHIPSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO6
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?	Field
Access requirements	A new access would be required
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	Individual plot in field.
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)	0.05
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

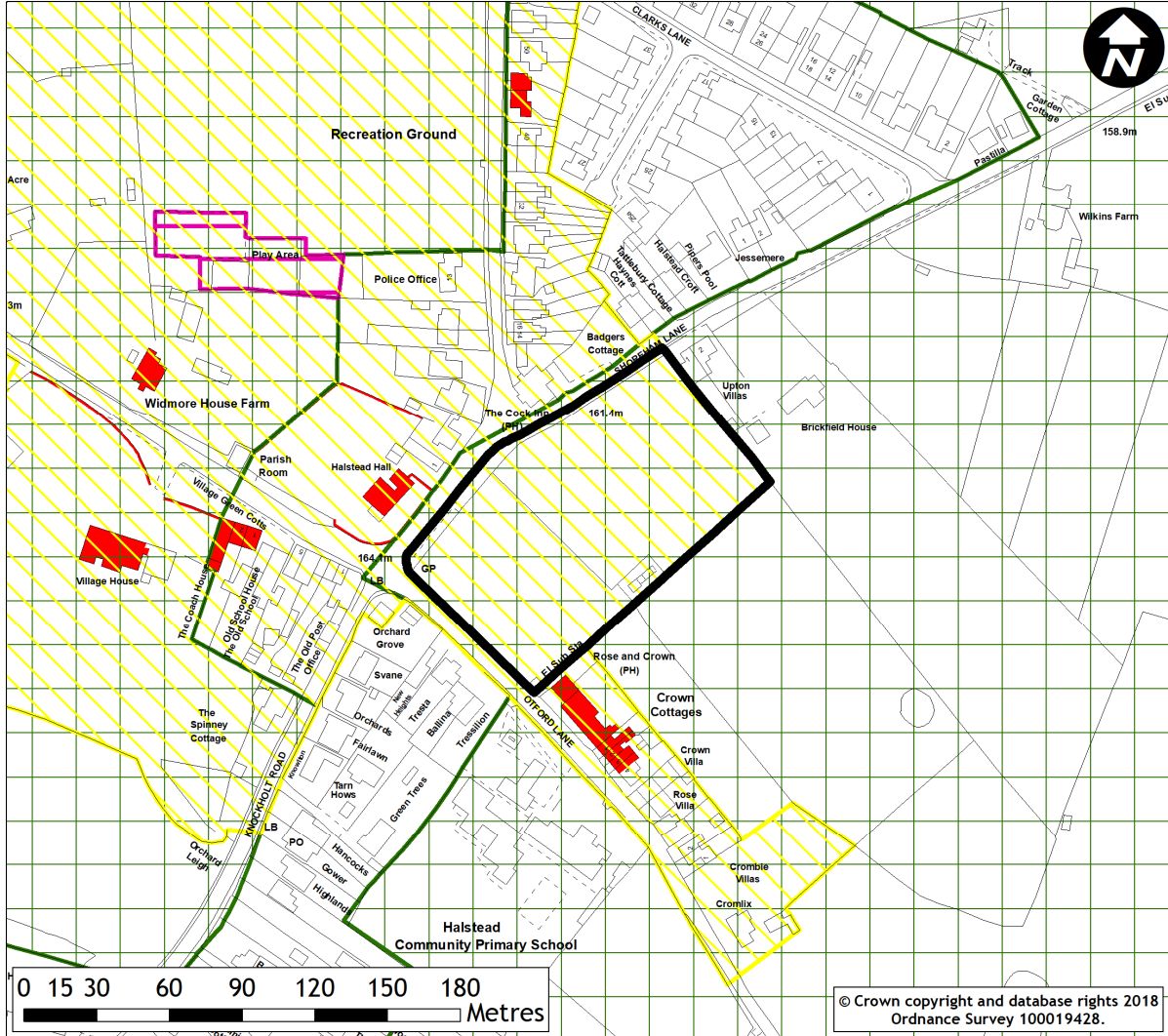
H07 - LAND NORTH OF GRACIOUS LANE END, SEVENOAKS WEALD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO7
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?	Stables and grazing
Access requirements	Needs improving.
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	N/A
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	AONB. Unsustainable location for residential development
Deliverability summary	Red - due to being located in AONB, ancient woodland and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to being located in AONB, ancient woodland and encroachment into the countryside.
Key messages from SA	High Biodiversity Kent Downs AONB School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.73
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

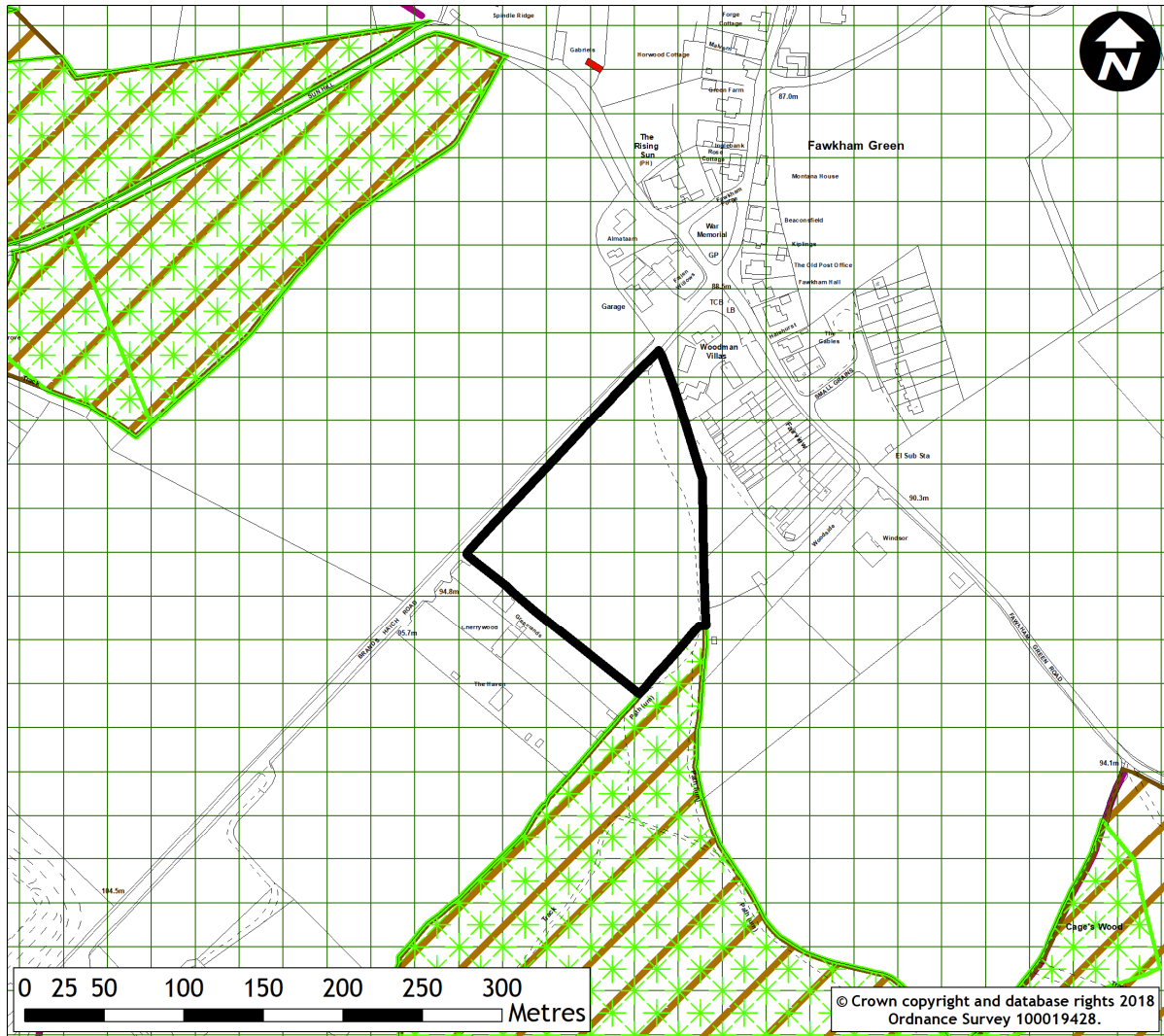
HO13 - LAND AT THE CORNER OF SHOREHAM LANE AND OTFORD LANE, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO13
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?	Grassland divided into paddocks for grazing.
Access requirements	A new access onto Shoreham Lane would be required.
Green Belt strength & boundary issues	Green Belt strength: Strong Site adjacent to Knockholt confines, with Shoreham Lane to the north
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	Lies fully within the Conservation Area, adjacent to Listed Building to the south (Rose and Crown Pub). Development will have detrimental impact on local character.
Deliverability summary	Red – due to heritage constraints and contrary to local character.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to heritage constraints and contrary to local character.
Key messages from SA	High Biodiversity Conservation Area Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.08
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

HO14 - LAND EAST OF GREENLANDS, BRANDS HATCH ROAD, FAWKHAM

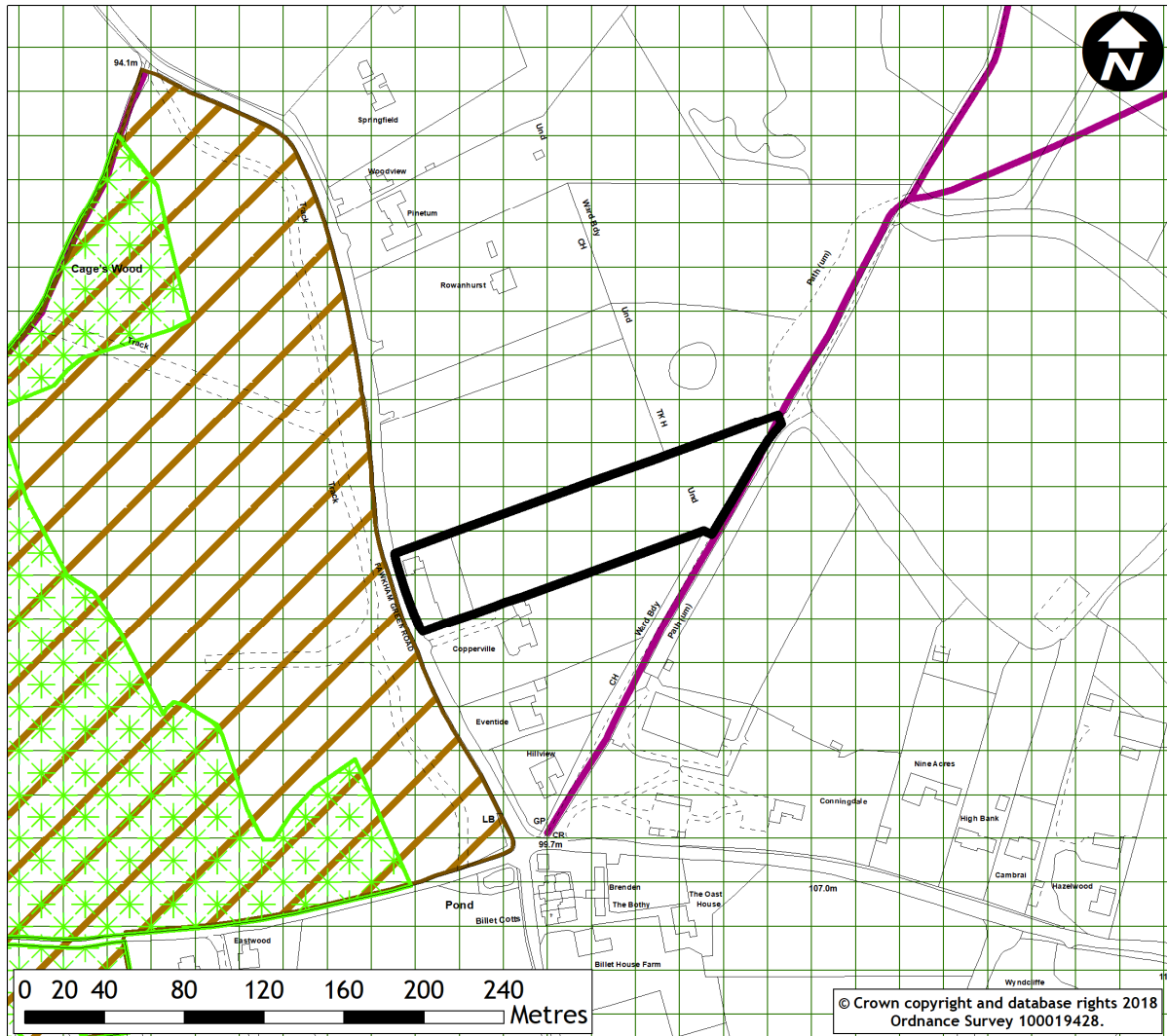


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SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO14
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA Density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	The site is currently pasture used for equine grazing, with access onto Brands Hatch Road.
Access requirements	Access from Brands Hatch Road
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for additional housing.
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	Local Wildlife Site School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.79
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

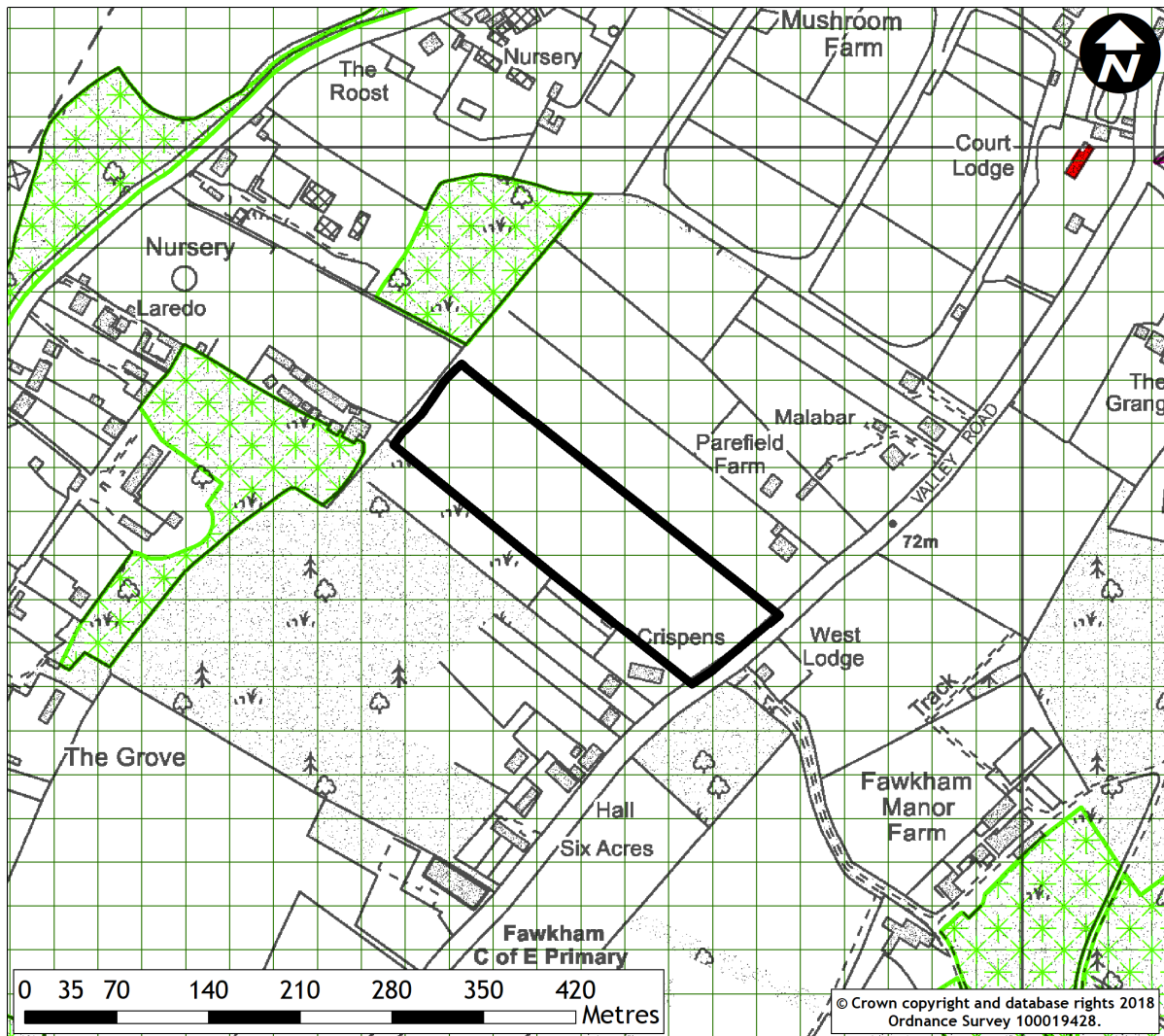
HO15 - LAND NORTH OF COPPERVILLE, FAWKHAM GREEN ROAD, FAWKHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO15
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 currently pasture used for equine grazing, with access onto Fawkham Green Road, with an existing small stable block.
Access requirements	Access from Fawham Green Road
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development
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)	0.77
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

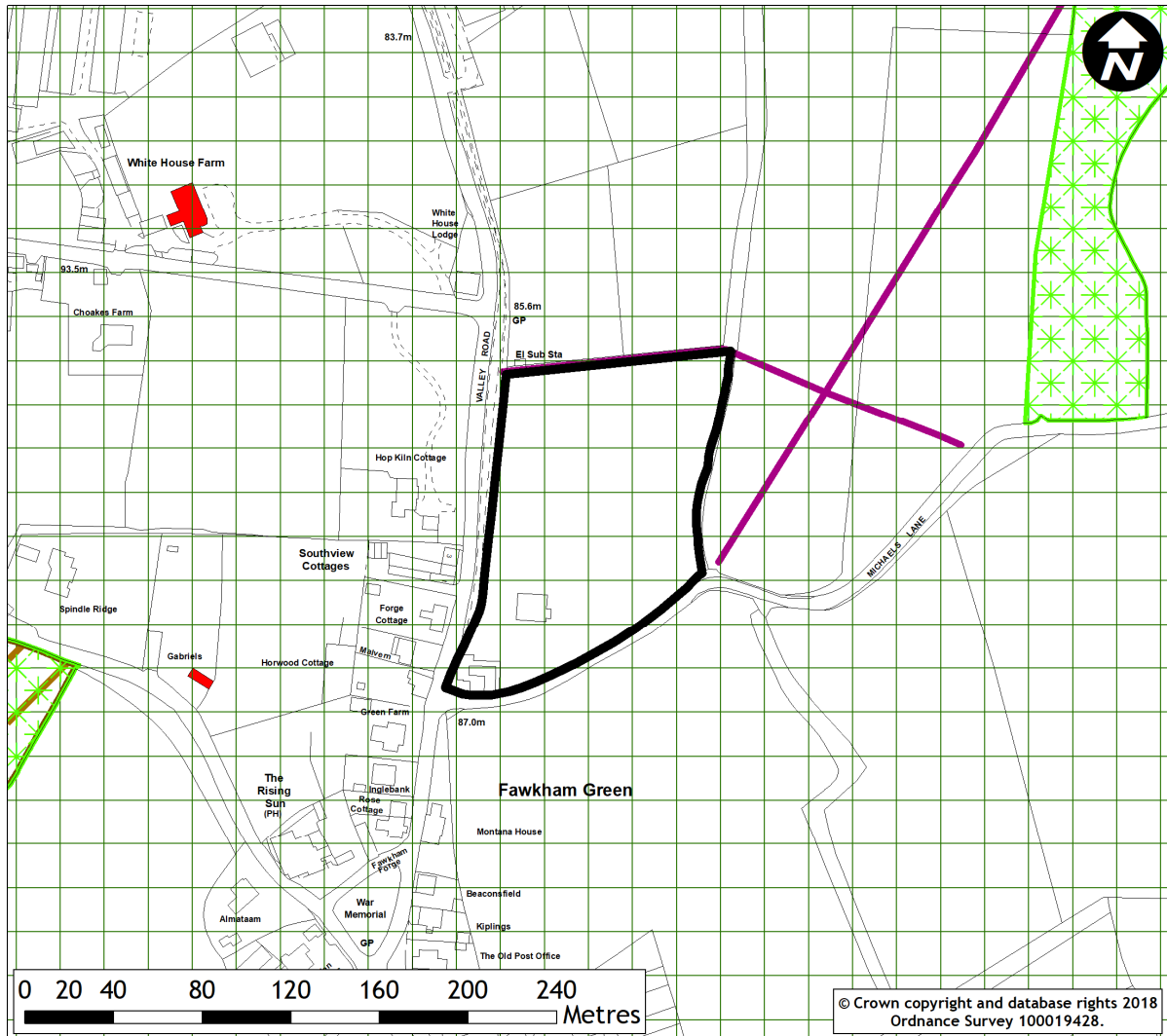
HO16 - LAND NORTH OF CRISPINS, VALLEY ROAD, FAWKHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO16
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 currently pasture used for equine grazing, rising from Valley Road towards the North West
Access requirements	Access from Valley Road
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development Development will have a detrimental impact on local character
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)	2.48
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

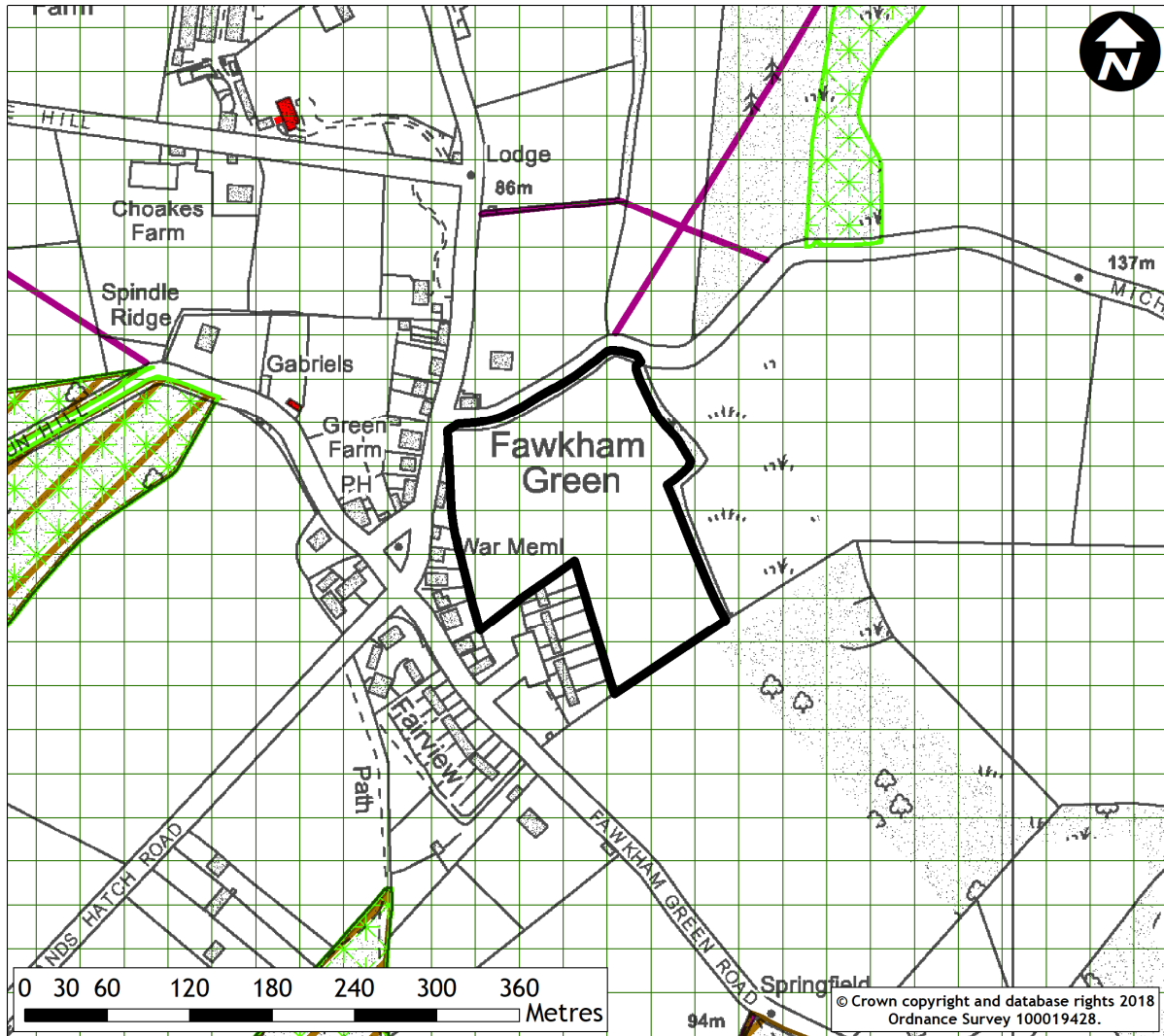
HO17 - LAND NORTH OF MICHAELS LANE, FAWKHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO17
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 currently pasture used for equine grazing, with good access onto Michaels Lane; there is a stable block and a redundant farm building on the site.
Access requirements	Existing access could be used
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development Development will have a detrimental impact on local character
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)	1.29
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

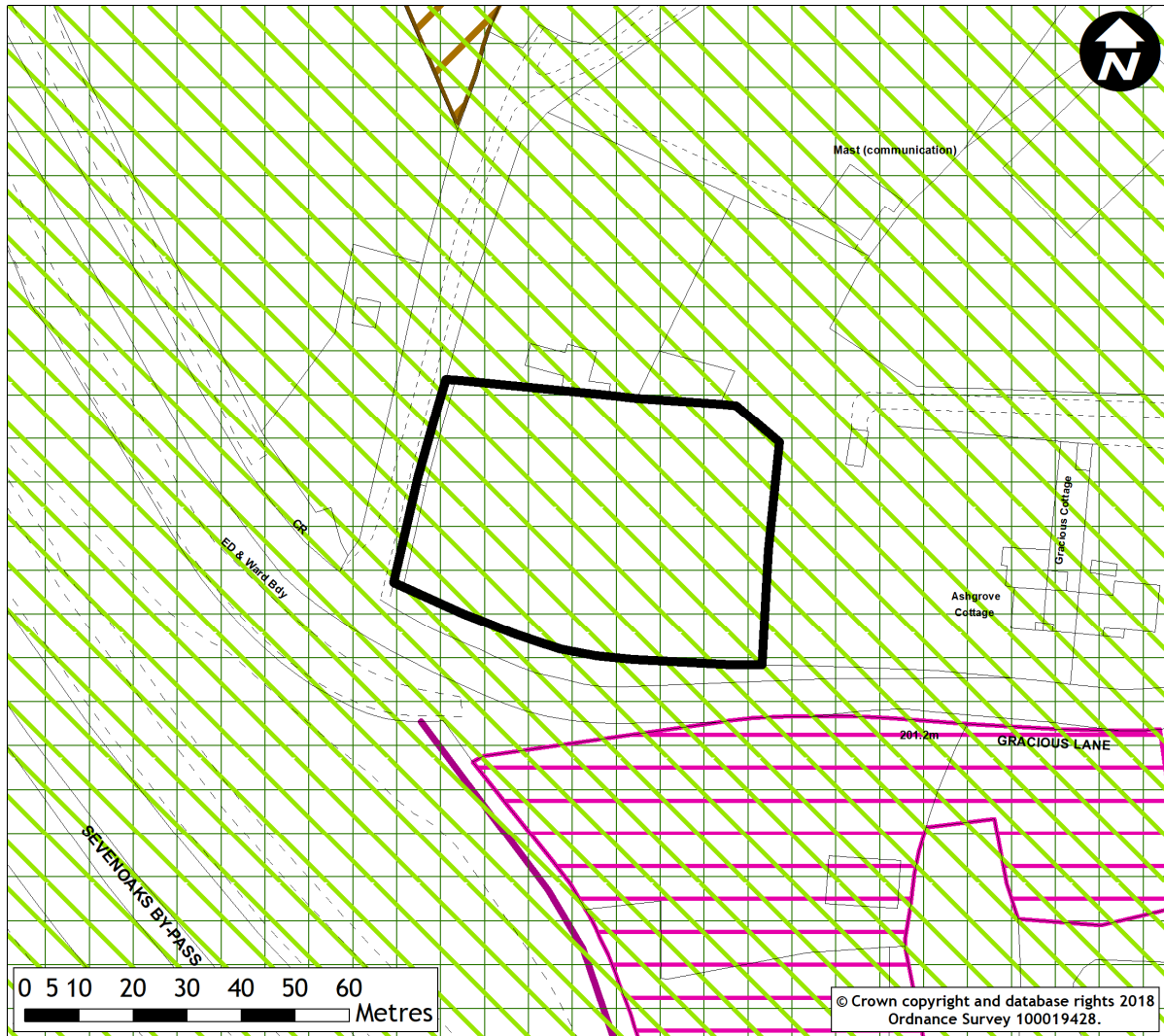
HO18 - LAND SOUTH OF MICHAELS LANE, FAWKHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO18
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 currently pasture used for equine grazing, with good access onto Michaels Lane.
Access requirements	Existing access could be used
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development Development will have a detrimental impact on local character
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)	2.90
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

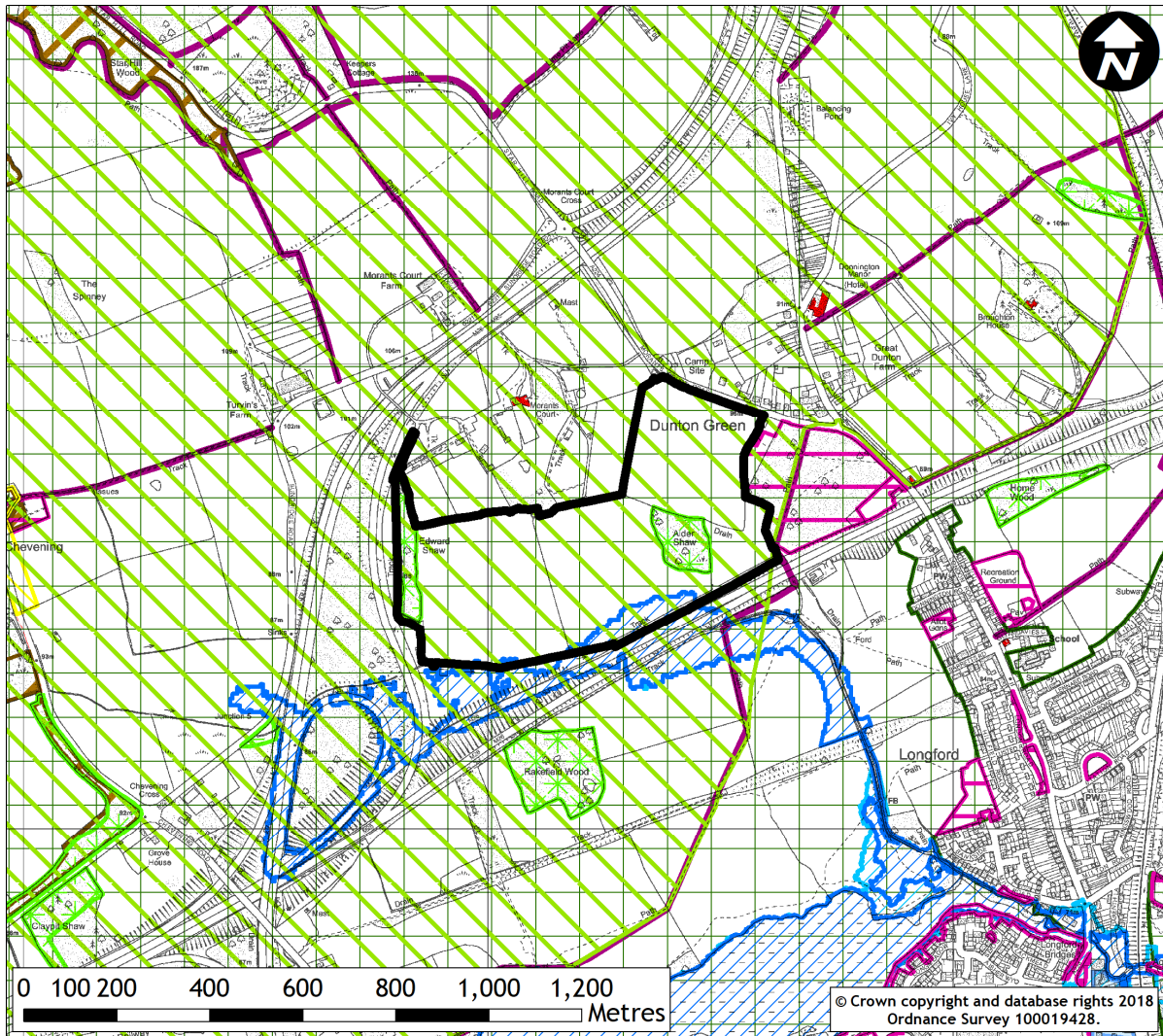
HO27 - LAND WEST OF ASHGROVE COTTAGE, GRACIOUS LANE, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO27
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?	Field attached to Ashgrove Cottage garden. Stable block present.
Access requirements	Existing access could be used
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development Development will have a detrimental impact on local character (AONB)
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	Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.30
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

HO28 - LAND BETWEEN MORANTS COURT ROAD AND THE M26, DUNTON GREEN



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO28
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?	Grazing
Access requirements	New access would be required
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development Development will have a detrimental impact on local character Ancient Woodland, flooding.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

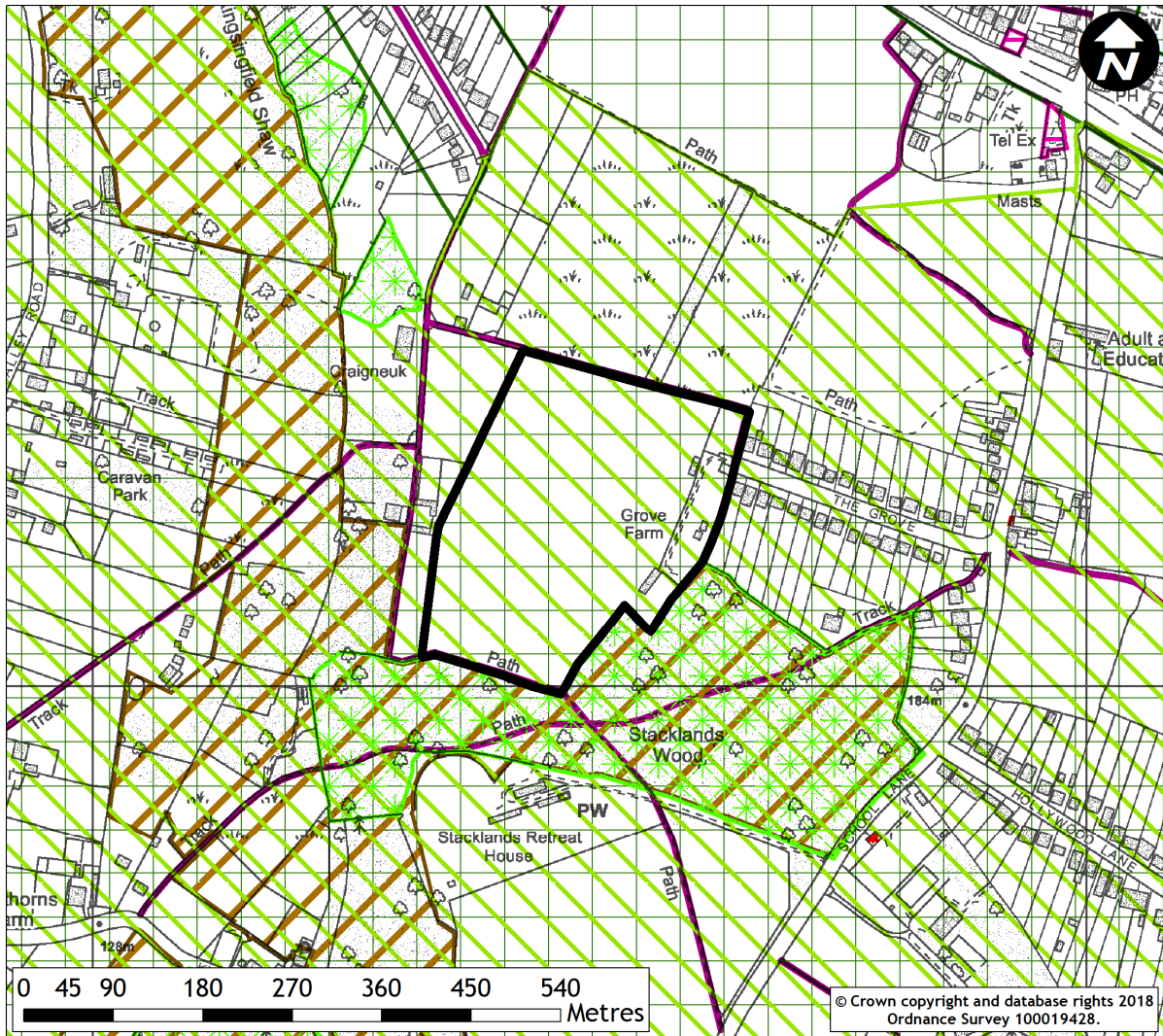
SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity Kent Downs AONB Ancient Woodland Grade 1 or 2 Agricultural land classification School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	28.40
Density	
Site capacity	0
Phasing	

Overall conclusion

Not for inclusion in plan (constraints cannot be overcome, unsuitable location for development, site specific issues cannot be overcome)

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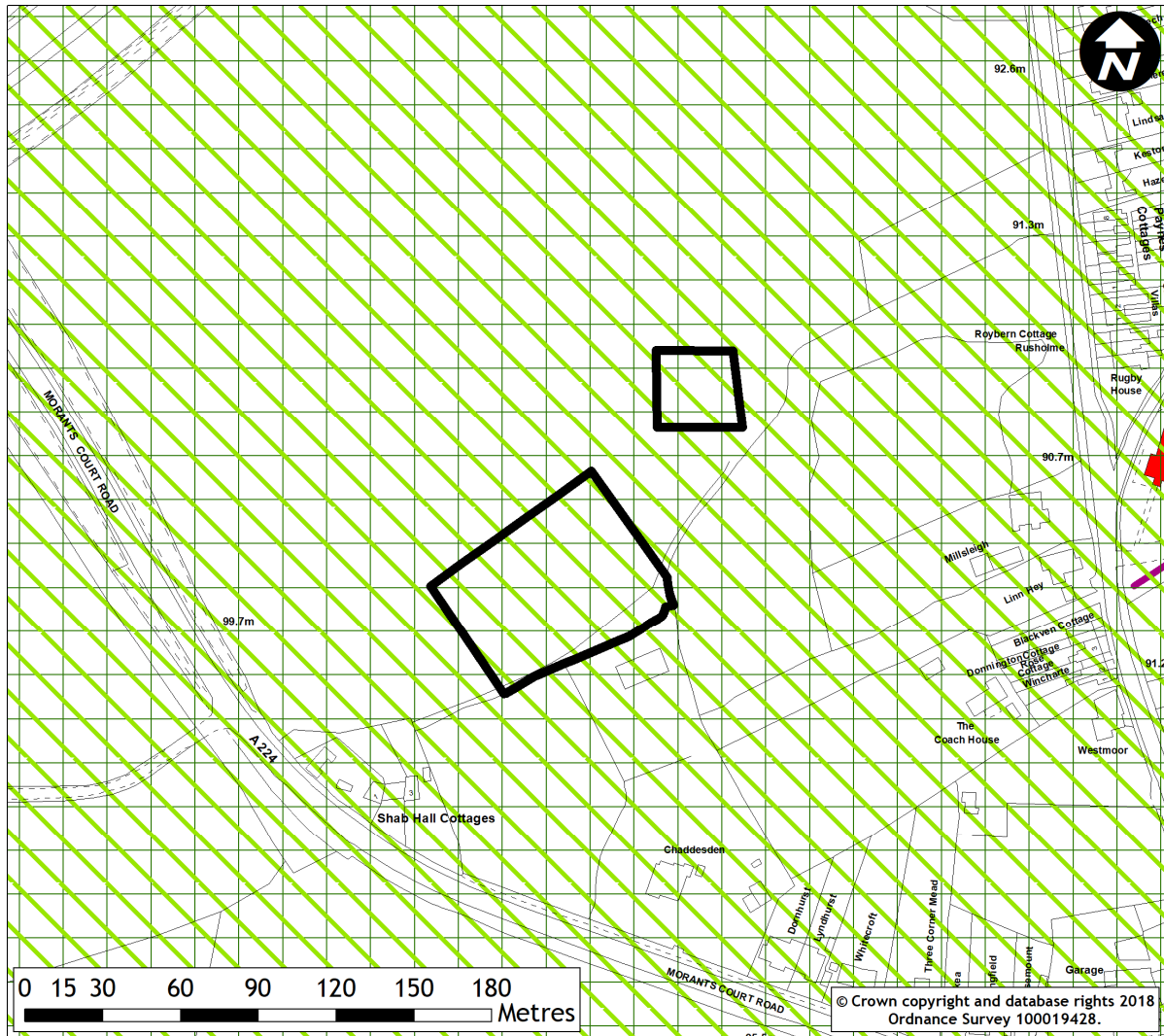
HO30 - LAND AT GROVE FARM, THE GROVE, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO30
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 used for grazing.
Access requirements	Existing access onto The Grove however this is a narrow un-adopted access road for the existing properties along The Grove and not considered appropriate.
Green Belt strength & boundary issues	Strength: Strong
Viability issues	No constraints could render the site financially unviable
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Impact on the AONB. Adjacent to ancient woodland and local wildlife site
Deliverability summary	Red – due to landscape and access issues.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to landscape and access issues.
Key messages from SA	Local Wildlife Site Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	7.28
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

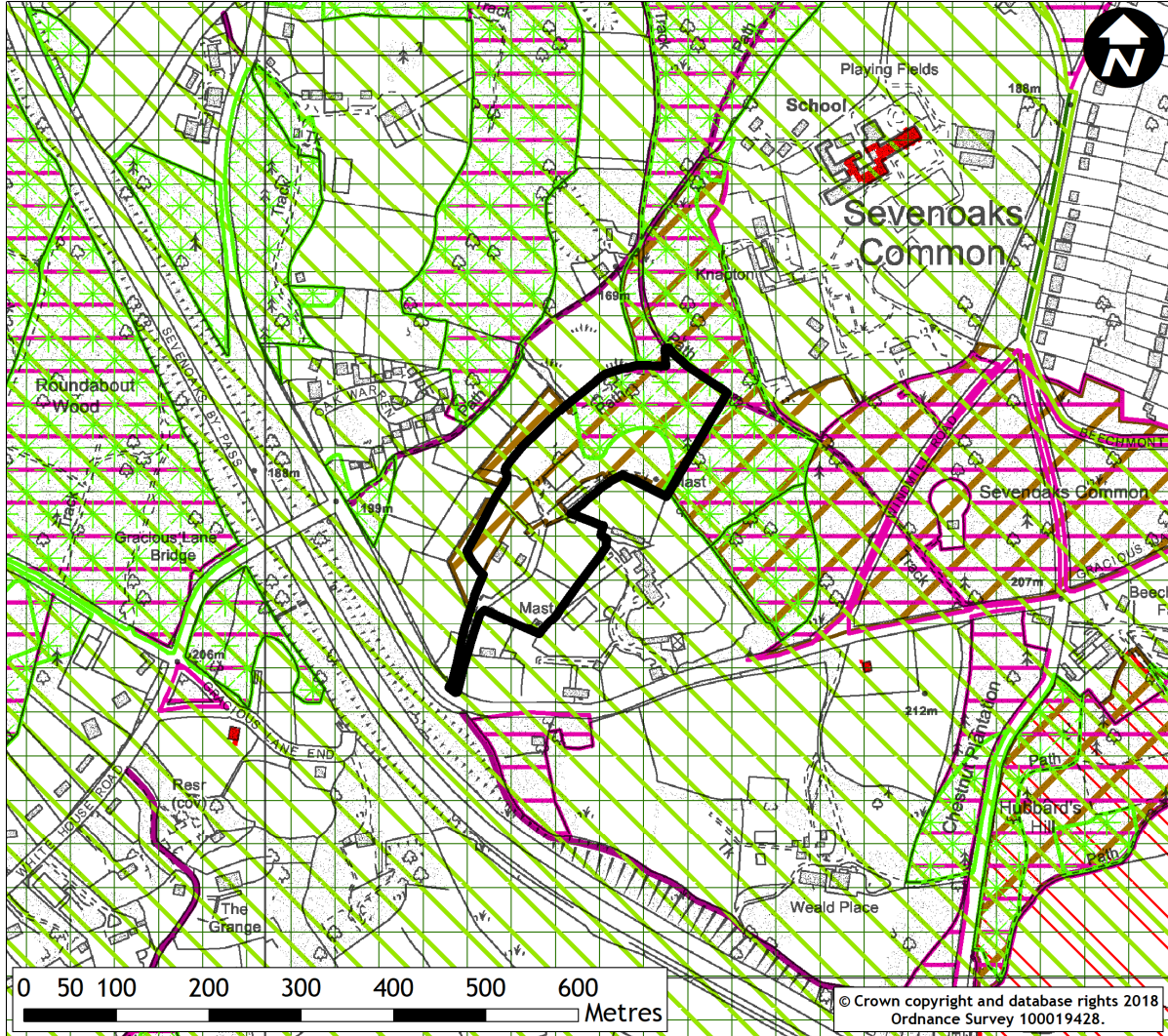
HO31 - LAND AT SHABHALL FARM, MORANTS COURT ROAD, DUNTON GREEN



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO31
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?	Unused agricultural land.
Access requirements	Access issues
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Two plots within a larger field.
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 Kent Downs AONB Grade 1 or 2 Agricultural land classification School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.53
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

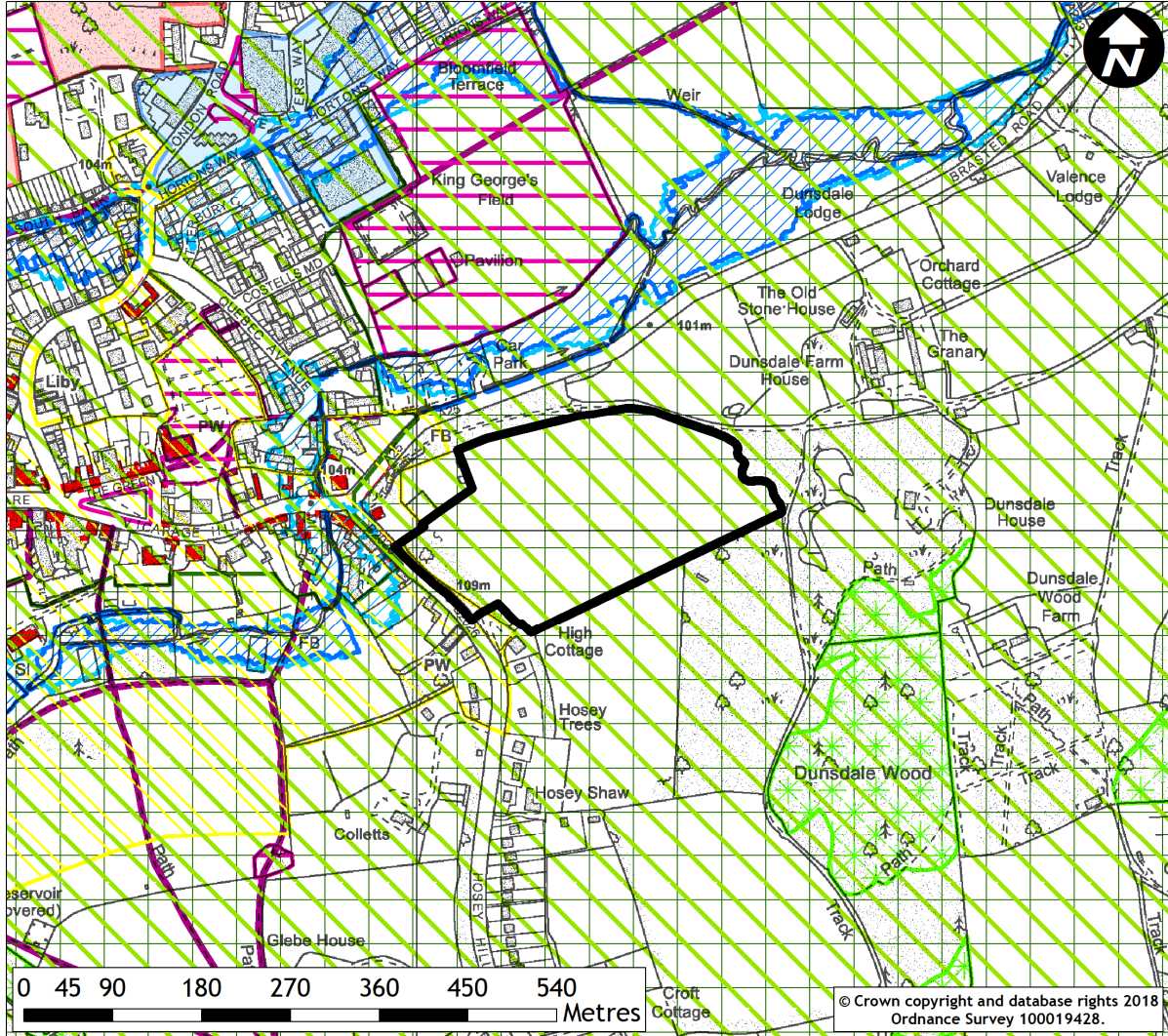
HO32 - HERON WOOD, GRACIOUS LANE, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO32
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?	Currently used for horse grazing and livery.
Access requirements	Narrow access
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development Development will have a detrimental impact on local character Impact on Local Wildlife Site and Ancient Woodland
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	Local Wildlife Site Kent Downs AONB Ancient Woodland/High Biodiversity School/Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	3.94
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome, unsuitable location for development, site specific issues cannot be overcome)

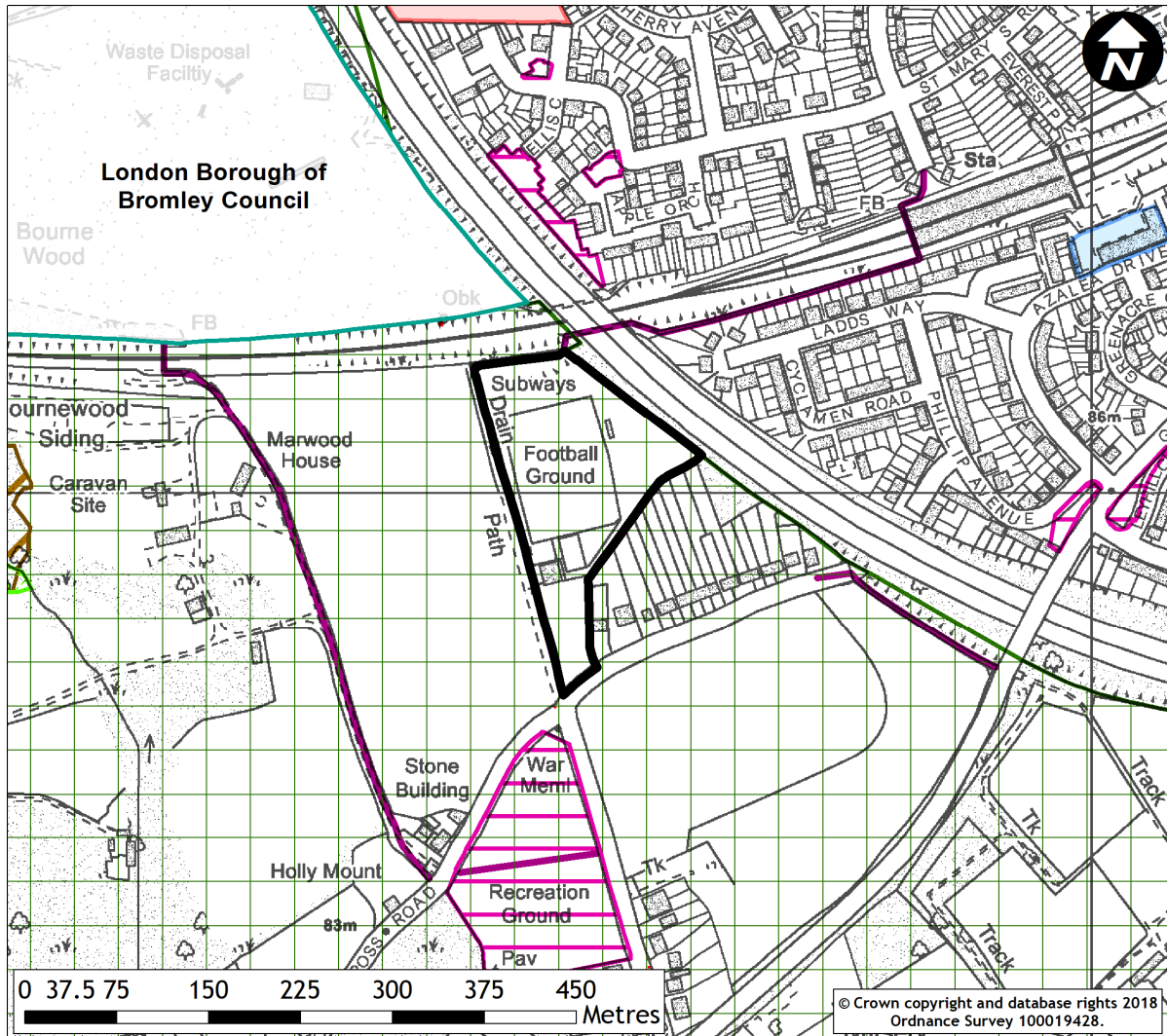
HO37 - LAND EAST OF HOSEY HILL, WESTERHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO37 / MX3
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural field for grazing
Access requirements	New access onto Hosey Hill 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	Lies fulling in the AONB, close proximity to adjacent Conservation Area and Listed Buildings to the west. Development will have a detrimental impact on local character
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 – Westerham Kent Downs AONB School Bus Stop
Land Use	
Developable area (ha)	5.30
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

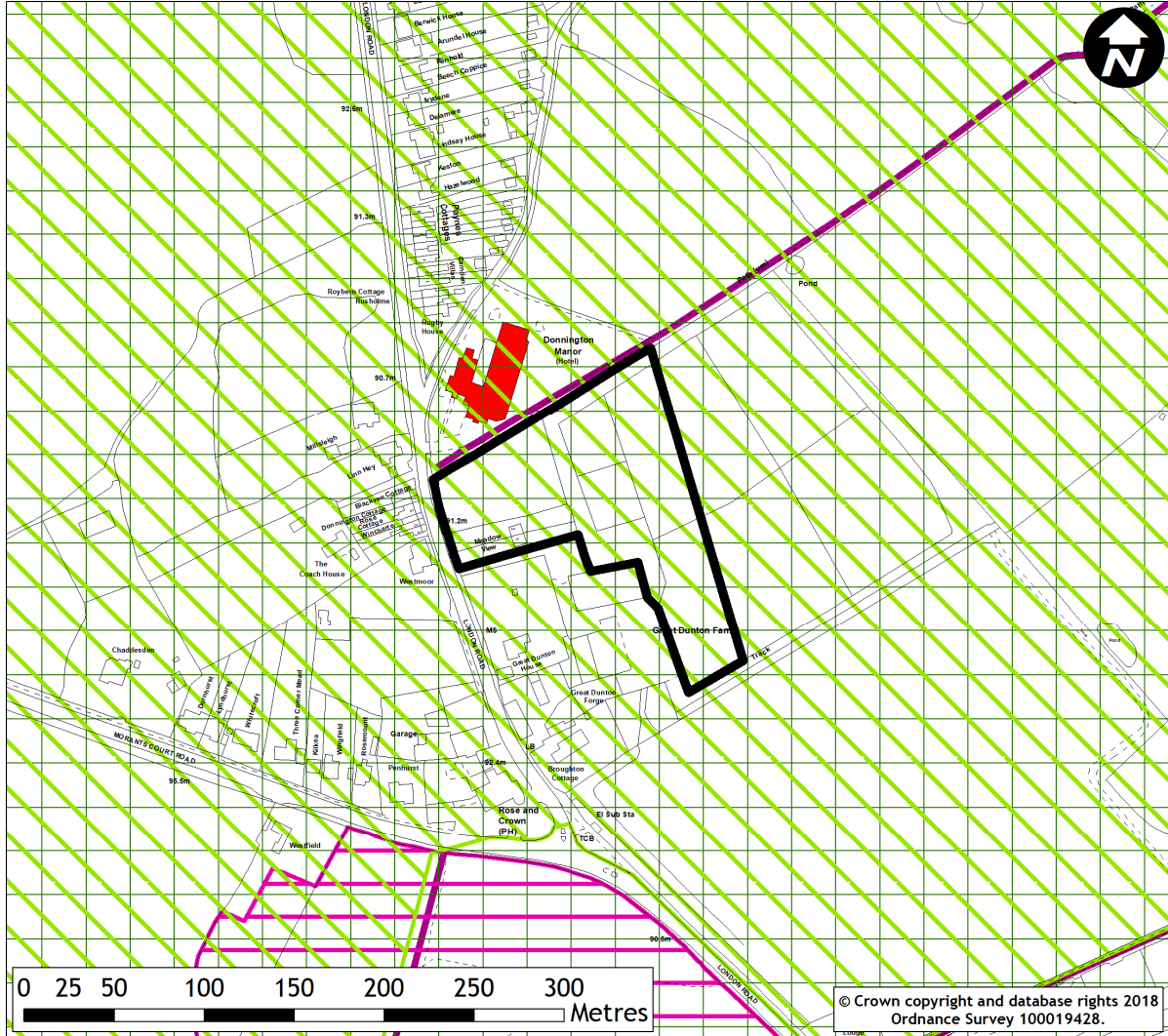
HO39 - LAND AT GREEN COURT SPORTS CLUB, GREEN COURT ROAD, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO39
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Sports club containing a club house, football pitch and area of hardstanding for car parking
Access requirements	The site is not connected to a settlement but is within walking distance of the facilities and services in Crockenhill.
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 identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported.
Deliverability summary	Red –due to identified sports facility.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to identified sports facility.
Key messages from SA	Listed building health centre bus stop local/town centre
Land Use	
Developable area (ha)	2.29
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

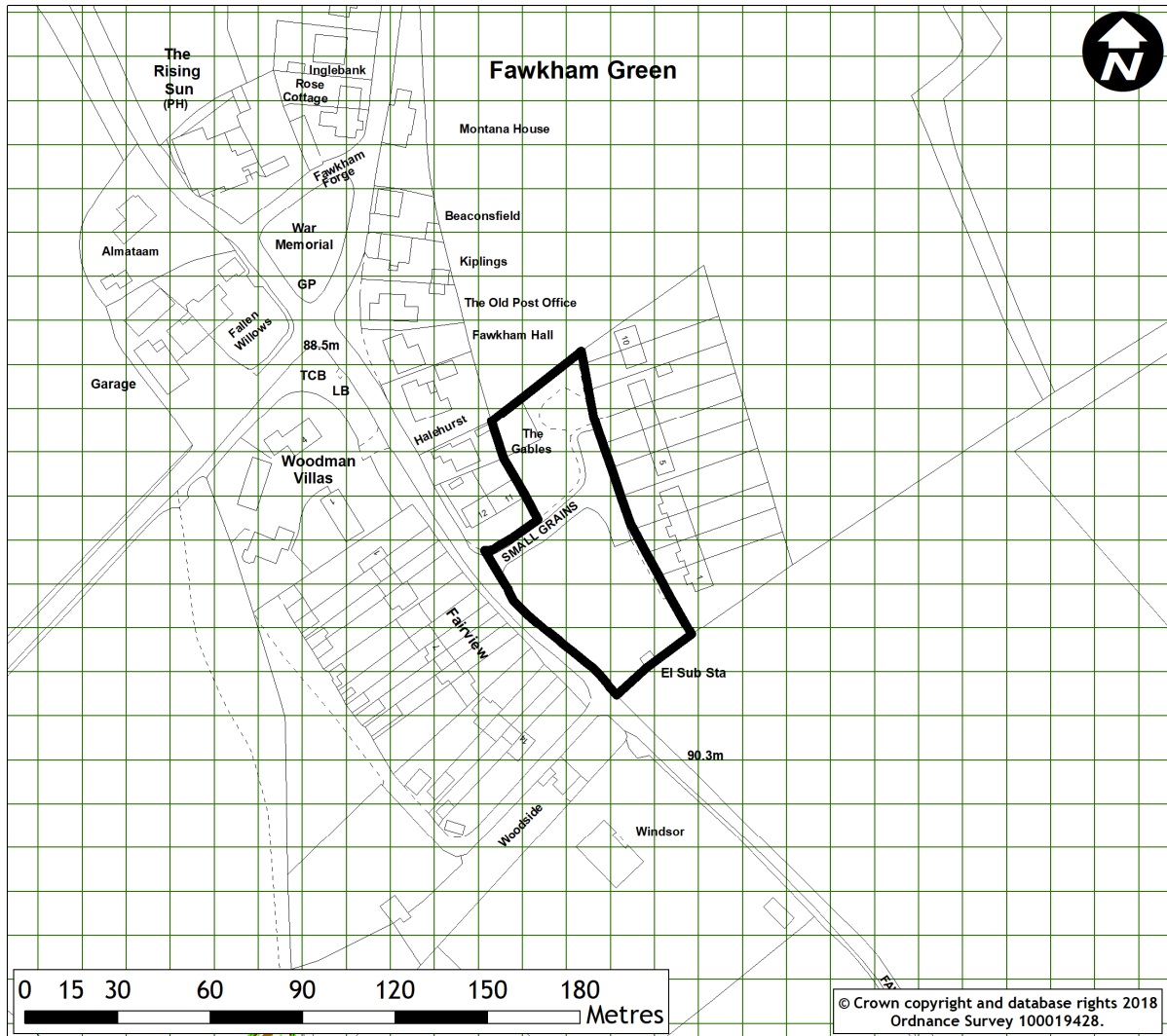
HO40 - LAND AT MEADOW VIEW (WIDER), LONDON ROAD, DUNTON GREEN



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO40
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Two residential dwellings, their gardens, an area of scrubland to the north and part of an agricultural field to the east.
Access requirements	The existing access onto London Road could be utilised.
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	It is considered that development of this site, particularly the eastern section, would not conserve or enhance the AONB. Concerns are also raised over any impact development of this site would have on the setting of the adjacent listed building. Overall the site is considered unsuitable for this scale of development given its impact on the AONB and encroachment into the countryside.
Deliverability summary	Red – due to impact on landscape.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to impact on landscape.
Key messages from SA	Kent downs AONB Grade 1 or 2 agricultural land School Health centre Town/Local Centre
Land Use	
Developable area (ha)	1.39
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

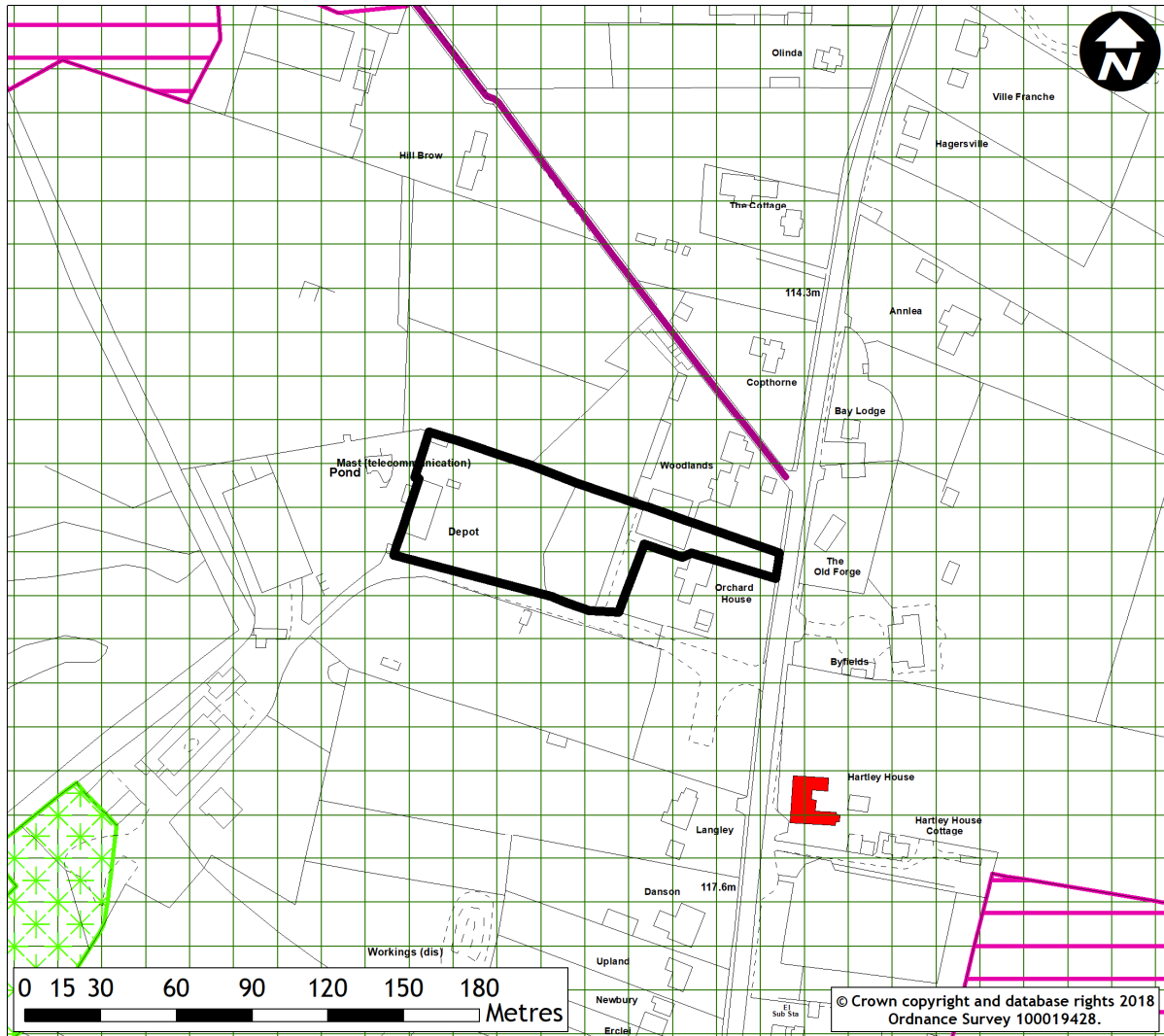
HO43 - LAND AT SMALL GRAINS, FAWKHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO43 / HO206
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 land comprises primarily open space with a small section of hardstanding, located wholly within the Green Belt within the village of Fawkham. There is no built development on the site.
Access requirements	Existing access
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Development will have a detrimental impact on local character
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)	0.36
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

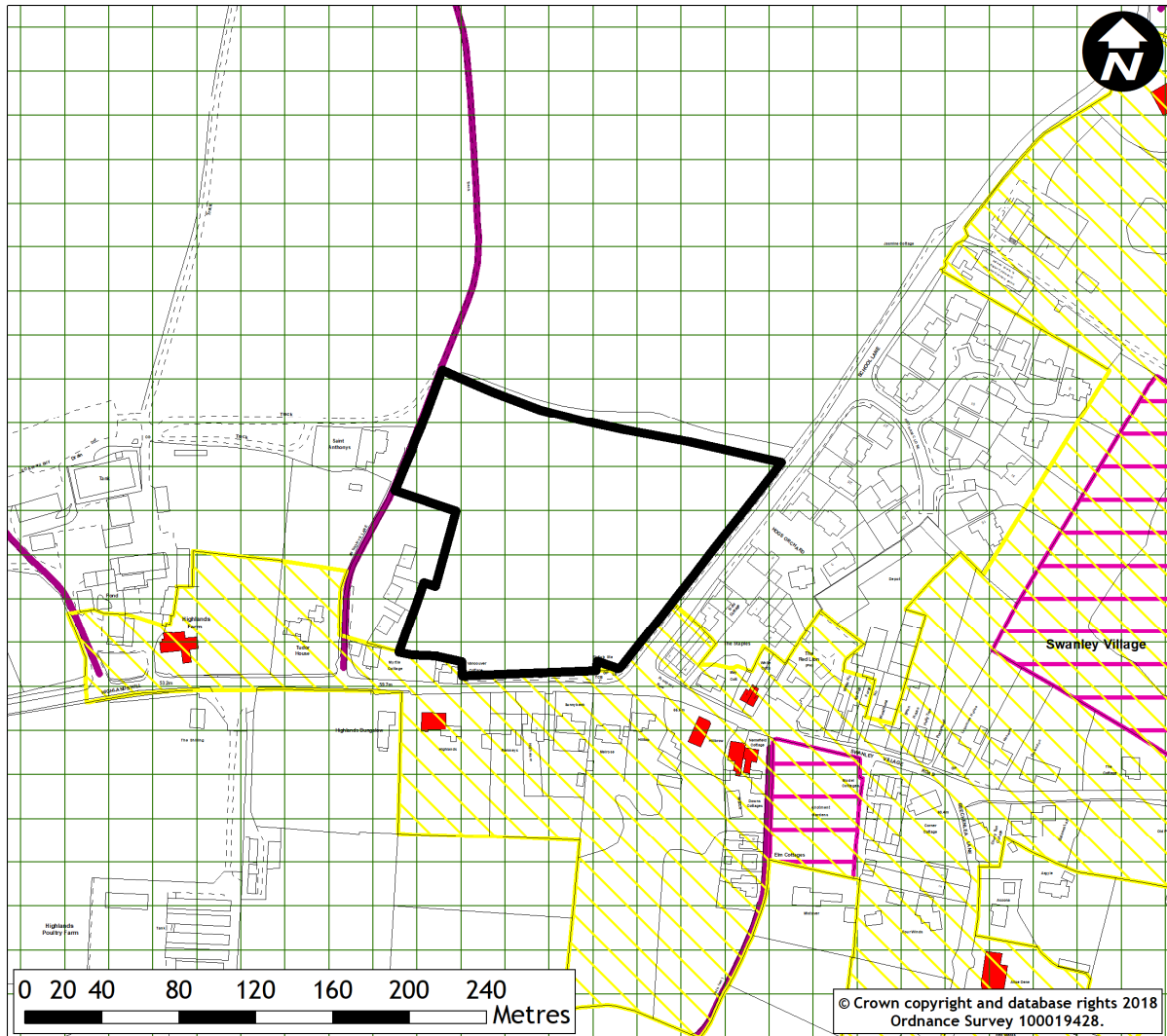
HO52 - CHAPEL WOOD ENTERPRISES, ASH ROAD, HARTLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO52
SHELAA category	2
SHELAA conclusion	Deliverable
SHELAA yield	15-20 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 transport yard
Access requirements	Requires improvement to access.
Green Belt strength & boundary issues	Strength: Strong Weakly performing parcel: RA-27
Viability issues	Potential costs associated with remediating contamination.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Site is very open and access needs to be resolved.
Deliverability summary	Orange – due to site being located in Green Belt and proportion being locally defined brownfield.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to site being located in Green Belt and proportion being locally defined brownfield.
Key messages from SA	School Health centre Town/local centre
Land Use	
Developable area (ha)	0.51
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

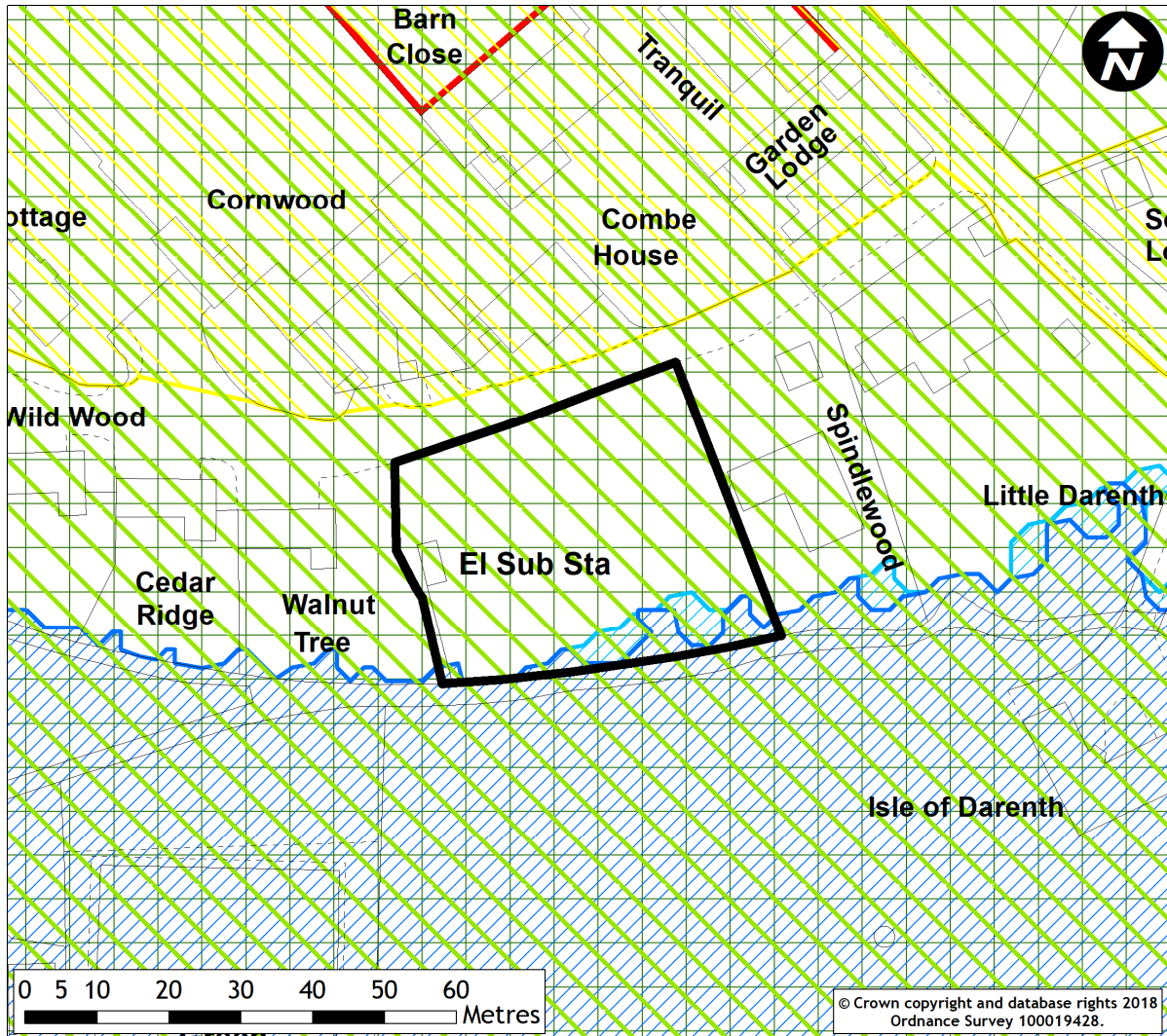
HO54 - LAND AT THE CORNER OF HIGHLANDS HILL AND SCHOOL LANE, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO54
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?	Farmland
Access requirements	From Highlands Hill or School Lane
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Development will have a detrimental impact on local character
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 Grade 1 or 2 Agricultural land classification Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.95
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

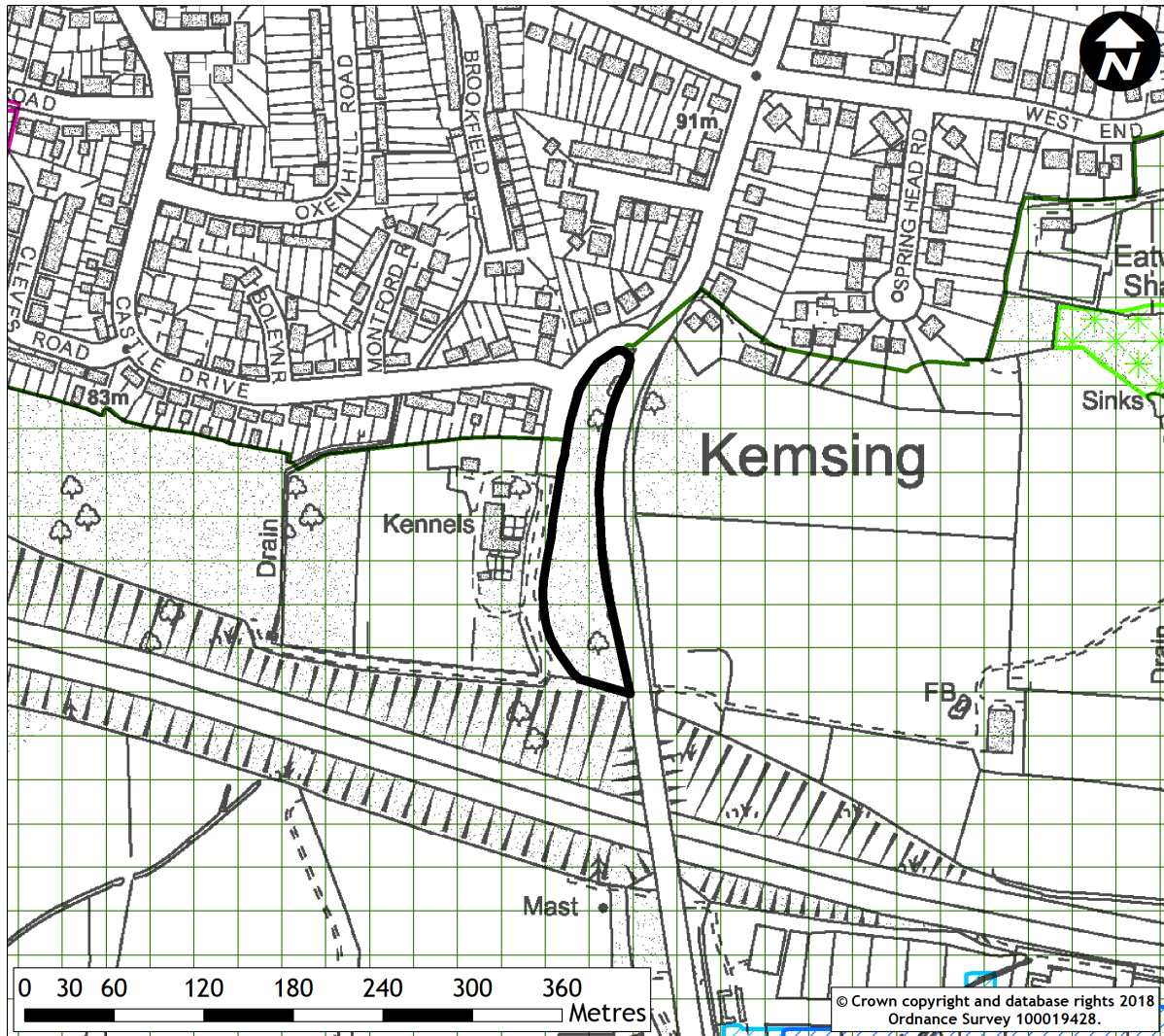
HO56 - LAND WEST OF COOMBE BANK DRIVE, SUNDRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO56
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 part of the garden land for Combe House, Combe Bank Drive.
Access requirements	The site is separated from the house by the private road which forms the access to Combe House from Combe Bank Drive
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Lies within the AONB. Development will have a detrimental impact on local character
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 Kent Downs AONB Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.16
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

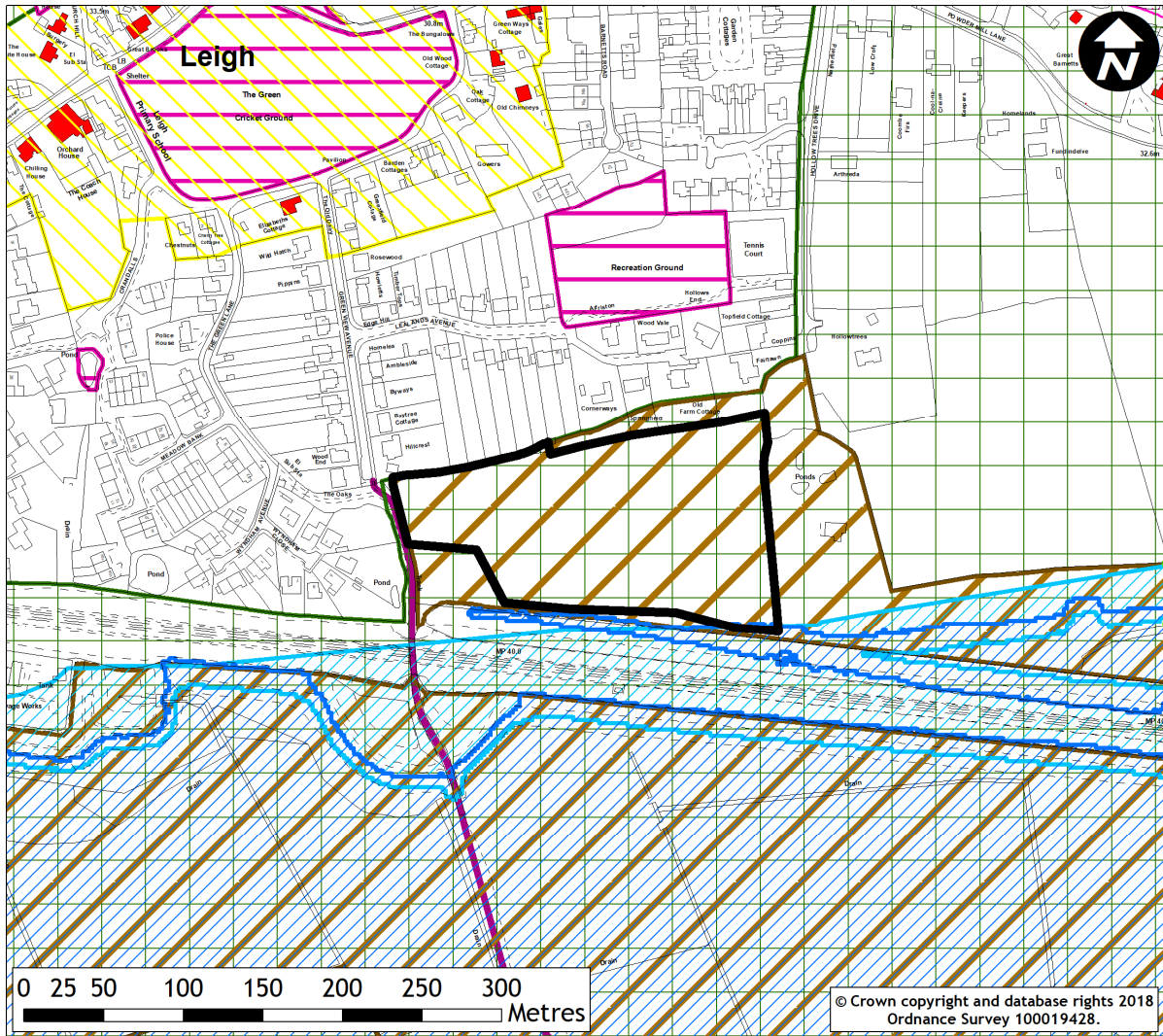
HO57 - LAND EAST OF SPRINGHEAD FARM, CHILDSBRIDGE LANE, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO57
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?	Area of woodland
Access requirements	A new access onto Green Childsbridge Lane would be required
Green Belt strength & boundary issues	Green Belt strength: Strong Kennels to the west, residential development to the north, Childsbridge Lane to the east and M26 to the south.
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	Close proximity to M26. Woodland - Loss of habitat and impact on biodiversity and wildlife
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
Land Use	
Developable area (ha)	0.73
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

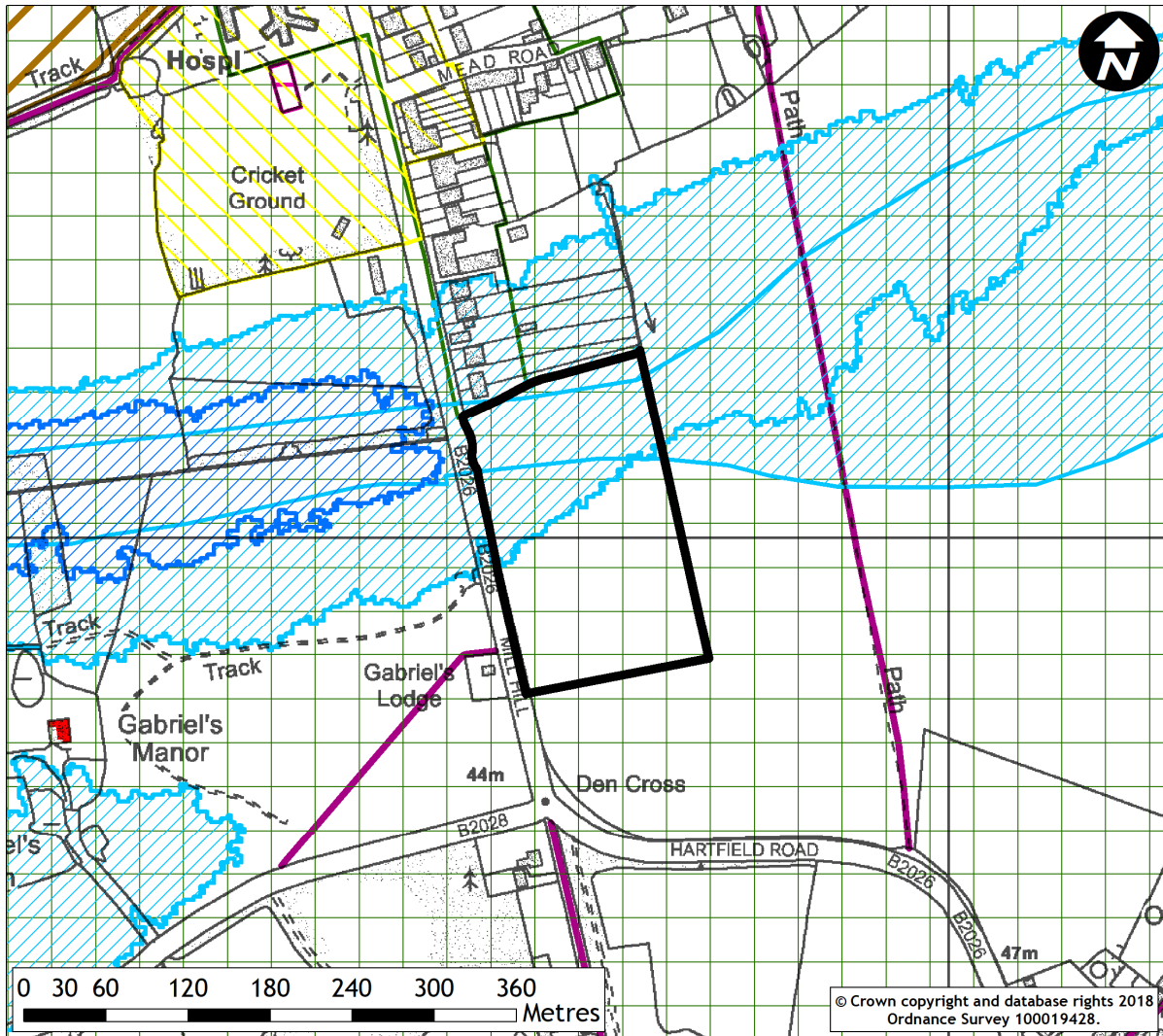
HO59 - LAND AT GREEN VIEW AVENUE, LEIGH



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO59
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 Green View Avenue would be required.
Green Belt strength & boundary issues	Green Belt strength: Strong Weakly performing parcel: RA-5 Residential development to the north, railway line 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	Site lies fully in a local wildlife site, partial flooding (Zone 2 & 3) to the south.
Deliverability summary	Red – due to being located in a local wildlife site.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to being located in a local wildlife site.
Key messages from SA	High Biodiversity School Health Centre
Land Use	
Developable area (ha)	2.22
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

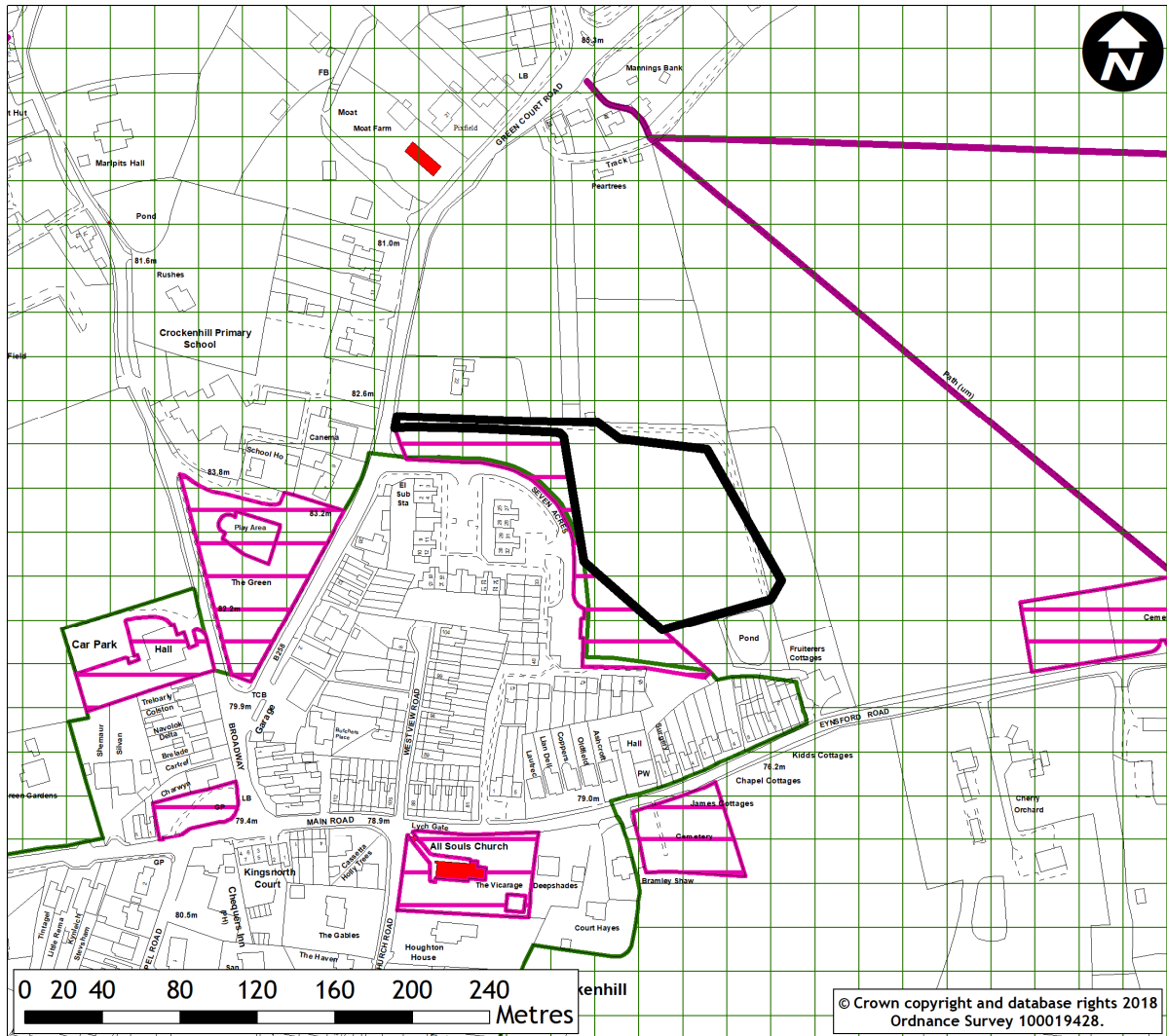
HO60 - LAND EAST OF MILL HILL, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO60
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELLA 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 Mill Hill would be required
Green Belt strength & boundary issues	Green Belt strength: Strong Weakly performing parcel: RA-60 Bounded by Mill Hill to the west, residential development to the north. The site is located 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	Northern part of the site adjacent to settlement boundary lies in flood zone 2. Any development in the southern portion would therefore be not well connected to the existing built up area.
Deliverability summary	Red – due to high flood risk and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to high flood risk and encroachment into the countryside.
Key messages from SA	School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	3.03
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

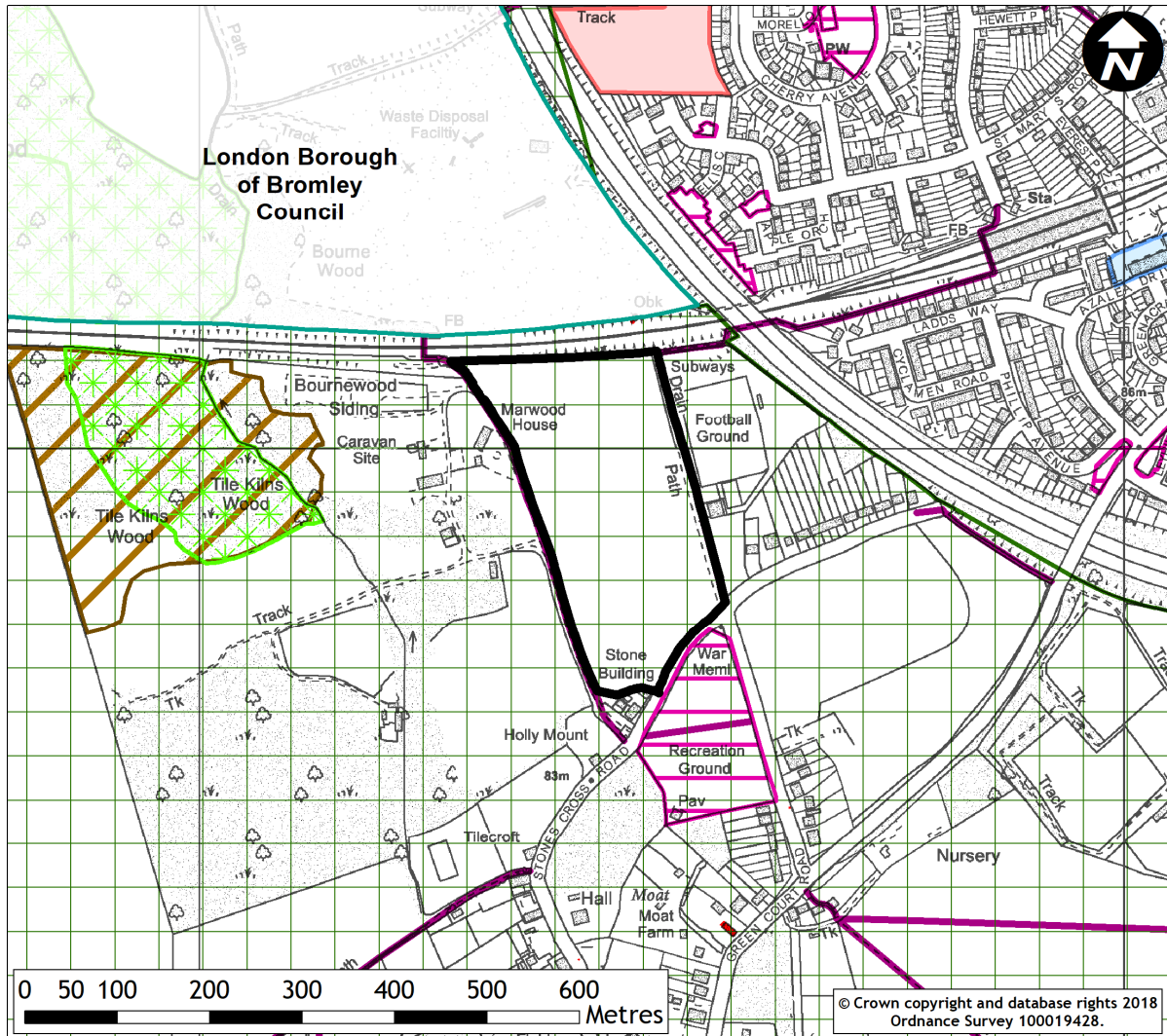
HO65 - LAND EAST OF SEVEN ACRES, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO65
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?	Woodland (part)
Access requirements	The existing access onto Green Court Road could be utilised if improved.
Green Belt strength & boundary issues	Green Belt strength: Strong The site is located adjacent to Crockenhill urban confines. Bounded by Green Court Road to the west, residential development to the south, and woodland to the east and north.
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	Originally suggested for affordable housing. Woodland provides an important habitat for wildlife and should be protected.
Deliverability summary	Red- due to ecology issues.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red- due to ecology issues.
Key messages from SA	High Biodiversity Health Centre
Land Use	
Developable area (ha)	0.82
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

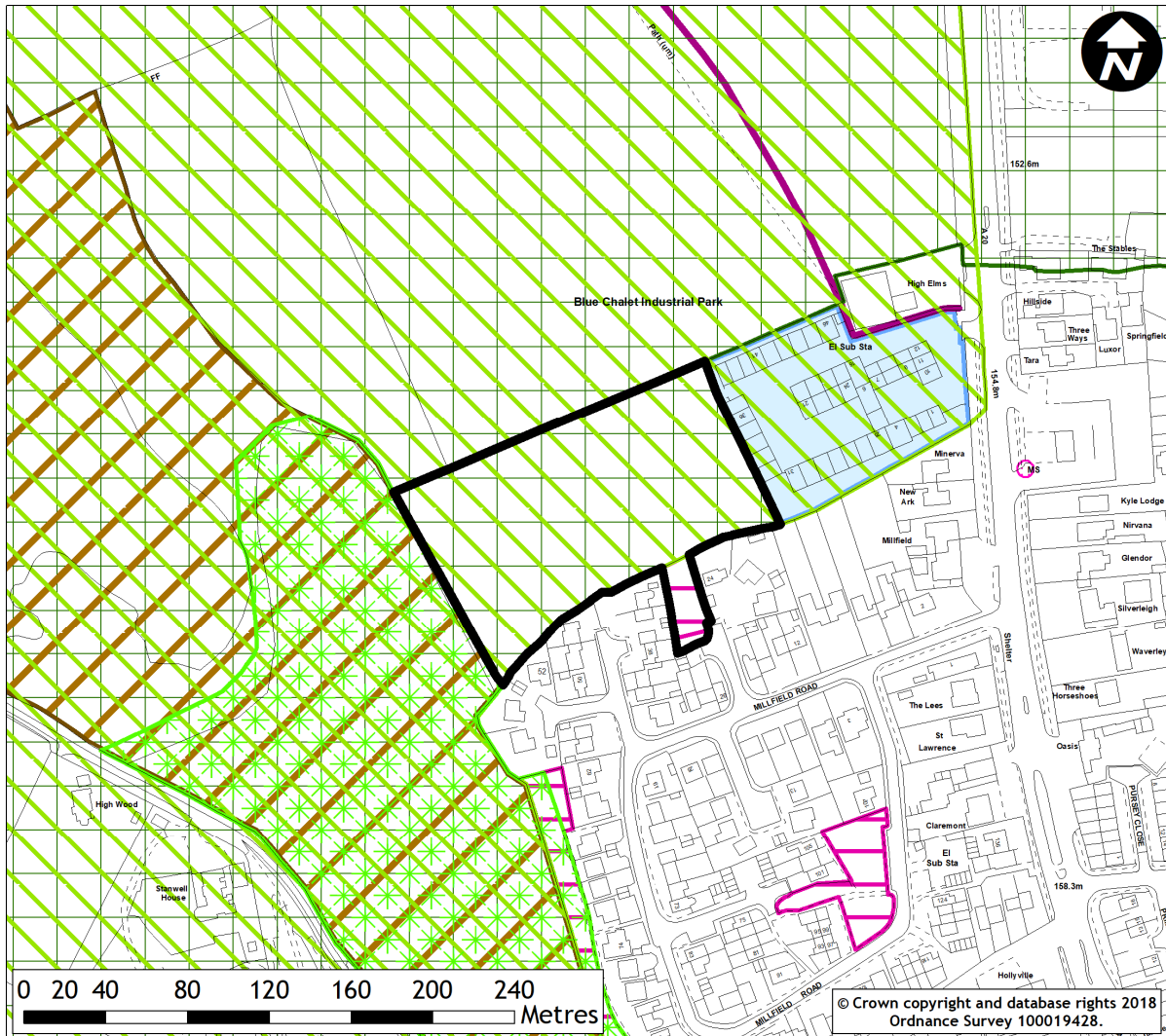
HO67 - LAND NORTH OF THE CRAYS NURSERY, STONES CROSS ROAD, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO67
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 land used for pasture
Access requirements	From Stones Cross Road
Green Belt strength & boundary issues	Green Belt Strengths: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Open field.
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	Listed Building Health Centre Bus Stop
Land Use	
Developable area (ha)	6.07
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

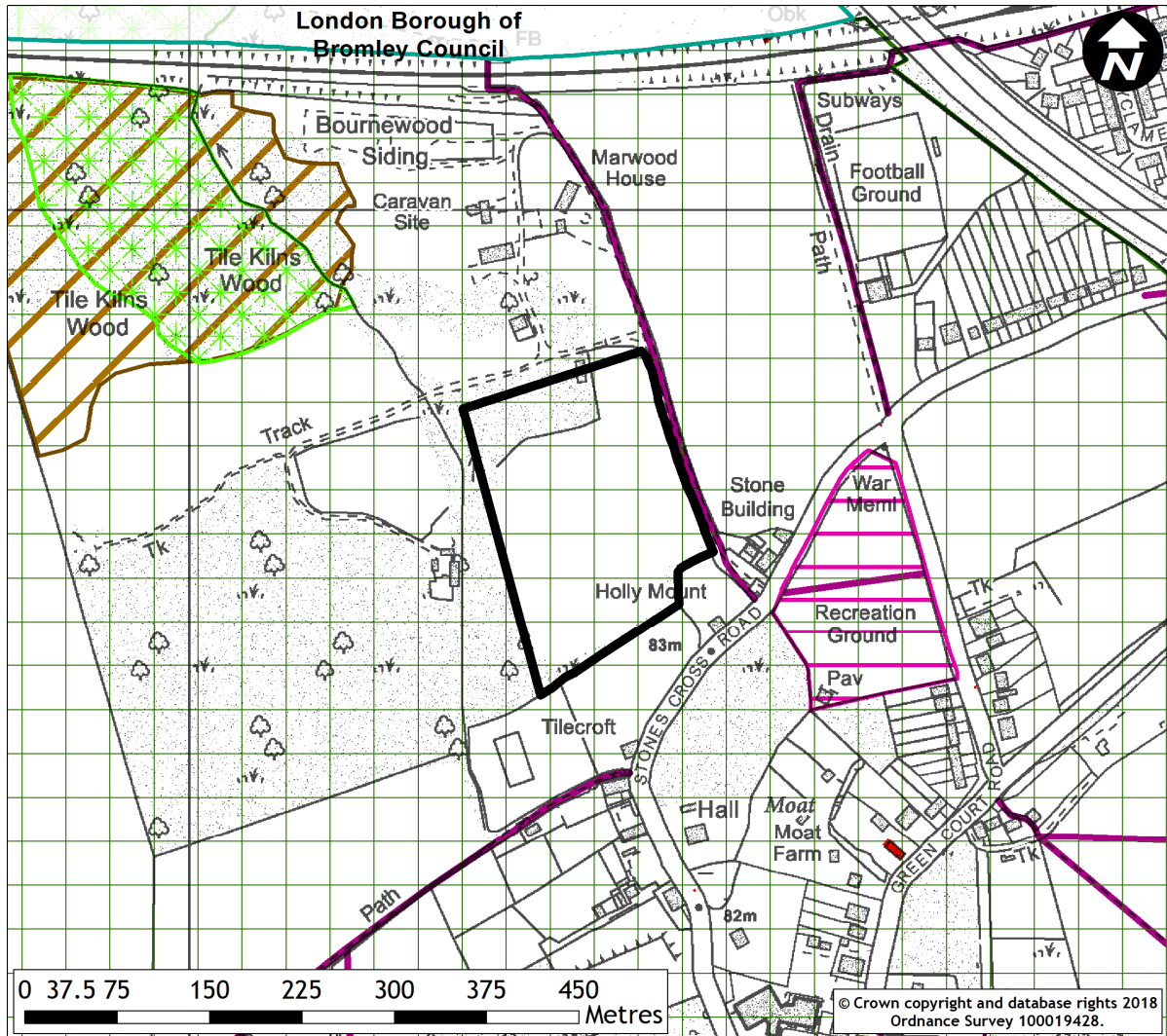
HO68 - LAND NORTH OF MILLFIELD ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
Site reference	HO68
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
Density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Woodland
Access requirements	A new access onto Millfield Road would be required.
Green Belt strength & boundary issues	Green Belt strength: Strong The site is located adjacent to West Kingsdown urban confines. Bounded by residential development to the south, industrial park to the east, woodland to the west and open countryside to the north.
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 fully in the Kent Downs AONB. Loss of habitat and impact on biodiversity and wildlife.
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 Kent Downs AONB School Health Centre
Land Use	
Developable area (ha)	1.50
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

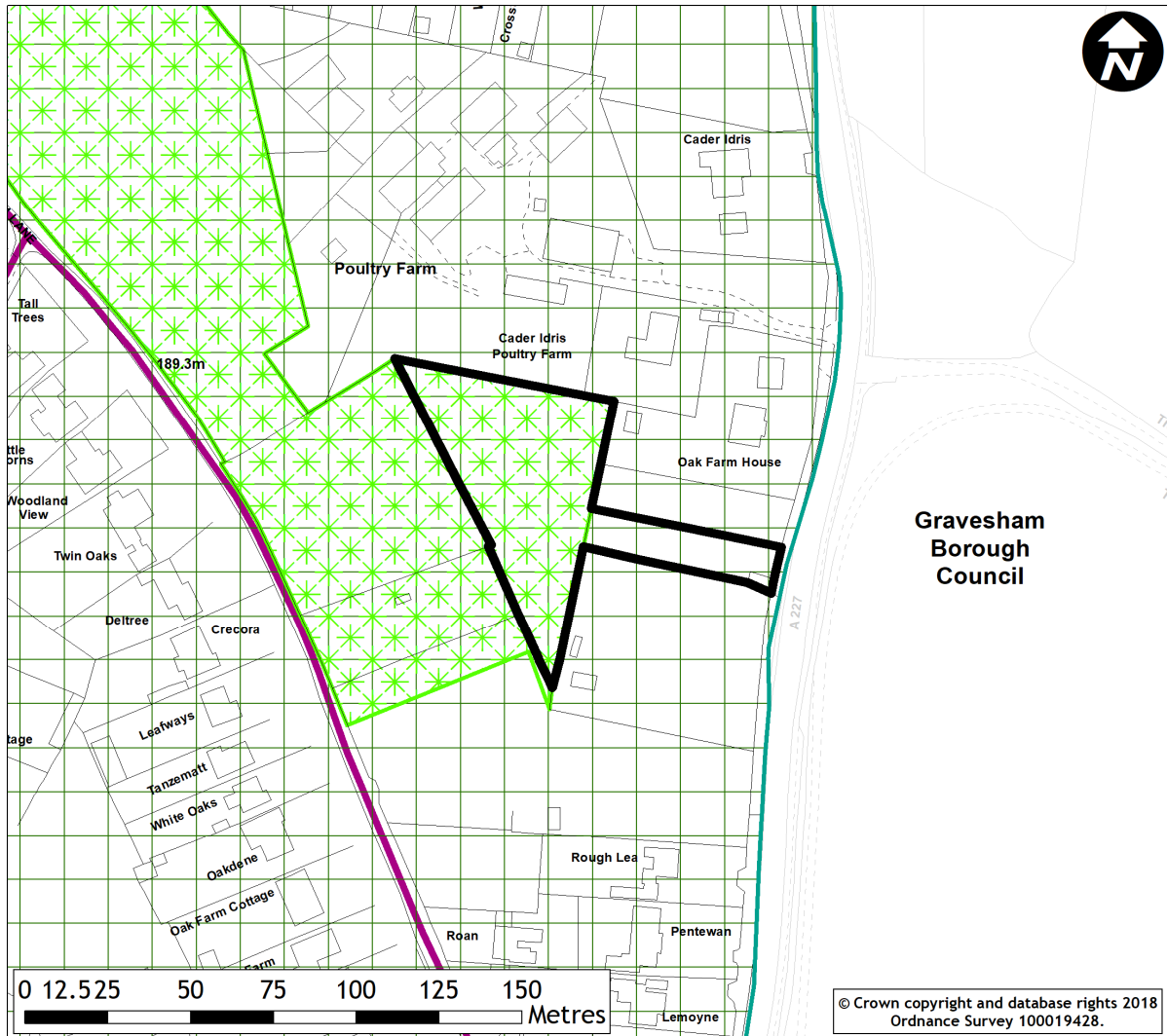
HO71 - LAND SOUTH OF BOURNEWOOD BRICKWORKS, STONES CROSS ROAD, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO71
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?	Flat open grazing land
Access requirements	Existing access
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsuitable location for residential development
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 Bus Stop
Land Use	
Developable area (ha)	3.41
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

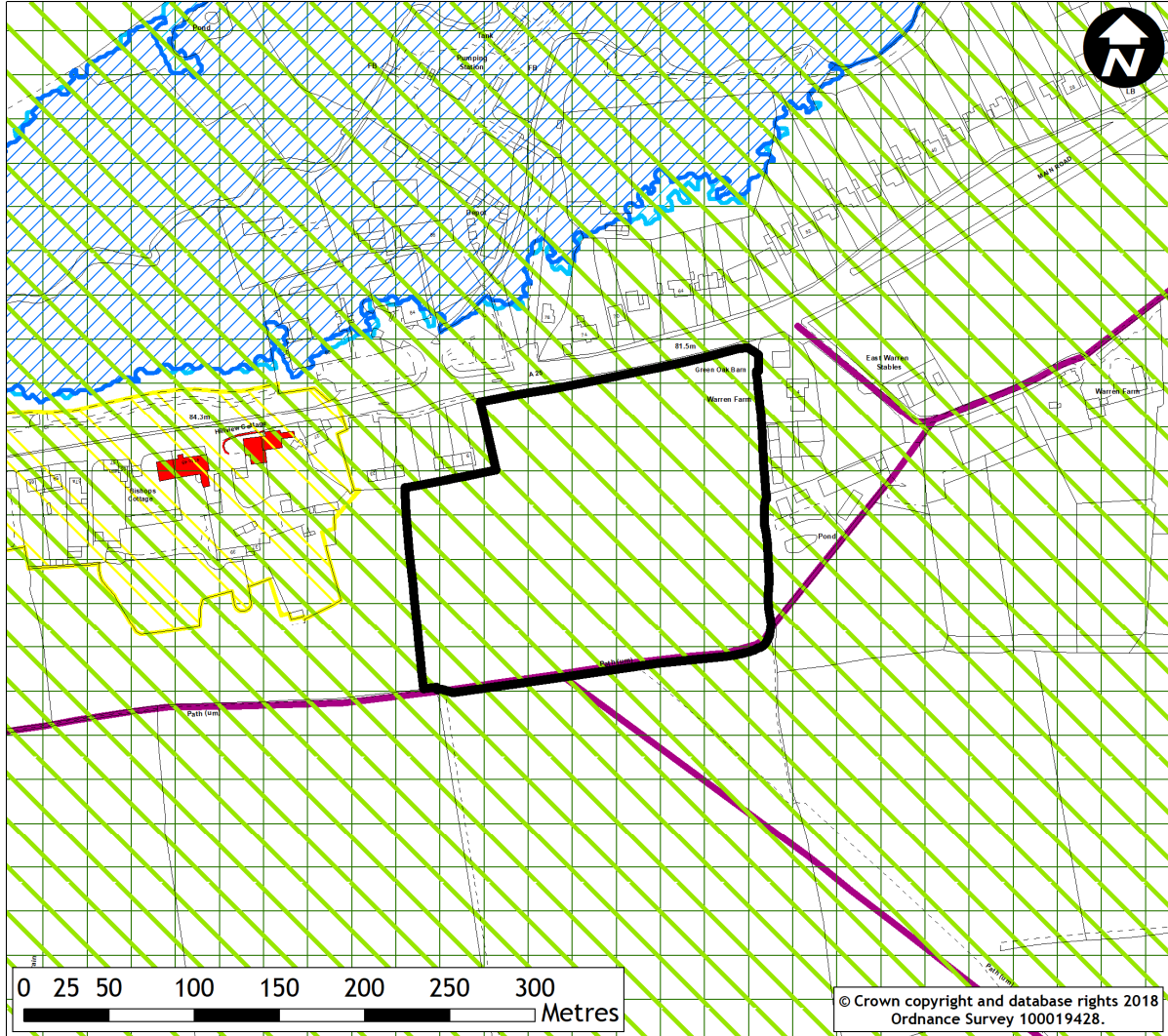
HO75 - BLUEBELL PADDOCK, GRAVESEND ROAD, WROTHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO75
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?	Woodland
Access requirements	Access from A227
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Ancient woodland
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)	0.37
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

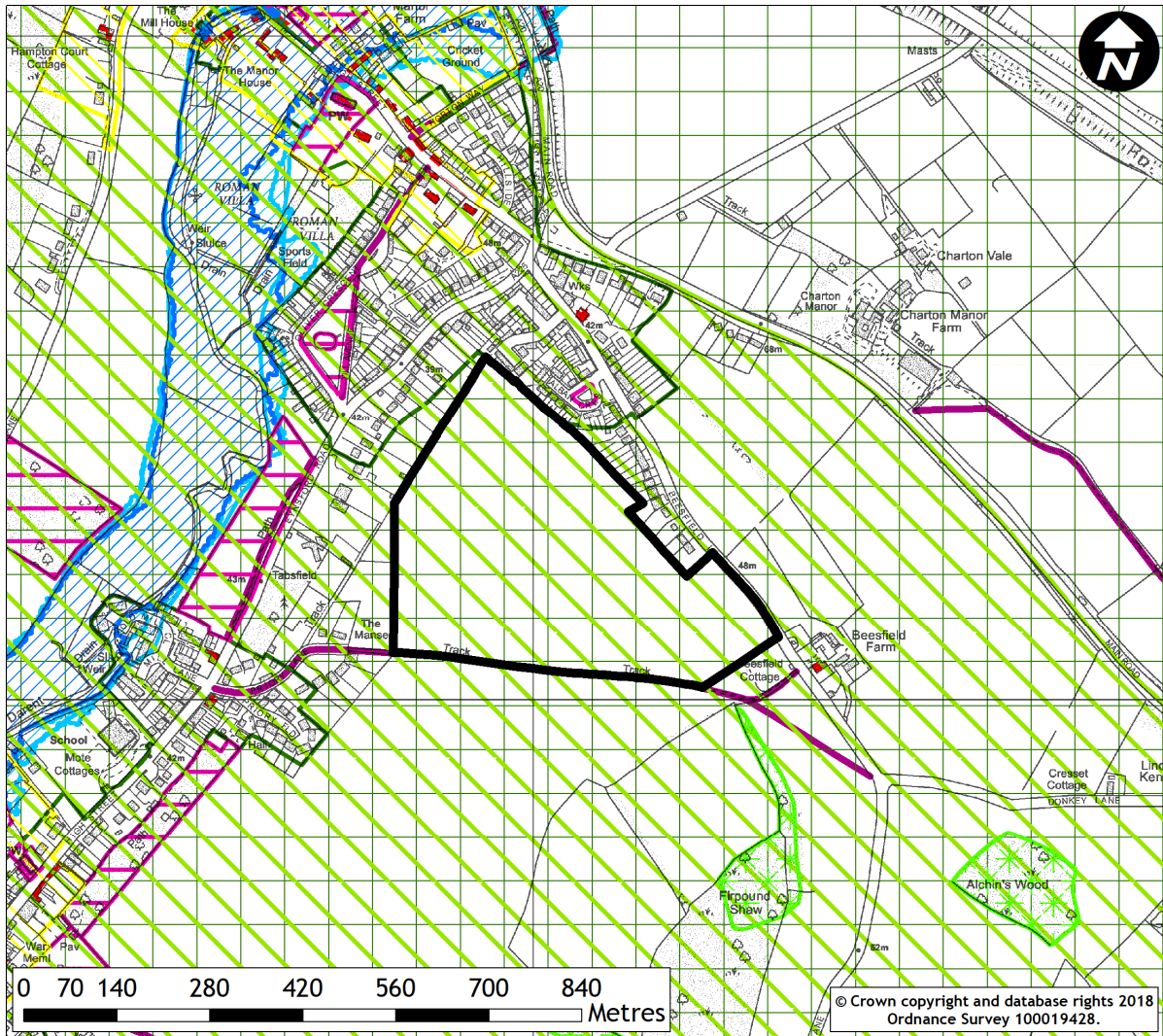
HO80 - LAND SOUTH OF MAIN ROAD, SUNDRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO80
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 an agricultural grass field which is relatively flat.
Access requirements	Main Road
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Lies within the strategic gap between green belt settlements
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 Town/Local Centre
Land Use	
Developable area (ha)	3.36
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (strategic green belt gap)

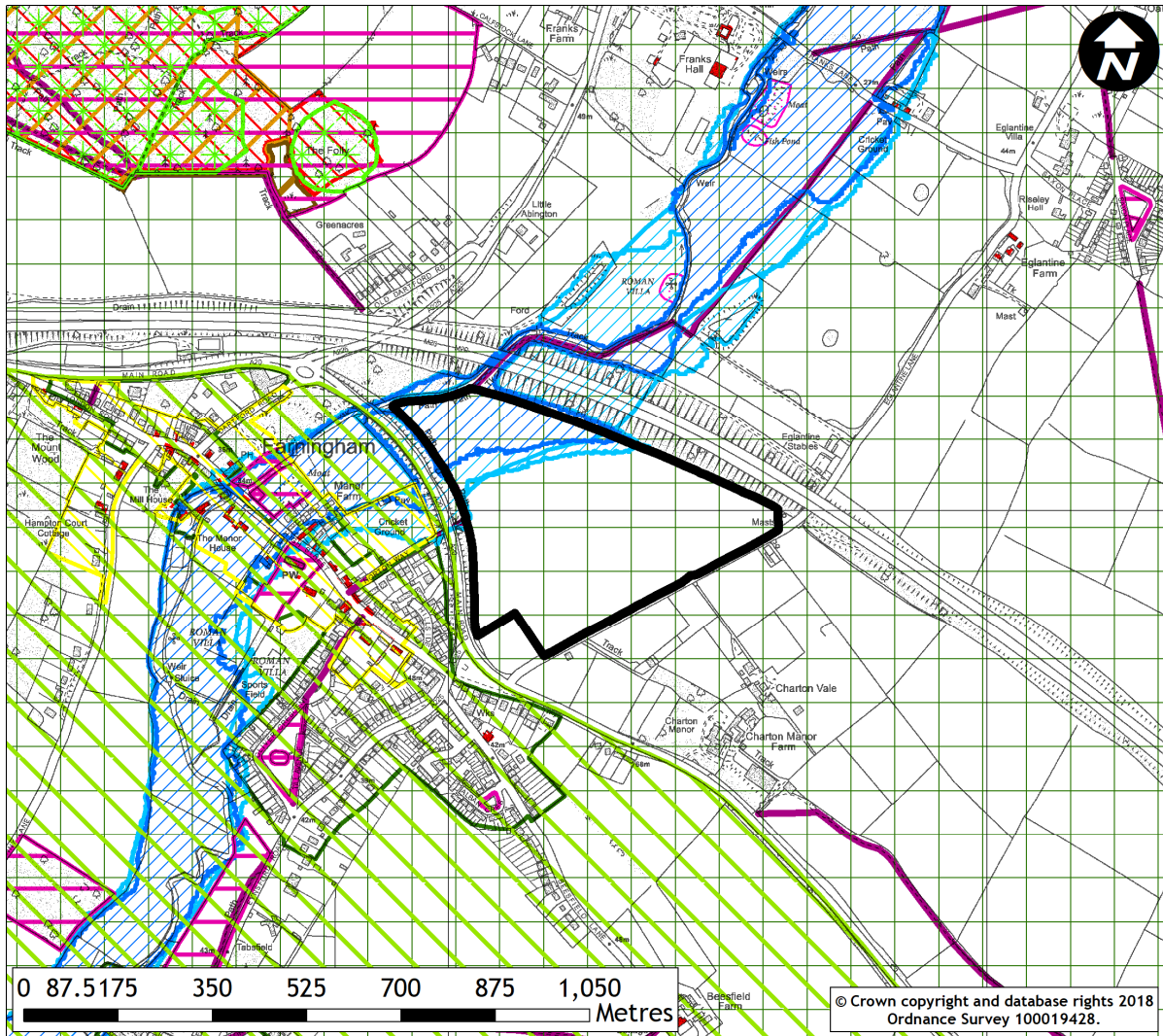
HO81 - LAND SOUTH WEST OF BEESFIELD LANE, FARNINGHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO81
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural land for arable crop production
Access requirements	A new access onto Beesfield Lane would be required.
Green Belt strength & boundary issues	Strong Adjacent to Farningham urban confines. Bounded by Beesfield Lane to the east, residential development to the north and west, and open countryside to 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	Development will have a detrimental impact on local character
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)	16.44
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

HO82 - LAND NORTH WEST OF EGLANTINE LANE, FARNINGHAM



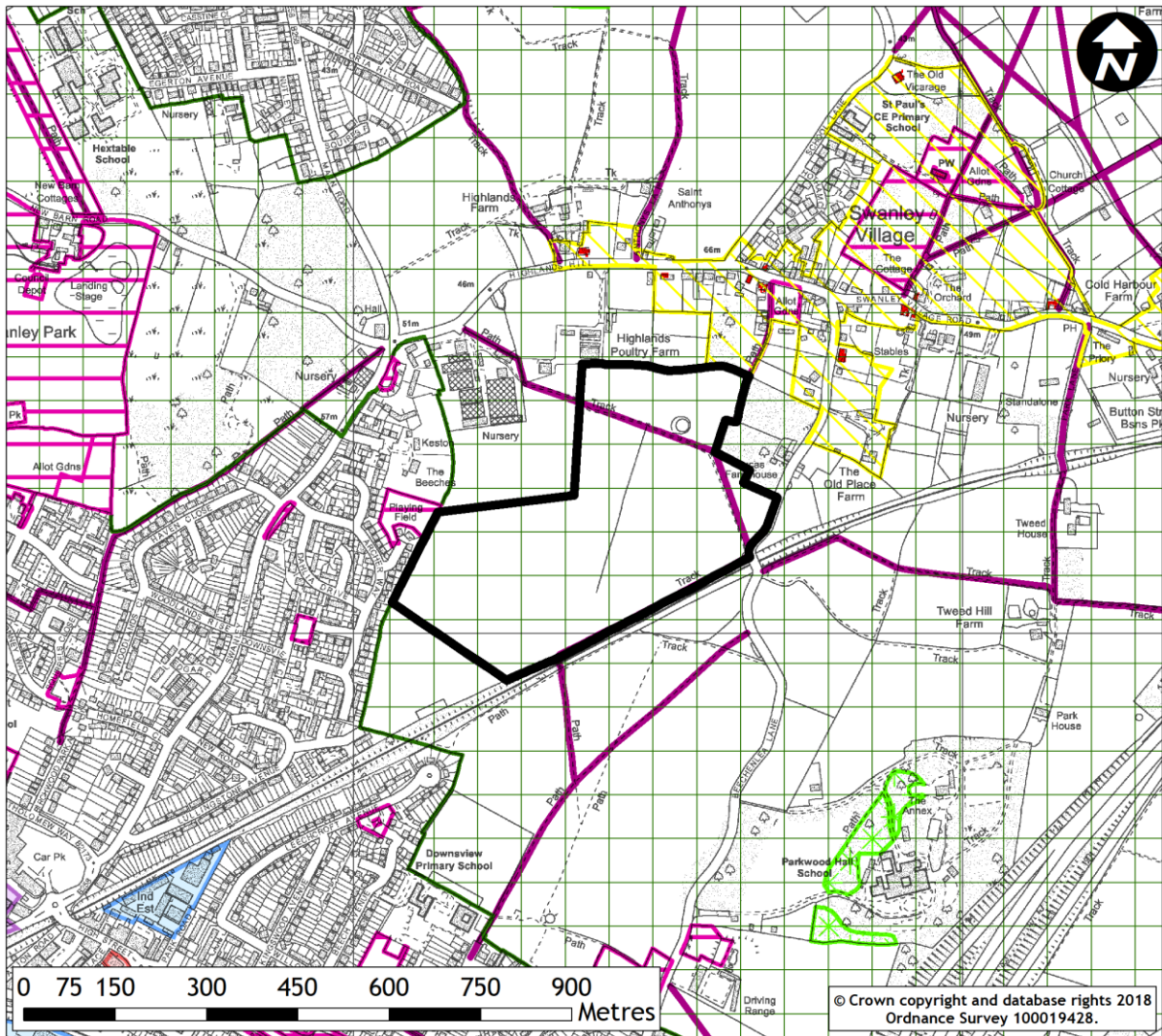
SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO82
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural land for arable crop production
Access requirements	A new access onto Eglantine Lane would be required as well as an additional access to serve more than 50 units.
Green Belt strength & boundary issues	Moderate Adjacent to Farningham 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. Noise and air quality issues. Unsustainable location for residential development.
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 Within Zone 1 SPZ School Town/Local Centre
Land Use	Residential
Developable area (ha)	
Density	
Site capacity	
Phasing	5 – 10 years
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO83
SHELAA category	1
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA Density	40-50 DPH
When will development be delivered?	Not considered available for housing development as contrary to policy.
Will an existing use be lost? If yes, what?	Office Use & Associated Car Parking
Access requirements	Existing access
Green Belt strength & boundary issues	N/A
Viability issues	No constraints that could render the site financially unviable have been identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	The site is currently allocated for employment (office) use. The loss of this use is not supported and would need to be clearly demonstrated.
Deliverability summary	Red – allocated employment site (Policy SP8)

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – allocated employment site (Policy SP8)
Key messages from SA	High biodiversity (trees along boundary) Conservation area School Health centre Bus stop
Land Use	
Developable area (ha)	0.46
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

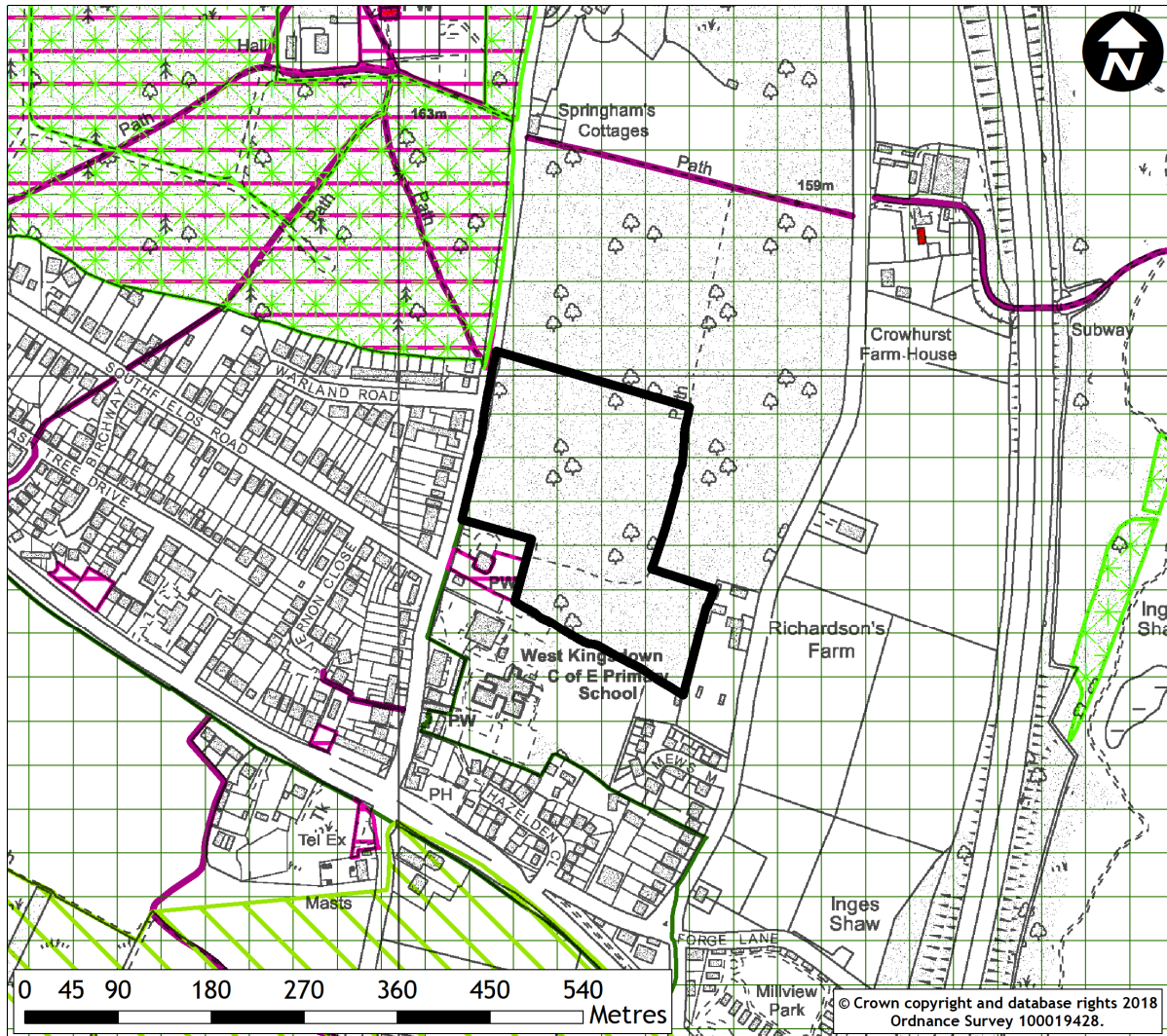
HO84 - LAND BETWEEN ARCHER WAY AND THE RAILWAY LINE, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO84
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural land for arable crop production
Access requirements	A new access onto Beechenlea Lane 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.
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	This site connects Swanley urban area with Swanley village conservation area. Access through Archer Way or Beechenlea land presents significant issues for this quantity of development.
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	Swanley Village Conservation Area School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	17.45
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (strategic green belt gap, site specific issues cannot be overcome)

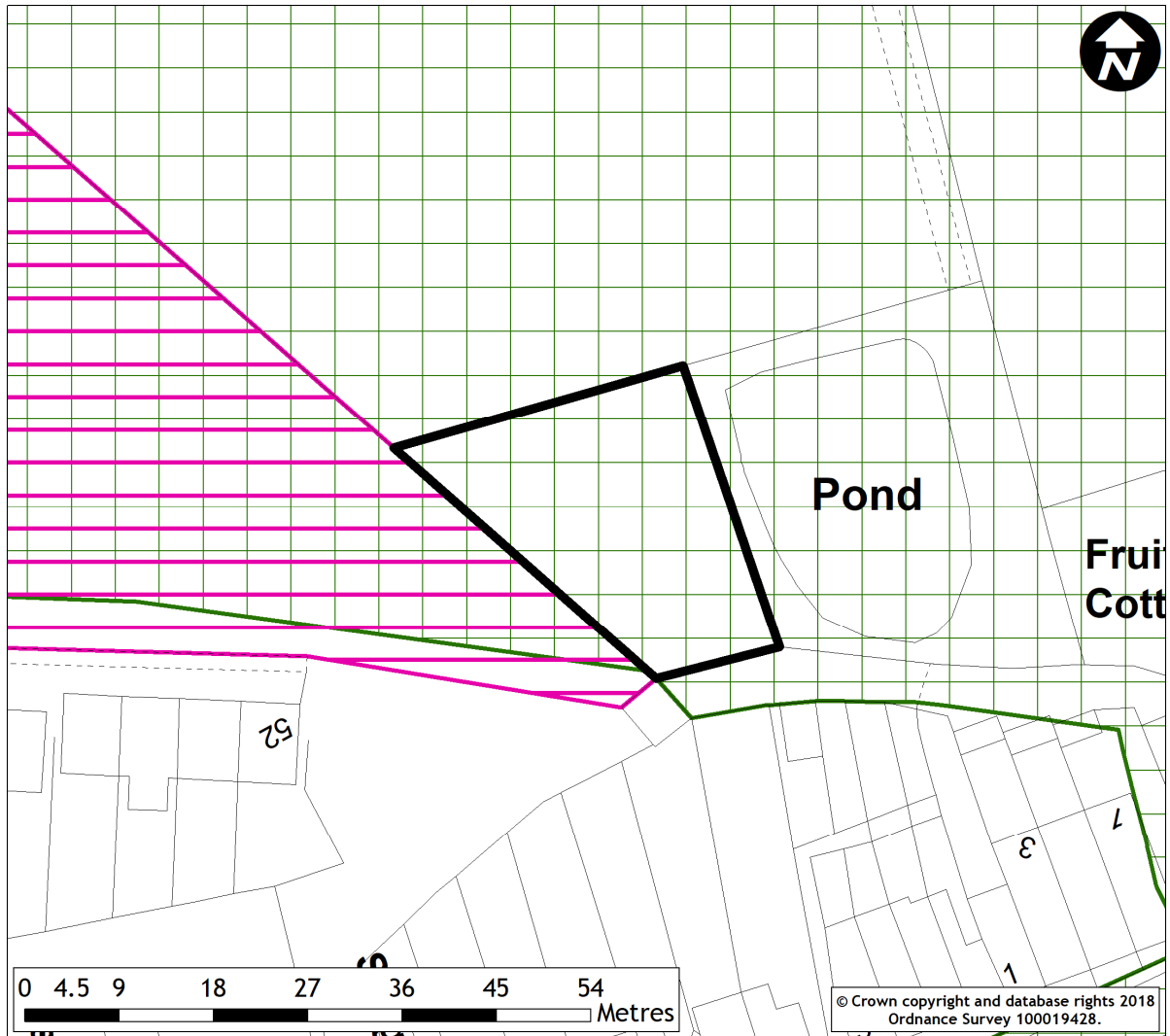
HO90 - LAND EAST OF FAWKHAM ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO90
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?	Woodland
Access requirements	A new access onto Fawkham Road would be required.
Green Belt strength & boundary issues	Moderate Adjacent to Fawkham urban confines. Bounded by Fawkham Road to the west, church and school to the south and woodland to the east and north.
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.
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 Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	4.75
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

HO91 - LAND REAR OF KIDDS COTTAGES, EYNSFORD ROAD, CROCKENHILL

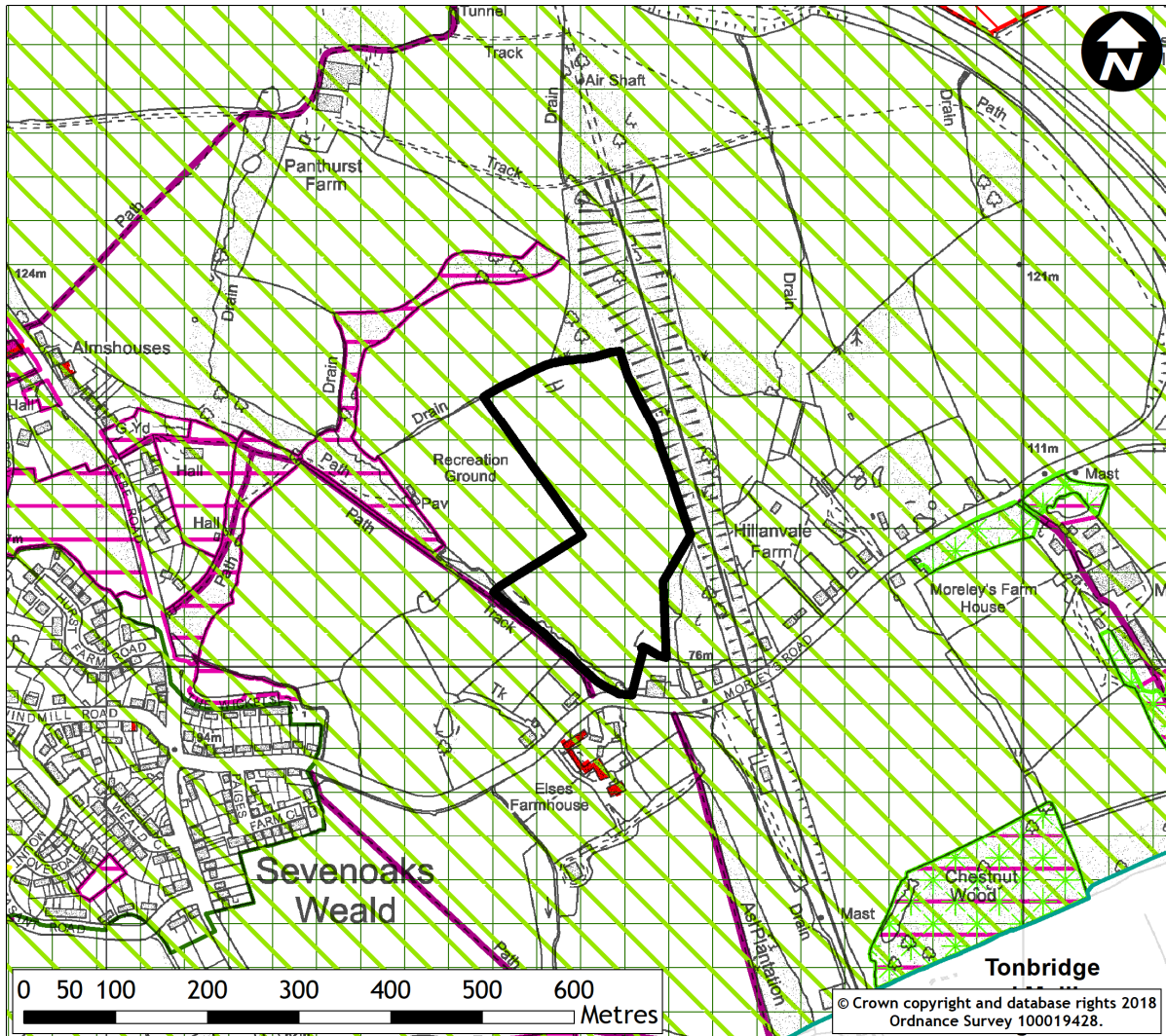


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SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO91
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Parcel of land containing scrub and trees.
Access requirements	There is no access to this site and it is difficult to see how safe access could be made without third party involvement.
Green Belt strength & boundary issues	Strong Adjacent to Crockenhill urban confines. Bounded by residential development to the south and west, pond to the east and woodland to the north.
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.
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 Health Centre
Land Use	
Developable area (ha)	0.06
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

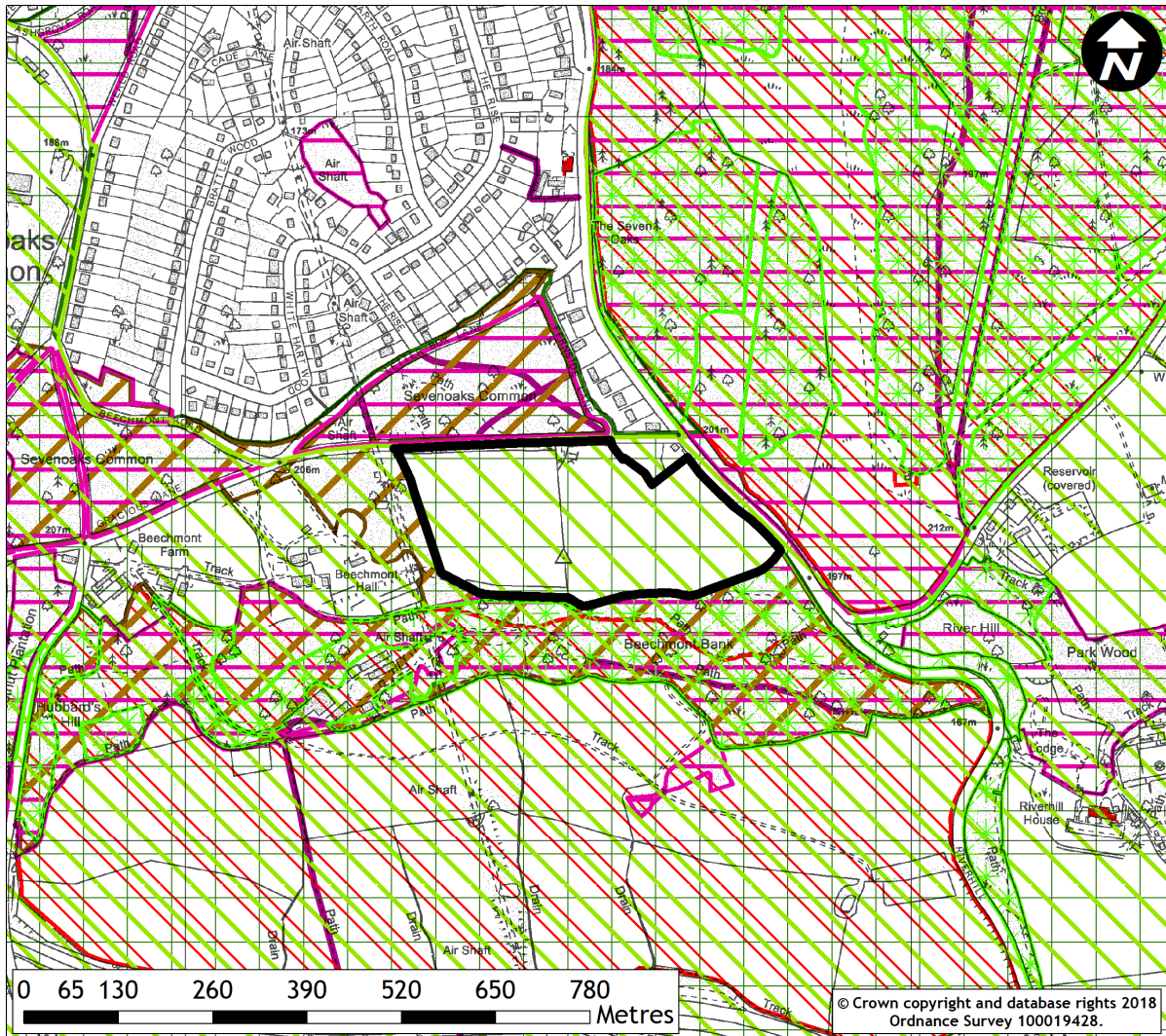
HO92 - LAND EAST OF THE RECREATION GROUND, MORLEYS ROAD, SEVENOAKS WEALD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO92
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 undeveloped site in the eastern area of Sevenoaks Weald.
Access requirements	Potential access issues
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	There may also be the potential to incorporate enhanced community facilities, given the juxtaposition between the site and the adjacent recreation ground
Input from technical specialists	N/A
Other considerations	AONB. Not connected to Sevenoaks Weald. Unsustainable location for residential development
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 Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	4.87
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

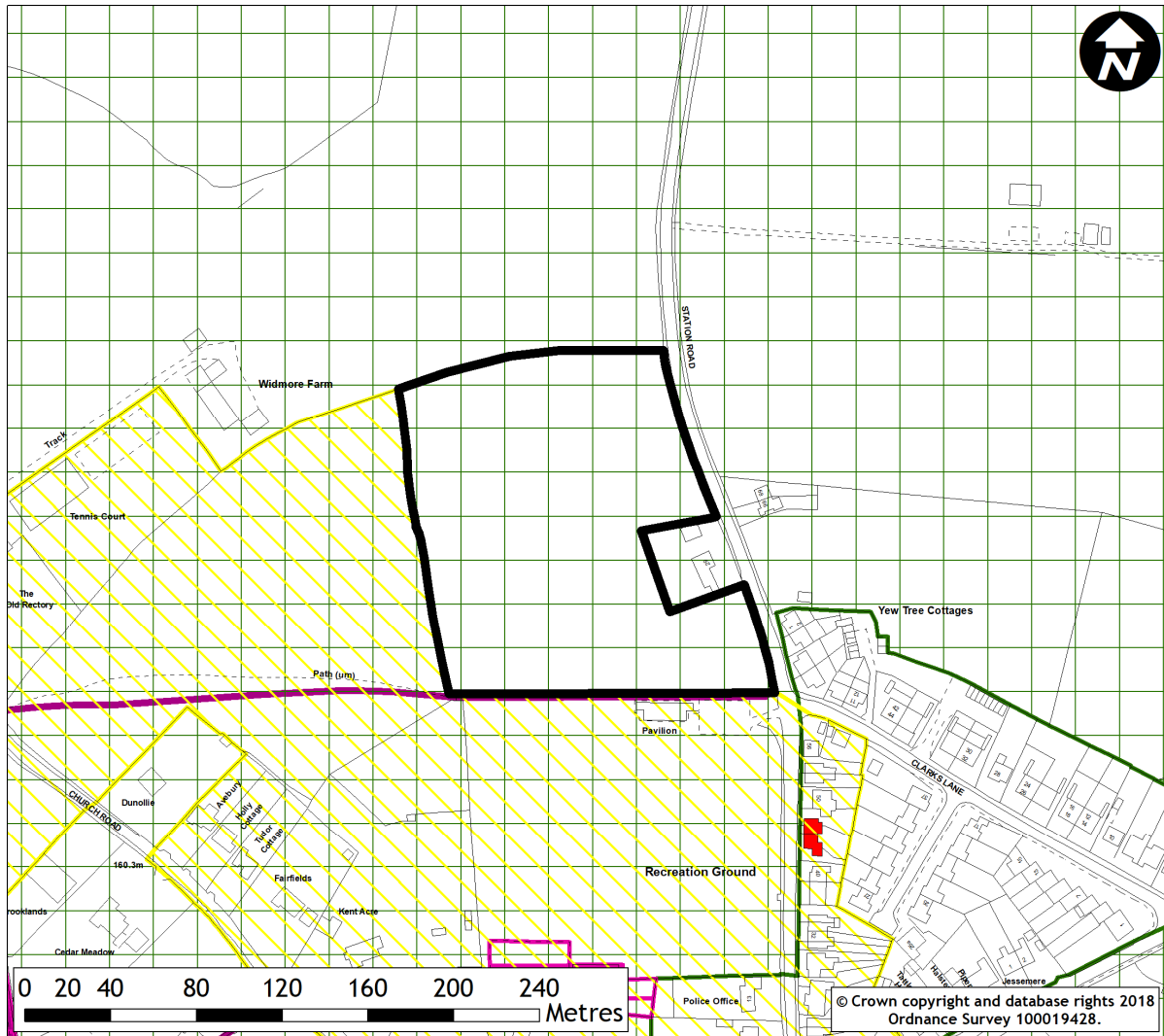
H093 - LAND AT THE CORNER OF RIVER HILL AND GRACIOUS LANE, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO93
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?	Parcel of land containing two agricultural fields.
Access requirements	A new access onto Gracious Lane would be required as well as an additional access to serve more than 50 units.
Green Belt strength & boundary issues	Strong 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	Site lies within the AONB and lies adjacent to an SSSI, ancient woodland and local wildlife site.
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 Kent Downs AONB School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	8.53
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

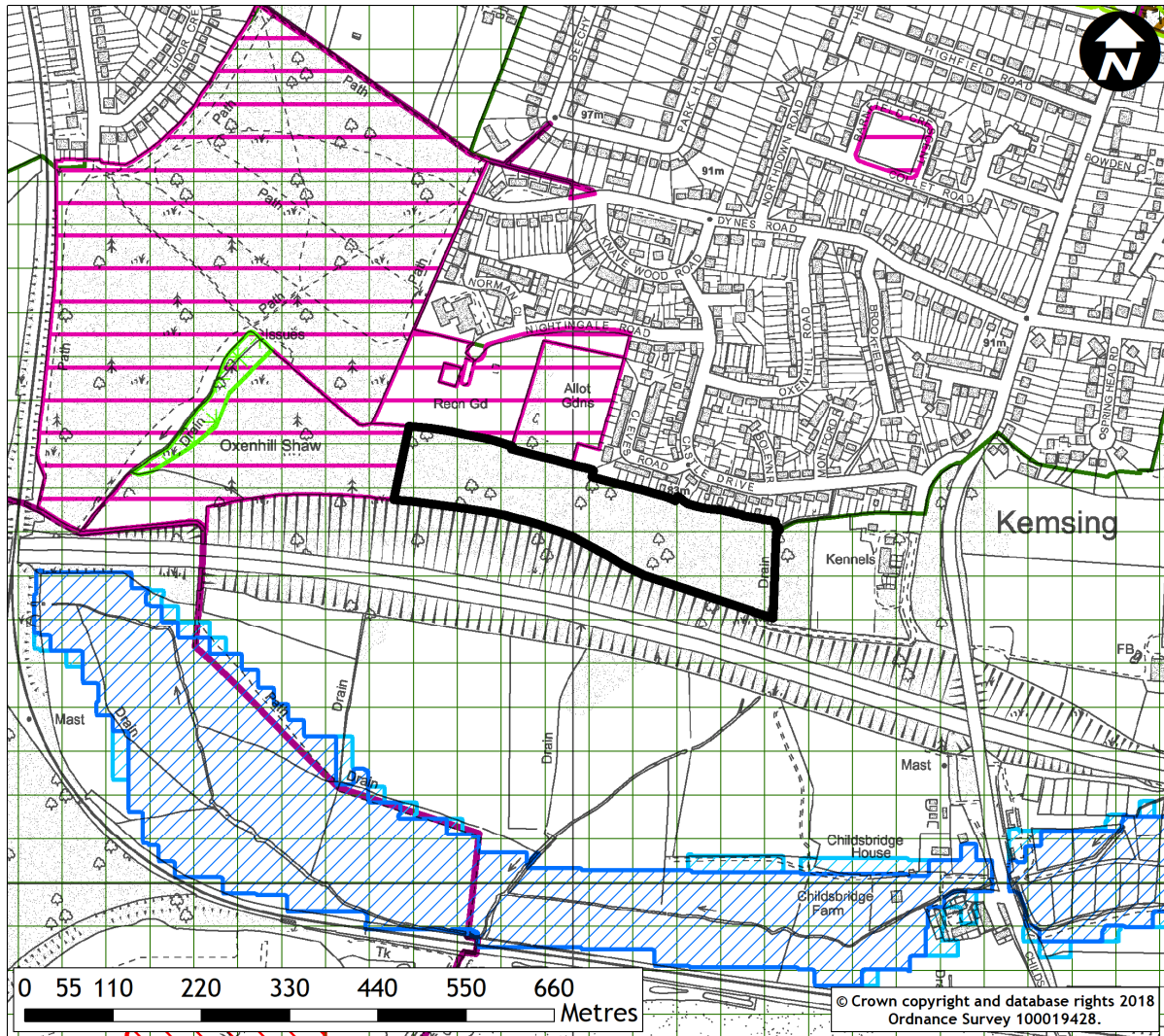
HO94 - LAND REAR OF PITFIELD LODGE, STATION ROAD, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO94
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 land not in use
Access requirements	A new access onto Station Road would be required.
Green Belt strength & boundary issues	Strong Adjacent to Halstead urban confines. Bounded by Station Road to the east, recreation ground to the south and open countryside to the west and north. Hedgerows line the 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	Concerns are raised over any impact a development would have on the setting of the adjacent conservation area. Development will have a detrimental impact on local character
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	Halstead Conservation Area Health Centre Town/Local Centre
Land Use	
Developable area (ha)	2.06
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

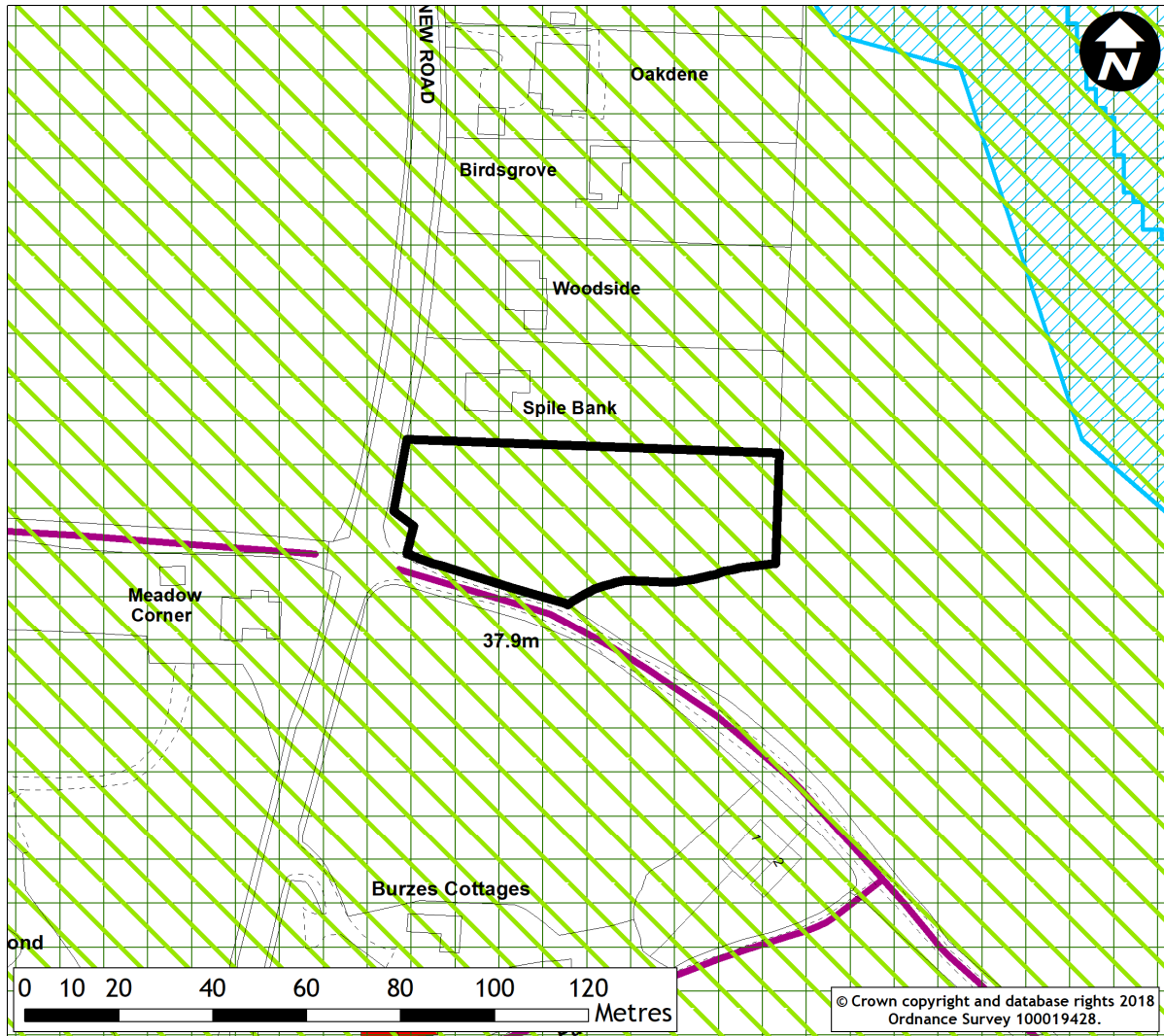
HO112 - LAND SOUTH OF CLEVES ROAD AND THE RECREATION GROUND, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO112
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?	Woodland
Access requirements	A new access onto Cleves Road or Castle Drive would be required however it is difficult to see how this would be achieved without third party involvement.
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	The woodland provides an important habitat for wildlife and should be protected. 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	High Biodiversity School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	4.59
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

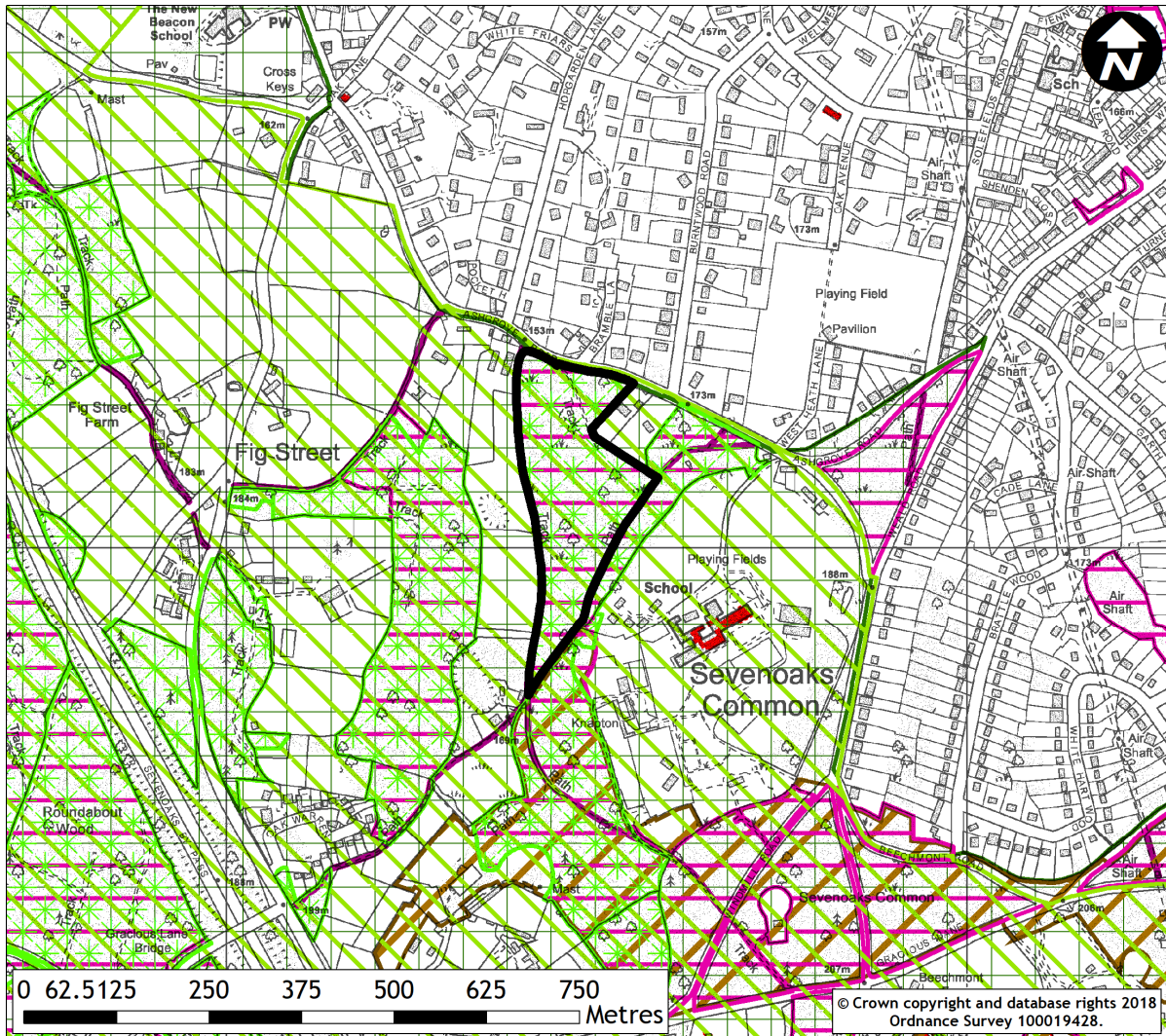
HO114 - LAND SOUTH OF SPILE BANK, NEW ROAD, PENSHURST



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO114
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 land
Access requirements	From New Road
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	In AONB. Development will have a detrimental impact on local character
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 High Weal AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.23
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

HO117 - LAND EAST OF ASHGROVE FARM, ASHGROVE ROAD, SEVENOAKS



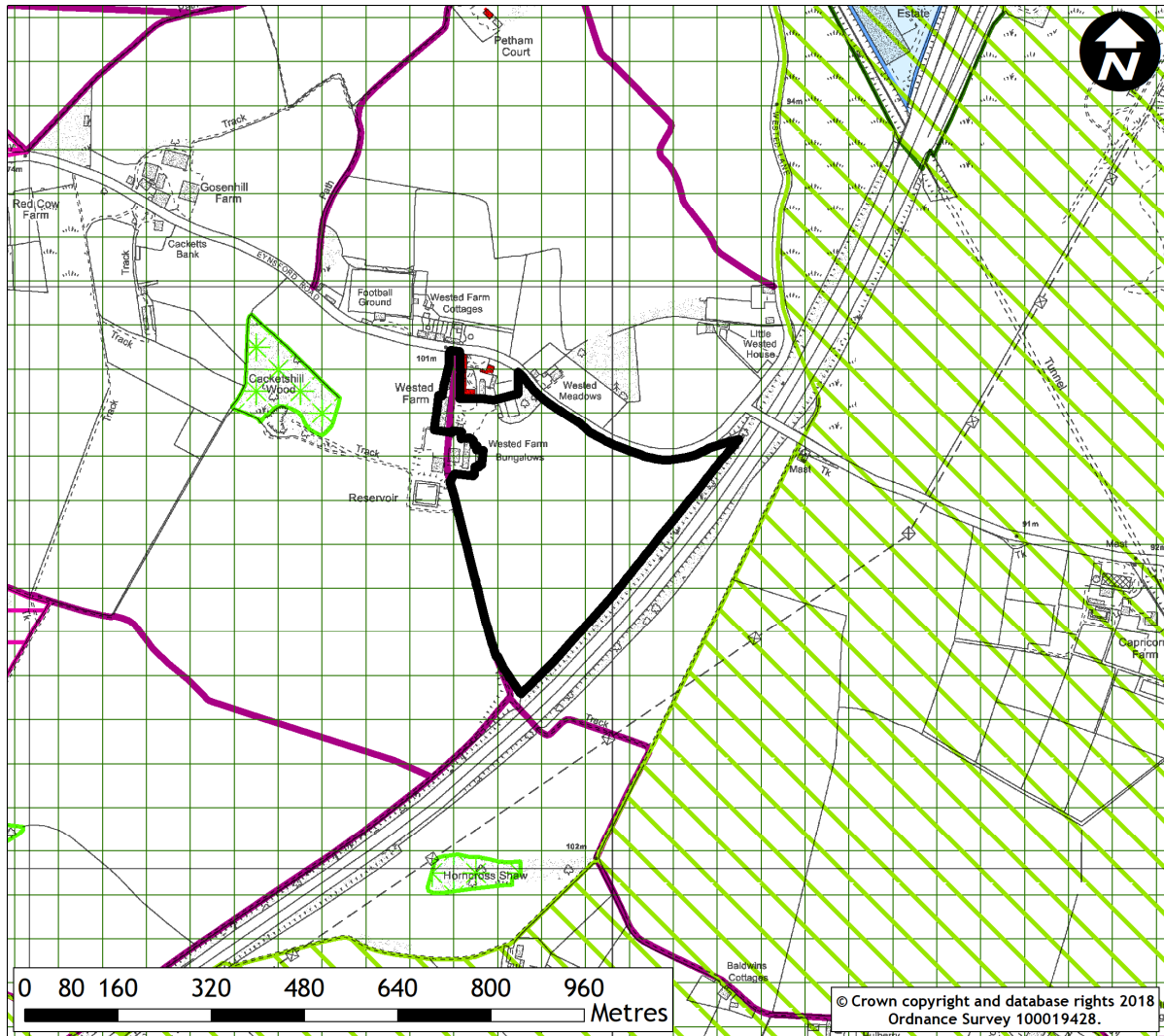
SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO117
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	1 – 5 years
Will an existing use be lost? If yes, what?	Woodland
Access requirements	A new access onto Ashgrove Road would be required.
Green Belt strength & boundary issues	Strong 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	The site lies within the AONB. The woodland is designated ancient woodland and provides an important habitat for wildlife
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 Kent Downs AONB Ancient Woodland School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	4.37
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO121
SHELAA category	2
SHELAA conclusion	Deliverable
SHELAA yield	17-23 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	B8 storage (associated with the railway).
Access requirements	Existing access could be used.
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	Potential costs associated with remediating contamination.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Noise from railway line. Shape of site may be prohibitive to development.
Deliverability summary	Orange – due to site being located in Green Belt, locally defined brownfield and subject to review of existing use.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to site being located in Green Belt, locally defined brownfield and subject to review of existing use.
Key messages from SA	Kent Downs AONB School Town/local centre
Land Use	
Developable area (ha)	0.58
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

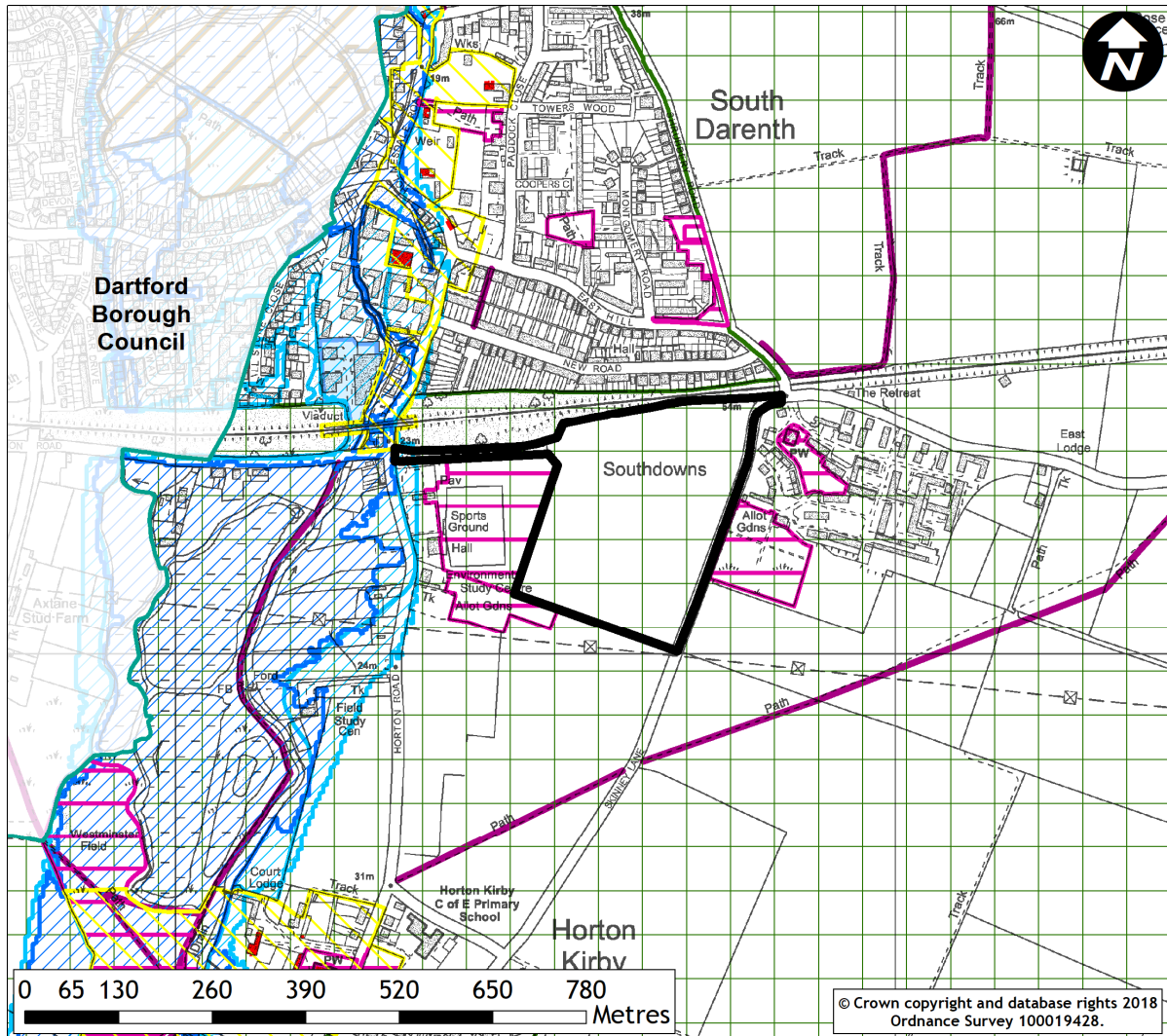
HO125 - WESTED FARM (WIDER), EYNSFORD ROAD, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO125
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural yard containing a number of agricultural buildings along the western boundary and a large expanse of agricultural land to the south.
Access requirements	The existing access could be utilised however an additional access would be required to serve more than 50 units.
Green Belt strength & boundary issues	Strong The site is isolated and not connected to a settlement.
Viability issues	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.
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 buildings. Overall the site is considered unsuitable for this scale of development given its rural location and encroachment into the countryside.
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)	13.10
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

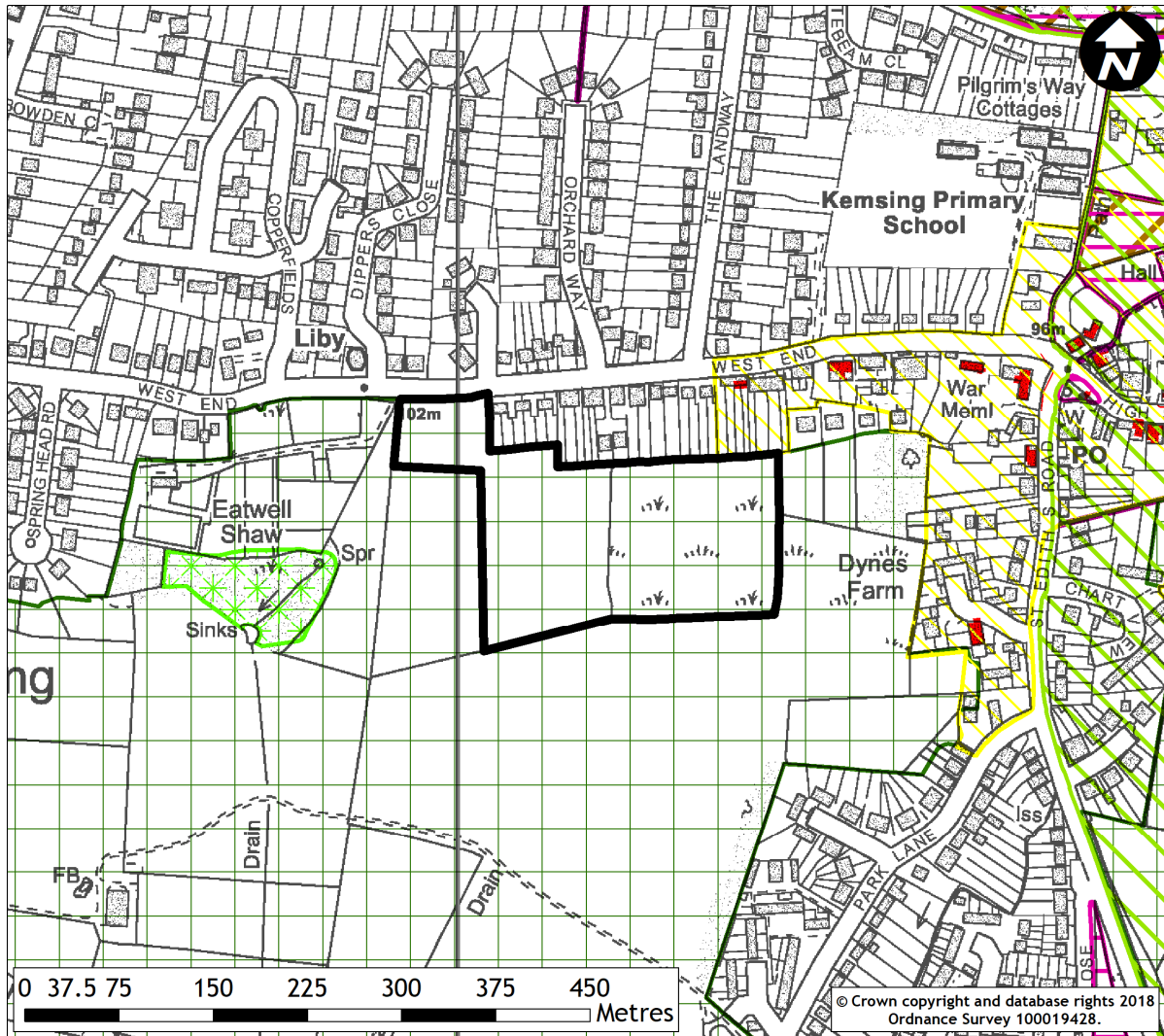
HO128 - LAND BETWEEN HORTON ROAD AND SKINNEY LANE, SOUTH DARENTH



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO128
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
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 Horton Road or Skinney Lane would be required as well as an additional access to serve more than 50 units
Green Belt strength & boundary issues	Strong Adjacent to South Darenth urban confines. Bo
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 zone 2 and any development proposal would be subject to a flood risk assessment. Access issues. Development will have a detrimental impact on local character
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 South Darenth Conservation Area School Town/Local Centre
Land Use	
Developable area (ha)	8.21
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

HO130 - LAND SOUTH OF WEST END, KEMRING



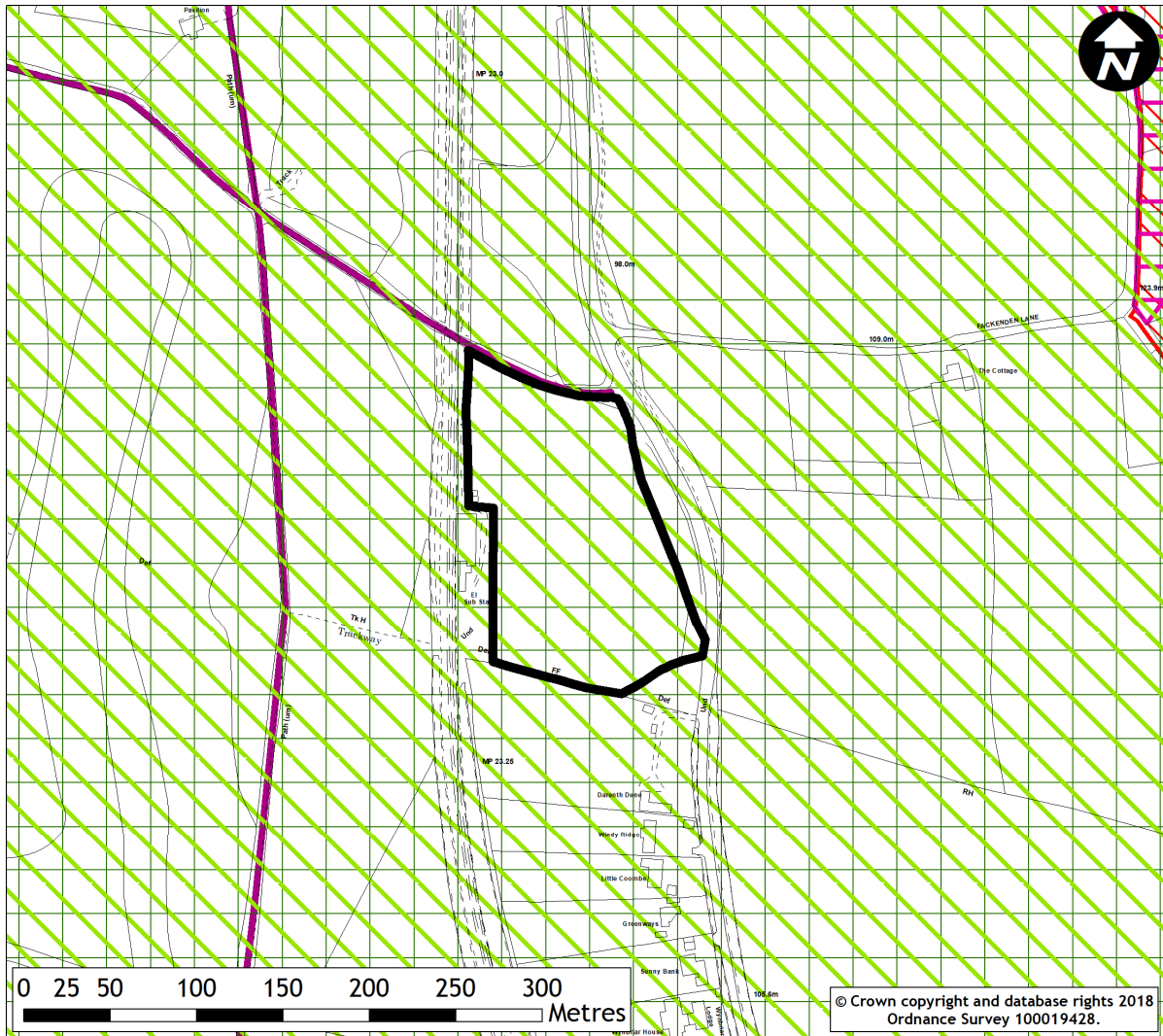
SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO130
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Paddocks.
Access requirements	The existing access onto West End could be utilised.
Green 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	There are far reaching views south of the site from West End across the valley. Development would have significant detrimental impact on landscape and the character of the valley.
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 Conservation area
Land Use	
Developable area (ha)	3.56
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO134 / MX15 / EM7
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	5 – 10 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	Moderate – RA 25 Weak – RA 26
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 wholly within flood zone 2 and 3. Concerns are raised over any impact a development would have on the setting of heritage assets
Deliverability summary	Red –due to access arrangements, high flood risk and heritage constraints.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to access arrangements, high flood risk and heritage constraints.
Key messages from SA	High Biodiversity Flood Risk Zones 2 and 3 Conservation Area – Farningham Kent Downs AONB Zone 1 SPZ School Town/Local Centre
Land Use	
Developable area (ha)	2.02
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

HO136 - LAND BETWEEN SHOREHAM ROAD AND THE RAILWAY LINE, SHOREHAM

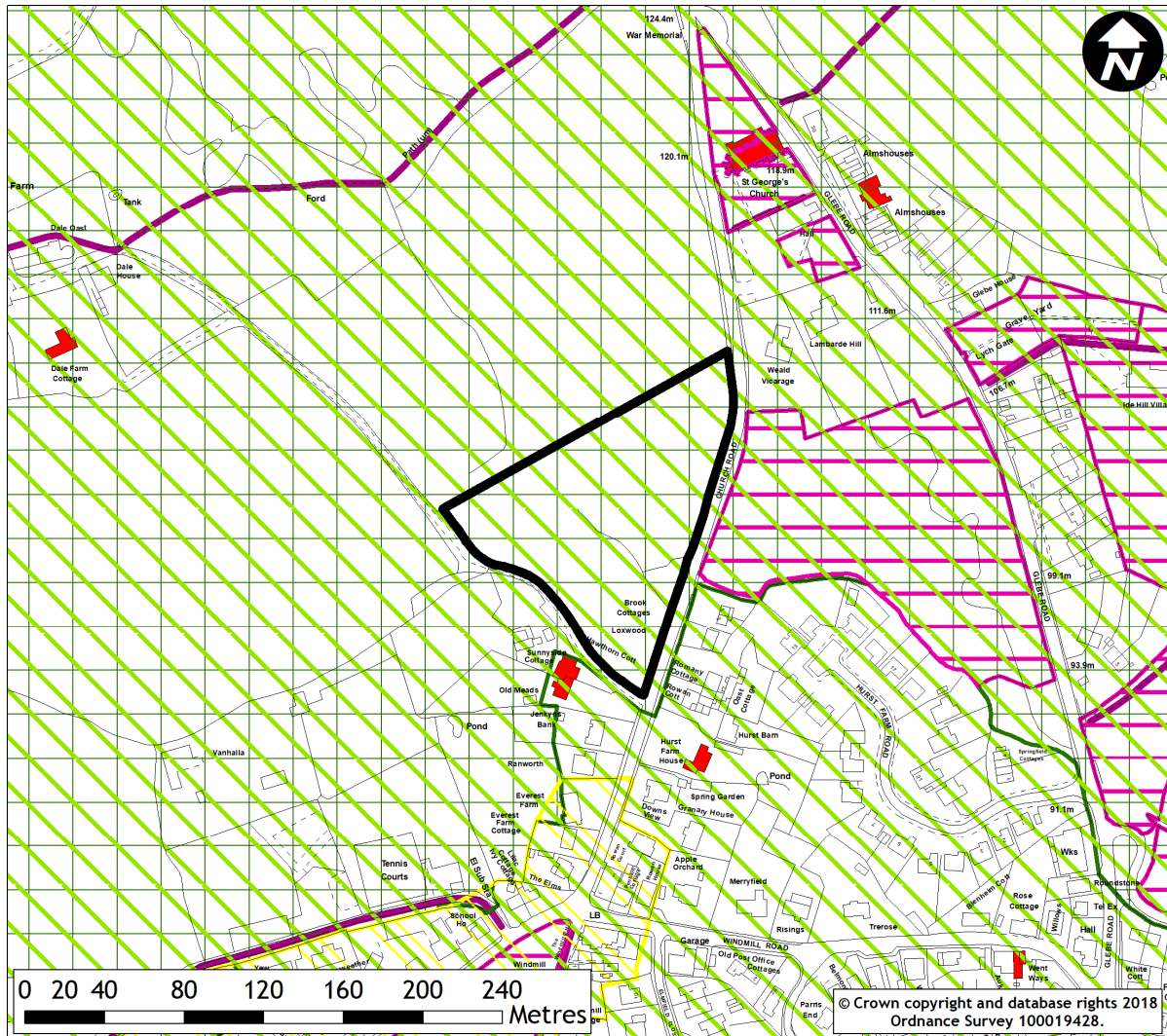


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SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO136
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA Density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Vacant land
Access requirements	Existing access
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for residential development
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 Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.78
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

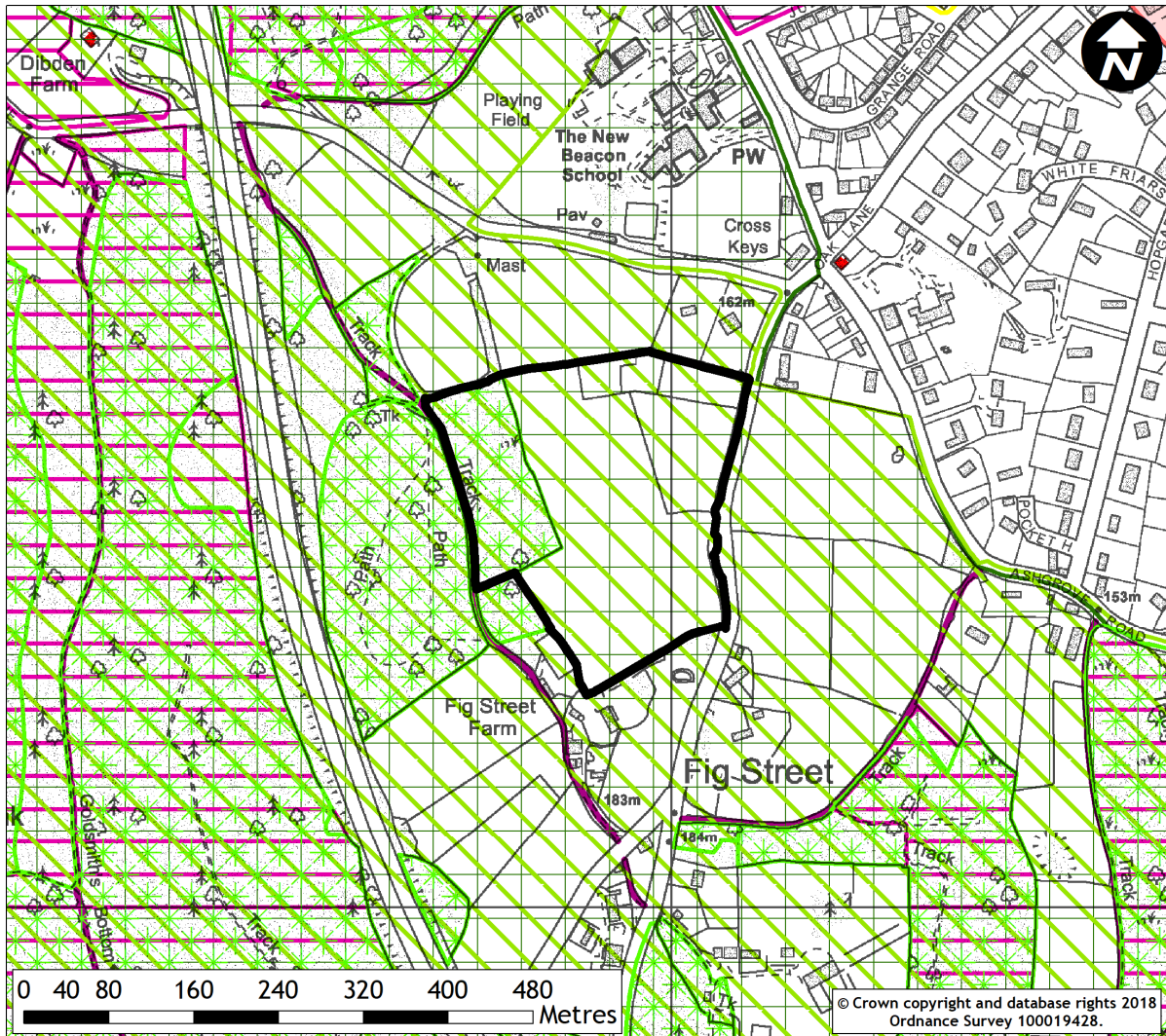
HO137 - LAND WEST OF CHURCH ROAD, SEVENOAKS WEALD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO137
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 Church Road would be required.
Green Belt strength & boundary issues	Strong Adjacent to Sevenoaks Weald urban confines. Bounded by Church Road to the east, residential development to the south and open countryside to the west and north.
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 adjacent to a listed building and concerns are raised. Development will have a detrimental impact on local character
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 Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.74
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

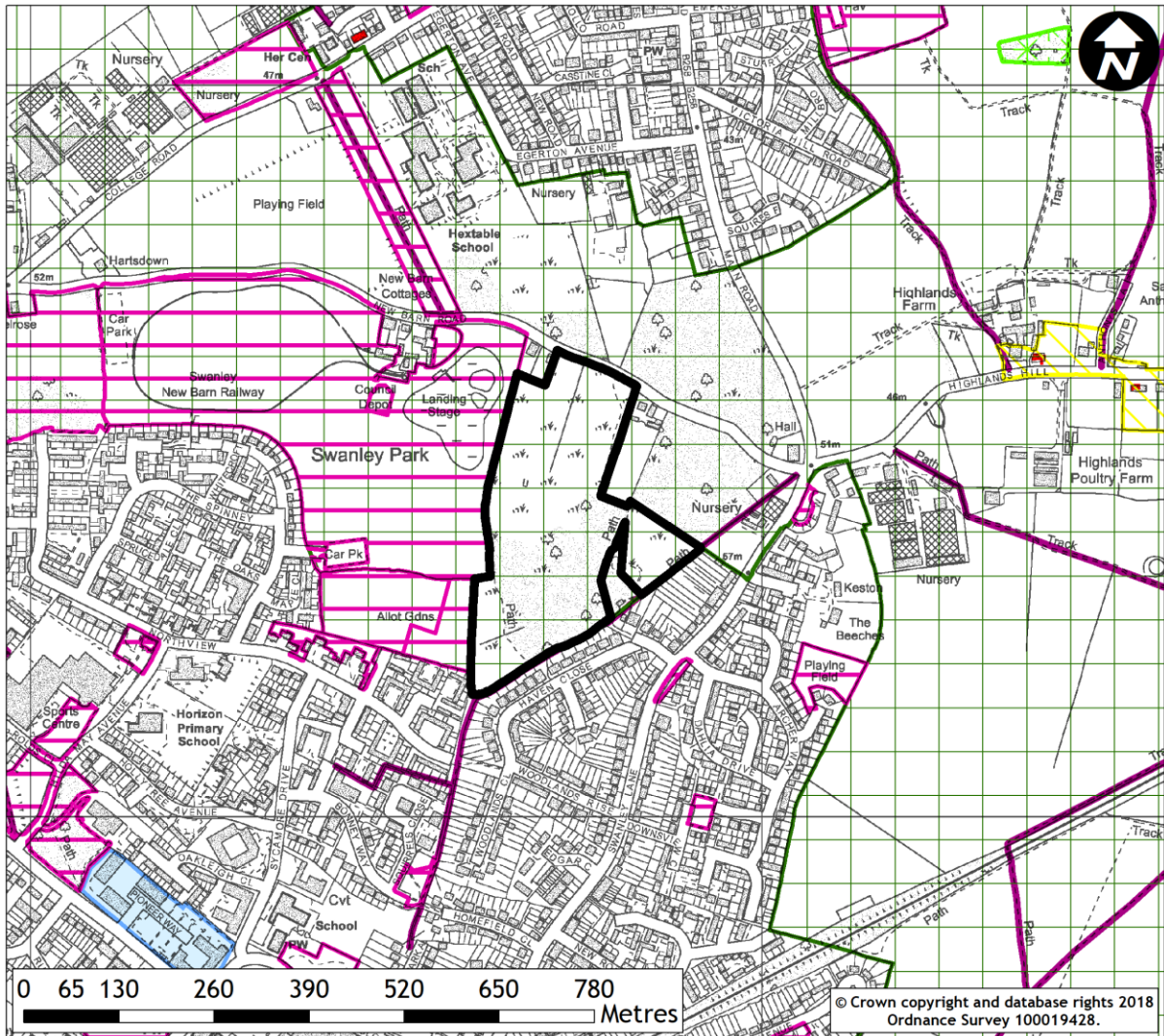
HO140 - LAND SOUTH OF FIVE WENTS, OAK LANE, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO140
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 for grazing and woodland.
Access requirements	A new access onto Oak Lane would be required however this is a narrow rural road and not considered suitable for this scale of development.
Green Belt strength & boundary issues	Strong 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	Lies in the AONB. Presence of ancient woodland.
Deliverability summary	Red - located in AONB, ancient woodland, access arrangements and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - located in AONB, ancient woodland, access arrangements and encroachment into the countryside.
Key messages from SA	High Biodiversity Kent Downs AONB Ancient Woodland School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	6.44
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

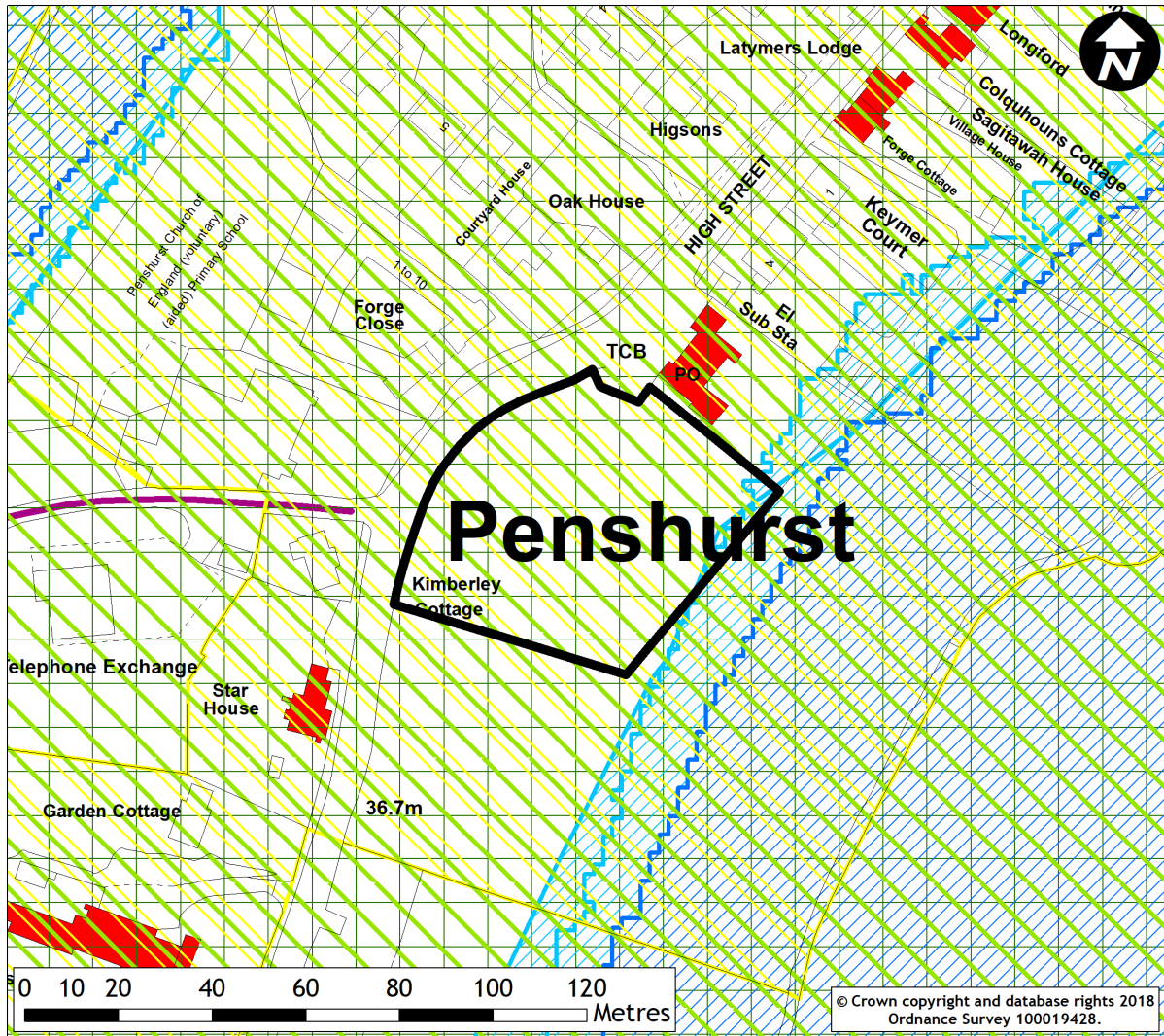
HO141 - LAND EAST OF SWANLEY PARK, NEW BARN ROAD, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO141
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?	Woodland
Access requirements	A new access onto New Barn Road would be required however this is a narrow rural road and not considered suitable for this scale of development.
Green Belt strength & boundary issues	Strong 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	Woodland provides an important habitat for wildlife and should be protected. Lies within the strategic gap between settlements.
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 Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	7.59
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (strategic green belt gap, site specific issues cannot be overcome)

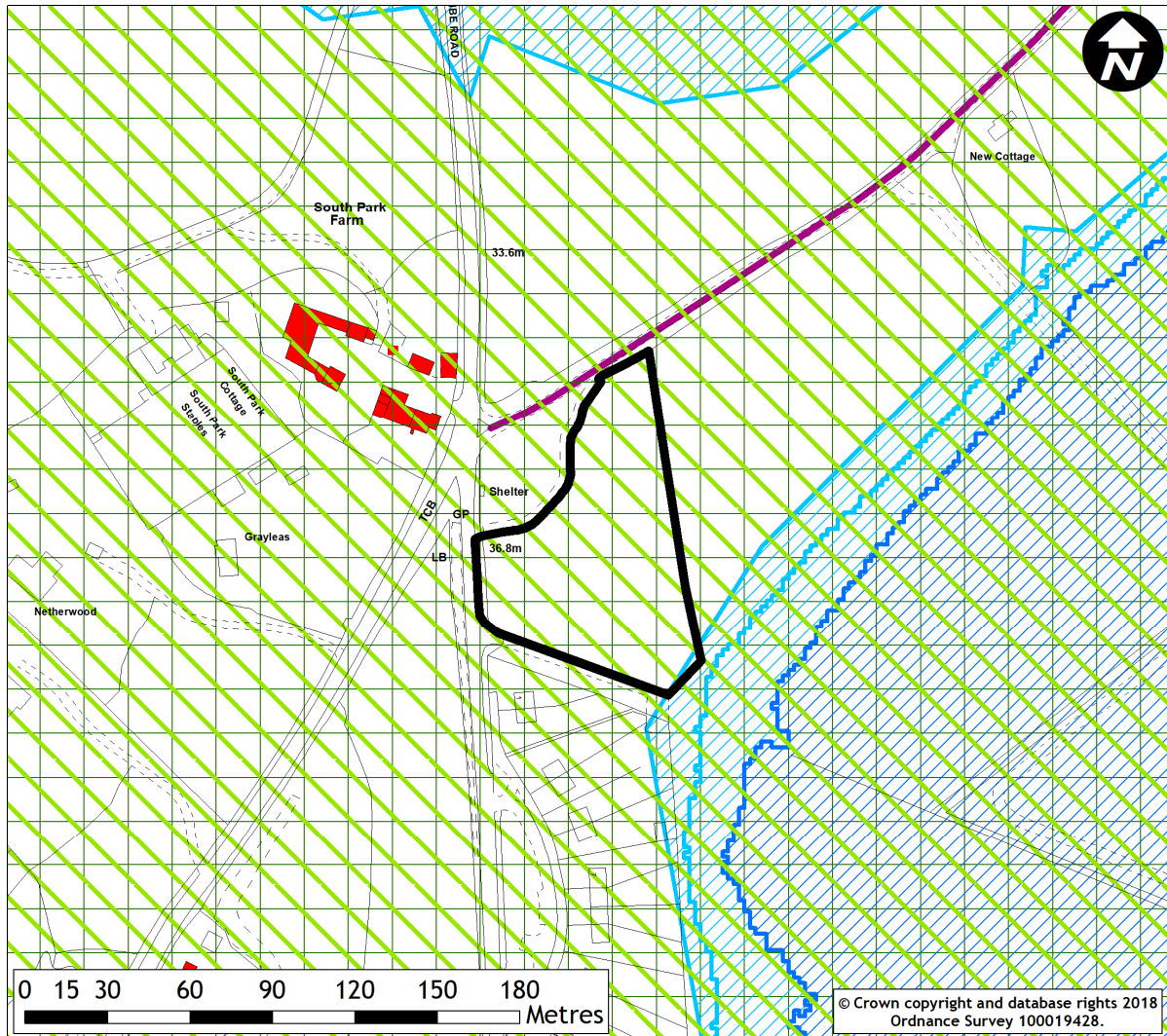
HO144 - FORGE FIELD, HIGH STREET, PENSURST



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO144
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
Access requirements	From High Street
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	AONB and CA, adj to listed building. Constrained site in rural location.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt. In AONB and conservation area.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt. In AONB and conservation area.
Key messages from SA	Conservation Area High Weald AONB Tier 5 Settlement Hierarchy Town/Local Centre
Land Use	
Developable area (ha)	0.33
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

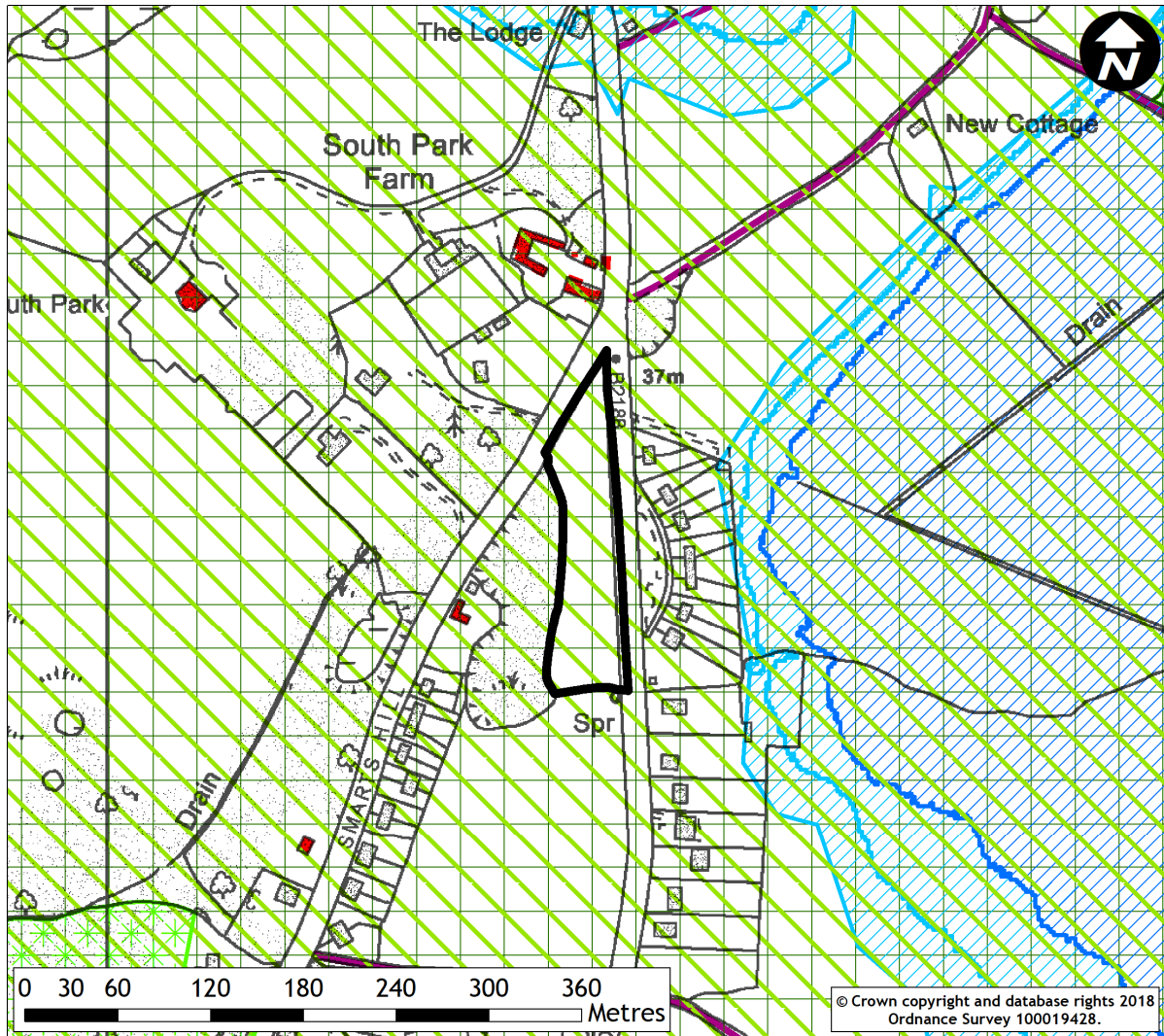
HO145 - LAND EAST OF NEW ROAD AND SOUTH OF FORDCOMBE ROAD, PENSHURST



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO145
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
Access requirements	Existing access
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	The site will be developed to provide a mix of residential units to meet a defined need. This will include affordable as well as open market housing.
Input from technical specialists	N/A
Other considerations	AONB. Rural location.
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 Weald AONB Tier 5 Settlement Hierarchy Doctor/Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.57
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

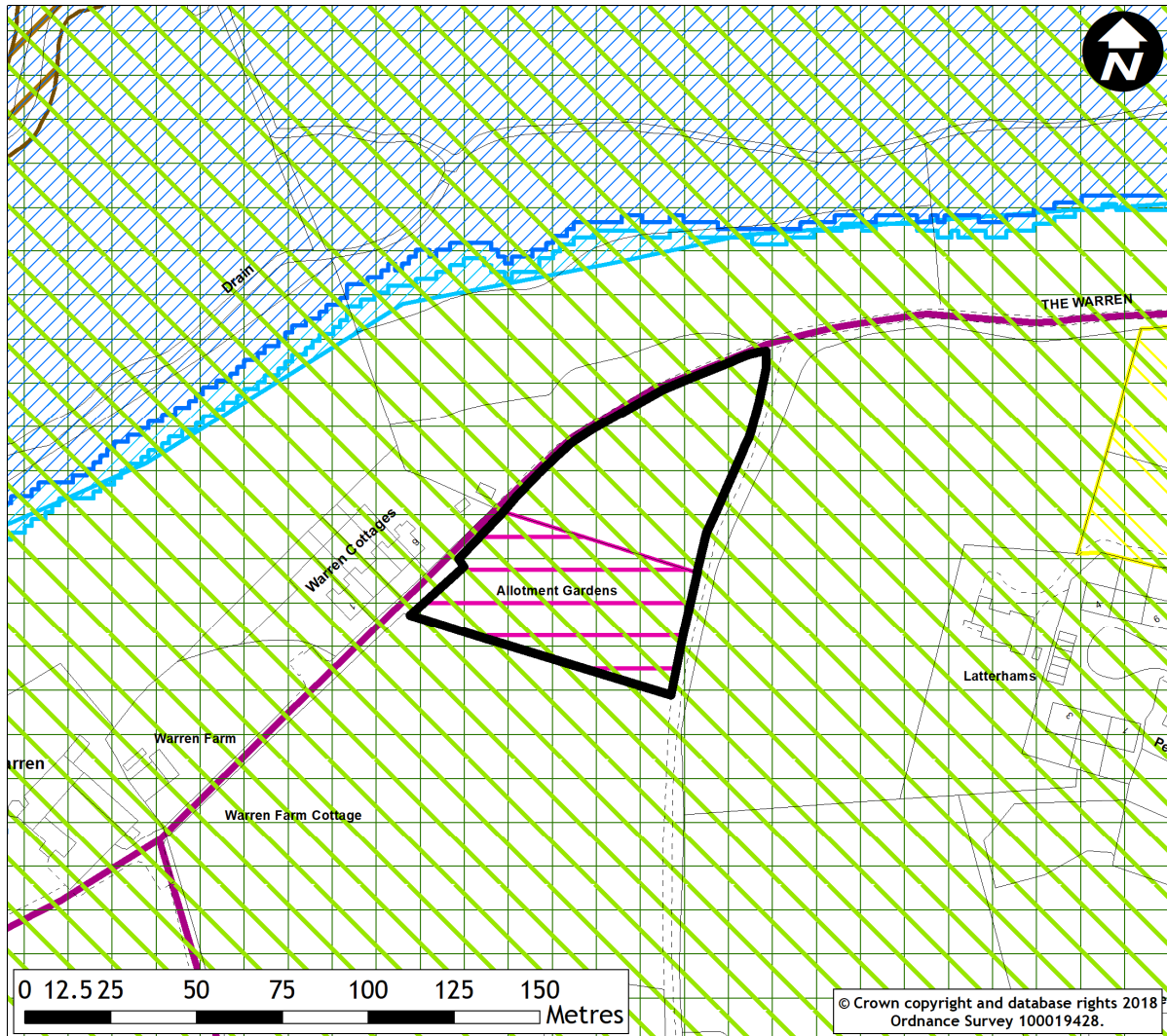
HO146 - LAND WEST OF NEW ROAD AND SOUTH OF SMARTS HILL, PENSHERST



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO146
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?	Paddock
Access requirements	Existing access
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Rural location.
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 Weald AONB Tier 5 Settlement Hierarchy School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.80
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

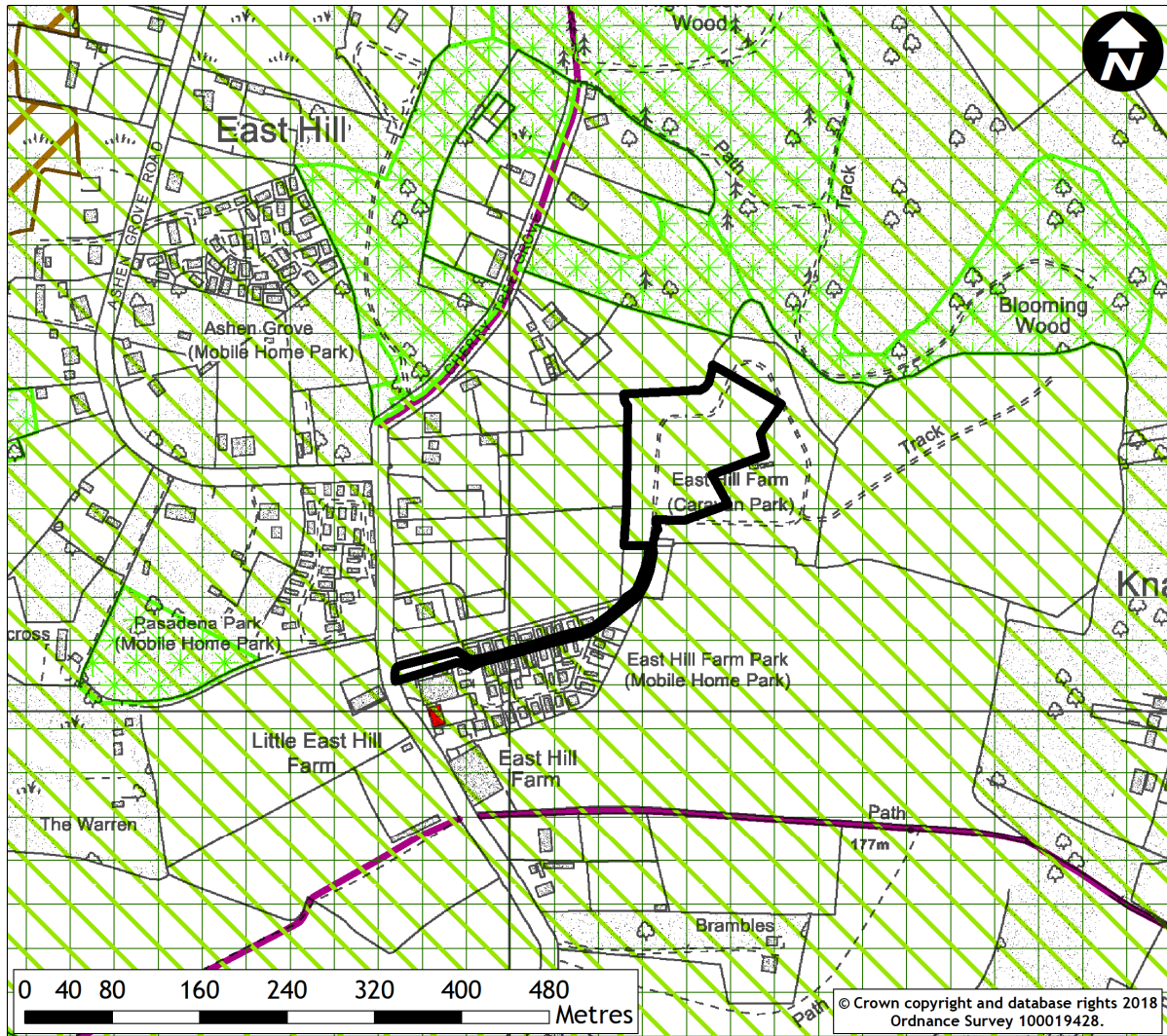
HO147 - ALLOTMENT GARDENS, FORDCOMBE ROAD, PENSURST



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO147
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?	Allotments/amenity land
Access requirements	N/A
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	The site will be developed to provide a mix of residential units to meet a defined need. This will include Affordable as well as open market housing
Input from technical specialists	N/A
Other considerations	Rural location and allotments.
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 Weald AONB Tier 5 Settlement Hierarchy Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.50
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

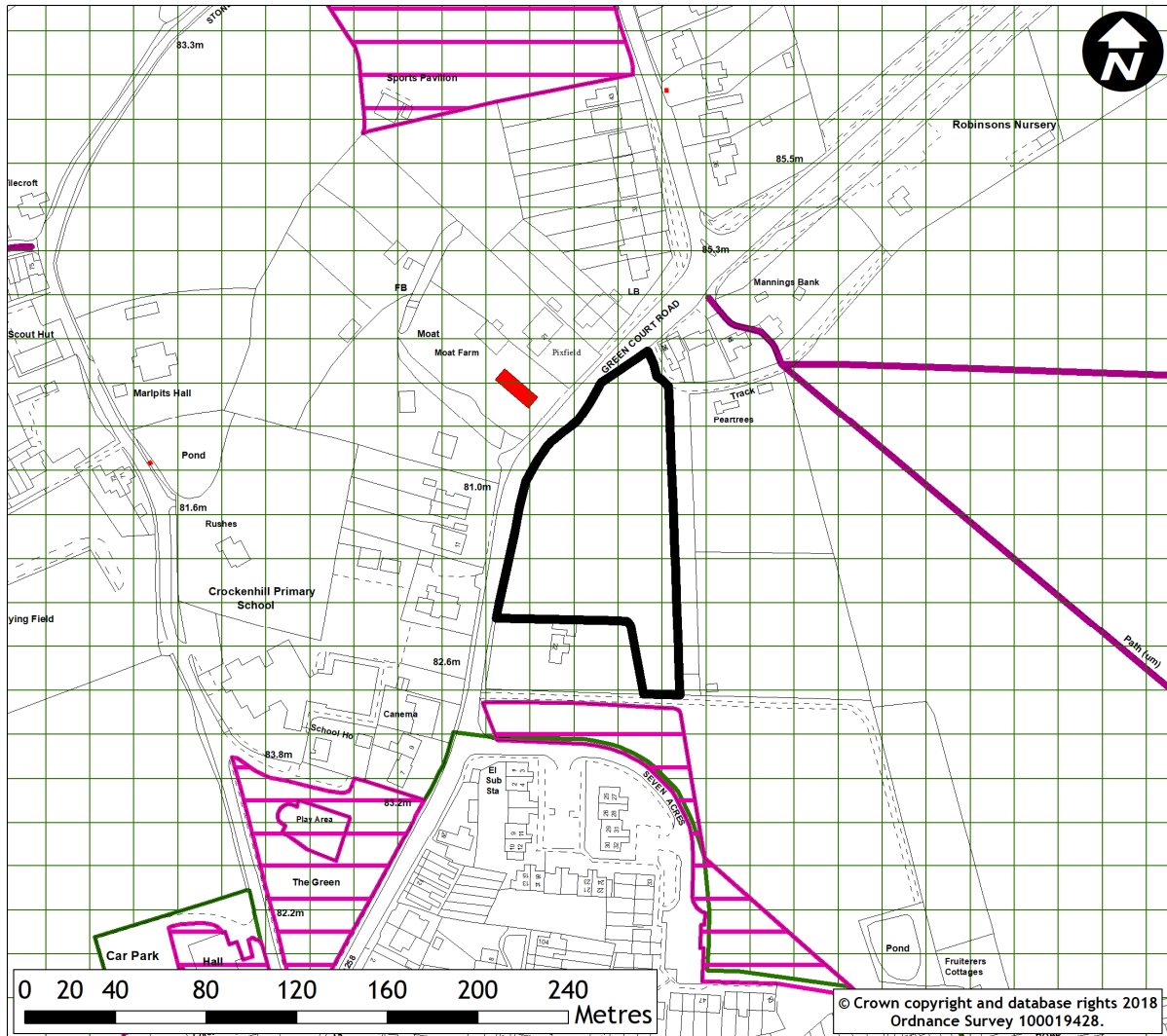
HO148 - EAST HILL FARM CARAVAN PARK, EAST HILL ROAD, KNATTS VALLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO148
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?	Lawful use for up to 80 holiday caravans
Access requirements	Access issues
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Rural location with difficult access
Deliverability summary	Red - due to being located in AONB, access arrangements and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to being located in AONB, access arrangements and encroachment into the countryside.
Key messages from SA	Kent Downs AONB Tier 5 Settlement Hierarchy School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.57
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

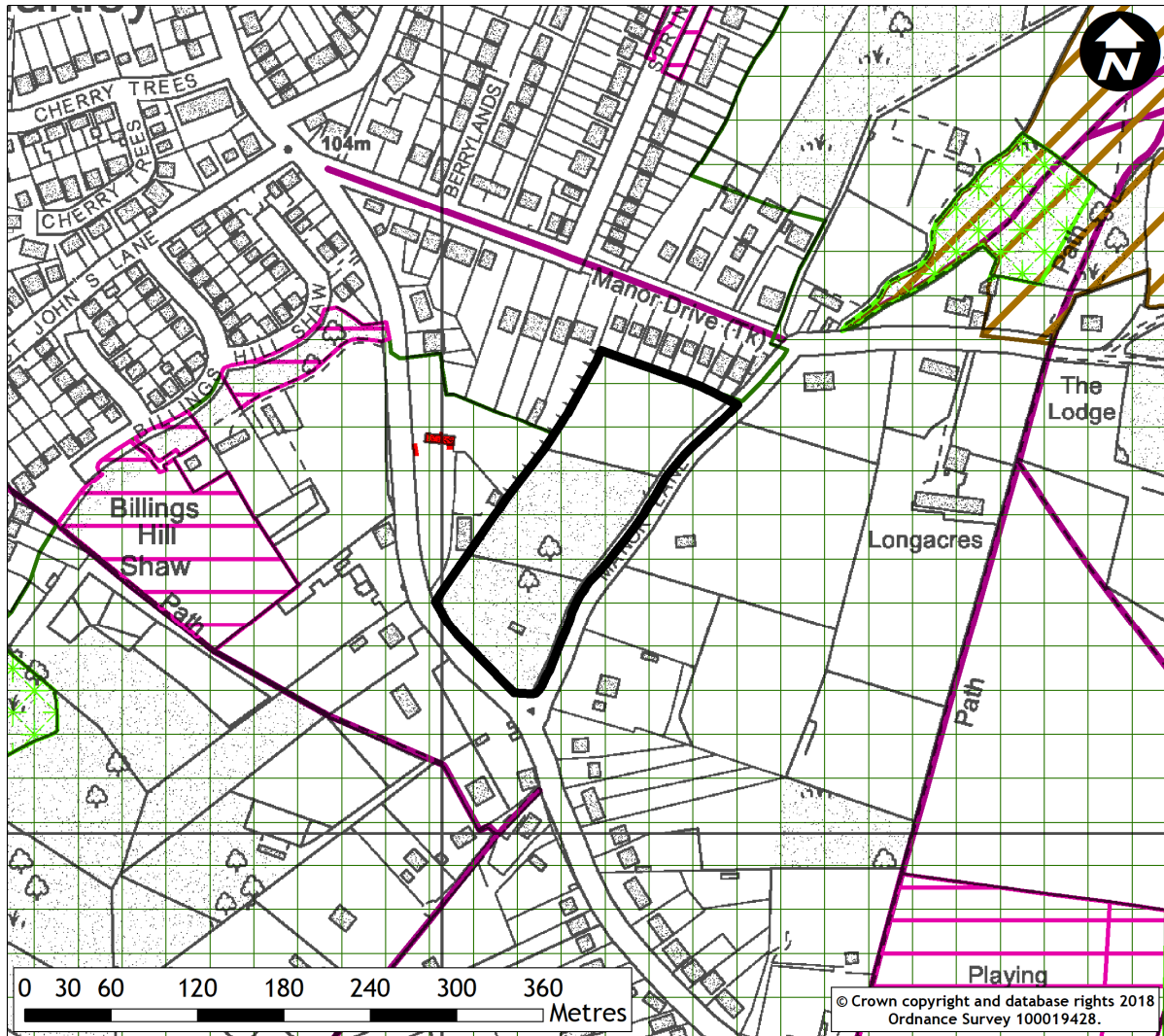
HO149 - LAND NORTH OF PEARTREES COTTAGE, GREEN COURT ROAD, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO149
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?	Woodland
Access requirements	A new access onto Green Court Road would be required.
Green Belt strength & boundary issues	Green belt strength: Strong Adjacent to Crockenhill urban confines. Bounded by Green Court Road to the west, residential development to the north and south and woodland 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	Woodland 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	Health Centre
Land Use	
Developable area (ha)	0.73
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

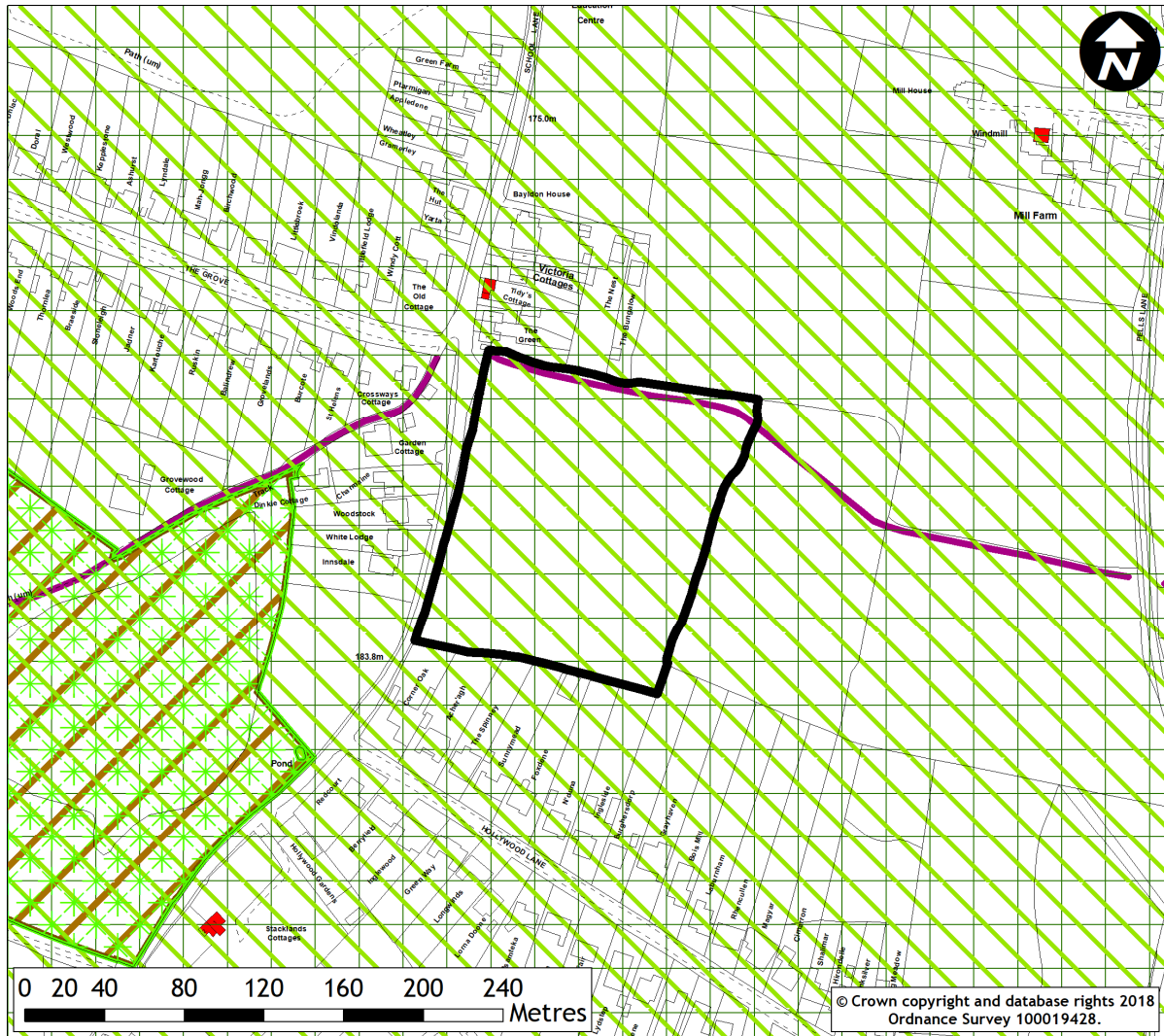
HO151 - LAND WEST OF MANOR LANE, HARTLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO151
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?	Woodland
Access requirements	A new access onto Church Road or Manor Lane would be required, however Manor Lane is a narrow rural lane and not considered suitable for this scale of development.
Green Belt strength & boundary issues	Strong Adjacent to Hartley 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	Woodland 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 School Health Centre Bus Stop
Land Use	
Developable area (ha)	2.02
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

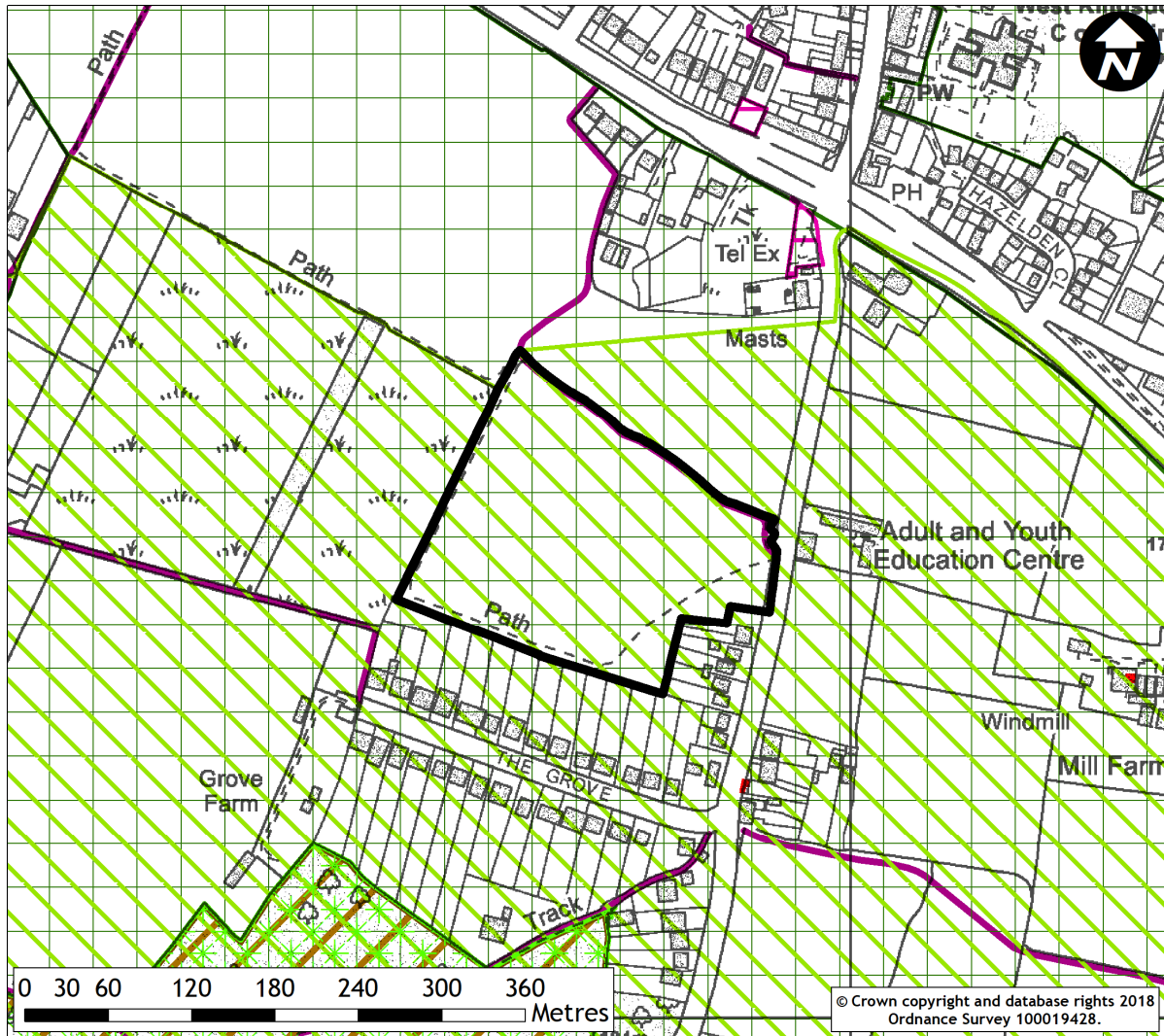
HO152 - LAND EAST OF SCHOOL LANE, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO152
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?	Currently laid to grass, and occasionally used for grazing horses. Not cultivated or used for farming crops. Low grade agricultural quality.
Access requirements	School Lane
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	AONB and not 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 Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.94
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

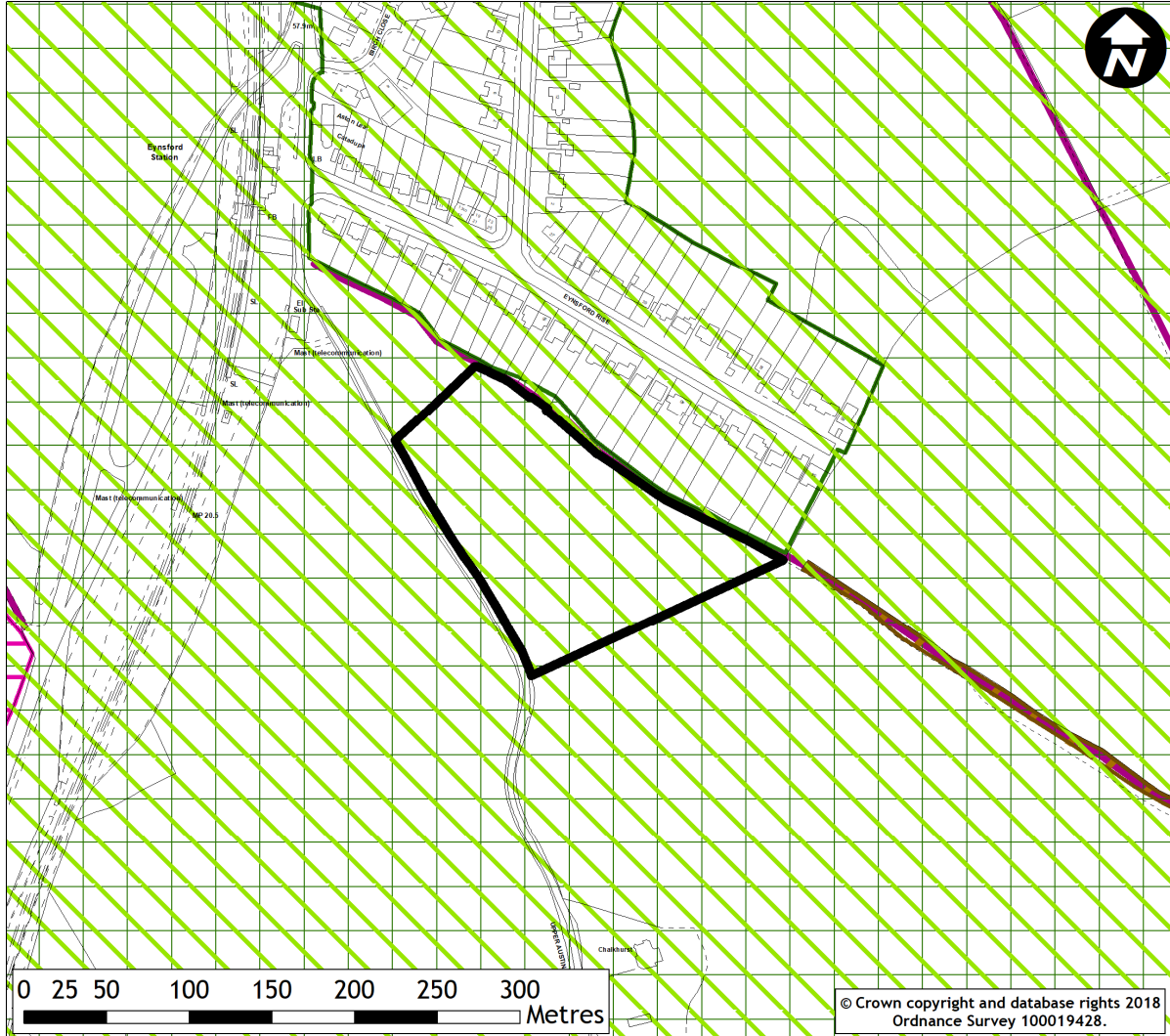
HO153 - LAND AT GREEN FARM, SCHOOL LANE, WEST KINGSDOWN



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO153
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	5 - 10 years
Will an existing use be lost? If yes, what?	Agricultural field for grazing
Access requirements	A new access onto School Lane would be required.
Green Belt strength & boundary issues	Strong Weak performing green belt RA-24
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, unlikely to conserve and enhance character.
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)	3.70
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

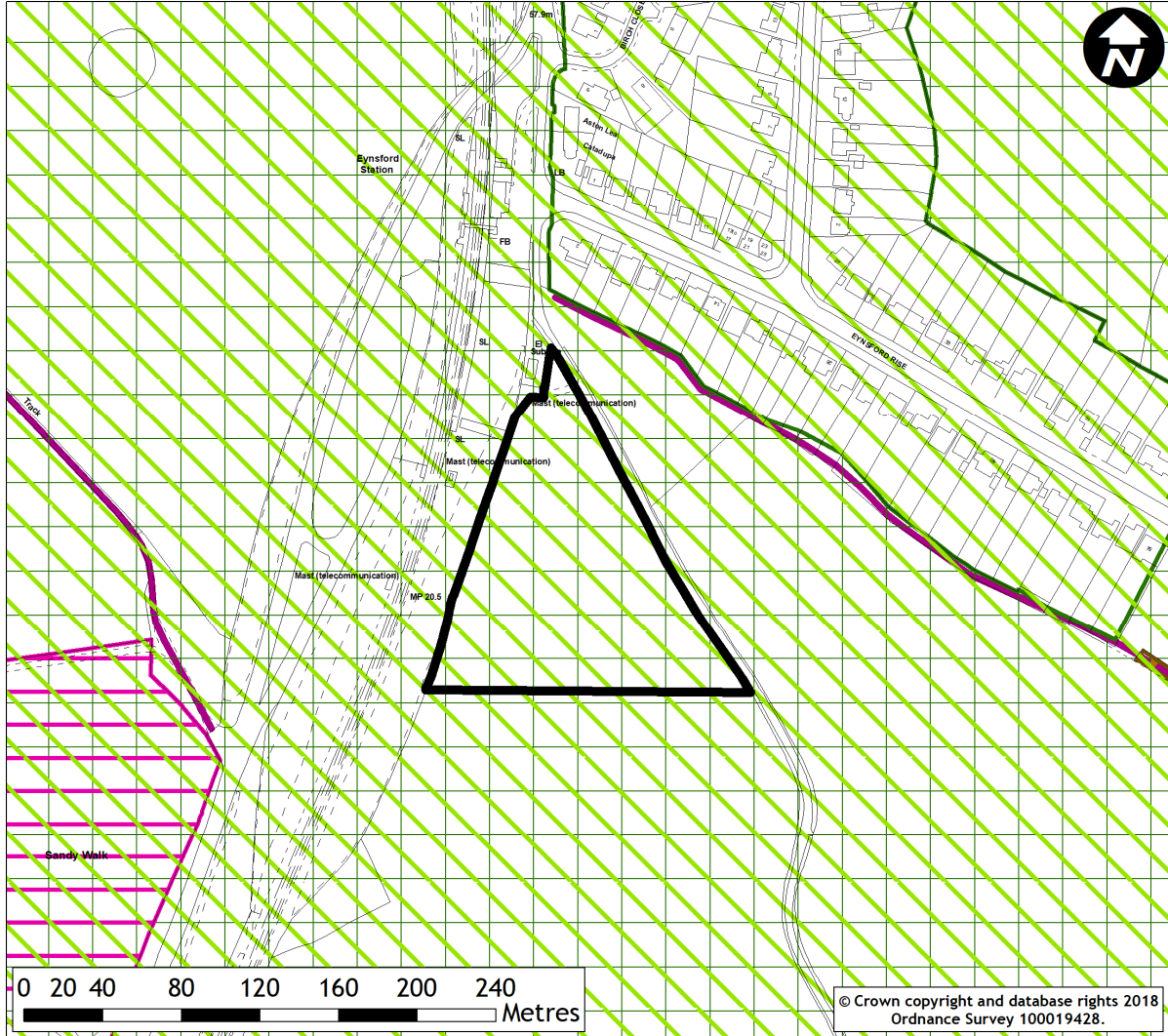
HO156 - LAND EAST OF UPPER AUSTIN LODGE ROAD, EYNSFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO156
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural field used for arable crop production
Access requirements	A new access onto Upper Austin Lodge Road would be required.
Green Belt strength & boundary issues	Strong Adjacent to Eynsford 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	Site sits in the AONB. On a rural lane.
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 Kent Downs AONB Within Zone 1 SPZ School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	2.01
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

HO157 - LAND WEST OF UPPER AUSTIN LODGE ROAD, EYNSFORD

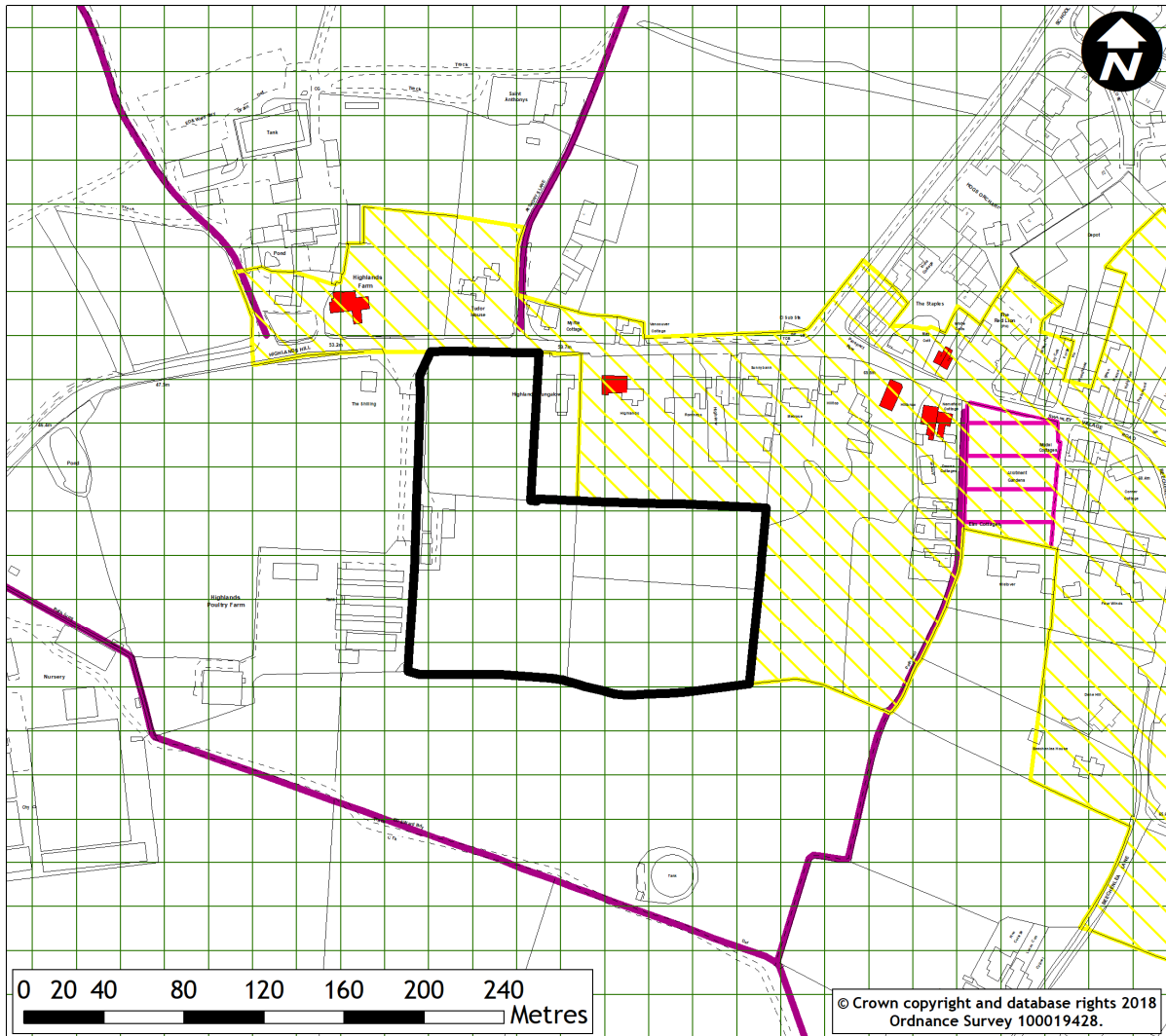


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SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO157
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural field used for arable crop production
Access requirements	A new access onto Upper Austin Lodge Road would be required.
Green Belt strength & boundary issues	Strong Adjacent to Eynsford 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	Site sits in the AONB along a rural lane.
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 Within Zone 1 SPZ School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.46
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

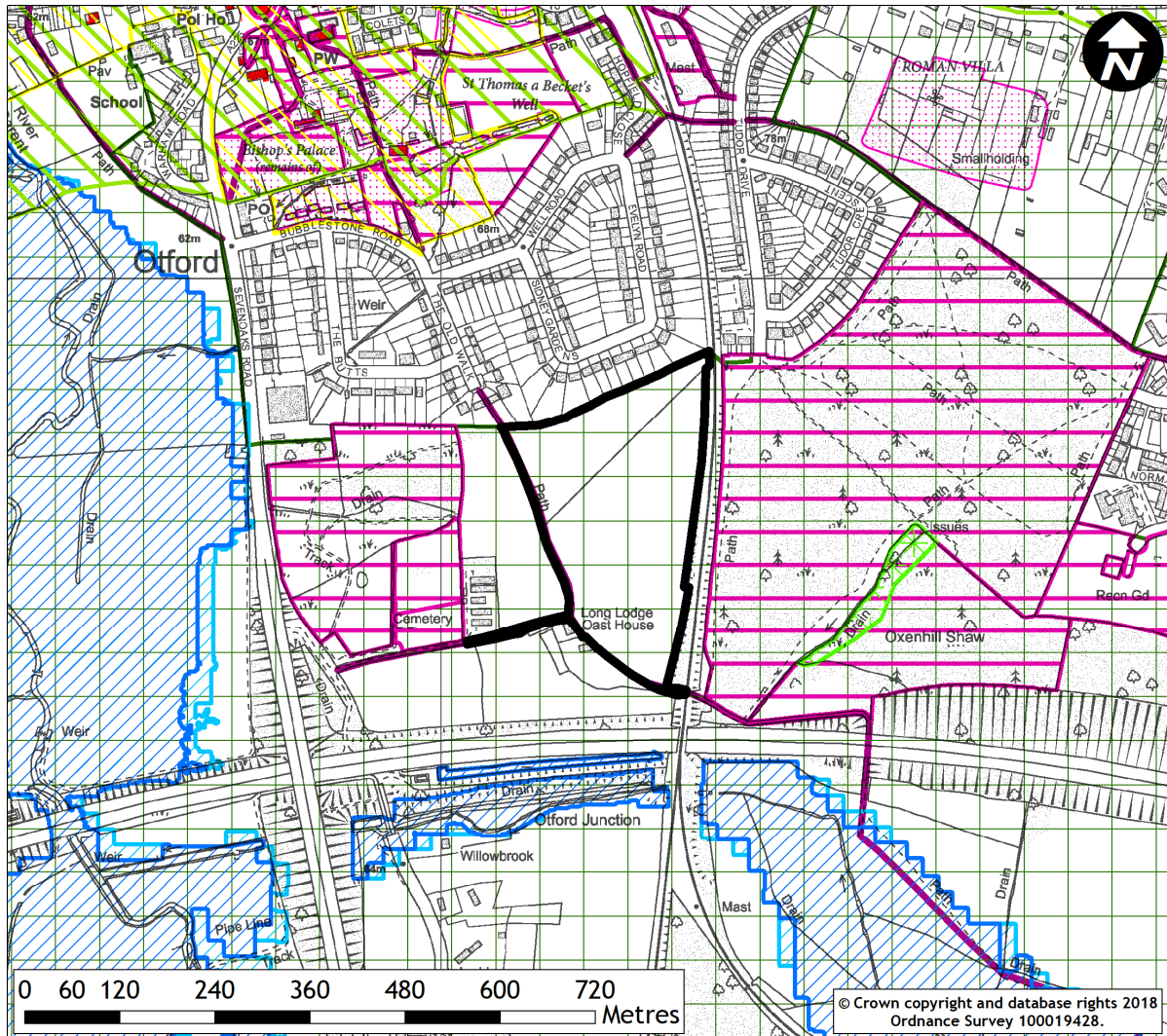
HO159 - LAND WEST OF HIGHLANDS BUNGALOW, HIGHLANDS HILL, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO159
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?	Field with stables and paddocks
Access requirements	From Highlands Hill
Green Belt strength & boundary issues	Green Belt Strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Lies in the narrow gap between Swanley and Swanley Village. Adjacent to conservation area. Development will have a detrimental impact on local character
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 – Swanley Village Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	2.00
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (strategic green belt gap, site specific issues cannot be overcome)

HO160 - LAND EAST OF SEVENOAKS ROAD AND NORTH OF THE M26, OTFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO160
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural field used for grazing.
Access requirements	There is existing access onto Sevenoaks Road however this is a narrow rural track and not considered suitable for this scale of development. 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 - Adjacent to Otford urban confines. Bounded by residential development to the north, railway line to the east, M26 motorway to the south 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	Visible from the Kent Downs scarp.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

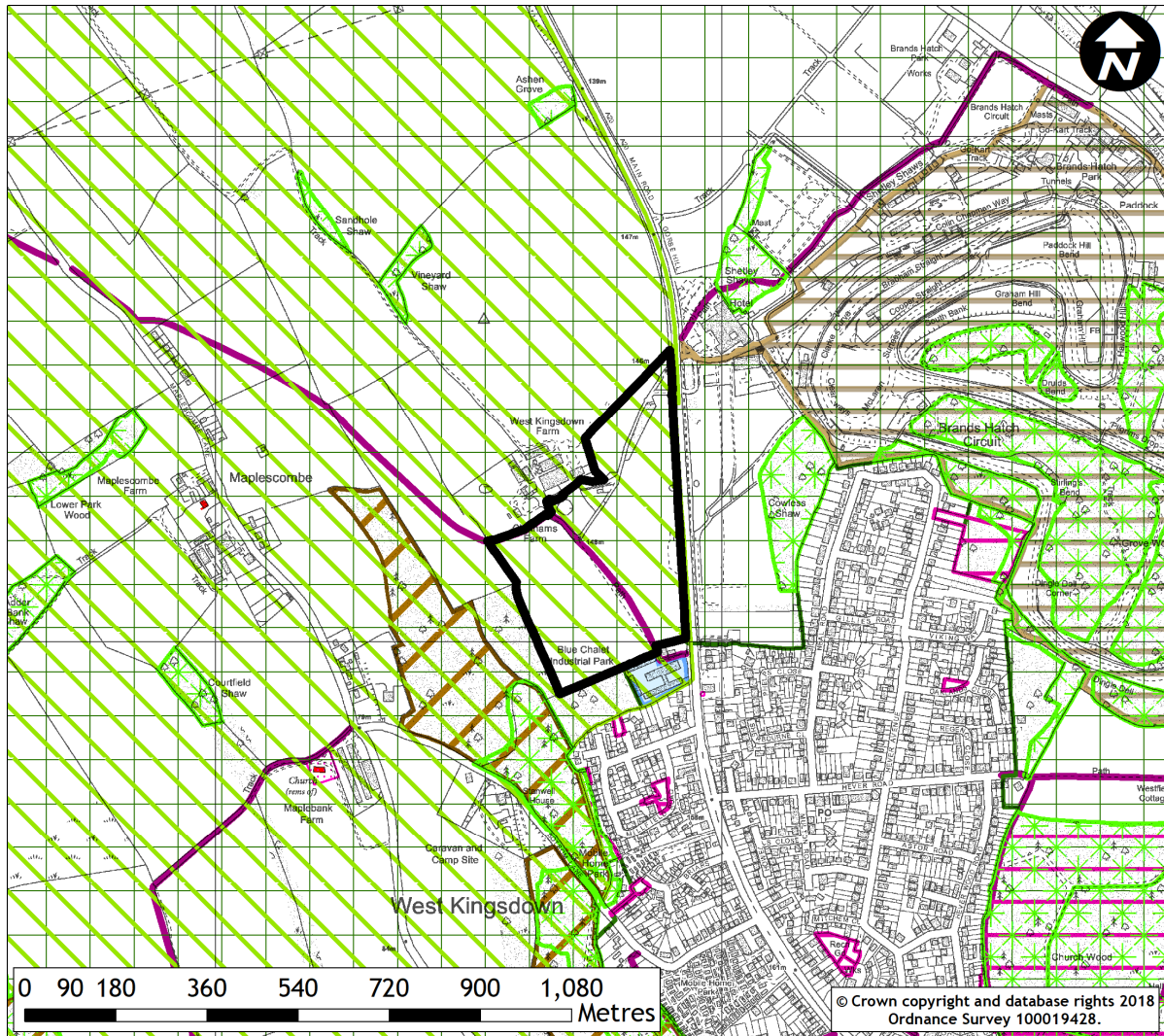
SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	AQMA School Health Centre Bus stop
Land Use	
Developable area (ha)	6.53
Density	
Site capacity	0
Phasing	

Overall conclusion

Not for inclusion in plan (site specific issues cannot be overcome)

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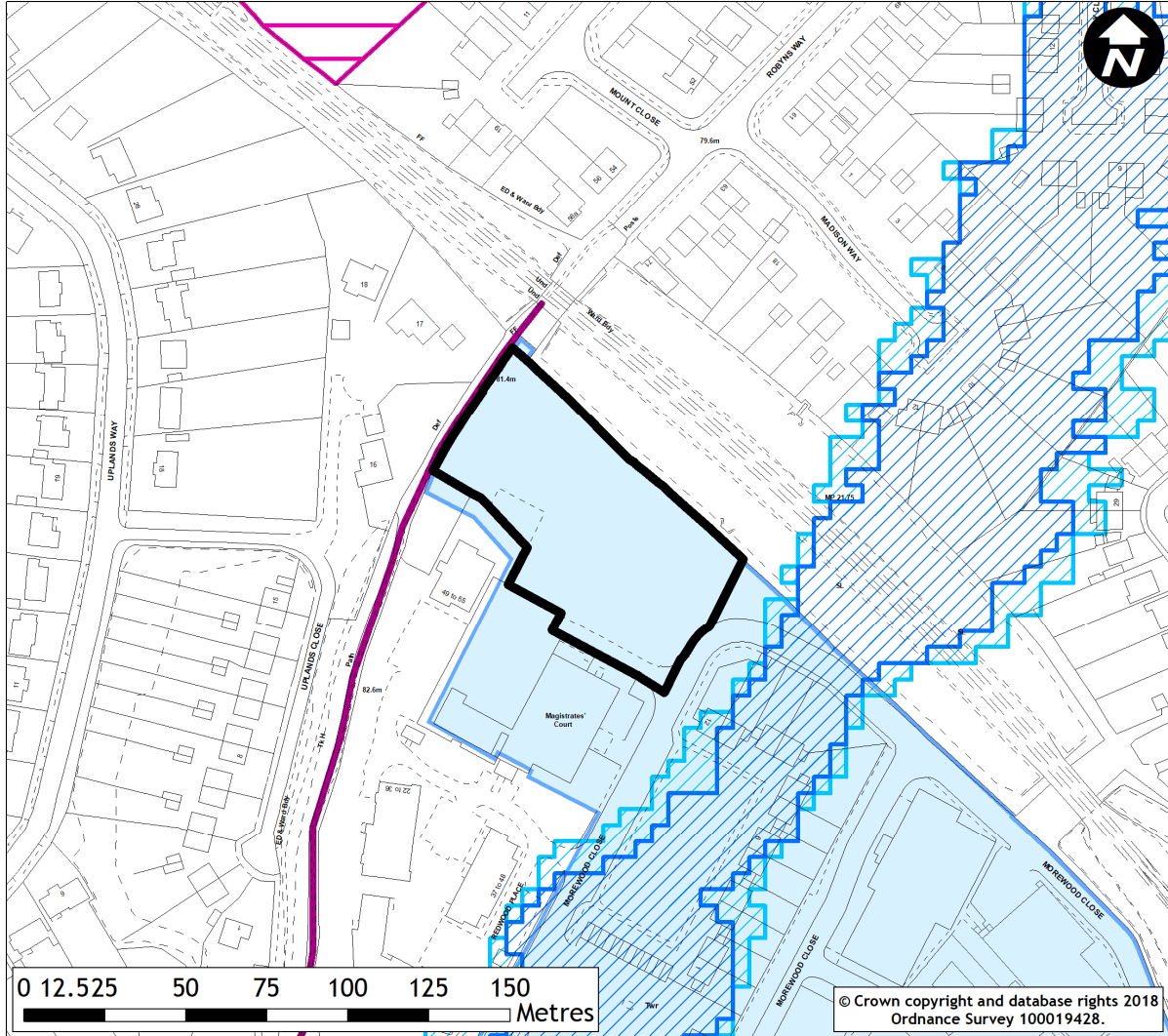
HO164 - LAND AT CHINHAMS FARM, LONDON ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO164
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 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	Strong Adjacent to West Kingsdown urban confines. Bounded by London Road to the east, industrial and residential development to the south and open countryside to the west and north.
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 in a very visible and exposed location.
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 Down AONB School Health Centre
Land Use	
Developable area (ha)	14.16
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

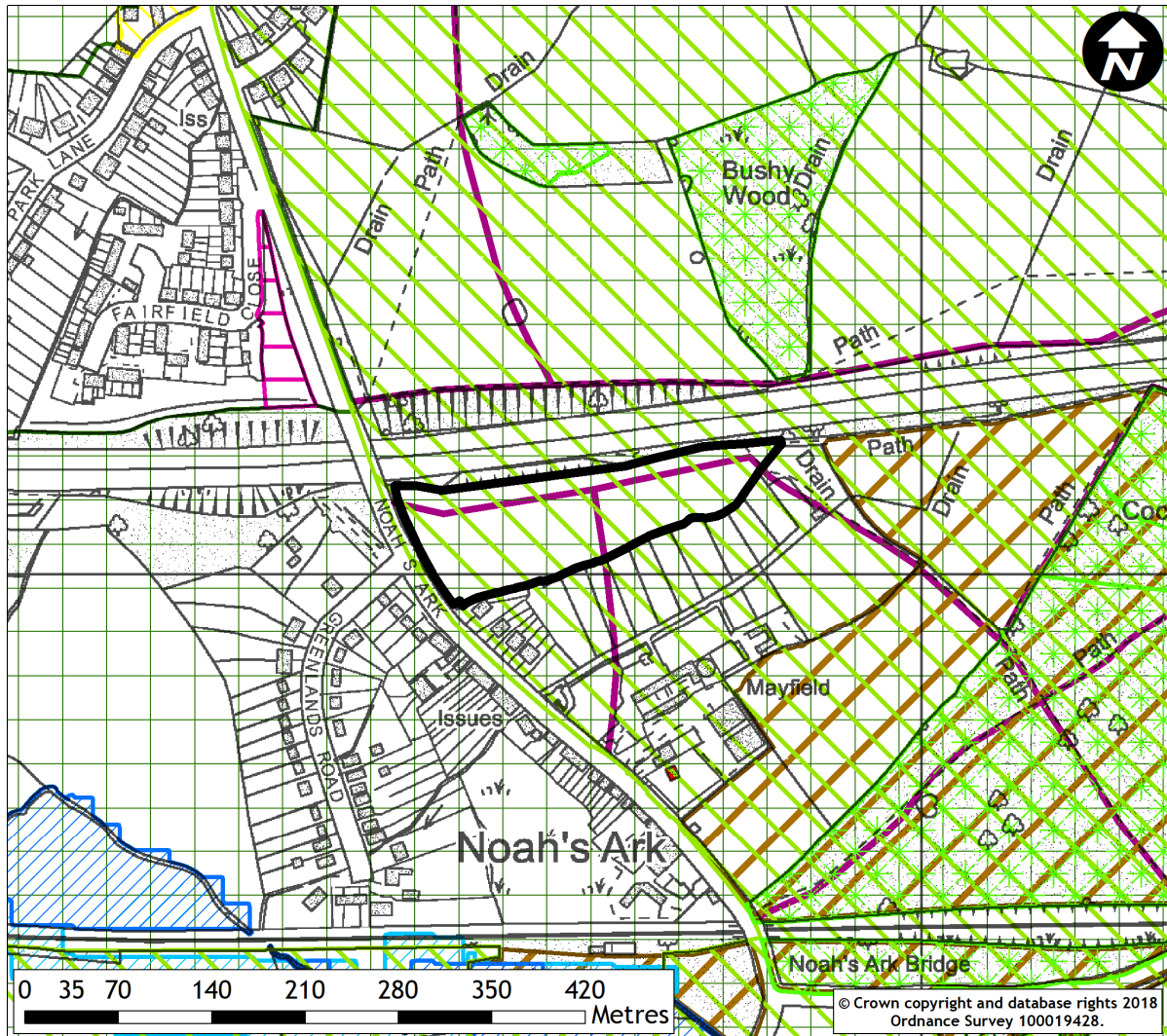
HO167 - LAND NORTH OF SEVENOAKS MAGISTRATES COURT, MOREWOOD CLOSE, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO167
SHELAA category	1
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA Density	40-50 DPH
When will development be delivered?	Not considered available for housing development as contrary to policy.
Will an existing use be lost? If yes, what?	Office Use & Associated Car Parking
Access requirements	Existing Access
Green Belt strength & boundary issues	N/A
Viability issues	No constraints that could render the site financially unviable have been identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	No physical or environmental constraints. However the site is currently allocated for employment (office) use. The loss of this use is not supported and would need to be clearly demonstrated.
Deliverability summary	Red – allocated employment site (Policy SP8).

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – allocated employment site (Policy SP8).
Key messages from SA	High Biodiversity School Health Centre
Land Use	
Developable area (ha)	0.47
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

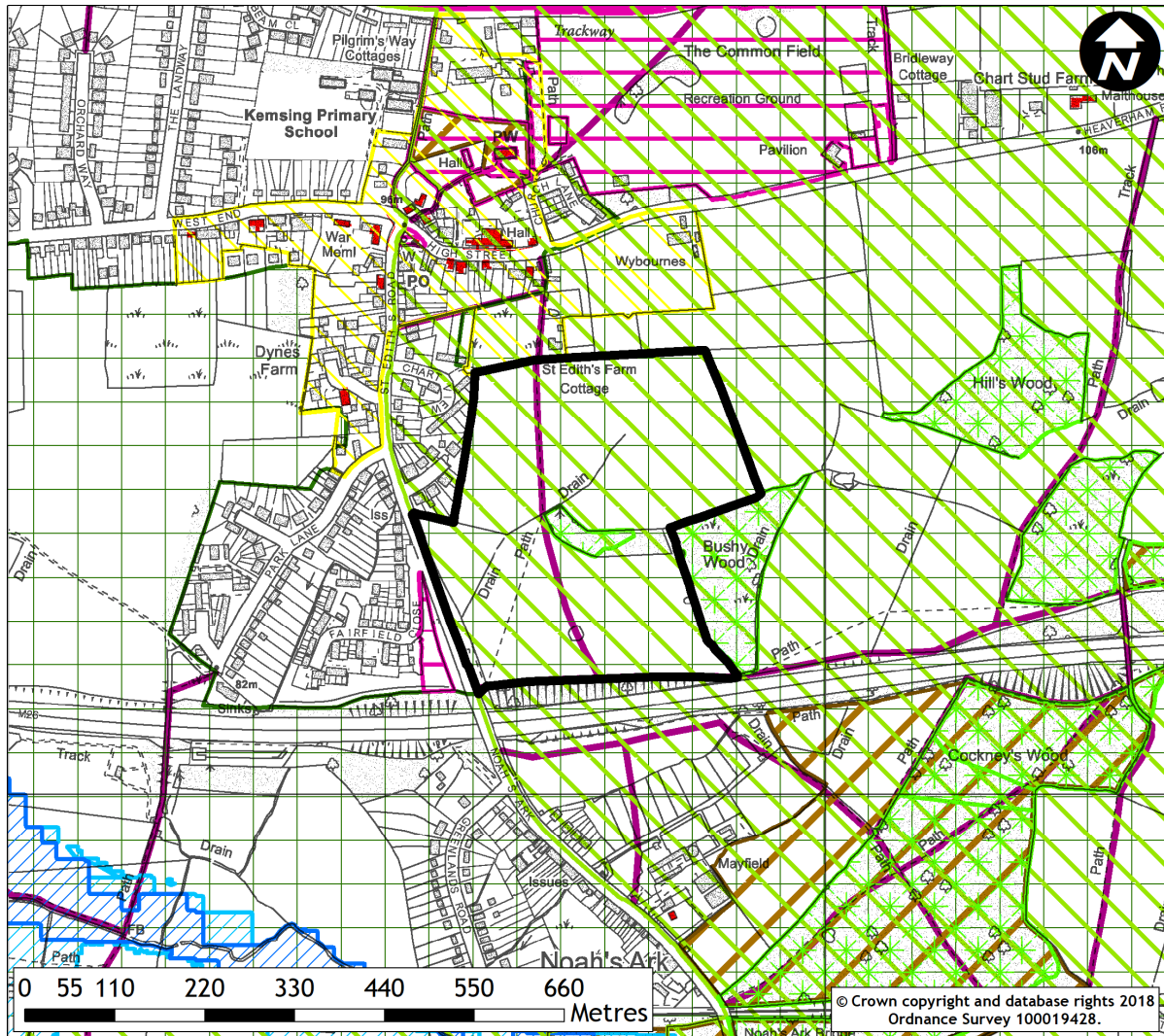
HO175 - LAND EAST OF NOAH'S ARK AND SOUTH OF THE M26, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO175
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 land
Access requirements	New access required
Green Belt strength & boundary issues	Moderate Not adjacent to settlement boundary
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Noise and air quality issues.
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 AQMA School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.74
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

HO176 - LAND EAST OF ST EDITH'S ROAD AND NORTH OF THE M26, KENSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO176
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural land for grazing.
Access requirements	A new access onto St Edith's Road would be required.
Green Belt strength & boundary issues	Strong - Adjacent to Kemsing urban confines. Bounded by St Edith's Road and residential development to the west, the M26 motorway to the south and woodland and open countryside to the east and north.
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 in an open landscape. Presence of ancient woodland would require protection and a buffer between the woodland and any future development.
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 – Kemsing Kent Downs AONB AQMA Town/Local Centre
Land Use	
Developable area (ha)	12.62
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO177
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Agricultural field and small wooden barn/shed.
Access requirements	A new access onto Brittain's Lane would be required.
Green Belt strength & boundary issues	Strong - 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	Western part of the site lies in the AONB. Ancient woodland lies adjacent to the southern boundary of the site and this area would require protection and a suitable buffer. Small part of the site lies within flood zones 2 and 3. Northern tip of the site lies within the conservation area and adjacent to listed buildings.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

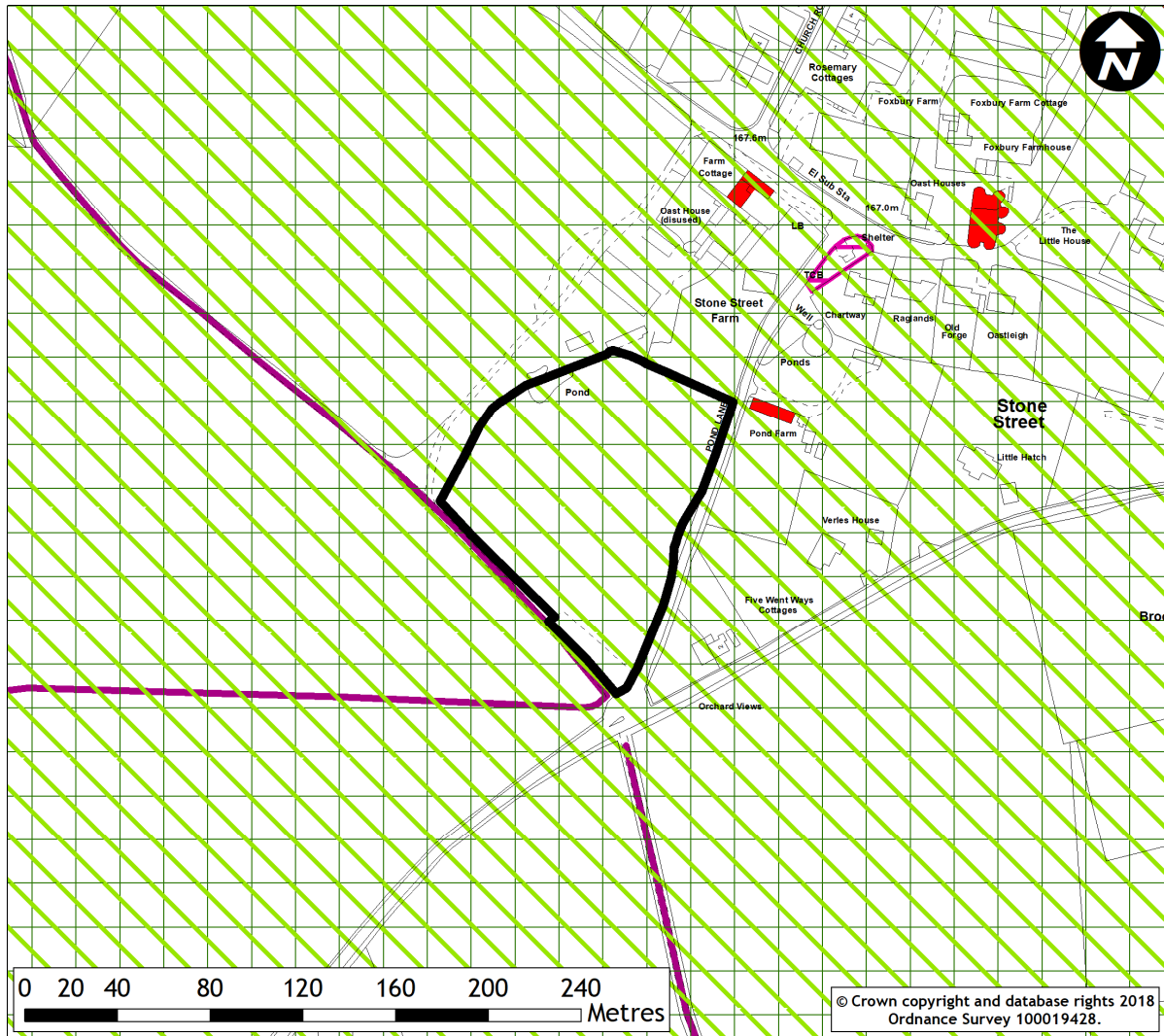
SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity Conservation Area AONB School Health Centre
Land Use	
Developable area (ha)	7.72
Density	
Site capacity	0
Phasing	

Overall conclusion

Not for inclusion in plan (site specific issues cannot be overcome)

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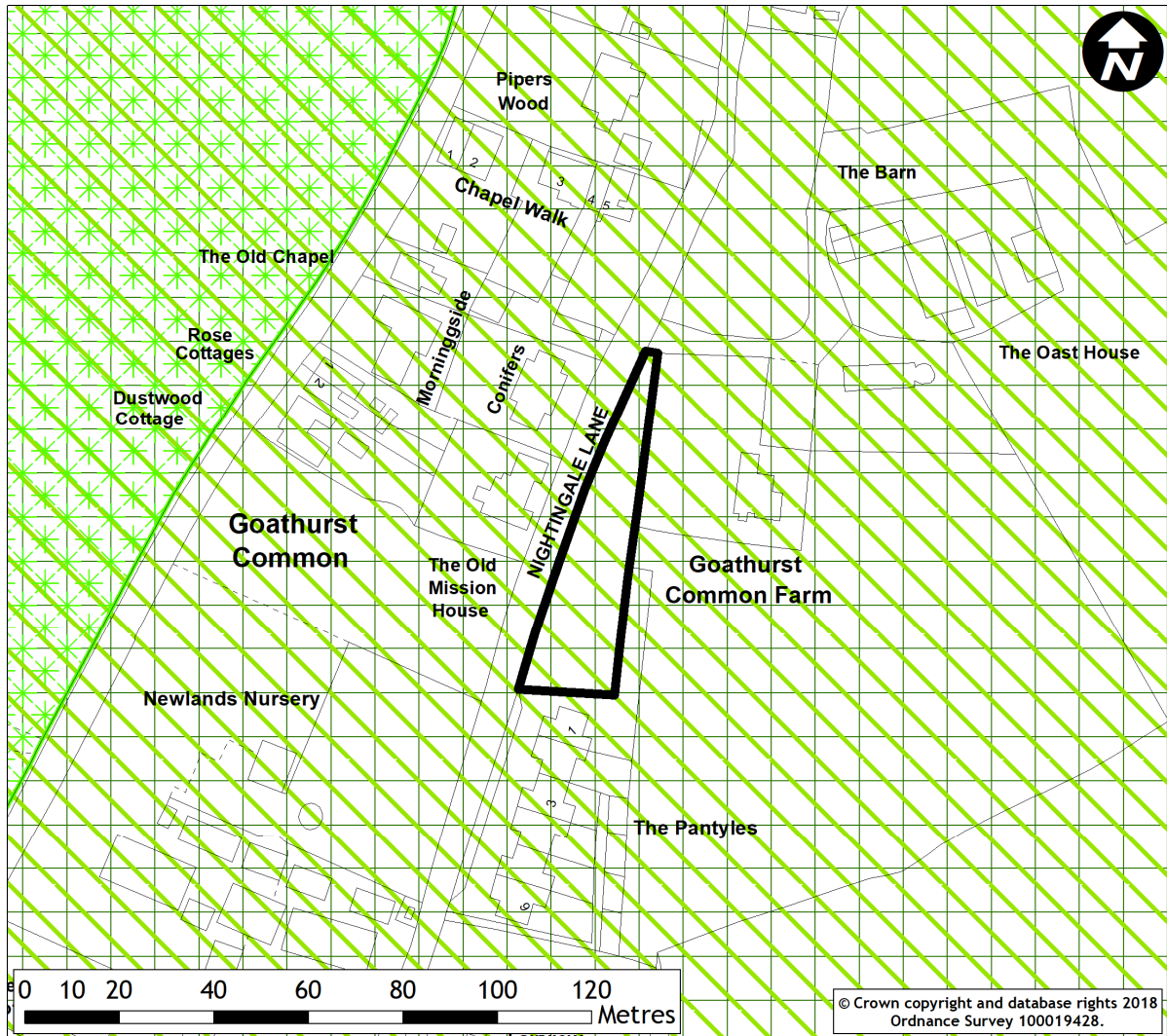
HO178 - LAND WEST OF POND LANE, STONE STREET, SEAL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO178
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 land
Access requirements	Stone Street
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	Very rural location with few services or 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	Kent Downs AONB Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.05
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

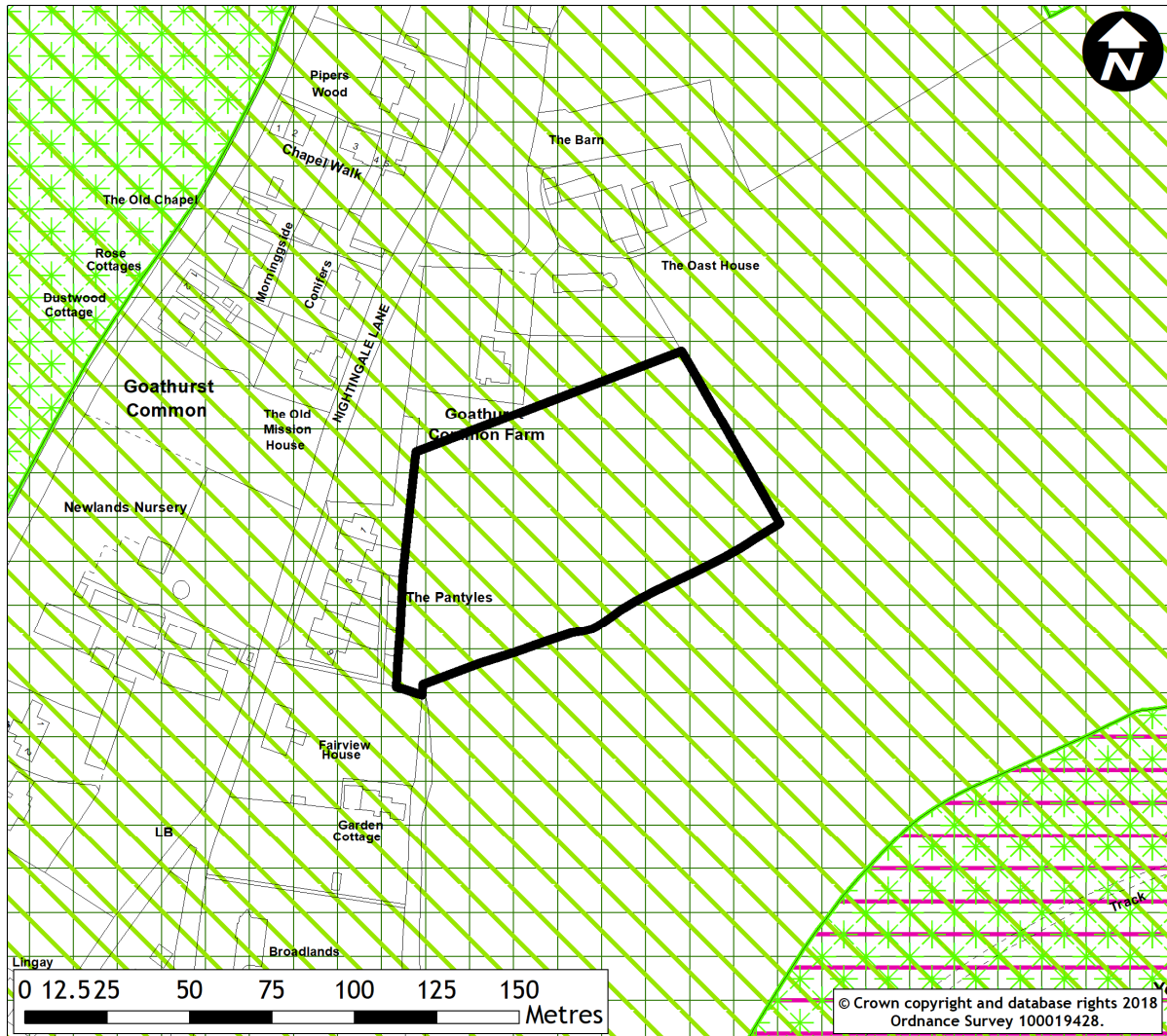
HO179 - LAND OPPOSITE THE OLD MISSION HOUSE, NIGHTINGALE LANE, IDE HILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO179
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?	Wooded scrubland
Access requirements	Nightingale Lane
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	Loss of habitat and impact on biodiversity and wildlife
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.09
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

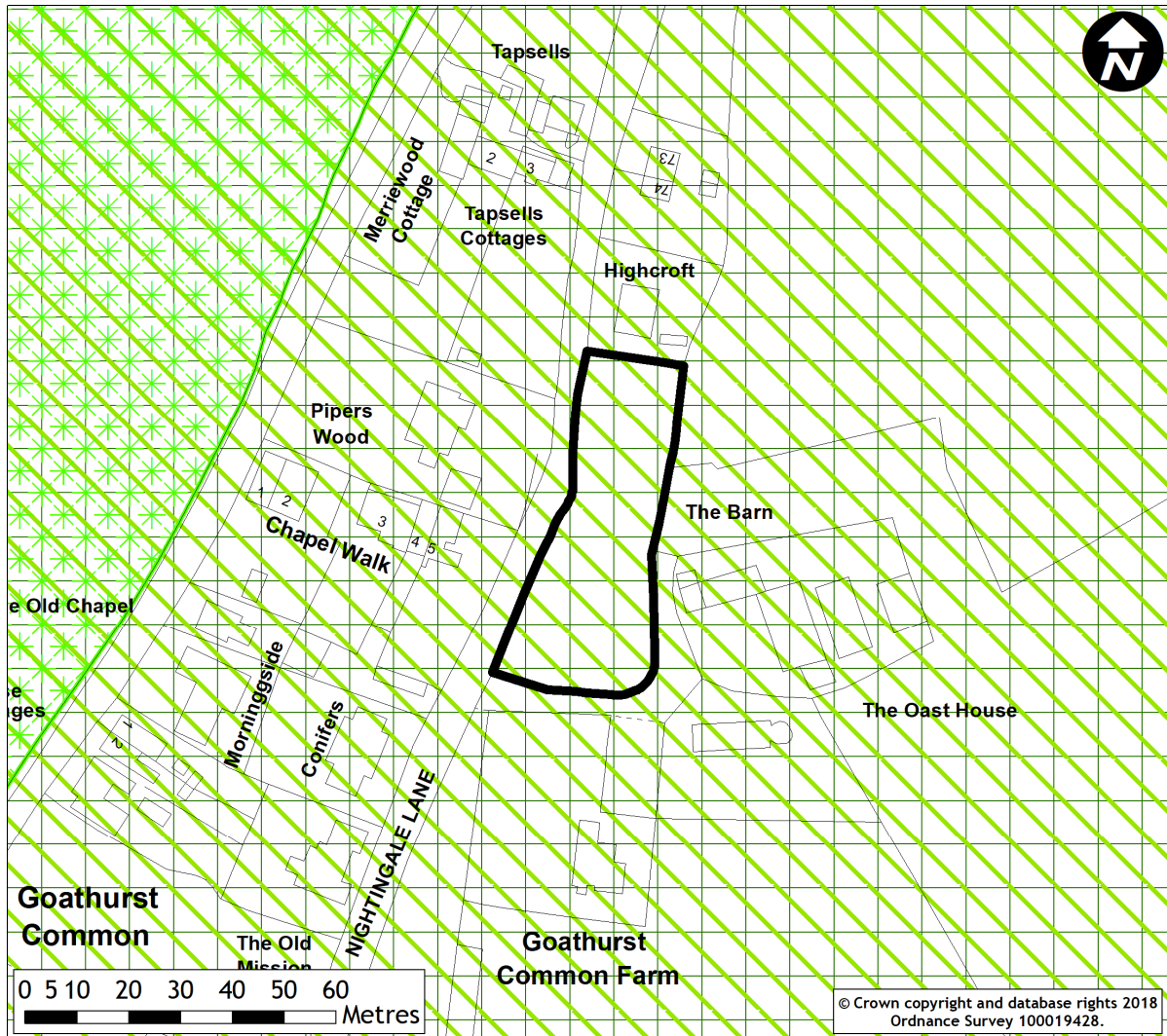
HO180 - LAND REAR OF THE PANTYLES, NIGHTINGALE LANE, IDE HILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO180
SHELAA category	Land rear of The Pantyles, Nightingale Lane, Ide Hill
SHELAA conclusion	5
SHELAA yield	Unsuitable
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural field.
Access requirements	Not clear. Does not adjoin the 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	Rural location.
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.71
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

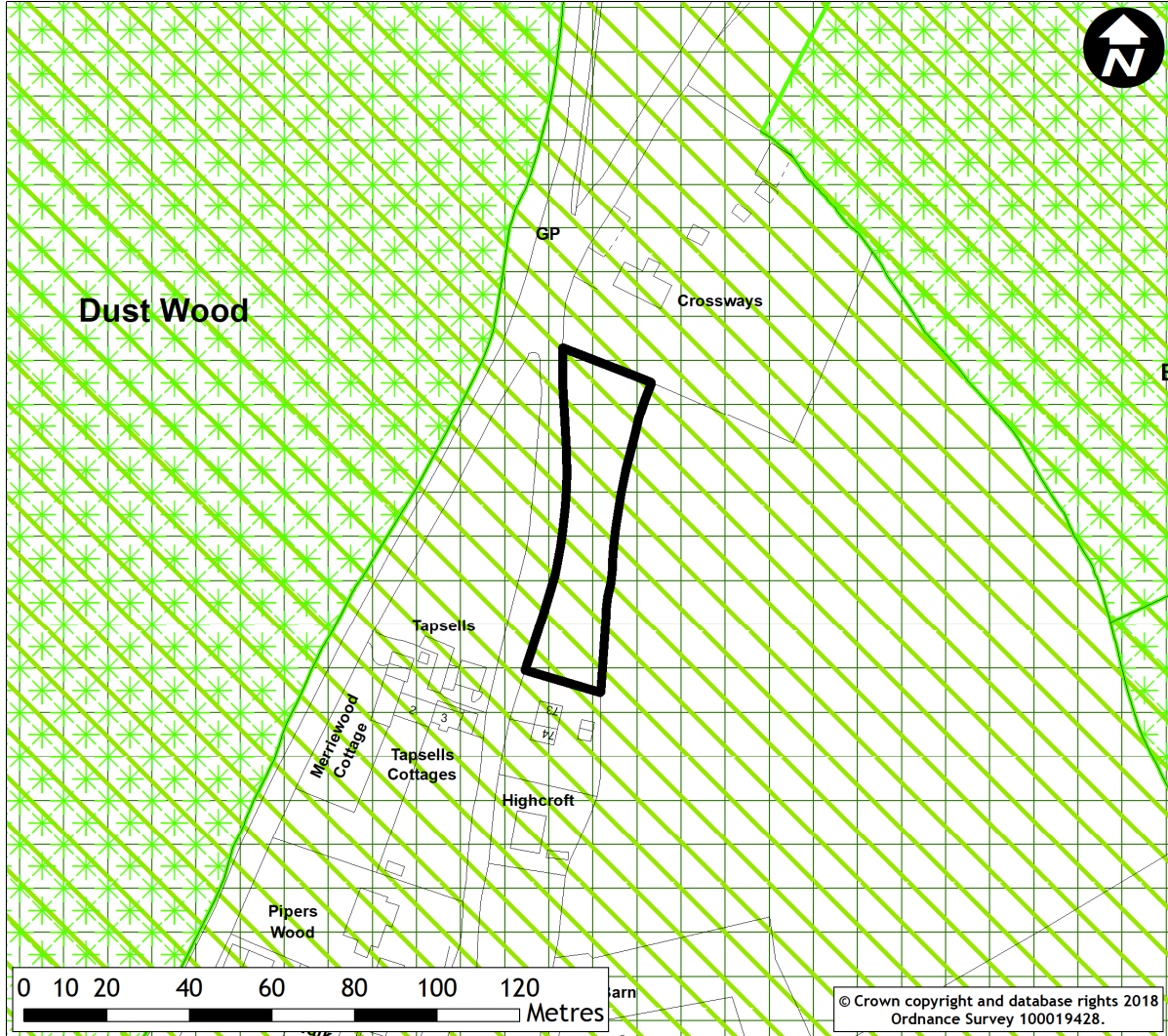
HO181 - LAND OPPOSITE PIPERS WOOD, NIGHTINGALE LANE, IDE HILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO181
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?	Wooded scrub.
Access requirements	Nightingale lane
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	Loss of habitat and impact on biodiversity and wildlife
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.14
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

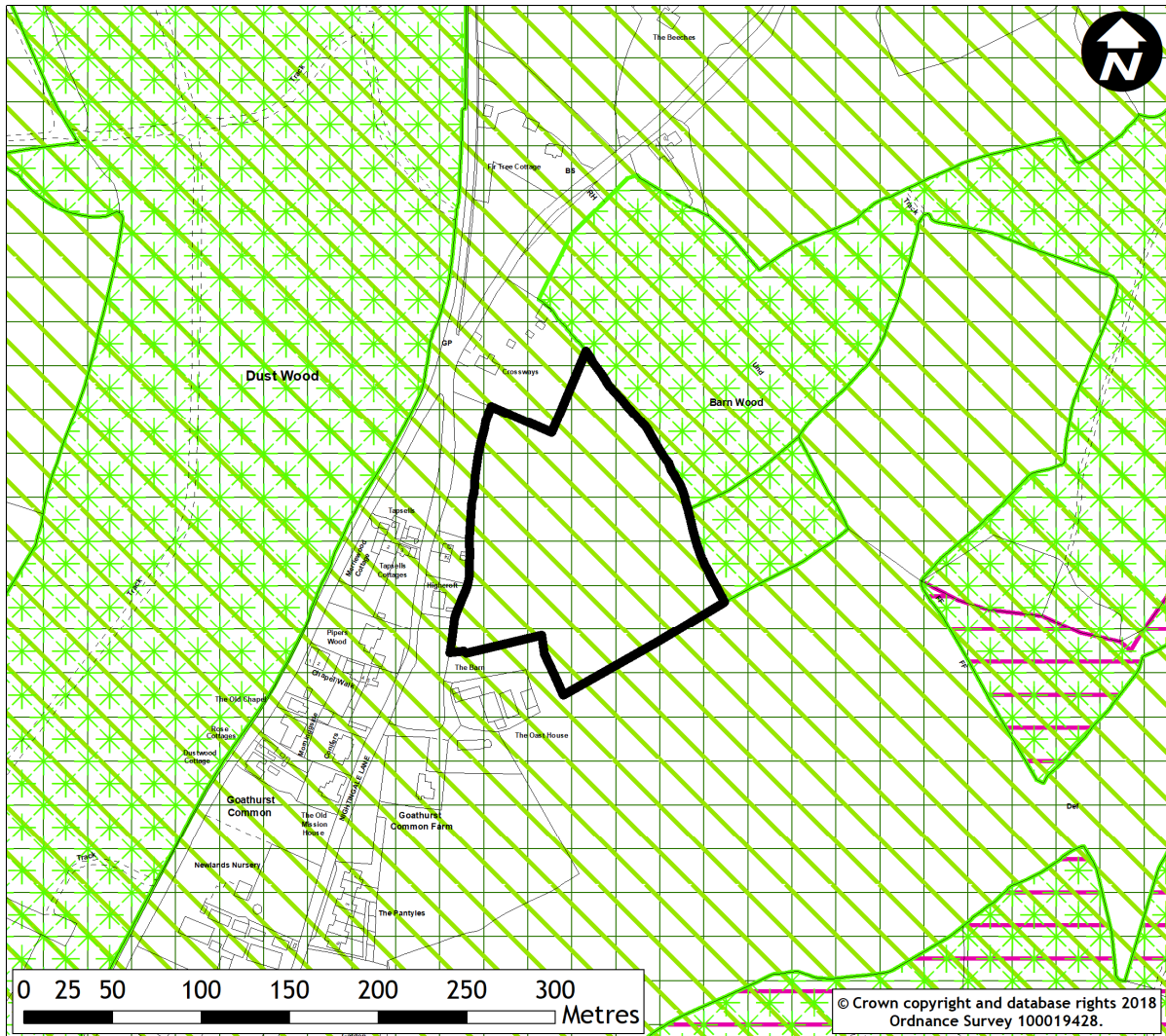
HO182 - LAND SOUTH OF CROSSWAYS, NIGHTINGALE LANE, IDE HILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO182
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?	Wooded scrub
Access requirements	Nightingale Lane
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	Rural location. Loss of habitat and impact on biodiversity and wildlife
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.12
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

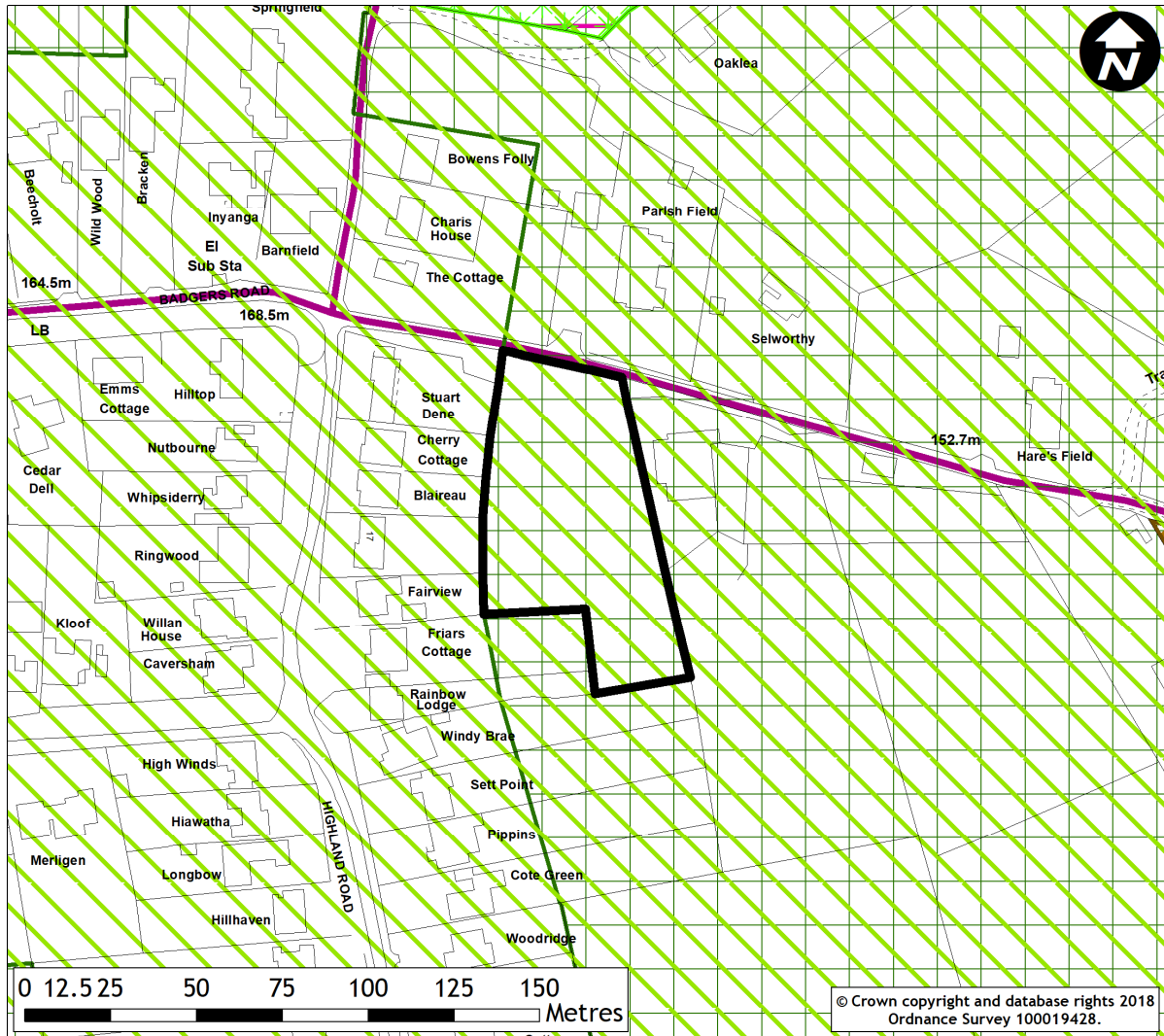
HO183 - LAND EAST OF NIGHTINGALE LANE, IDE HILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO183
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	Access not clear as the site does not adjoin a 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	The site is large enough to provide a community facility for the wider benefit of Goathurst Common and nearby settlements.
Input from technical specialists	N/A
Other considerations	Rural location. Adjacent to ancient woodland.
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 Tier 5 Settlement Hierarchy School Health centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.74
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

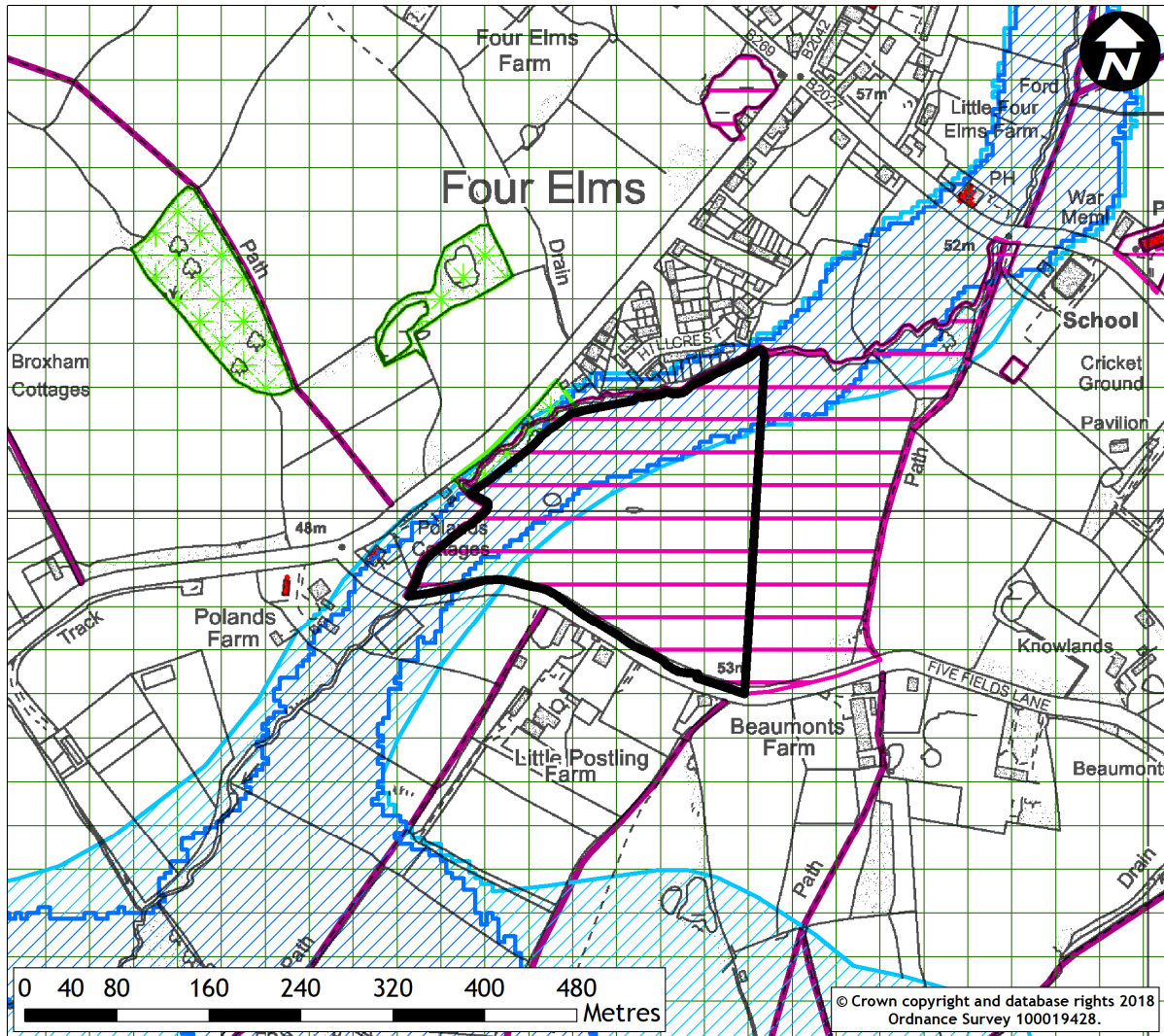
HO184 - LAND OPPOSITE PARISH FIELD, BADGERS ROAD, BADGERS MOUNT



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO184
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?	Mixed scrub and woodland
Access requirements	There is an existing access onto Badgers Road however this is a narrow rural track and not considered suitable for this scale of development.
Green Belt strength & boundary issues	Strong Weak performing greenbelt RA23.
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. Woodland provides an important habitat for wildlife and should be protected.
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 Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.39
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

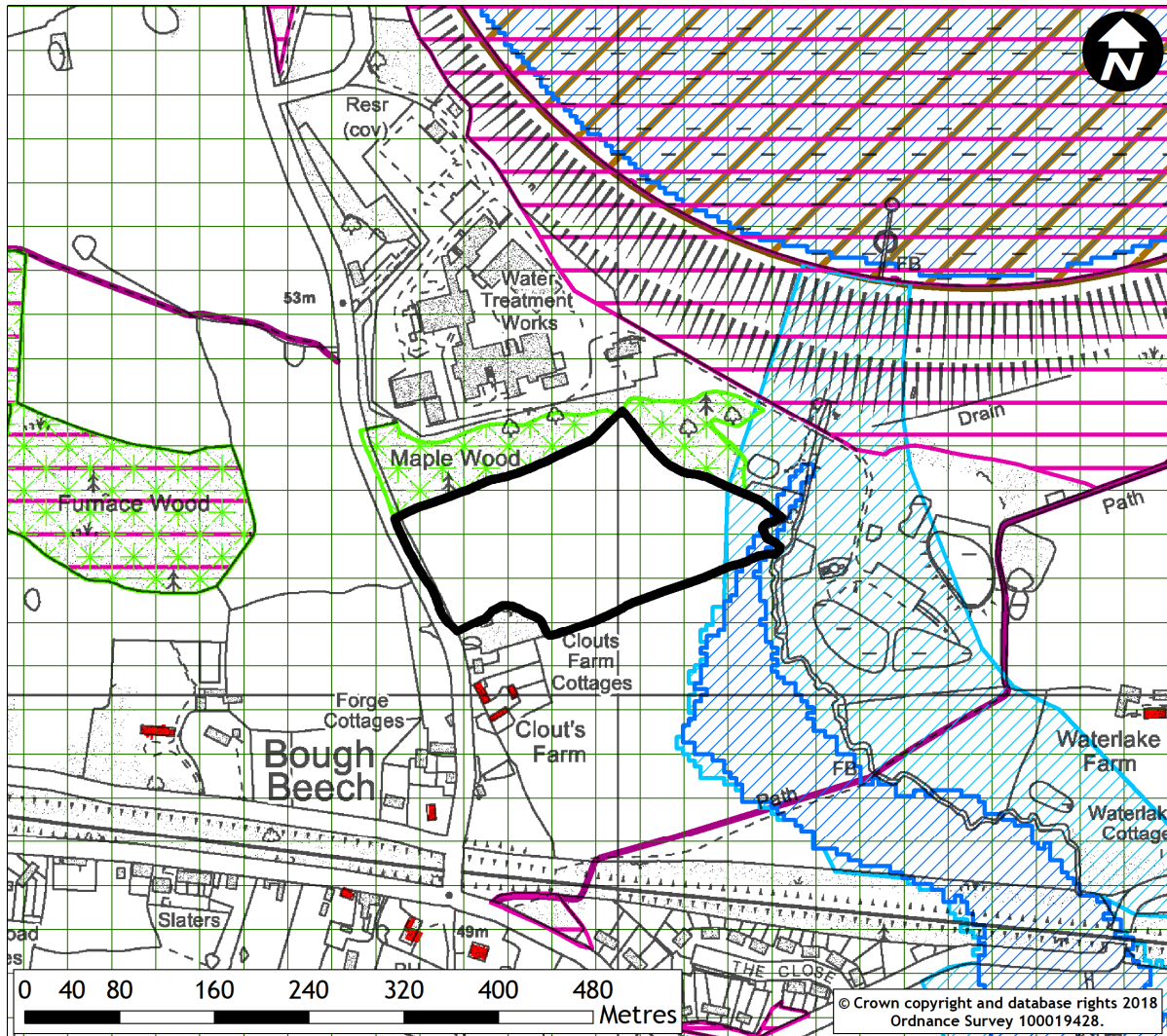
HO199 - LAND BETWEEN FIVE FIELDS LANE AND FOUR ELMS ROAD, FOUR ELMS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO199
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 Land
Access requirements	Five Fields Lane
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	Protected open space with no indication of how the loss will be mitigated. Flood Zone. Rural location.
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 Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	4.90
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

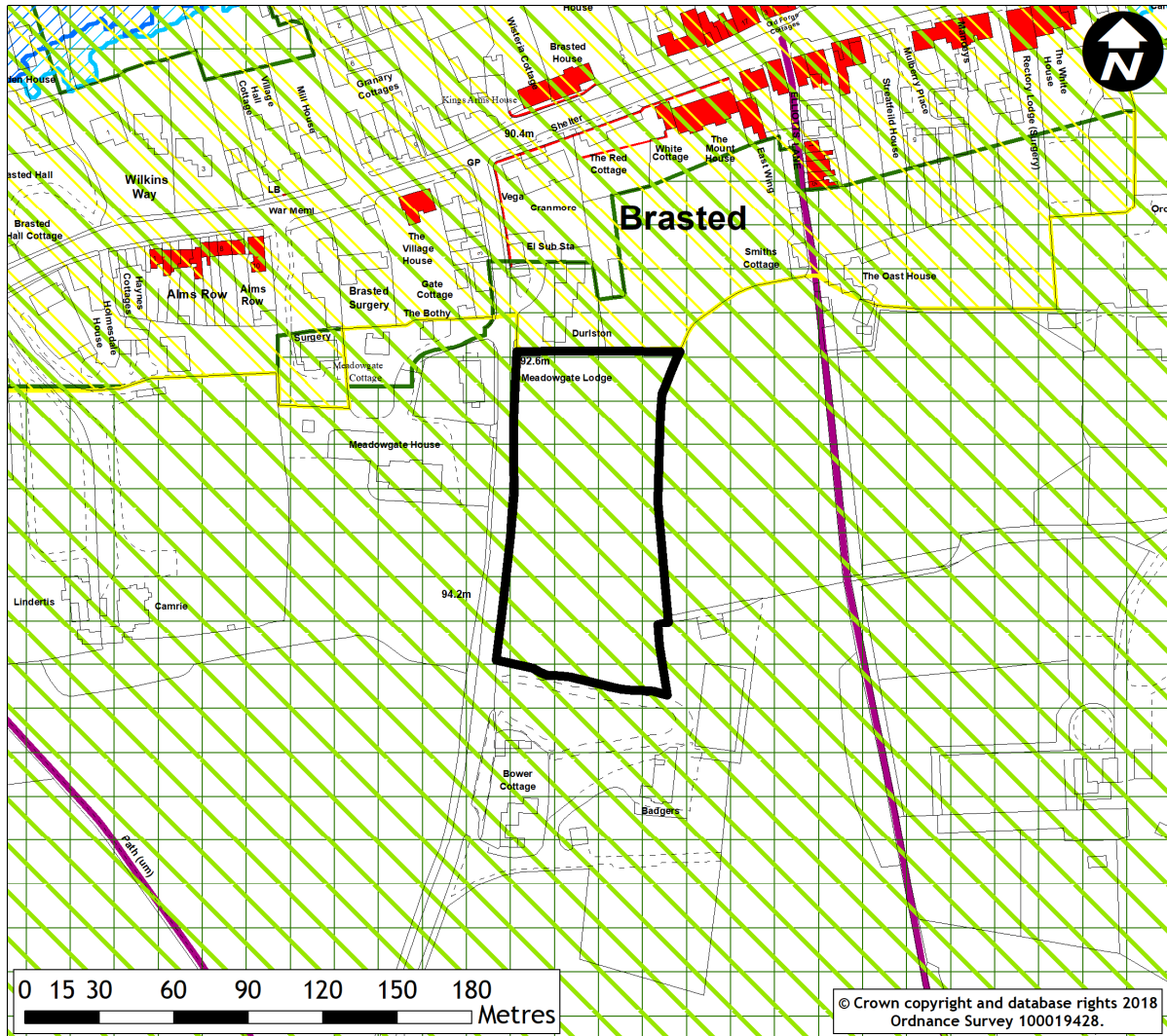
HO200 -LAND SOUTH OF BOUGH BEECH TREATMENT WORKS, IDE HILL ROAD, BOUGH BEECH



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO200
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 Land
Access requirements	Ide Hill 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	Flood zone, adjacent to ancient woodland. Rural location.
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	3.38
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

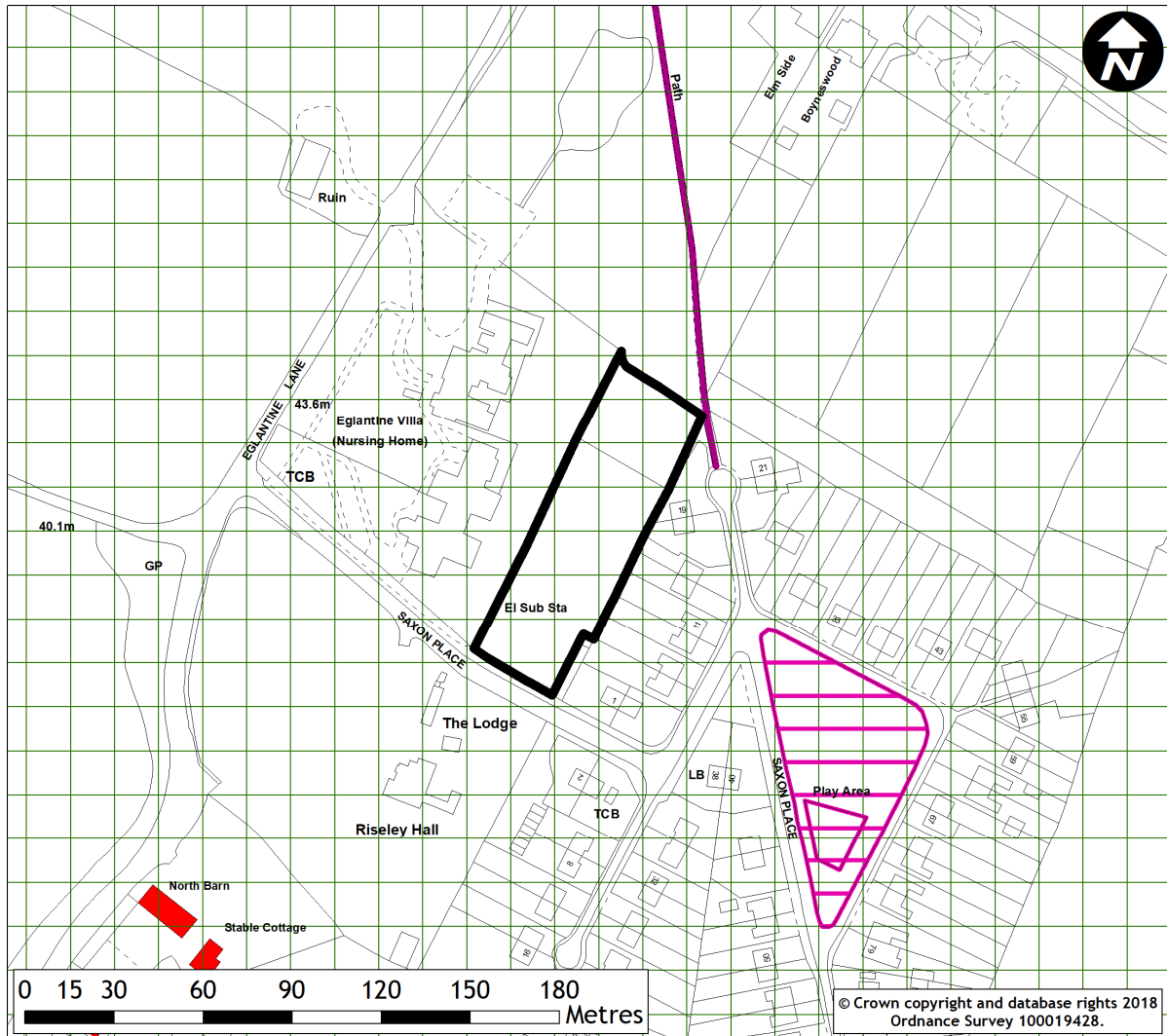
HO201 - LAND EAST OF CHART LANE, BRASTED



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO201
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?	Garden and woodland
Access requirements	A new access onto Chart Lane would be required.
Green Belt strength & boundary issues	Strong Weak performing green belt RA10. Adjacent to Brasted 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	Lies within the AONB. Concerns are raised over the any impact a development would have on the setting of the adjacent 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	High biodiversity Conservation area Kent downs AONB School
Land Use	
Developable area (ha)	0.82
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

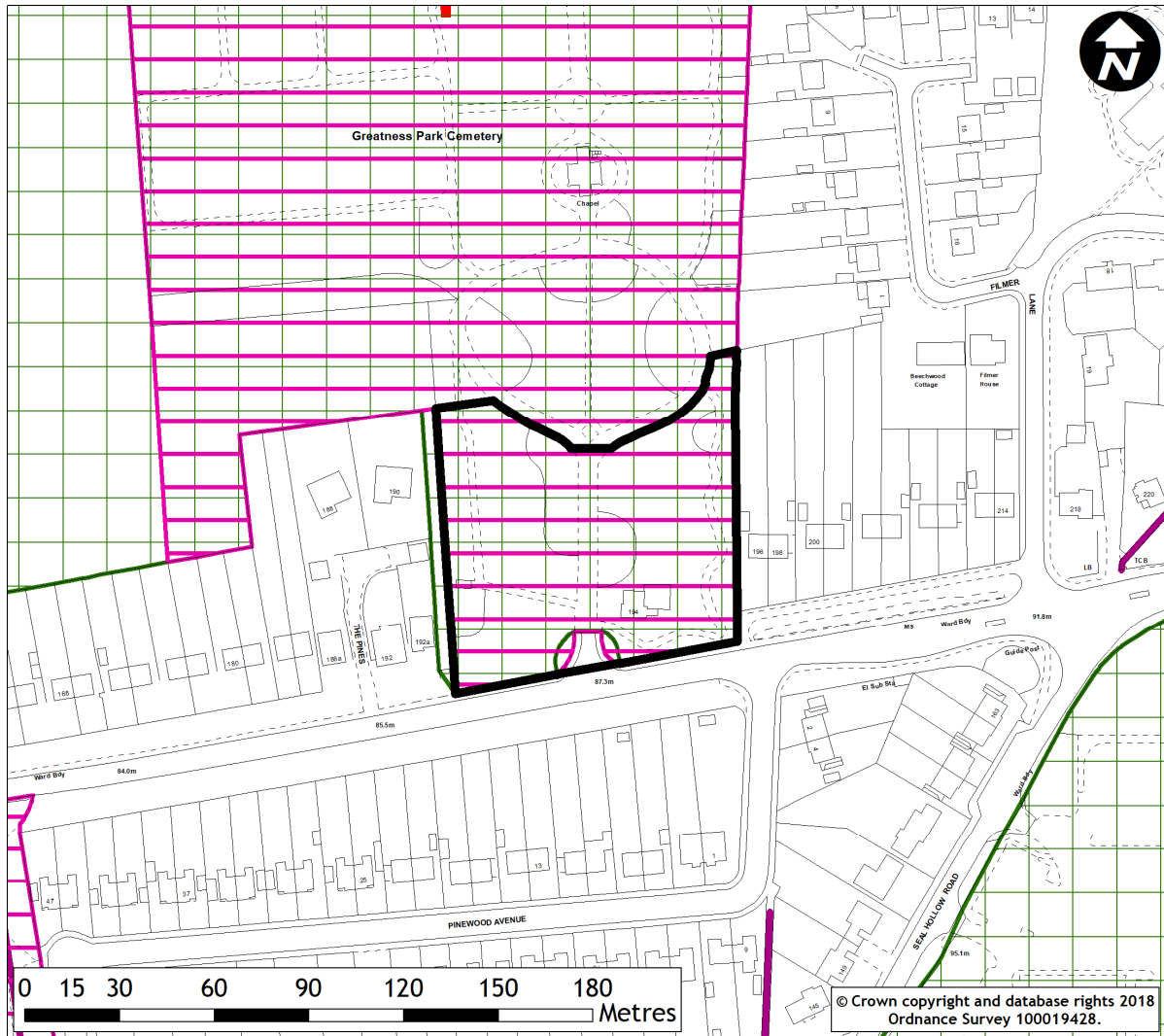
HO205 - LAND NORTH OF SAXON PLACE, HORTON KIRBY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO205
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?	Wooded scrub
Access requirements	Saxon Place
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	Loss of habitat and impact on biodiversity and wildlife
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 Zone 1 SPZ School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.37
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

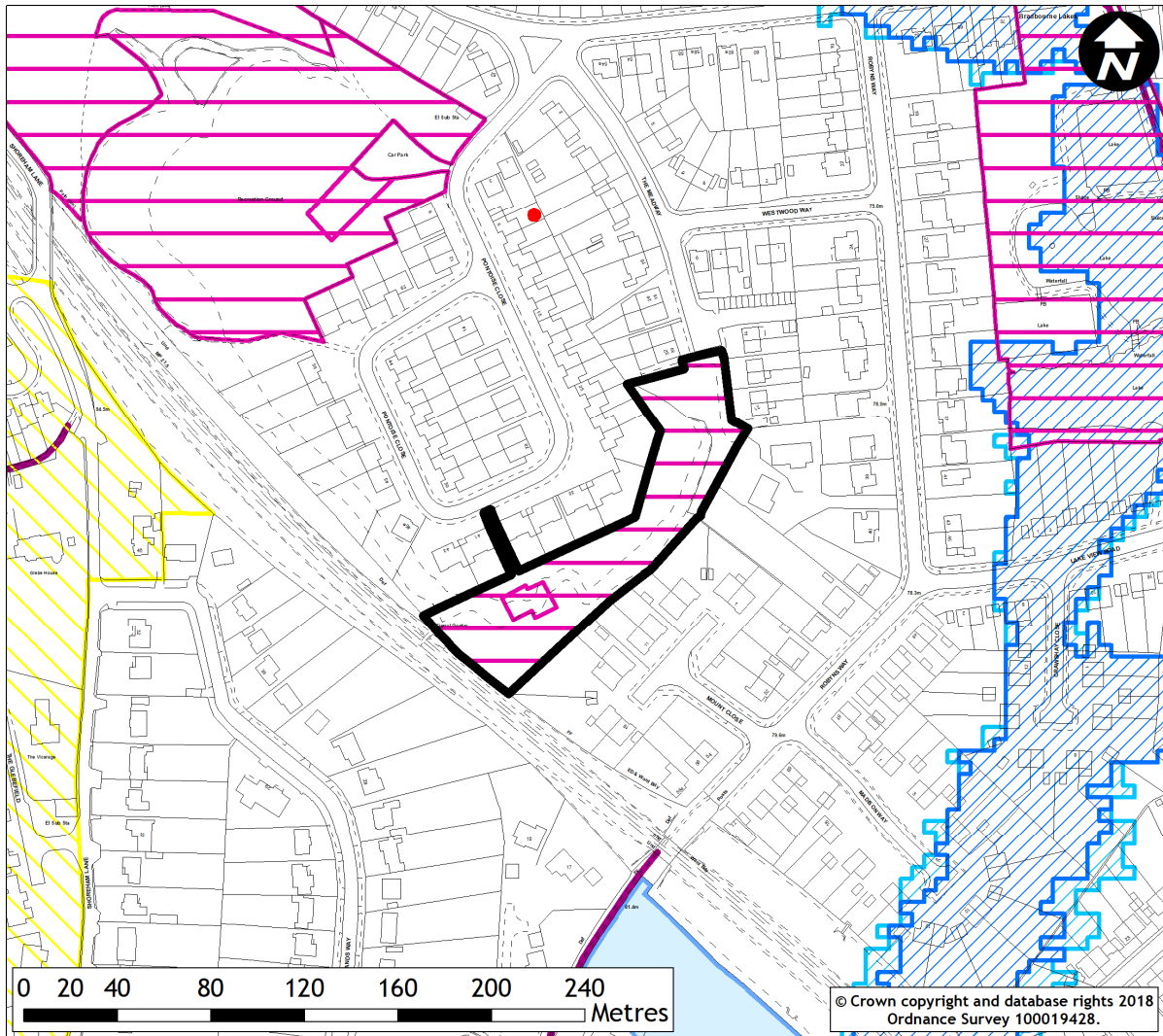
HO215 - GREATNESS CEMETERY FRONTAGE, SEAL ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO215
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	22-29 Residential Units
SHELAA Density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Greatness Cemetery frontage containing a residential lodge and six garages in a parkland setting.
Access requirements	The existing access onto Seal Road could be utilised, providing that provision for through access to the cemetery is retained.
Green Belt strength & boundary issues	Strength: Strong Weakly performing parcel: RA-18
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, no indication as to how loss will be mitigated.
Deliverability summary	Orange – due to site being located in Green Belt, proportion being NPPF PDL and subject to review of the existing use, including any future required extension to the cemetery. No evidenced infrastructure benefits for the greenfield part of the site.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to site being located in Green Belt, proportion being NPPF PDL and subject to review of the existing use, including any future required extension to the cemetery. No evidenced infrastructure benefits for the greenfield part of the site.
Key messages from SA	Health centre Town/local centre
Land Use	
Developable area (ha)	0.74
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

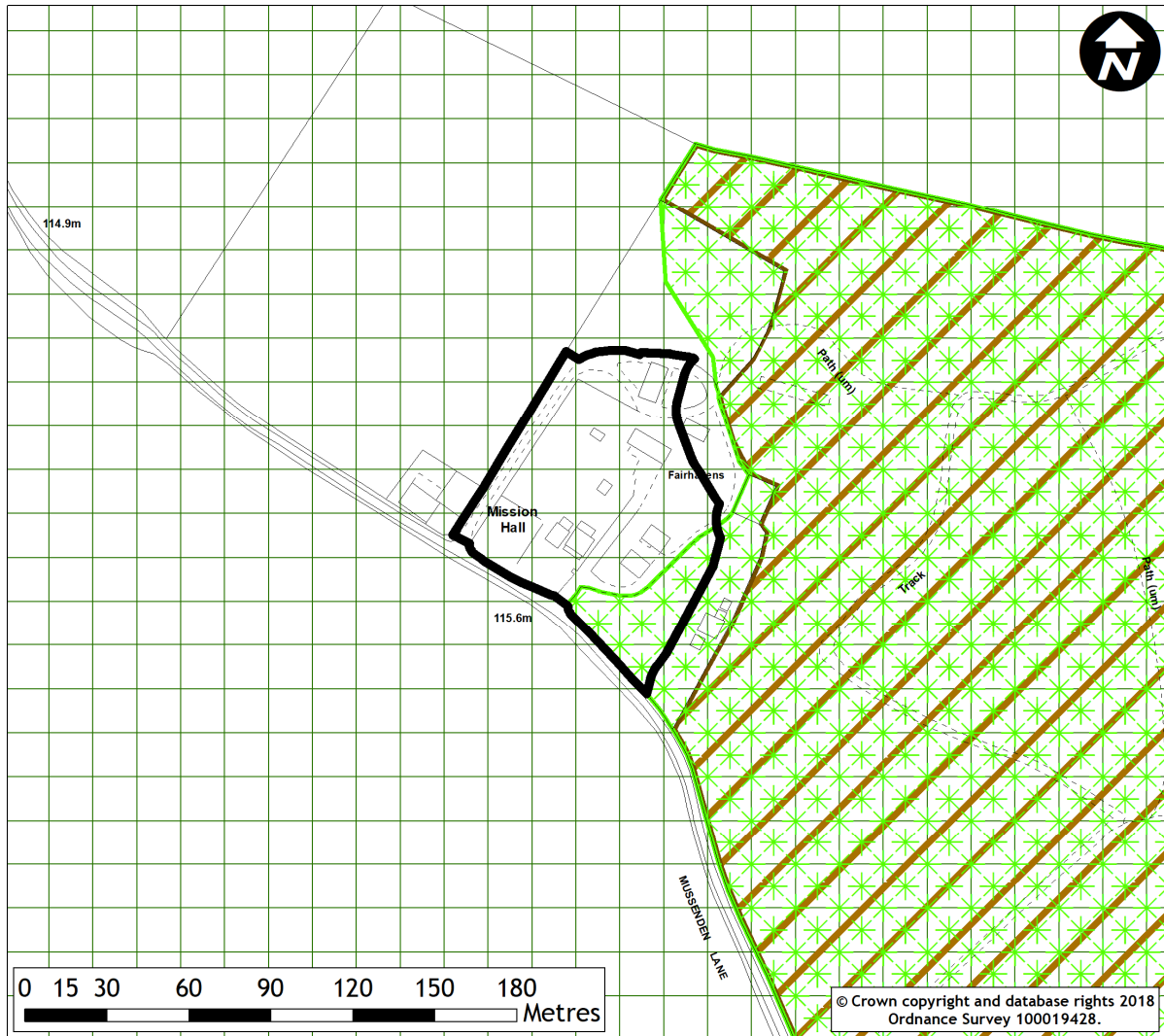
HO216 - Land rear of 27-43 Pontoise Close, Sevenoaks



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO216
SHELAA category	1
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA Density	40-50 DPH
When will development be delivered?	Not considered available for housing development as contrary to policy.
Will an existing use be lost? If yes, what?	Open Space with mature trees
Access requirements	A new access could be made onto The Meadway.
Green Belt strength & boundary issues	N/A
Viability issues	No constraints that could render the site financially unviable have been identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Site is currently allocated as open space which forms an important part of the green infrastructure network. No indication of how the loss will be mitigated.
Deliverability summary	Red – allocated open space (Policy GI2).

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – allocated open space (Policy GI2).
Key messages from SA	School Health centre Bus stop
Land Use	
Developable area (ha)	0.58
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

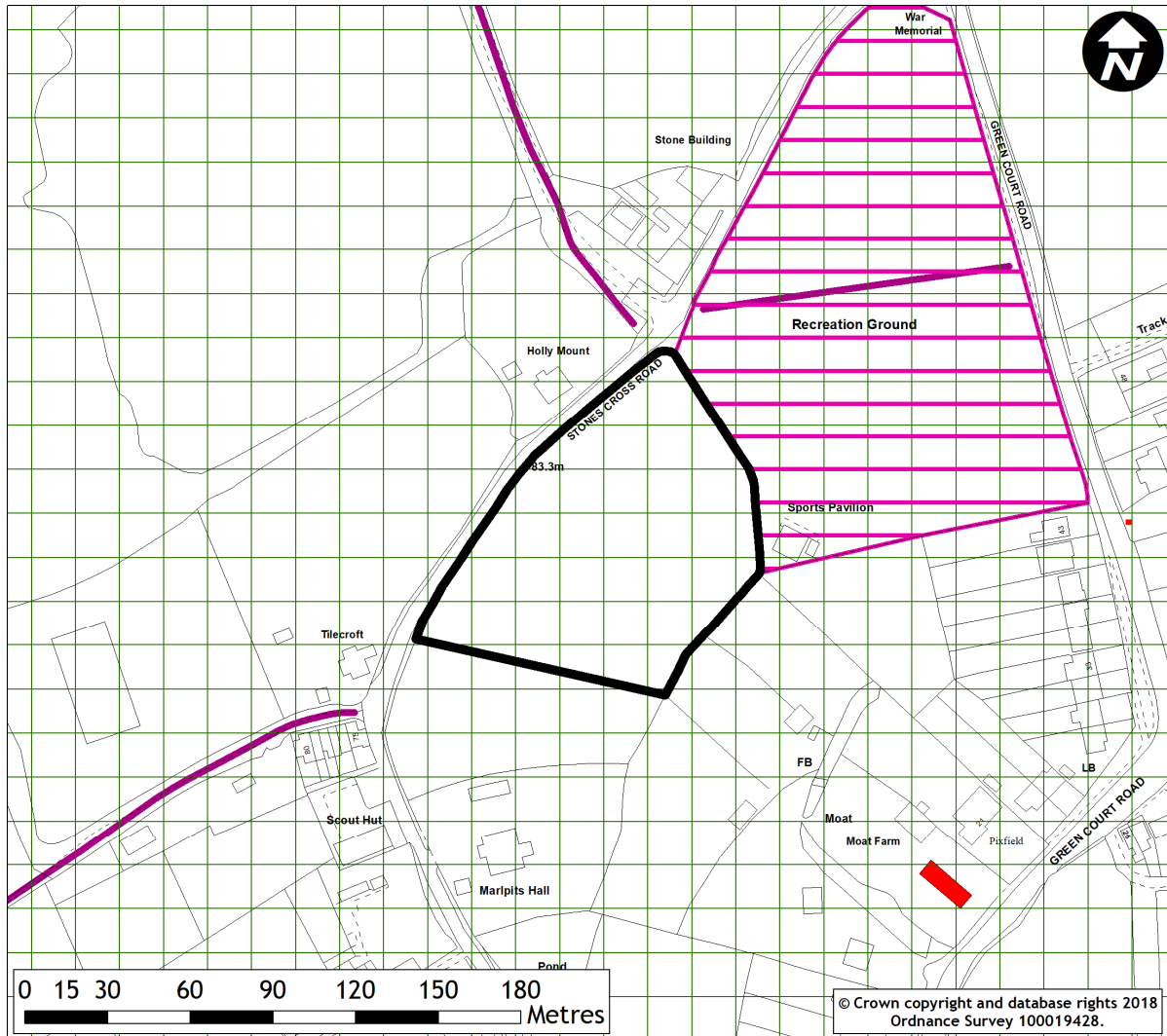
HO228 - FAIRHAVENS, MUSSENDEN LANE, HORTON KIRBY



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO228
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	
SHELAA Density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	A number of mobile homes, house and stable buildings and a large agricultural field
Access requirements	There is existing access onto Mussenden Lane however this is a narrow rural lane and only considered suitable for a limited number of units.
Green Belt strength & boundary issues	Strong The site is isolated and not connected to a settlement.
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	Site is in a very isolated location with limited development on site. Adjacent ancient woodland also designated as a local wildlife site.
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	Local Wildlife Site/ High Biodiversity/Ancient Woodland School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.72
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

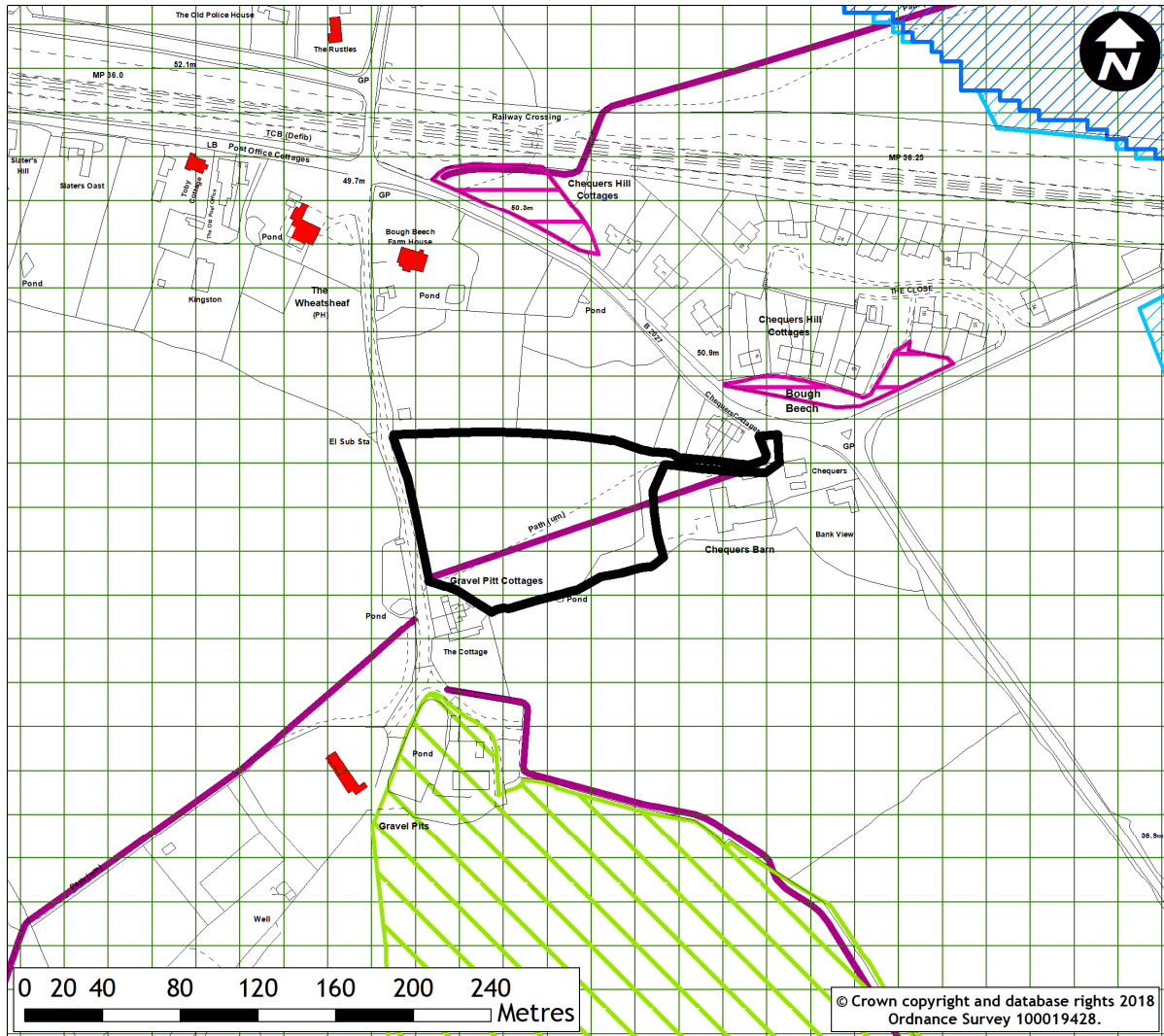
HO231 - LAND WEST OF THE RECREATION GROUND, STONES CROSS ROAD, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO231
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?	Woodland
Access requirements	Stones Cross 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	There is also the potential for a public amenity building to be housed on the site, such as a doctor's surgery.
Input from technical specialists	N/A
Other considerations	Loss of habitat and impact on biodiversity and wildlife
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 Health Centre Bus Stop
Land Use	
Developable area (ha)	0.93
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

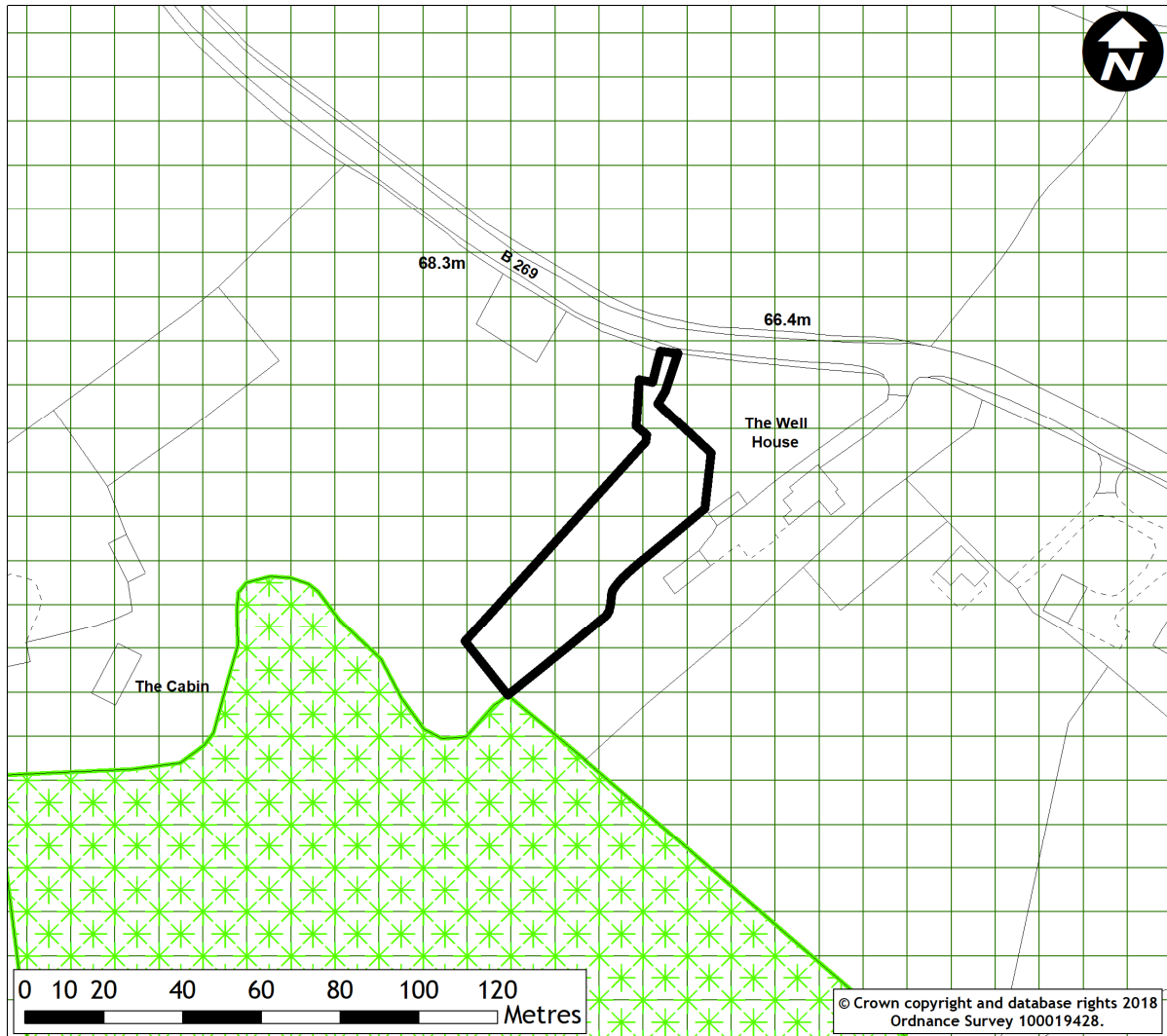
HO237 - LAND WEST OF CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO237
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	19 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural Land
Access requirements	Existing access
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	Public Right of Way that cuts through the middle of the site. Rural location.
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	Tier 5 Settlement Hierarchy School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.03
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

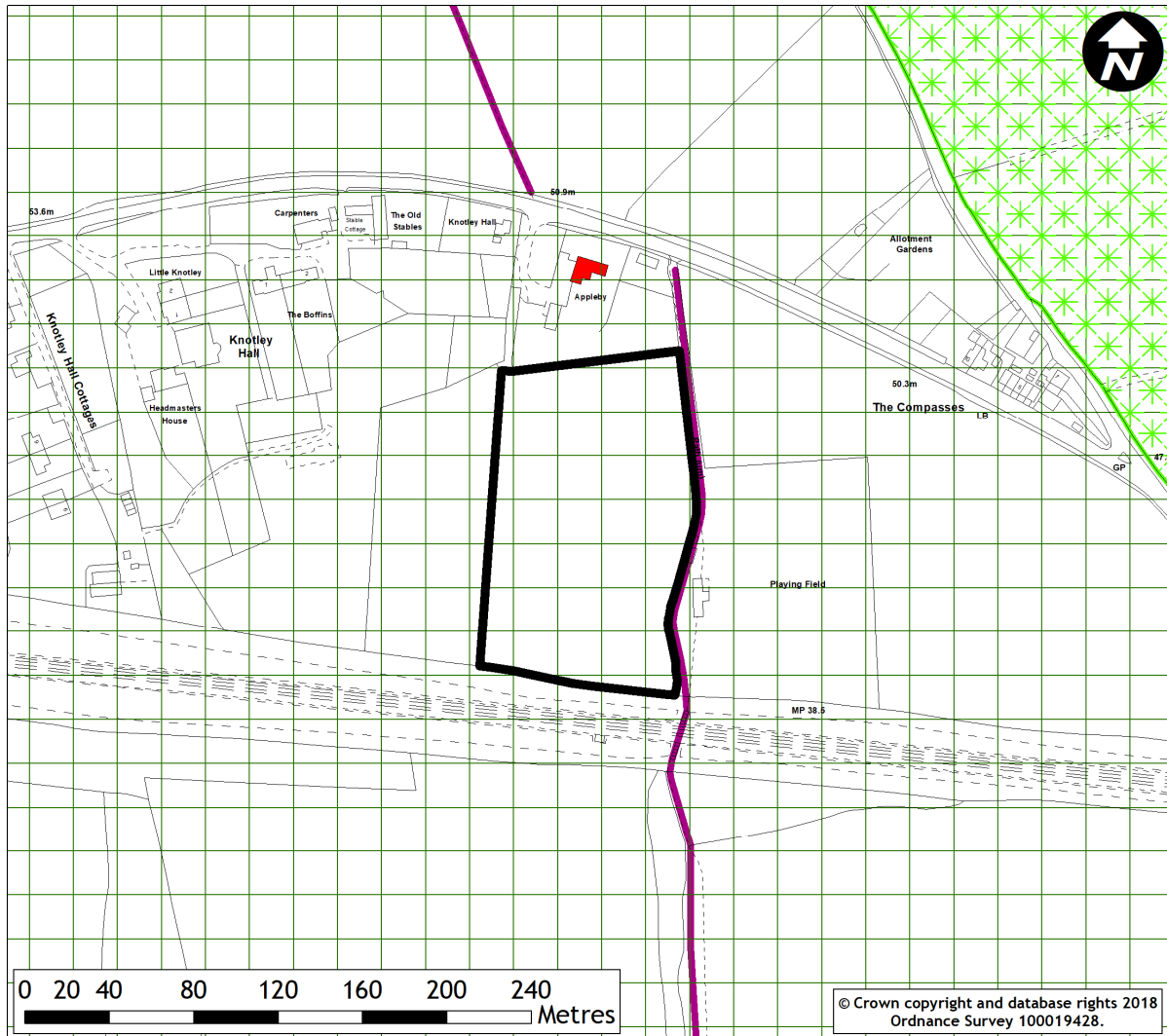
HO238 - LAND WEST OF THE WELL HOUSE, POOTINGS ROAD, CROCKHAM HILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO238
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	5 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Field
Access requirements	Existing access
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	Rural location
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	Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.17
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

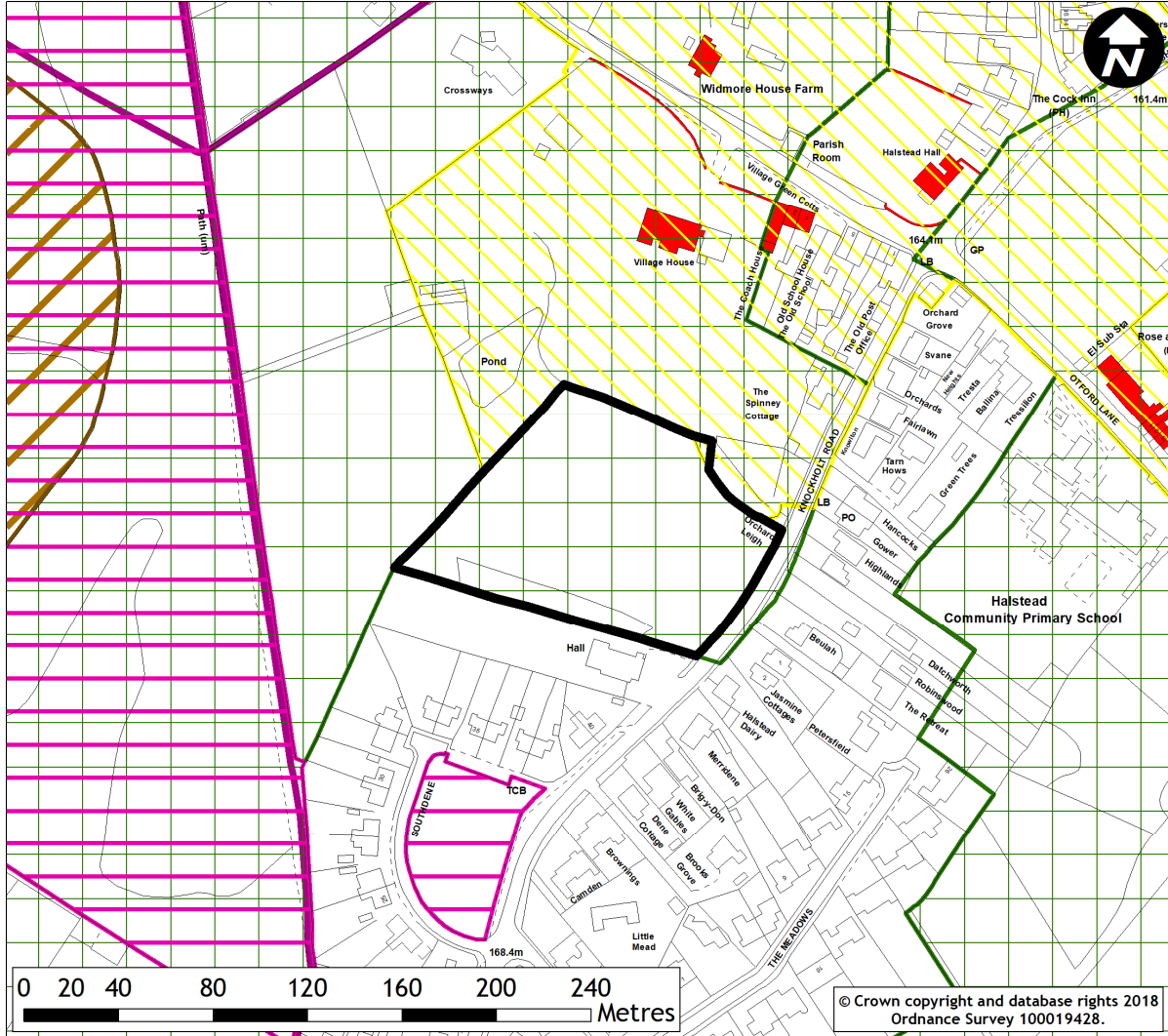
HO240 - LAND SOUTH OF APPLEBYS, TONBRIDGE ROAD, CHIDDINGSTONE CAUSEWAY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO240
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	10 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Grass Field
Access requirements	Access issues
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	Rural location
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.40
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

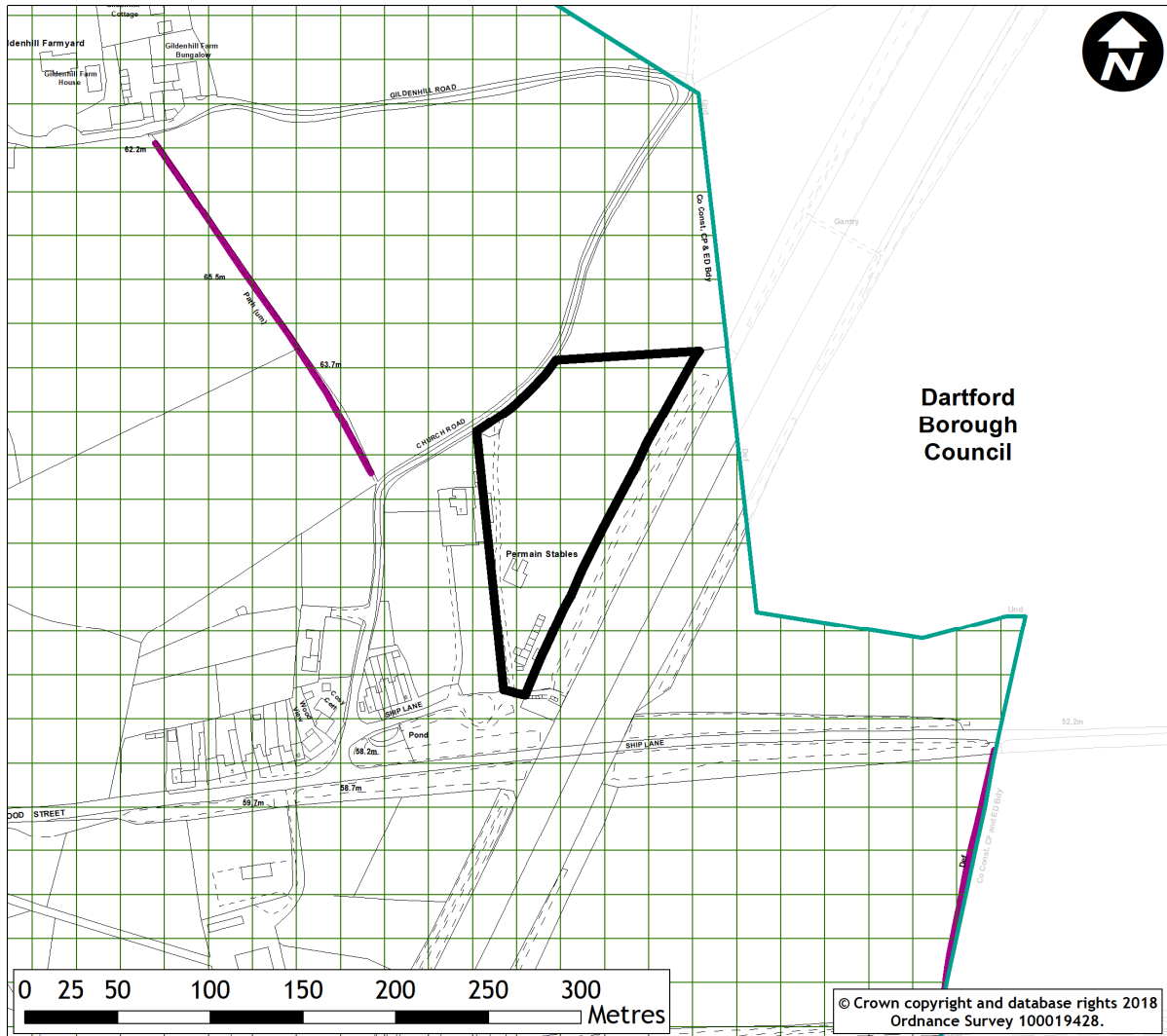
HO244 - LAND NORTH OF HALSTEAD VILLAGE HALL, KNOCKHOLT ROAD, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO244
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?	Woodland
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	Loss of habitat and impact on biodiversity and wildlife
Deliverability summary	Red - Ecological value of the woodland.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - Ecological value of the woodland.
Key messages from SA	High Biodiversity Conservation Area – Halstead Health Centre Town/Local Centre
Land Use	
Developable area (ha)	1.05
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

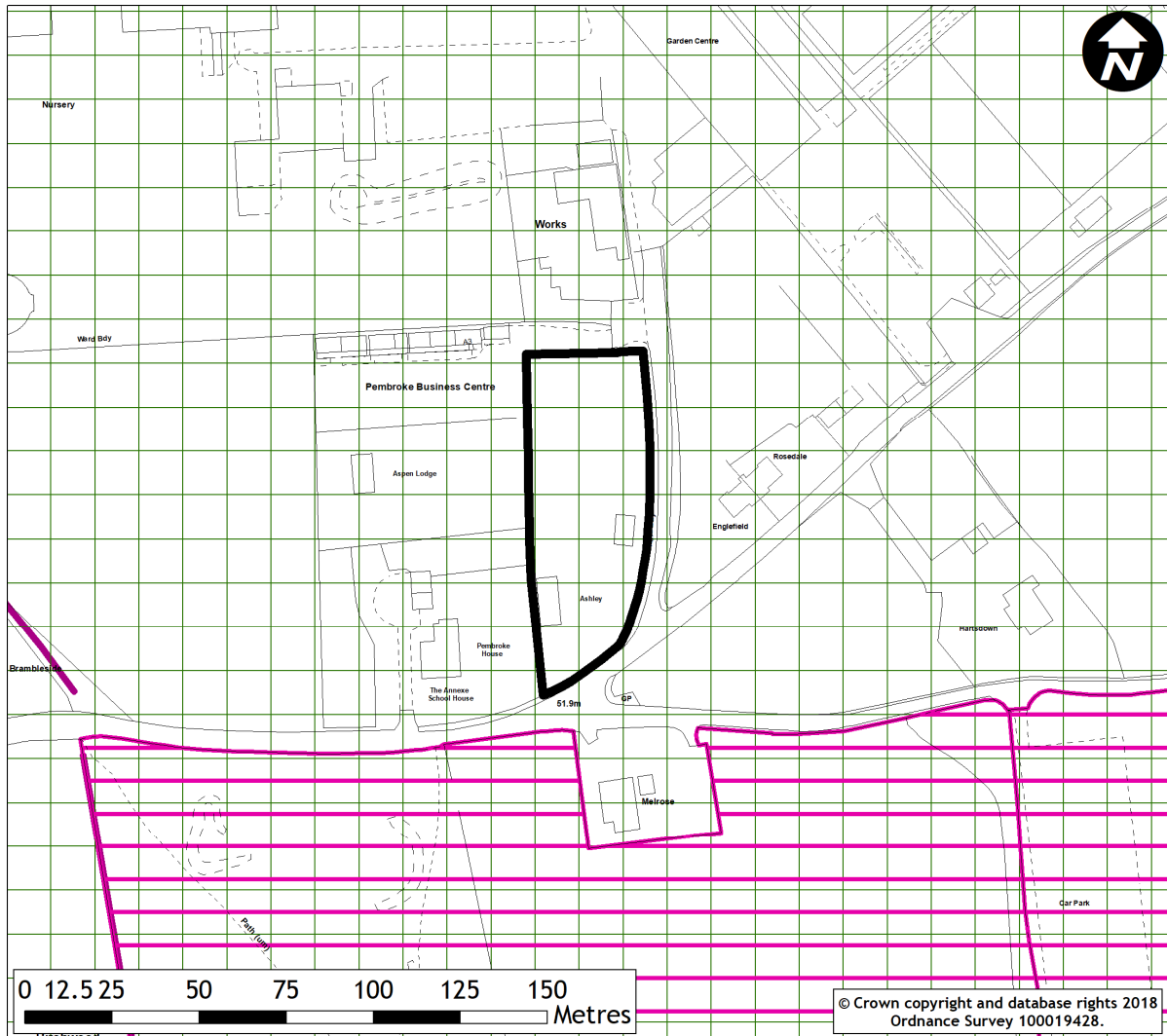
HO245 - LAND BETWEEN CHURCH ROAD AND THE M25, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO245
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	Gypsy & Traveller pitches
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Mobile homes, stable block, and a field used for grazing horses.
Access requirements	The existing access onto Church Road could be utilised.
Green Belt strength & boundary issues	Strong - The site is isolated and not connected to a settlement.
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 regard to the air quality and potential noise issues given the close proximity of the M25. Rural and isolated location.
Deliverability summary	Orange – due to site being located in Green Belt and proportion being locally defined brownfield.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to site being located in Green Belt and proportion being locally defined brownfield.
Key messages from SA	AQMA School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.07
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

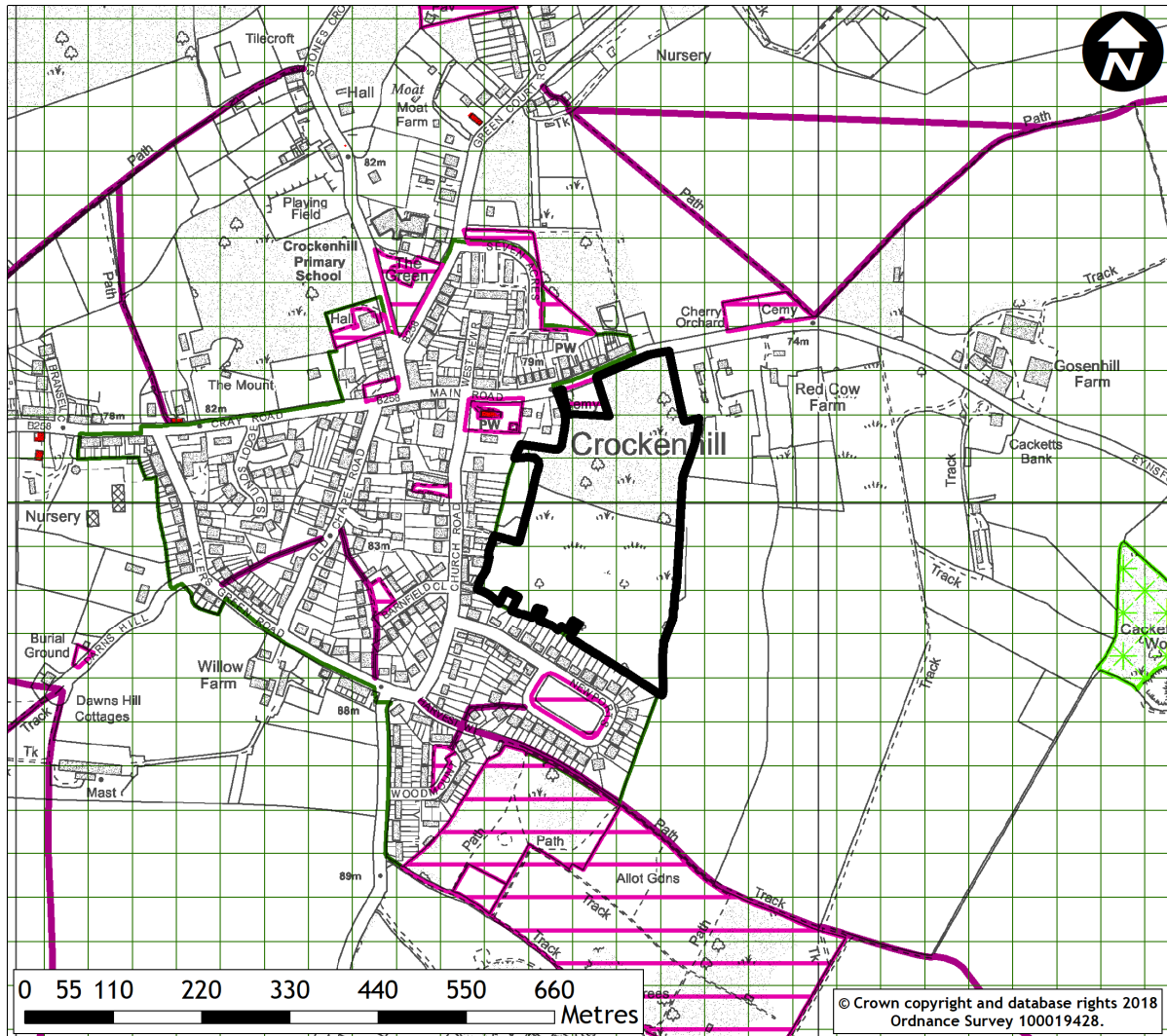
HO247 - LAND SOUTH EAST OF PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO247
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	Gypsy & Traveller pitches
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Gypsy & Traveller pitch, stable block, and a field used for grazing horses.
Access requirements	The existing access onto College Road could be utilised if improved.
Green Belt strength & boundary issues	Strong The site is isolated and not connected to a settlement.
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	Not submitted for additional G&T pitches. Remainder of site is greenfield in the strategic gap between Swanley and Hextable.
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)	0.30
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (strategic green belt gap)

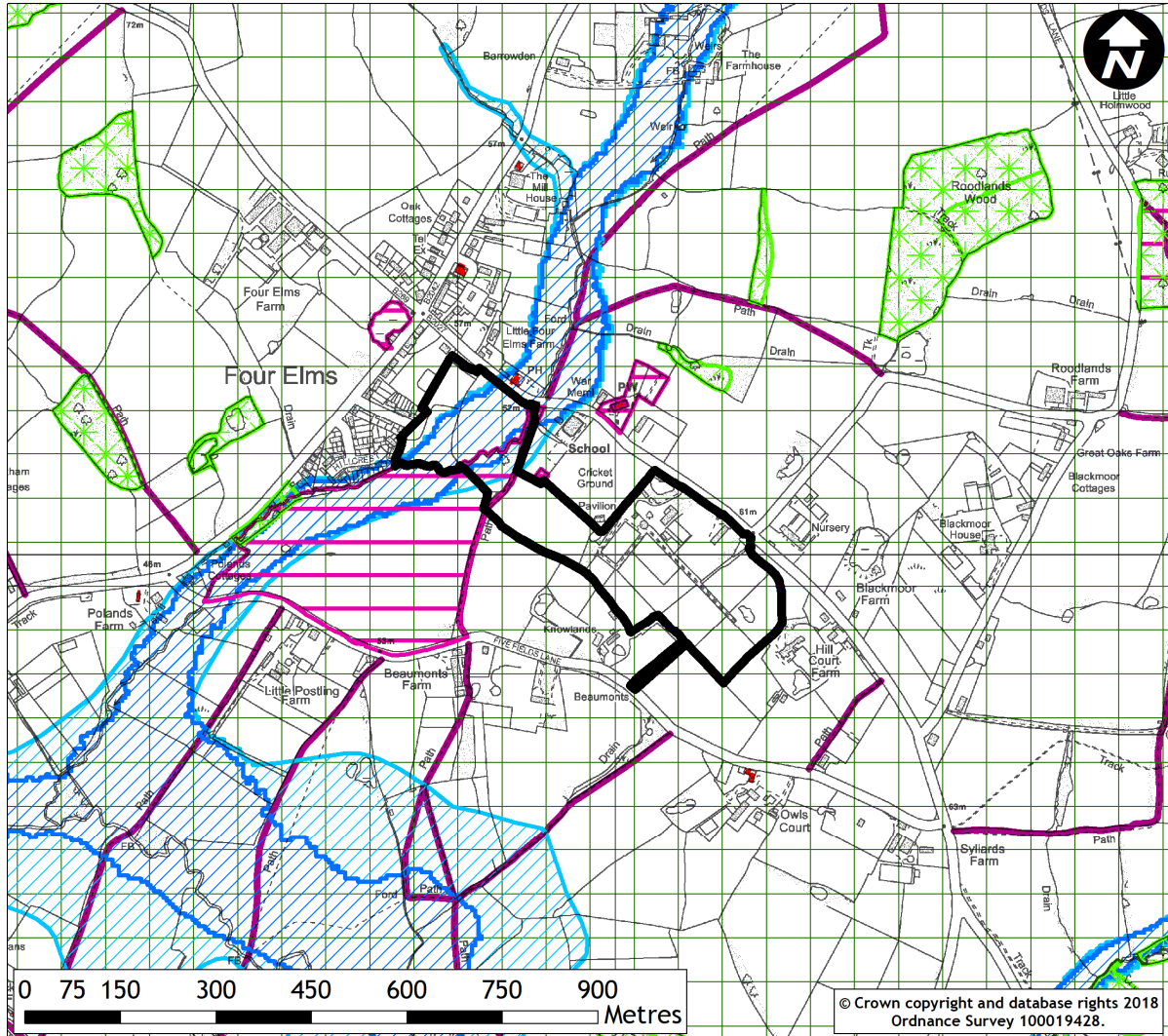
HO248 - LAND SOUTH OF EYNSFORD ROAD AND EAST OF CHURCH ROAD, CROCKENHILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO248 / MX33
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?	Former orchard
Access requirements	A new access would be required
Green Belt strength & boundary issues	Strong - The site is located adjacent to Crockenhill 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	Loss of habitat and impact on biodiversity and wildlife
Deliverability summary	Red – due to the site being considered unsuitable for this scale of development given the access issues and ecological value of the woodland.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to the site being considered unsuitable for this scale of development given the access issues and ecological value of the woodland.
Key messages from SA	High Biodiversity Health Centre Bus Stop
Land Use	
Developable area (ha)	6.49
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

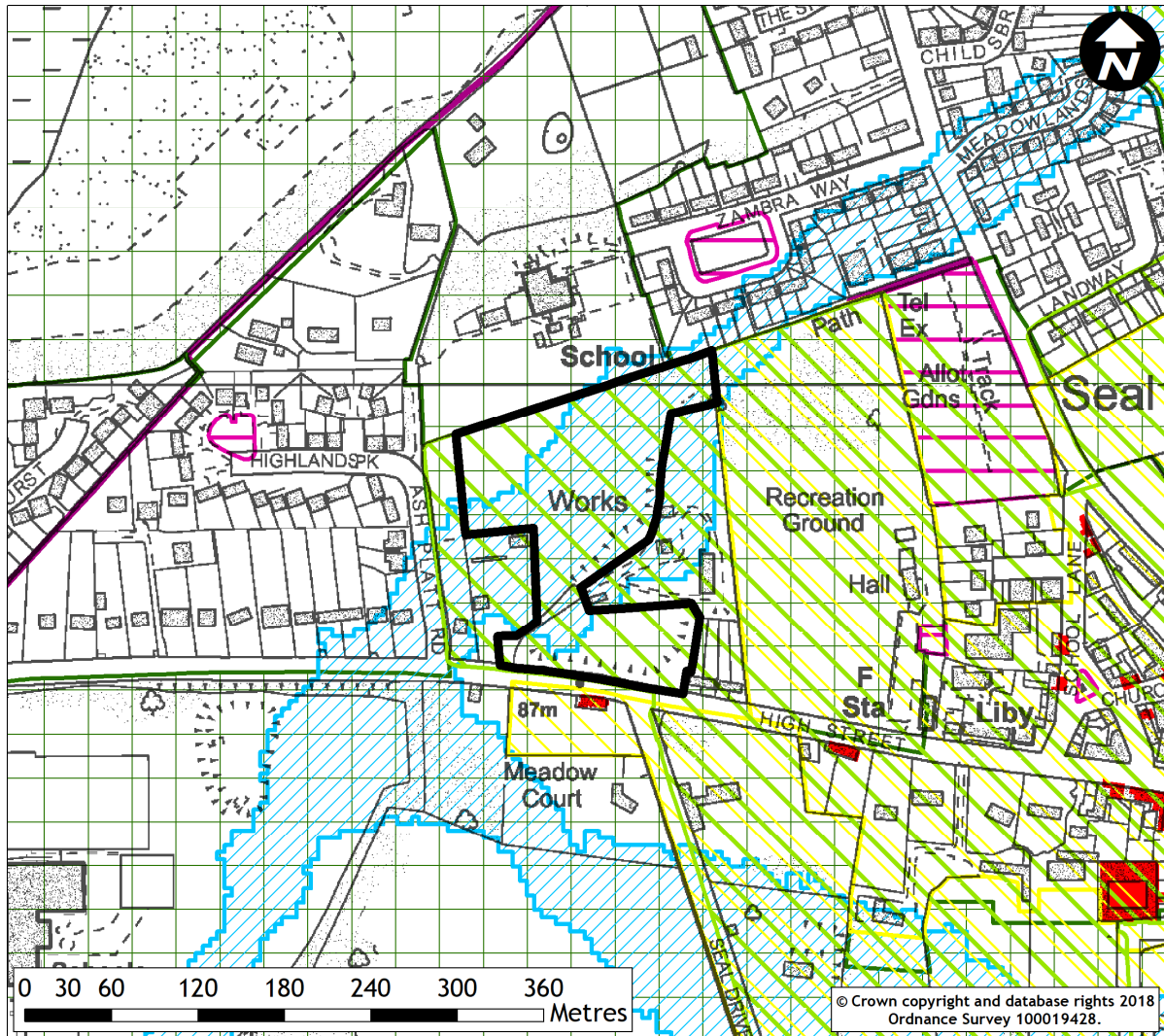
HO249 - LAND AT THE JUNCTION OF IDE HILL ROAD, POOTINGS ROAD, FOUR ELMS ROAD AND BOUGH BEECH ROAD, FOUR ELMS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO249
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	2 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural Land with dwelling and sandschool.
Access requirements	Multiple access points would be needed
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	Rural location, flooding issues.
Deliverability summary	Red - due to high flood risk, access arrangements and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to high flood risk, access arrangements and encroachment into the countryside.
Key messages from SA	High Biodiversity Health Centre Town/Local Centre
Land Use	
Developable area (ha)	10.06
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

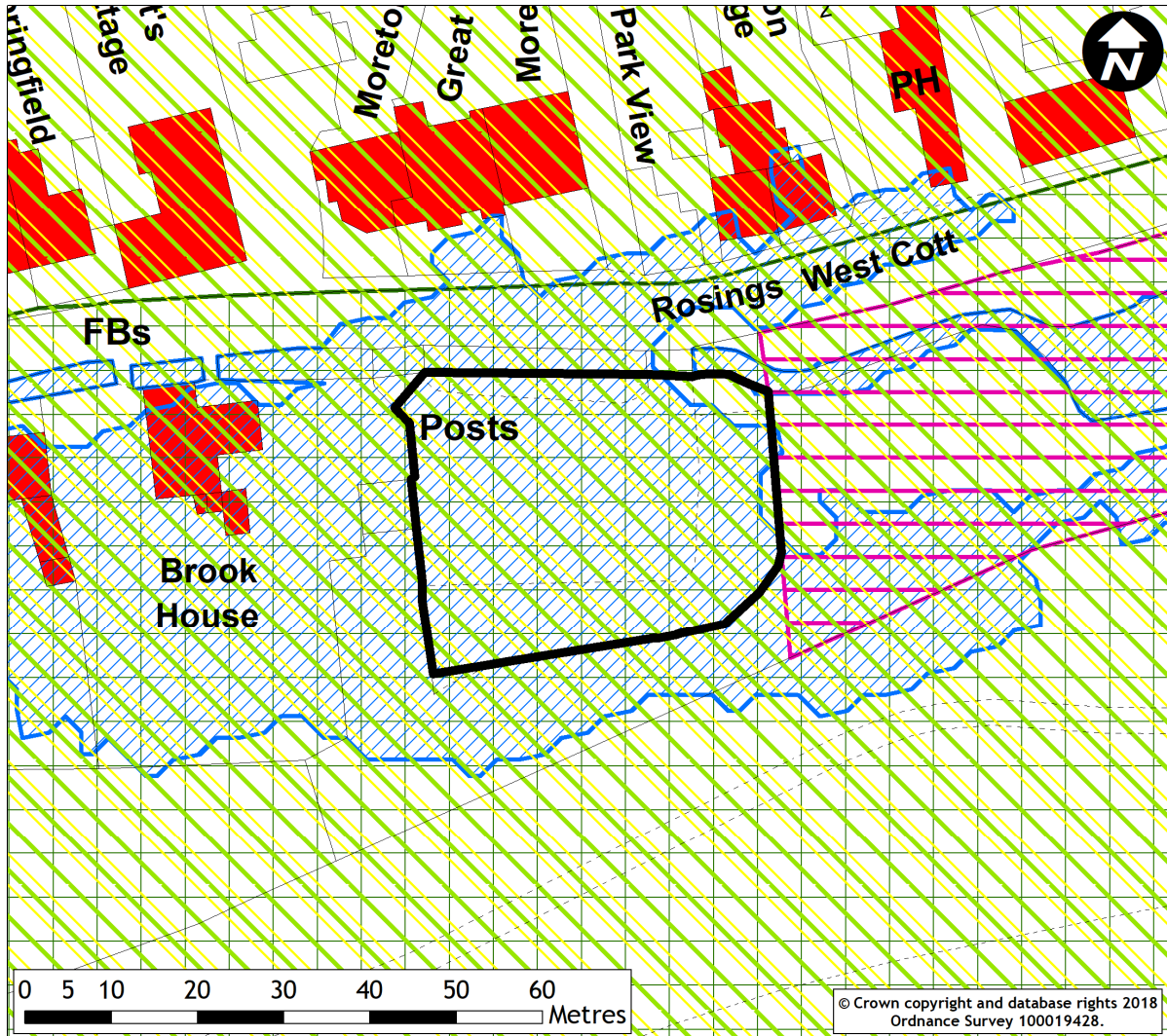
HO250 - LAND EAST OF ASH PLATT ROAD, SEAL



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO250
SHELAA category	3
SHELAA conclusion	Developable
SHELAA yield	19-26 Residential Units
SHELAA Density	30-40 DPH
When will development be delivered?	5-10 Years
Will an existing use be lost? If yes, what?	Former sand pit and landfill.
Access requirements	The existing access onto the A25 could be utilised if improved.
Green Belt strength & boundary issues	Strong The site is located adjacent to both Seal and Sevenoaks urban confines – within strategic gap.
Viability issues	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Flood zone 2, adjacent to the Conservation Area and forms the setting of a listed building. Historic Landfill.
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	Flooding Conservation area Kent downs AONB School Health centre
Land Use	
Developable area (ha)	2.32
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome, strategic green belt gap)

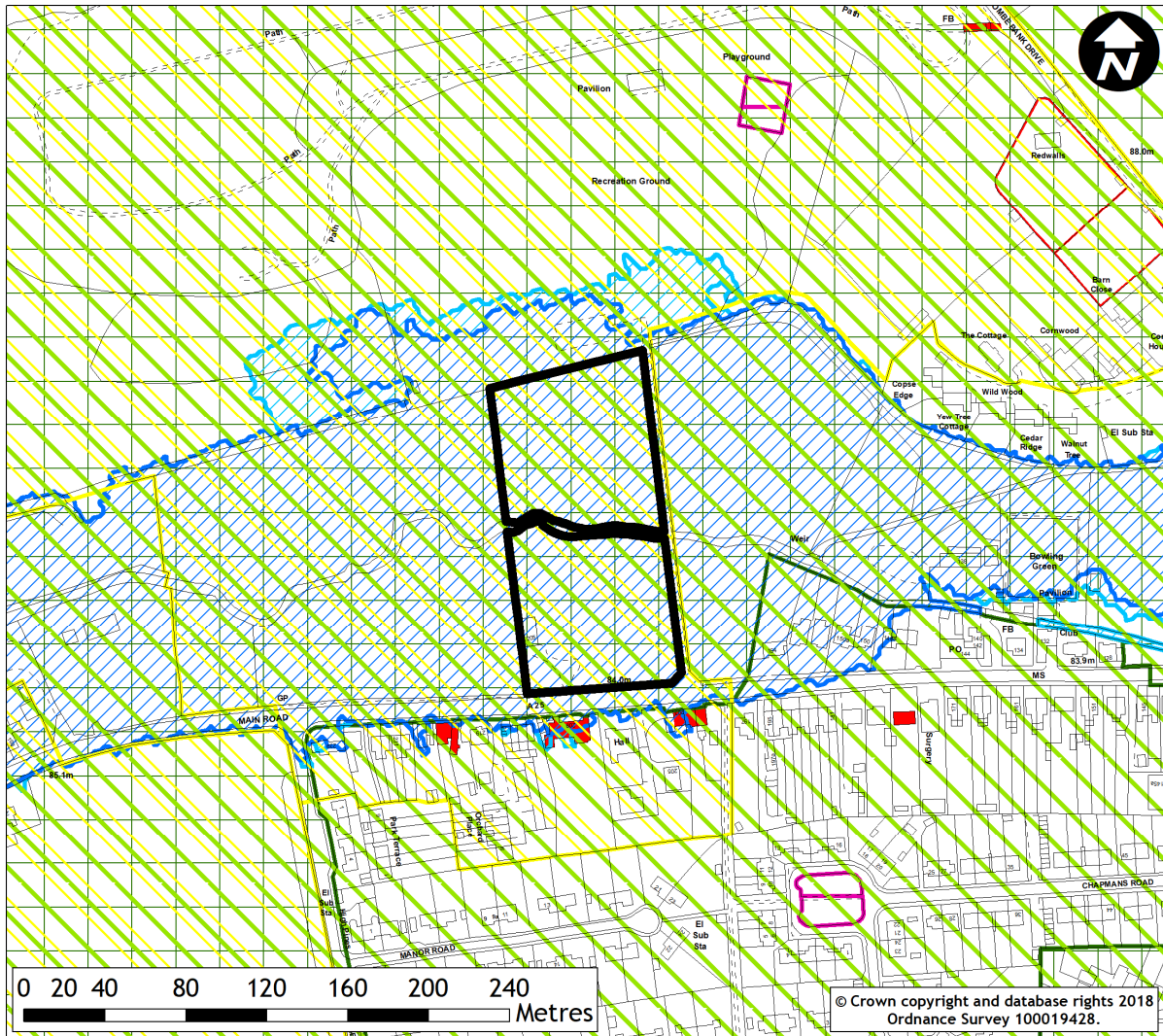
HO252 - PITTS CAR PARK, HIGH STREET, WESTERHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO252
SHELAA category	2
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?	Car Park
Access requirements	Existing access could be used
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	Flooding and AONB.
Deliverability summary	Red – due to high flood risk.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to high flood risk.
Key messages from SA	Flood Risk Zone 2 and 3 Conservation Area – Westerham Kent Downs AONB AQMA School
Land Use	
Developable area (ha)	0.13
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

HO253 - LAND OPPOSITE 209 MAIN ROAD, SUNDRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO253
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Barn, hardstanding and scrubland
Access requirements	The existing access onto the A25 could be utilised.
Green Belt strength & boundary issues	Strong The site is located adjacent to Sundridge 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	The site lies within the AONB. The site lies wholly within flood zones 2 and 3. In addition the site lies within a conservation area and Coombe Bank registered park and garden. Overall the site is considered unsuitable for this scale of development given the significant heritage and flooding constraints.
Deliverability summary	Red –due to the scale of development given the significant heritage constraints.

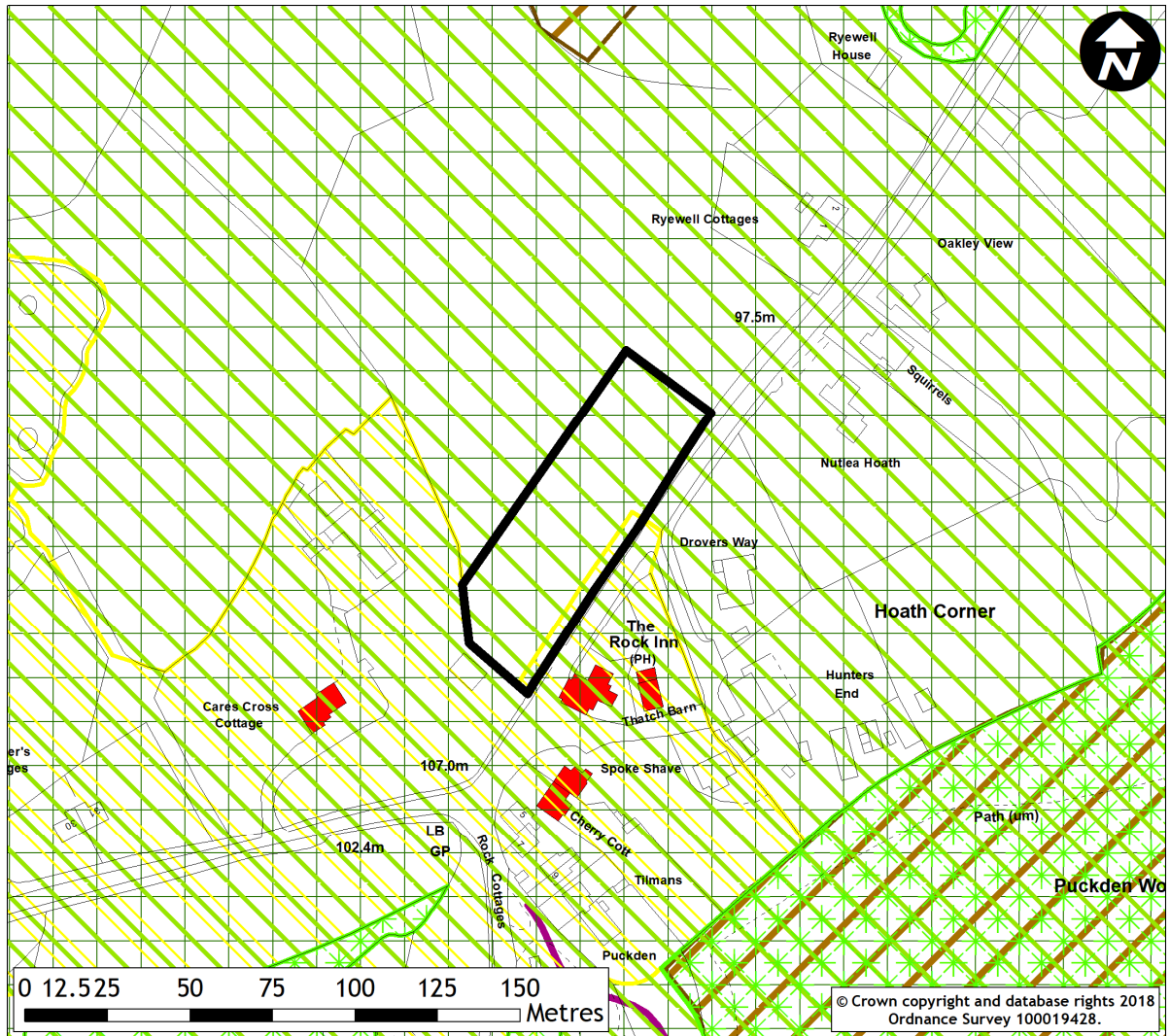
SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to the scale of development given the significant heritage constraints.
Key messages from SA	High biodiversity Flooding Conservation area Registered park and garden Kent downs AONB School
Land Use	
Developable area (ha)	1.19
Density	
Site capacity	0
Phasing	

Overall conclusion

Not for inclusion in plan (constraints cannot be overcome)

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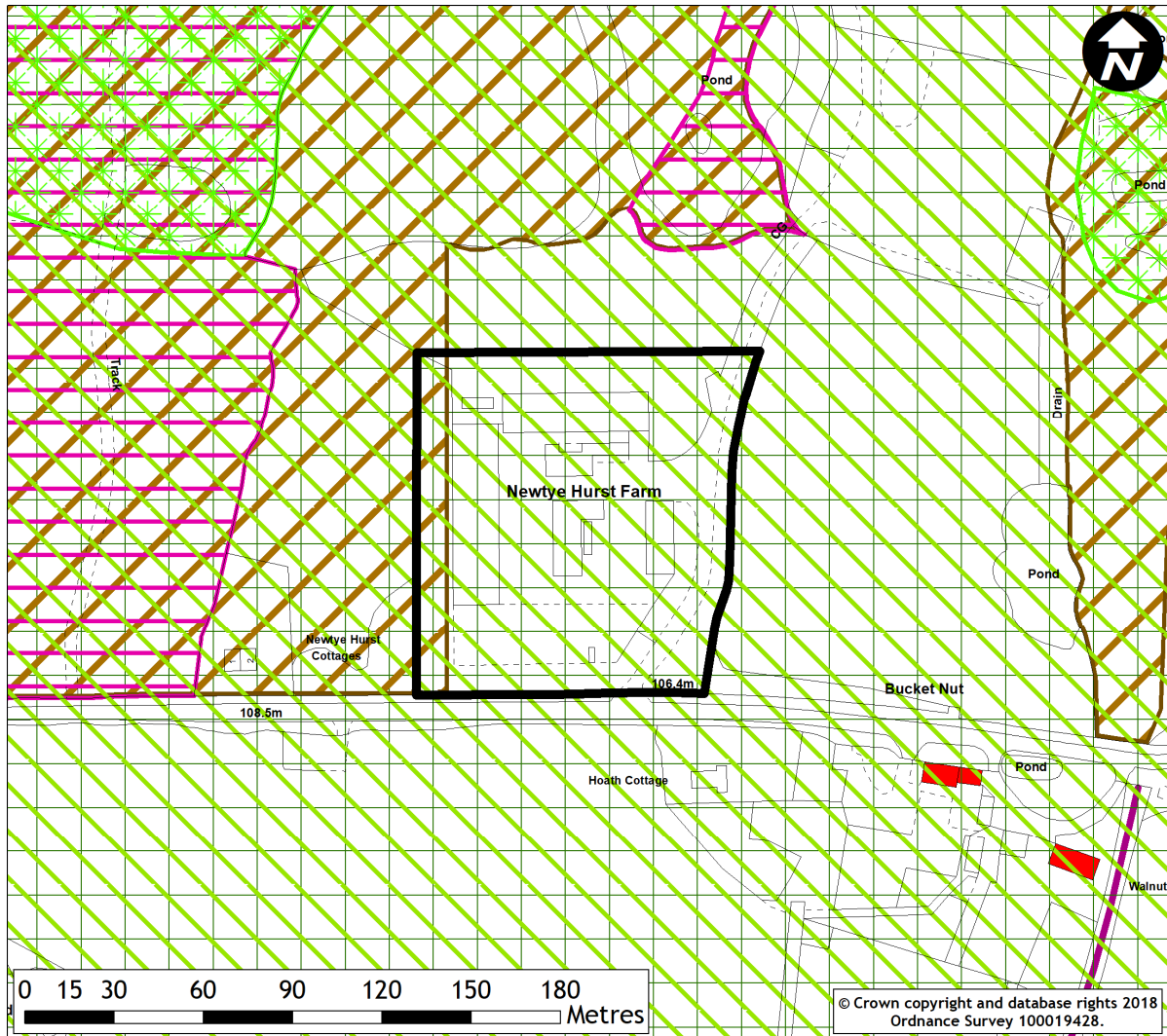
HO254 - THE WOODYARD, HOATH CORNER WOOD, RYEWELL HILL, CHIDDINGSTONE HOATH



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO254
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	30 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Cleared woodland
Access requirements	Existing access
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	Within an AONB. Rural location
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 – Hoath Corner High Weald AONB Tier 5 Settlement Hierarchy School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.33
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

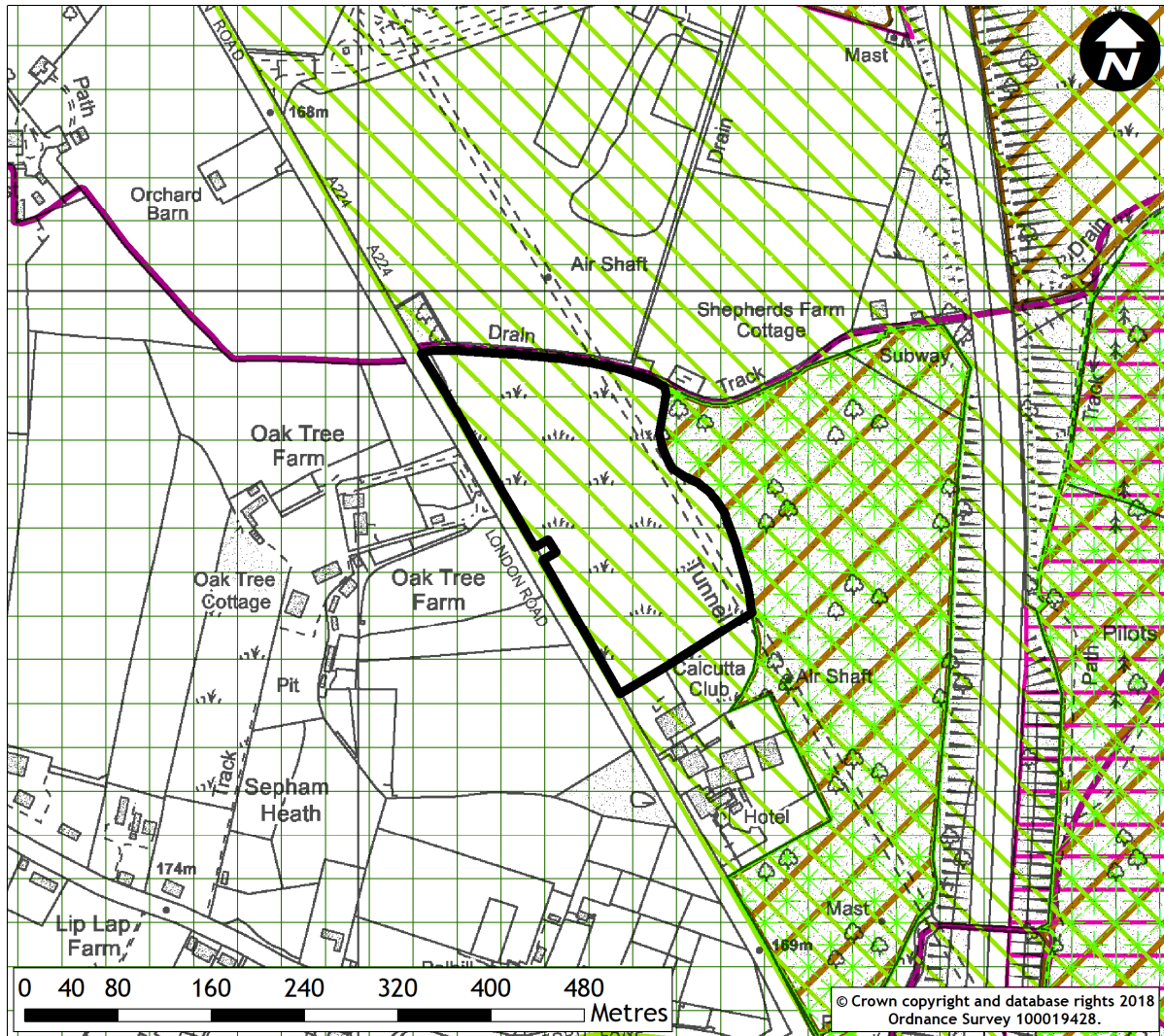
HO255 - NEWTYE HURST FARM, COWDEN POUND ROAD, MARK BEECH



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO255
SHELAA category	2
SHELAA conclusion	Deliverable
SHELAA yield	34-46 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 buildings
Access requirements	Existing access could be used
Green Belt strength & boundary issues	Green Belt strength: Strong
Viability issues	Potential costs associated with remediating contamination
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location for development
Deliverability summary	Orange – due to site being located in Green Belt and locally defined brownfield.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to site being located in Green Belt and locally defined brownfield.
Key messages from SA	Local wildlife site (adjacent) High biodiversity (along boundary) High Weald AONB School Health centre Bus stop Town/local centre
Land Use	Residential
Developable area (ha)	1.21
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

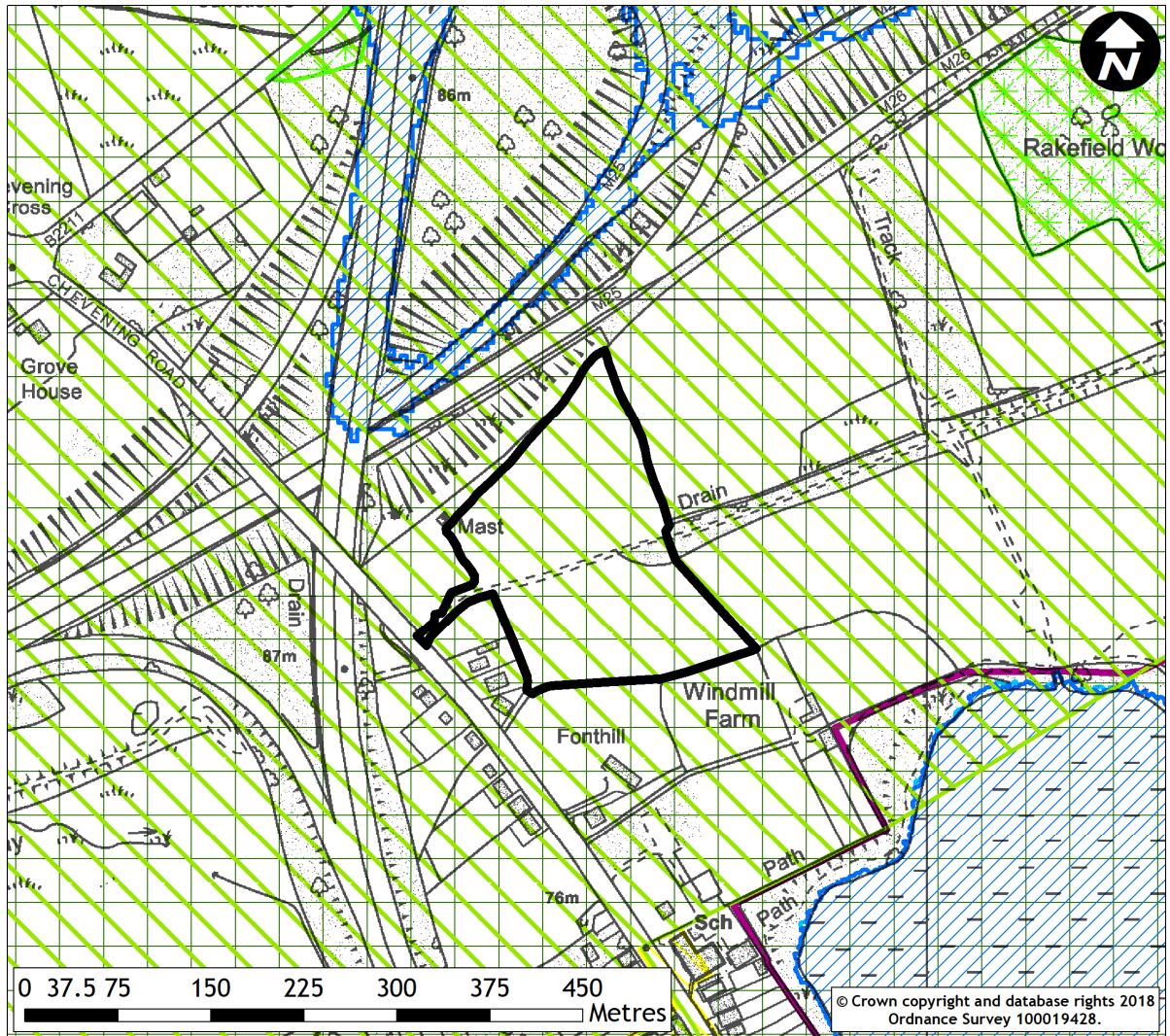
HO260 - LAND OPPOSITE OAK TREE FARM, LONDON ROAD, BADGERS MOUNT



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO260
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	35 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Field
Access requirements	Existing access
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	Within an AONB, adjacent to LWS and Ancient Woodland. Not close to or connected to any village or town.
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	4.28
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

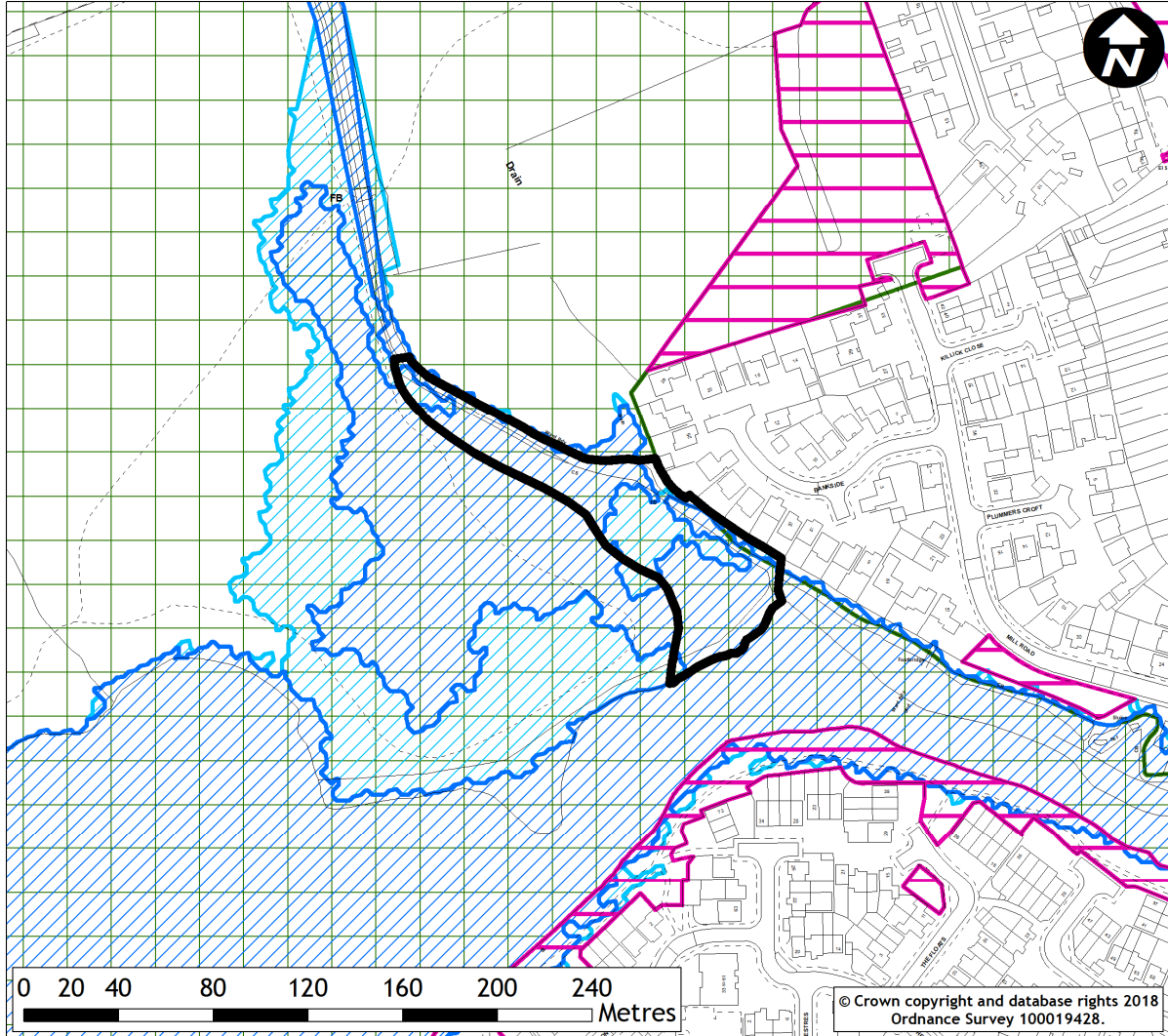
HO261 - LAND NORTH AND EAST OF SLEEPERS, CHEVENING ROAD, CHIPSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO261
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	21 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Vacant Field
Access requirements	Access issues
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	Within an AONB. Rural location.
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 AQMA Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	3.50
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

HO263 - LAND REAR OF BANKSIDE, DUNTON GREEN



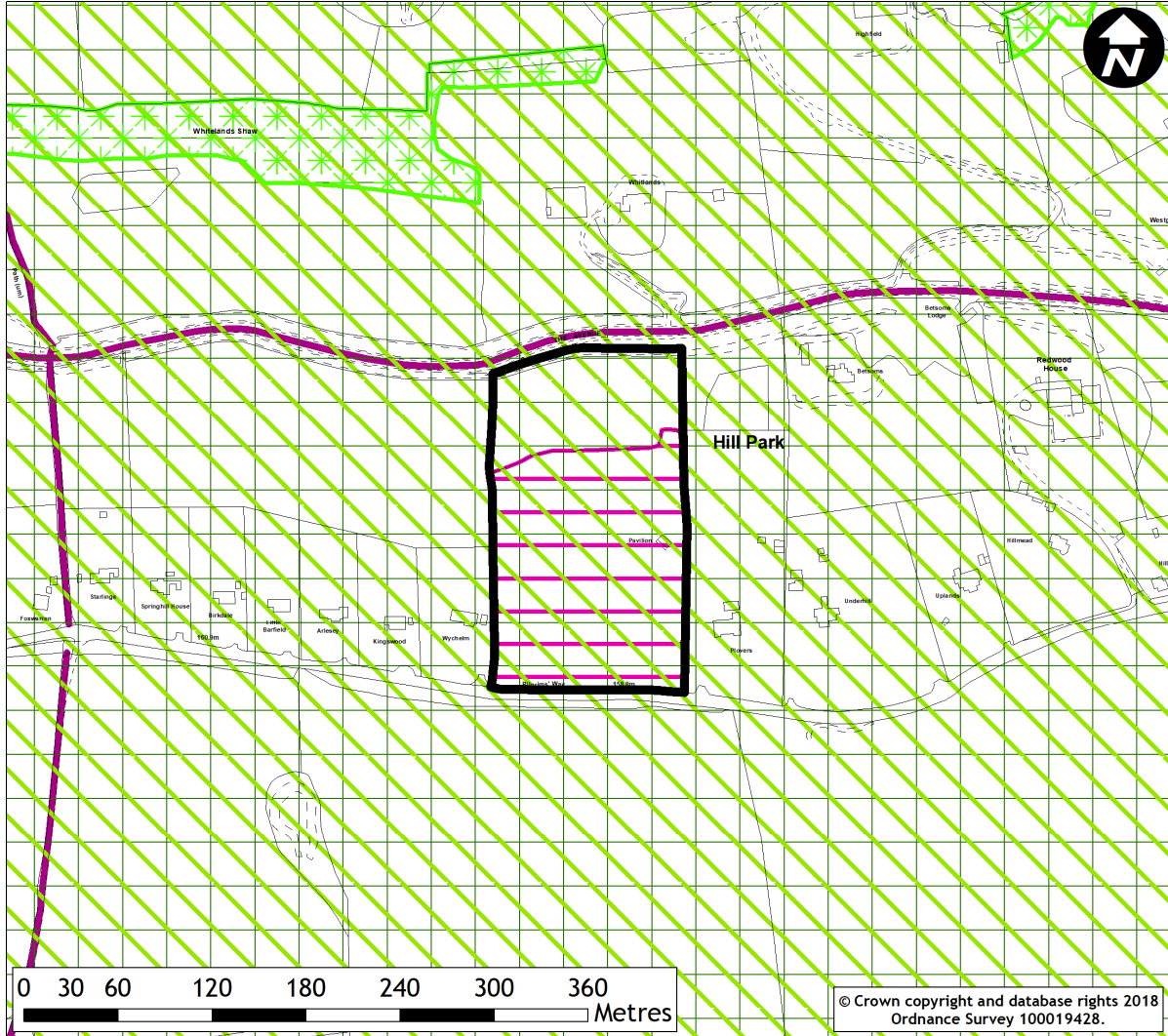
SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO263
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	N/A
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Woodland
Access requirements	Access would require third party involvement
Green Belt 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	Flooding issues. Loss of habitat and impact on biodiversity and wildlife.
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 Flood Risk Zones 2 and 3 School Health Centre Bus Stop
Land Use	
Developable area (ha)	0.56
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO264
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Scrubland
Access requirements	Could be 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	Site lies within AONB and Conservation Area. Development will have a detrimental impact on local character.
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 – Farningham Kent Downs AONB School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.66
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

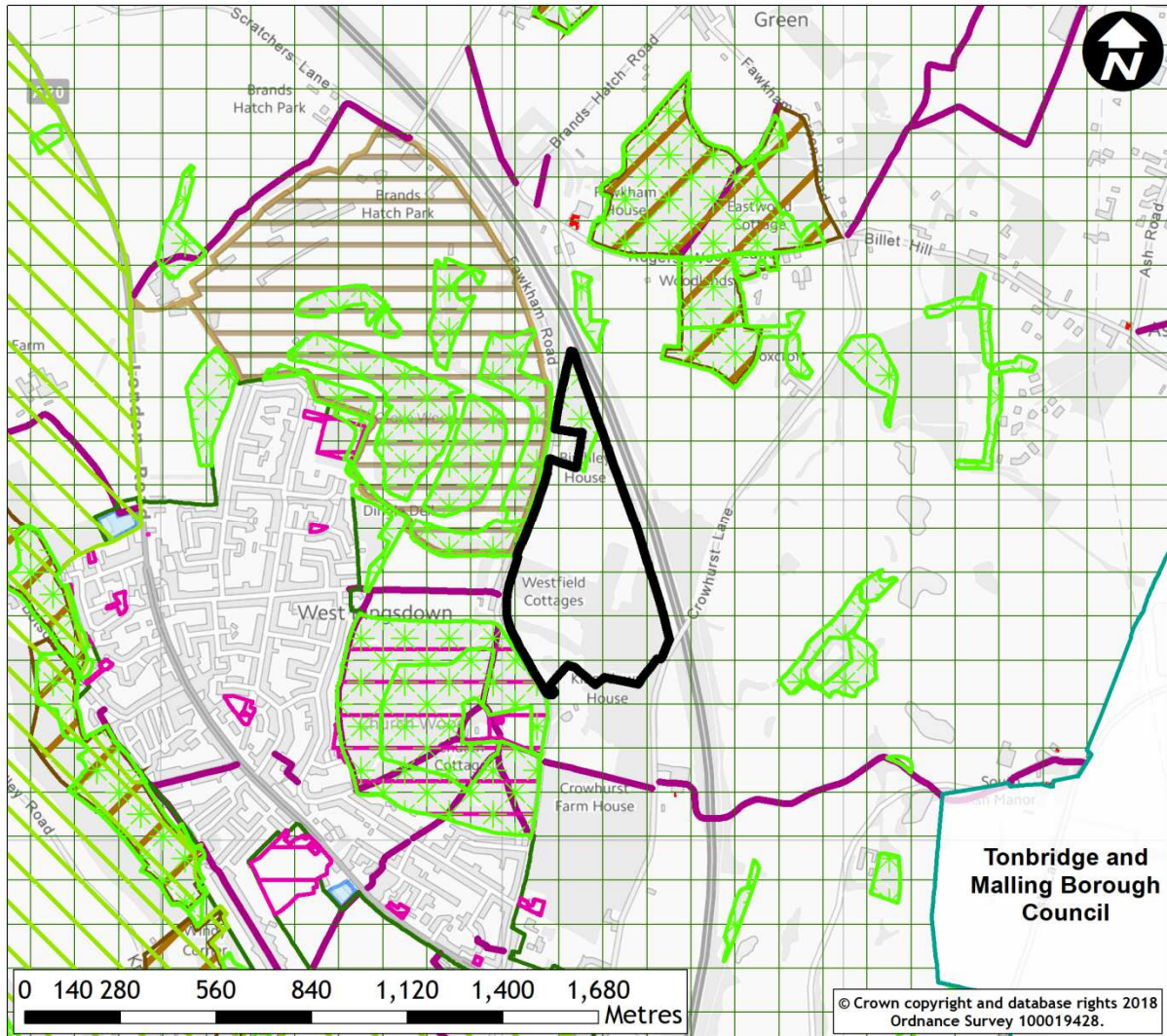
HO268 - LAND WEST OF PLOVERS, PILGRIMS WAY, WESTERHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO268
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	15 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Disused playing field and woodland
Access requirements	Existing access
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	Located within an AONB. Designated open space with no indication of how the loss will be mitigated.
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 Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	2.64
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

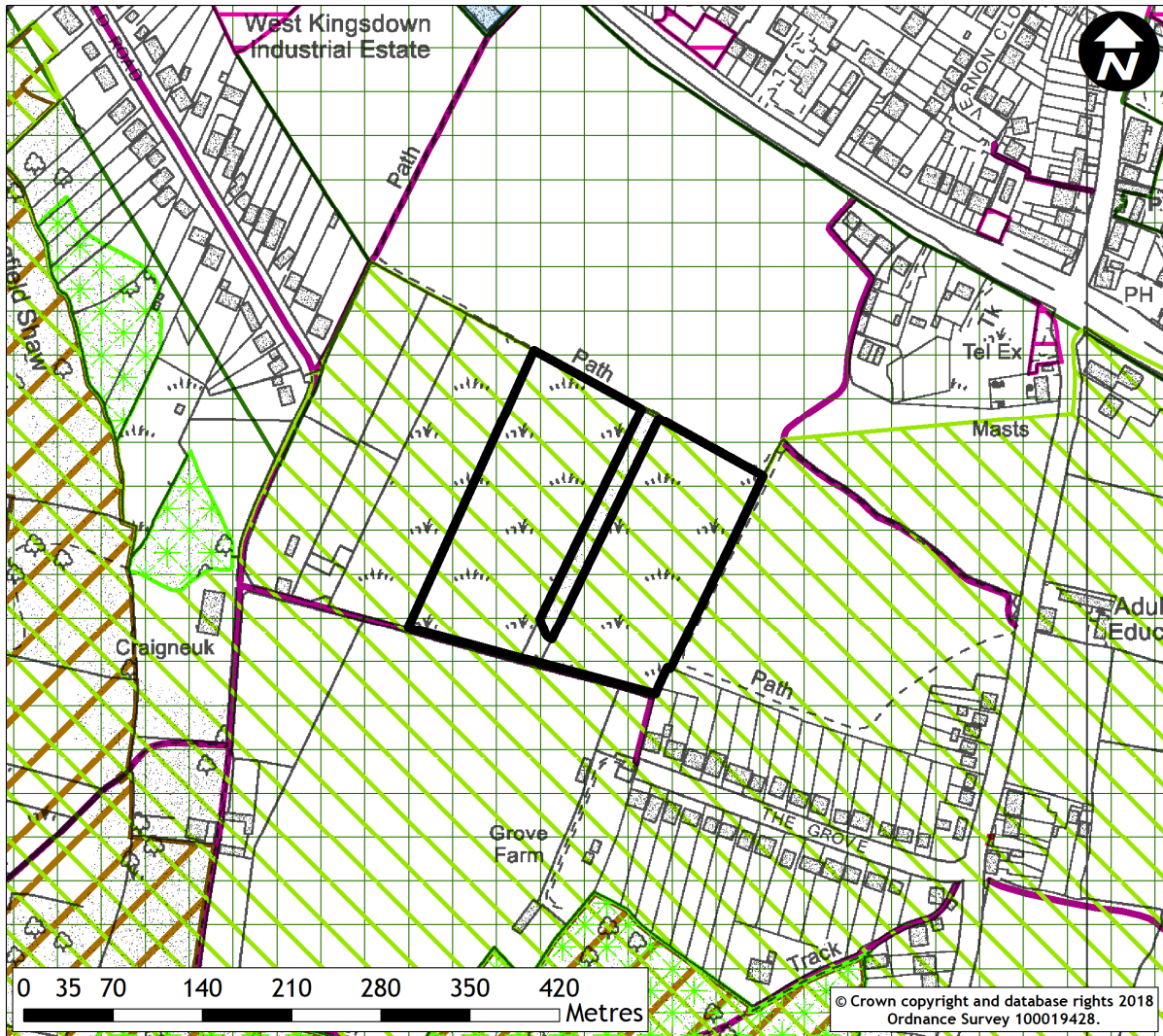
HO276 - LAND EAST OF FAWKHAM ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO276
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	30 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural field and woodland
Access requirements	From Crowhurst Lane
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	Site contains an area of Ancient Woodland and adjacent to a local wildlife site. Adjacent to M20.
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 AQMA School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	25.21
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

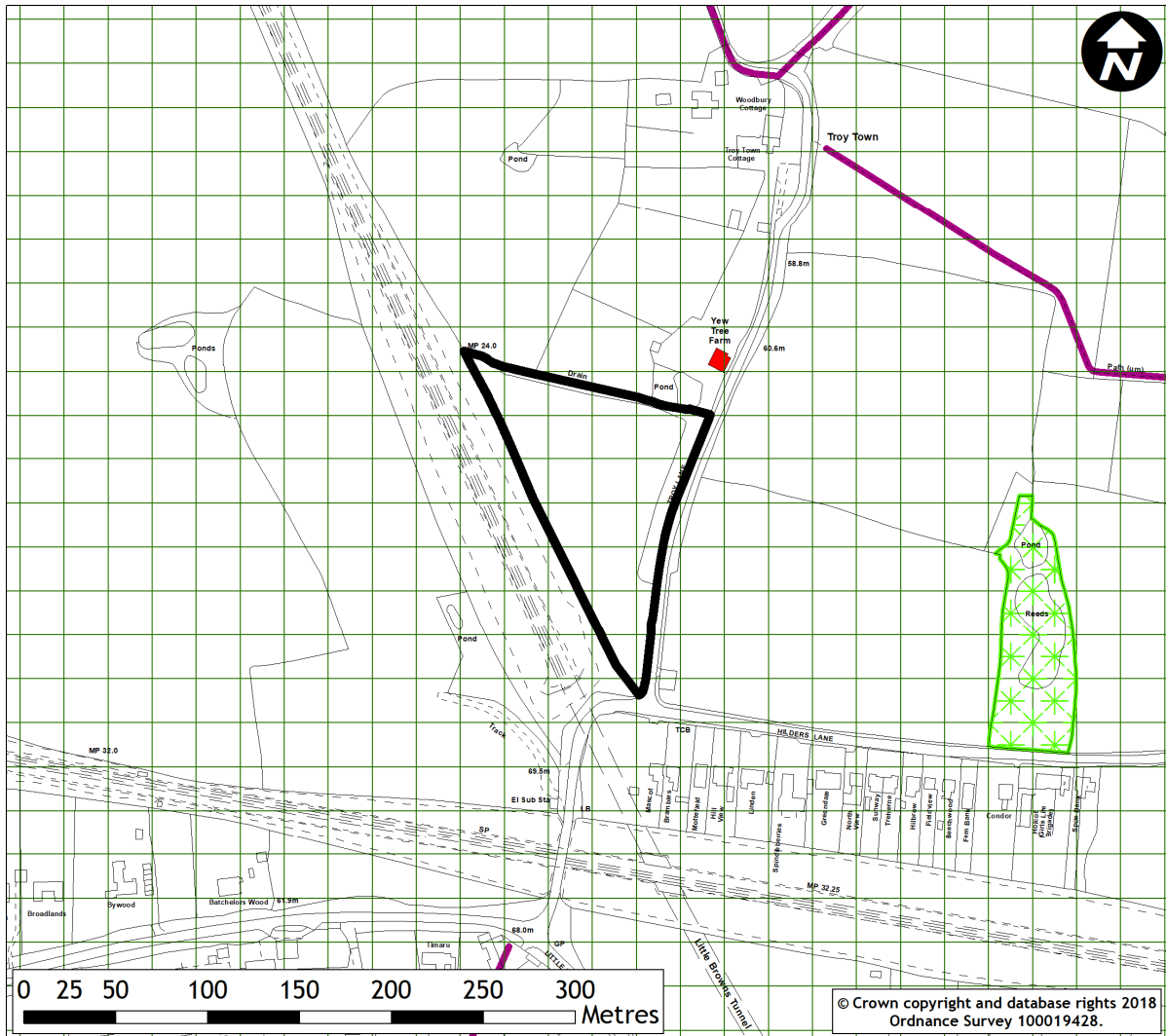
HO277 - Land east of Kingsingfield Road, West Kingsdown



SITE AVAILABILITY ASSESSMENT	
SHELAA ref	HO277
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?	Agricultural
Access requirements	A new access would be required
Green Belt strength & boundary issues	Strength: Strong Weak performing green belt RA-24.
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, unlikely to conserve and enhance character.
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 Bus stop Town/local centre
Land Use	
Developable area (ha)	4.05
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

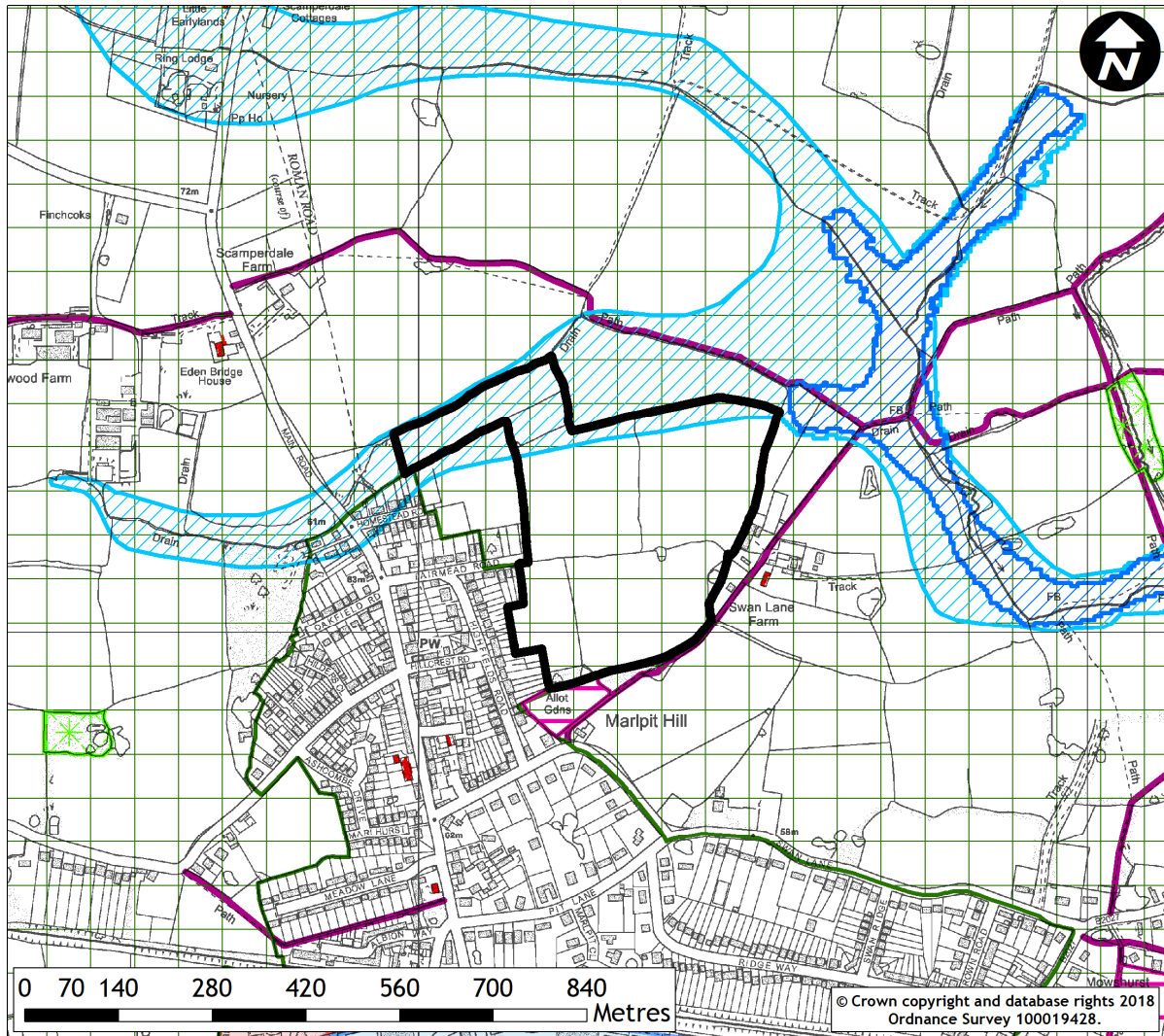
HO278 - LAND WEST OF TROY LANE, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO278
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	11 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Field
Access requirements	Troy Lane
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	Rural location
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 Town/Local Centre
Land Use	
Developable area (ha)	1.06
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

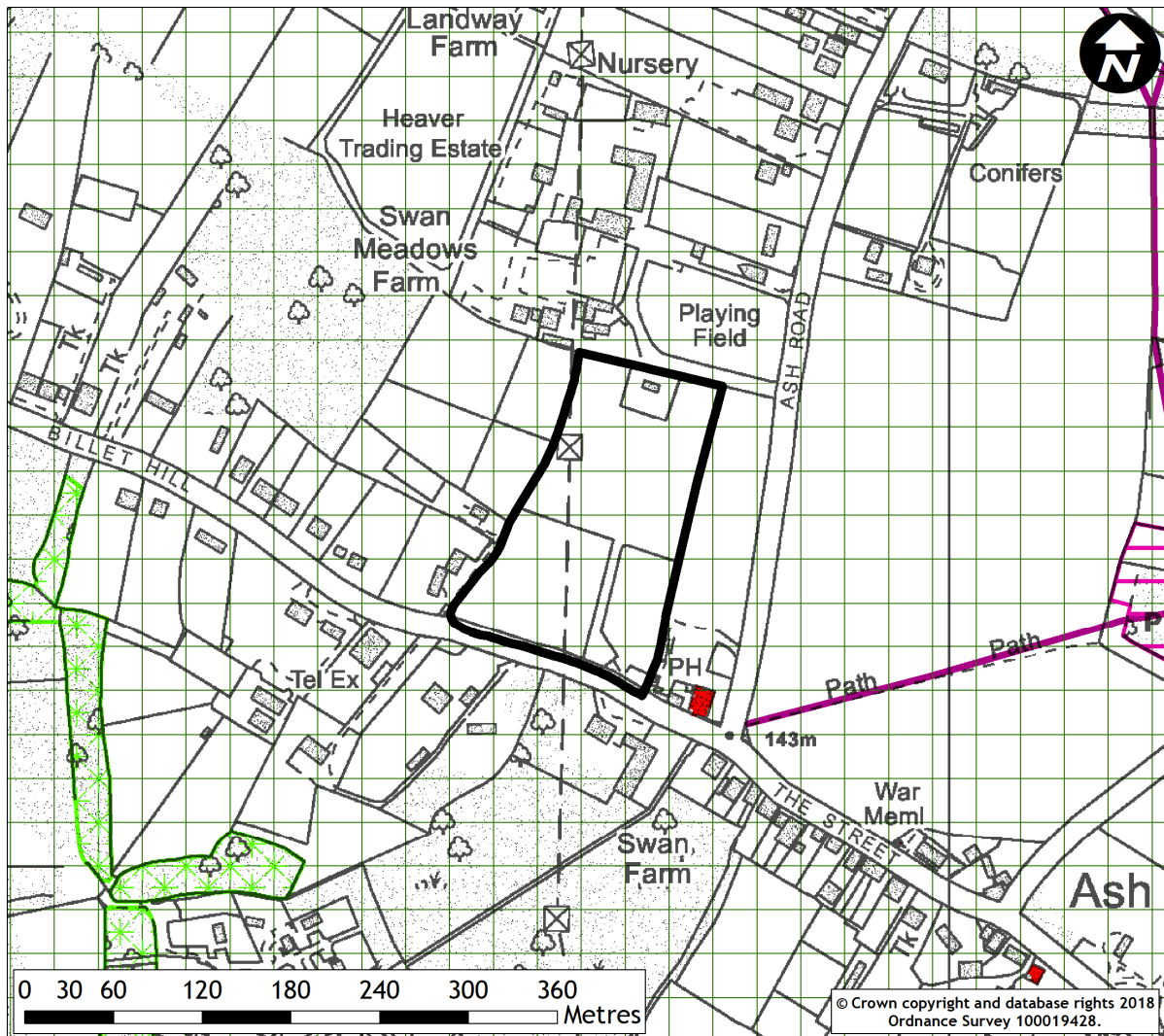
HO279 - LAND EAST OF FAIRMEAD ROAD, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO279
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 Adjacent to Edenbridge urban confines.
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Flood Zone to northern portion of the site. Poor access
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)	14.12
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

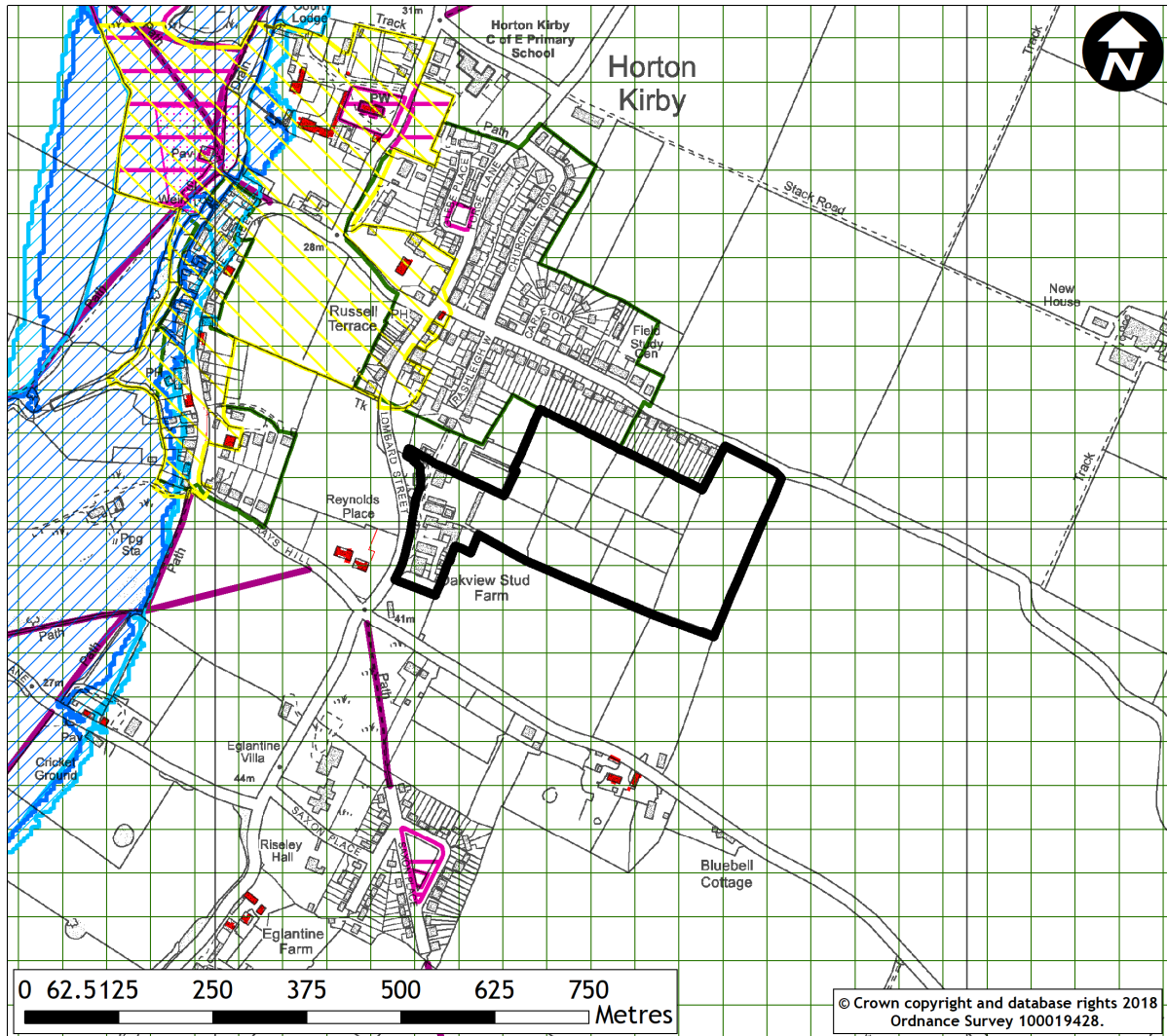
HO280 - LAND EAST OF PINE LODGE, BILLET HILL, ASH



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO280
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	12 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural Land for grazing and stables
Access requirements	Billet Hill
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	Rural location
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	Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	2.35
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

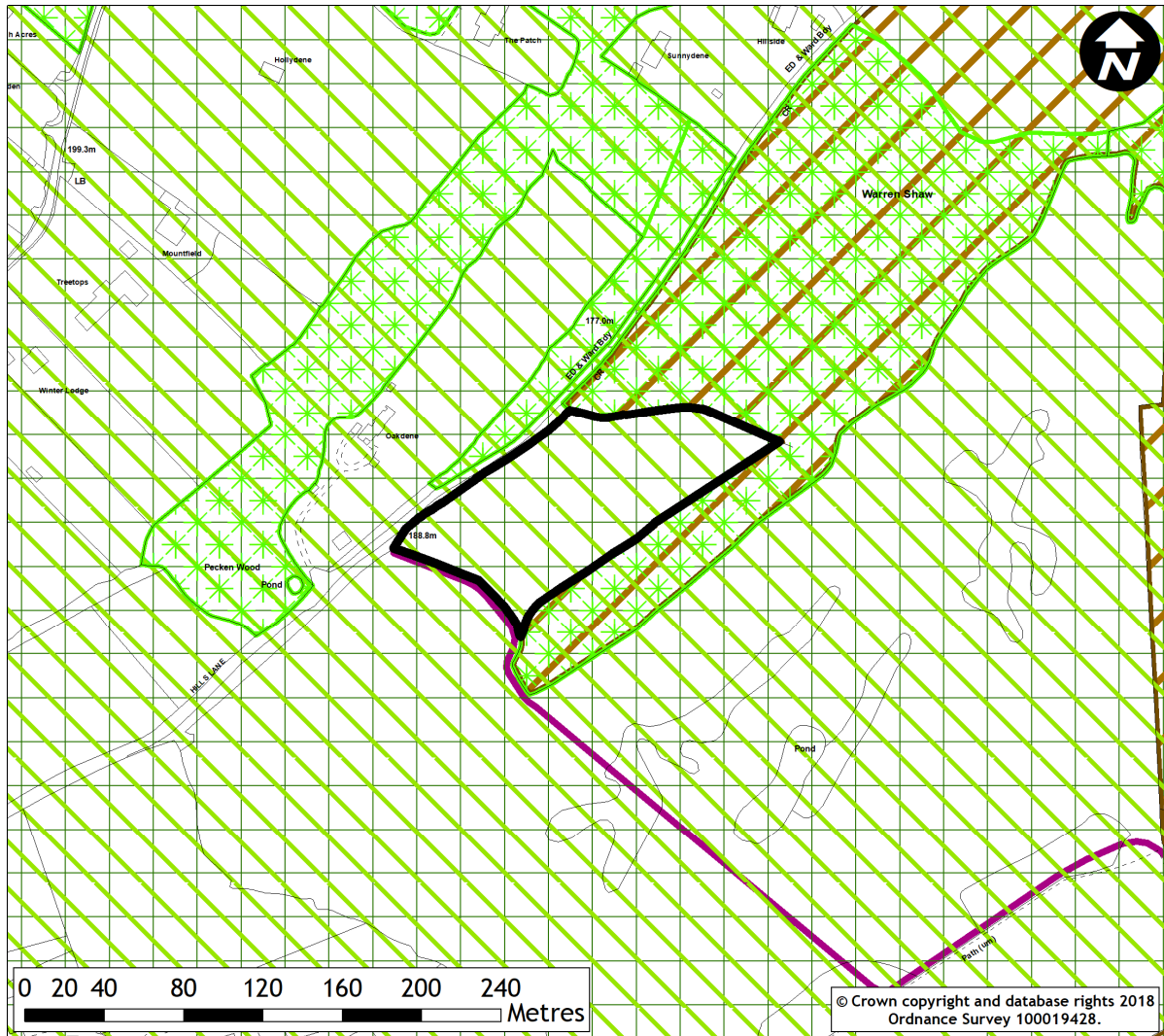
HO281 - OAKVIEW STUD FARM, LOMBARD STREET, HORTON KIRBY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO281
SHELAA category	3
SHELAA conclusion	Developable
SHELAA yield	45-60 Residential Units
SHELAA Density	30-40 DPH
When will development be delivered?	6-10 Years
Will an existing use be lost? If yes, what?	Former stud farm containing a number of workshops in varying commercial uses and a large number of storage containers. To the rear is a large agricultural field used for grazing horses.
Access requirements	The existing access onto Lombard Street could be utilised.
Green Belt strength & boundary issues	Strong The site is located adjacent to Horton Kirby urban confines
Viability issues	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	PDL element is part of HO346. Remainder of site is greenfield with long views into the Darent Valley. Development will have a detrimental impact on local character.
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 Town/ local centre
Land Use	
Developable area (ha)	7.96
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

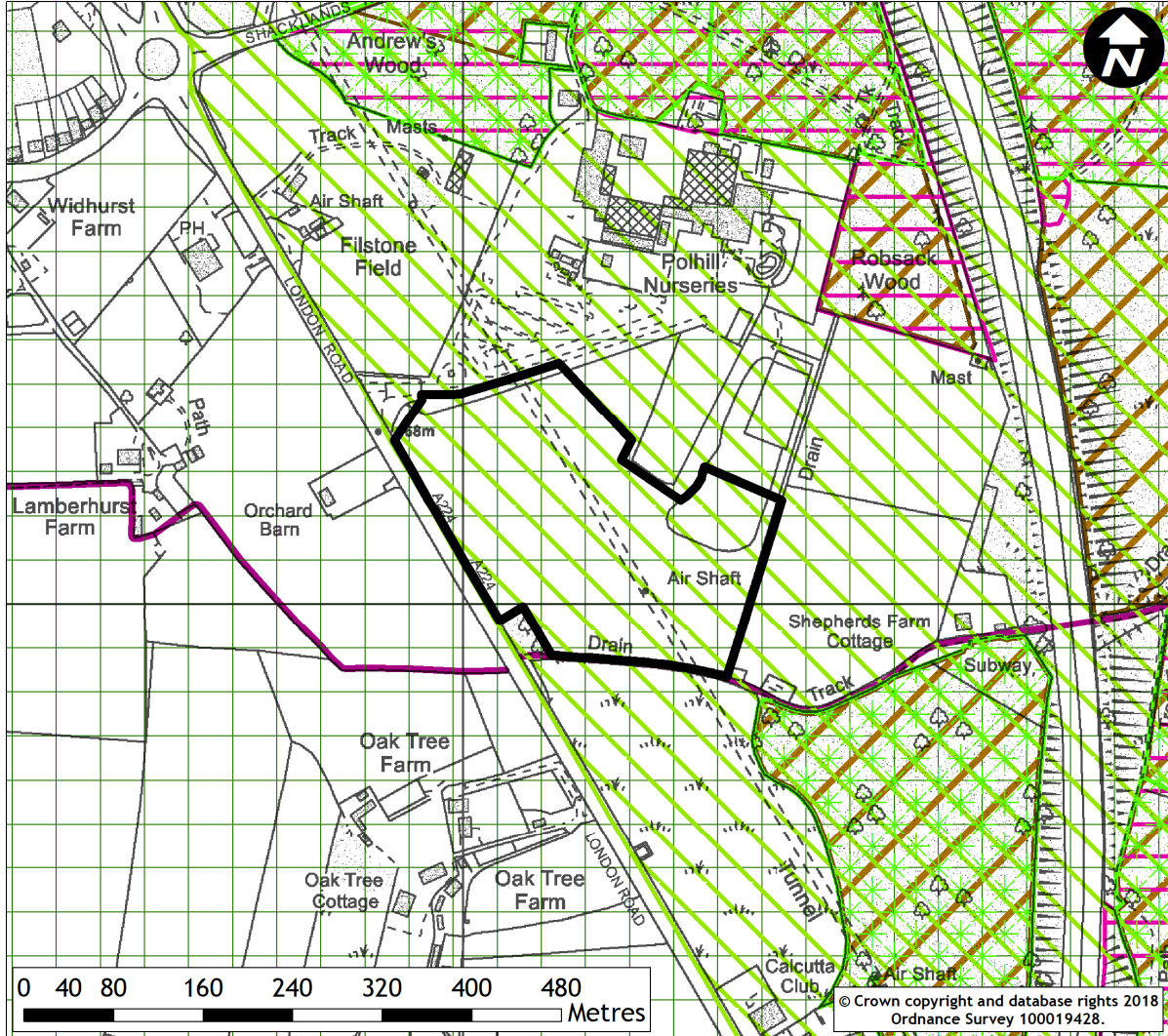
HO283 - LAND AT HILLS LANE, KNATTS VALLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO283
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	12 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Wooded scrub
Access requirements	Rural lane
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	Isolated location adjacent to ancient woodland
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 Kent Downs AONB Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.99
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

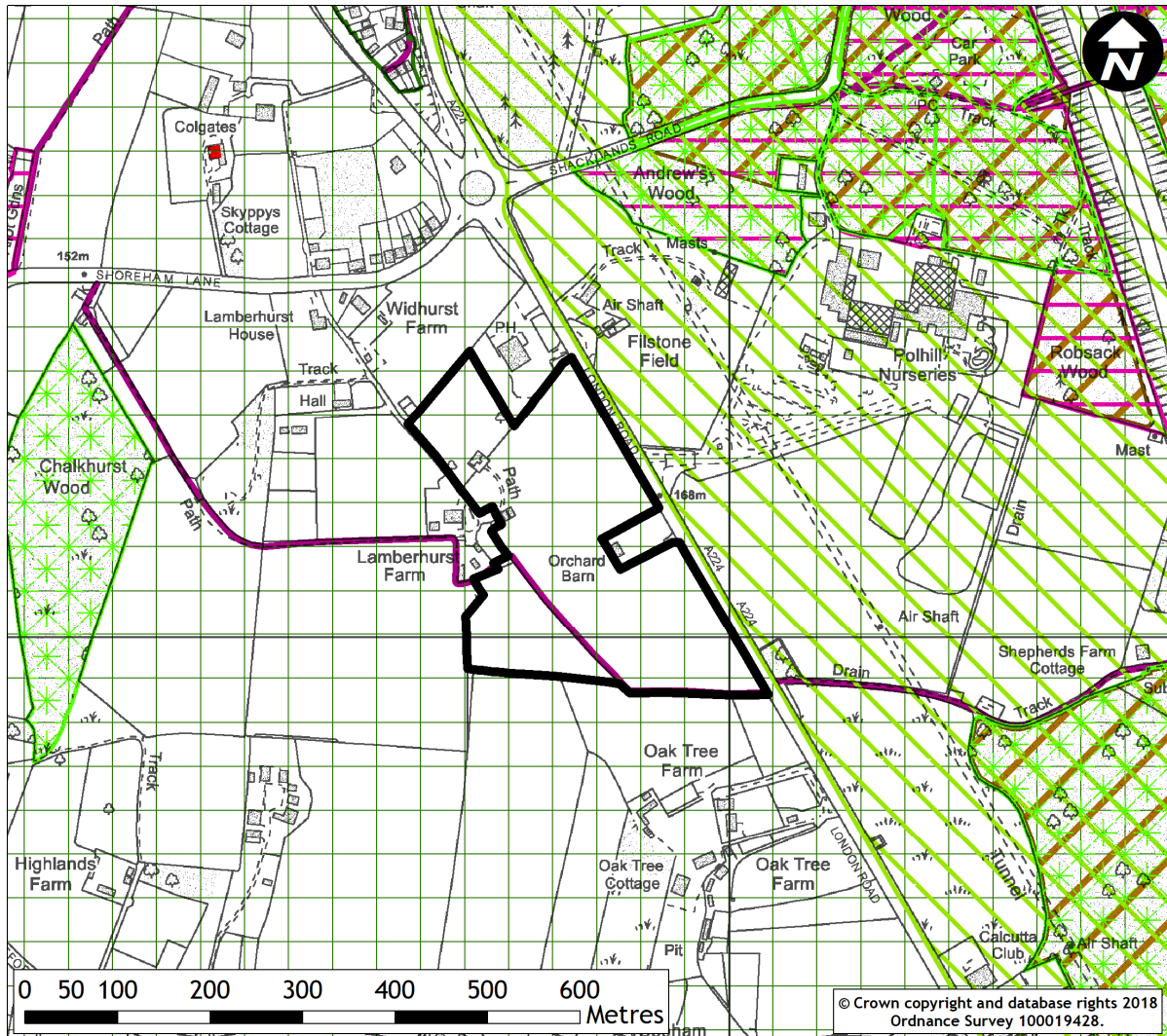
HO284 - LAND SOUTH OF POLHILL GARDEN CENTRE, LONDON ROAD, BADGERS MOUNT



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO284
SHELAA category	5
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	29 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Field
Access requirements	London 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	Not close to or connected to any village or town. Within 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	Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	4.28
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

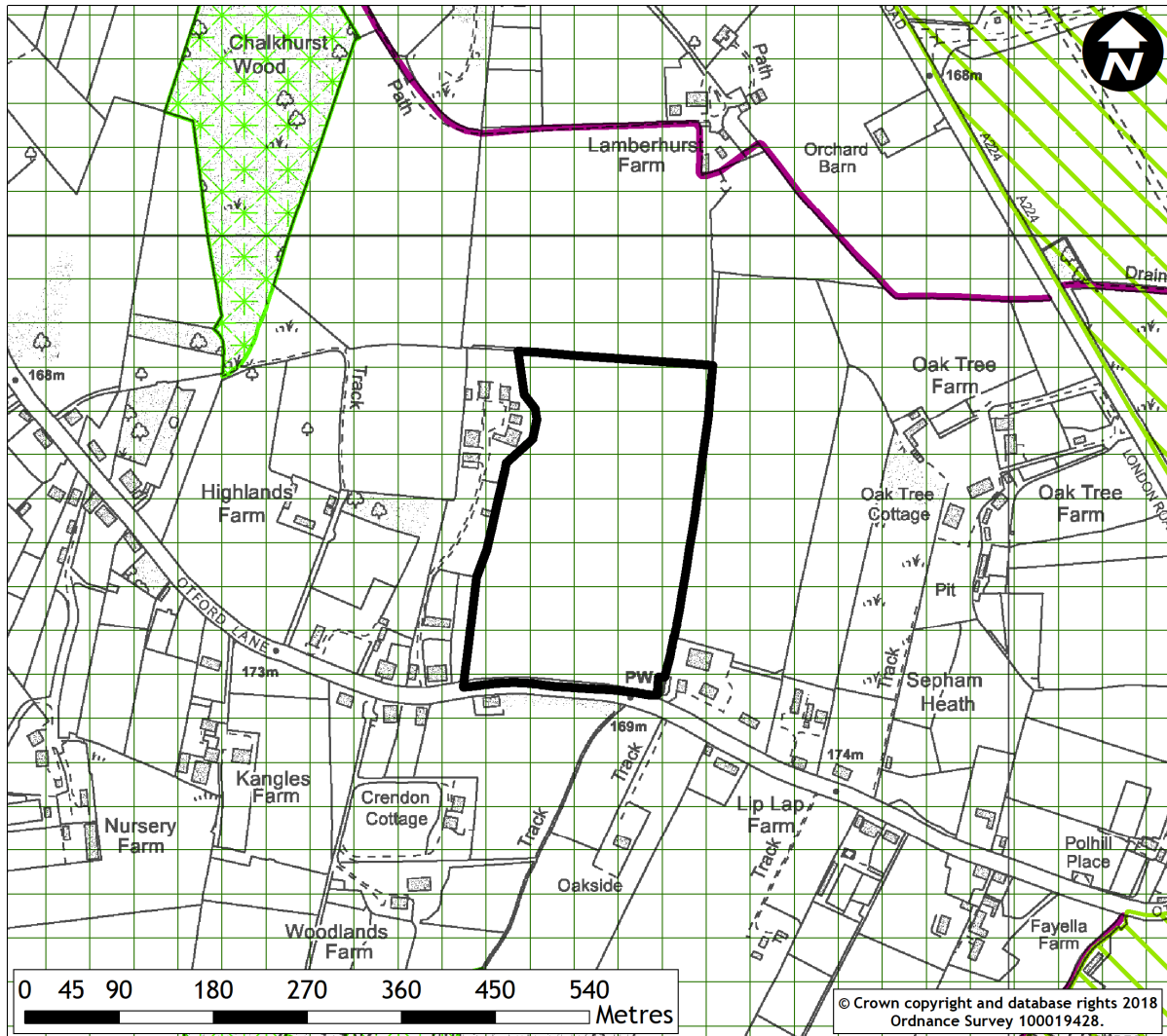
HO287 - LAND AT LAMBERHURST FARM, WEST OF LONDON ROAD, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO287
SHELAA category	5
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 field
Access requirements	London 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	Not close to or connected to any village or town.
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 Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	7.21
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

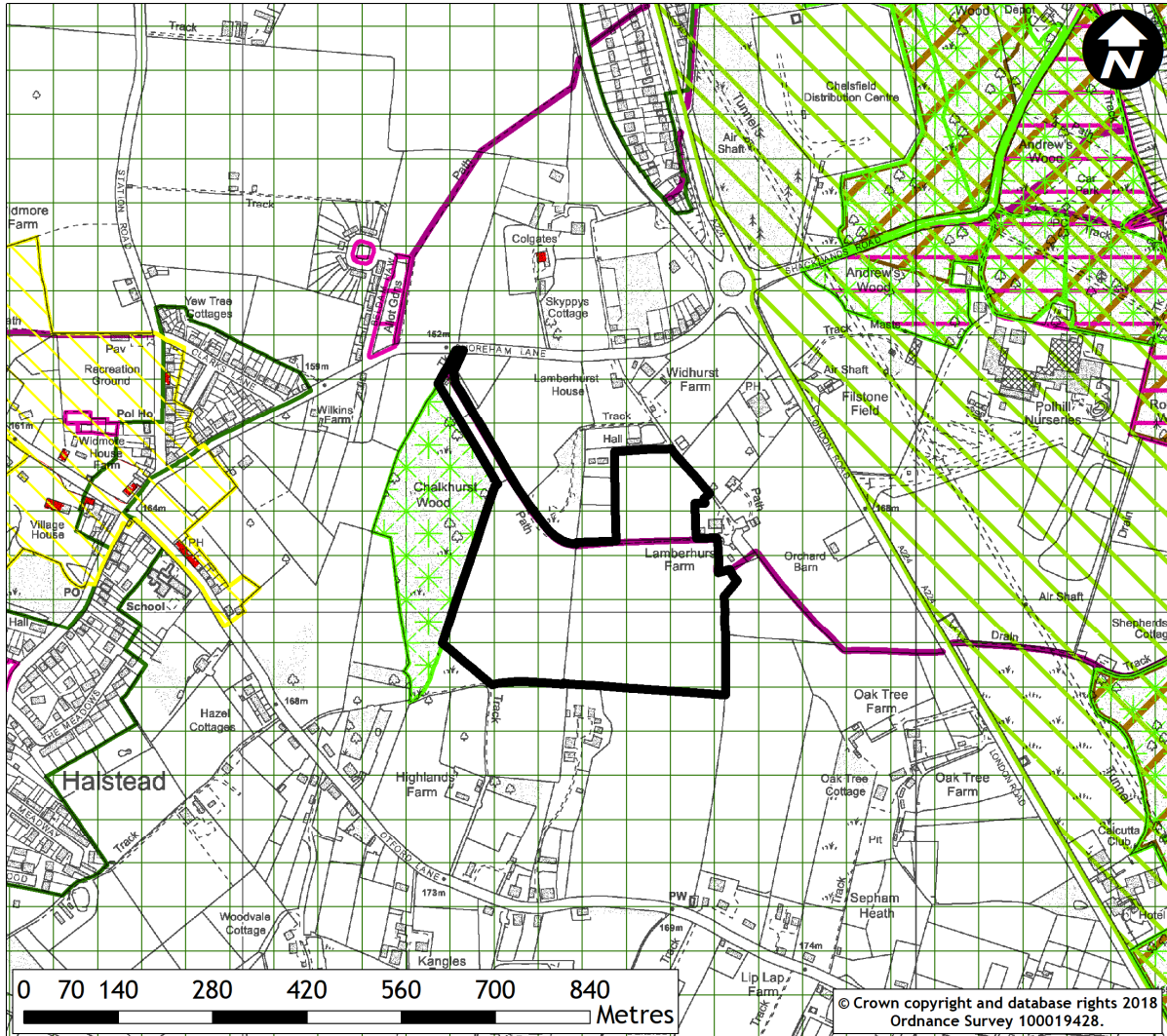
HO288 - LAND AT LAMBERHURST FARM 2, NORTH OF OTFORD LANE, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO288
SHELAA category	5
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 field
Access requirements	Otford Lane
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	Not close to or connected to any village or town.
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)	5.92
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

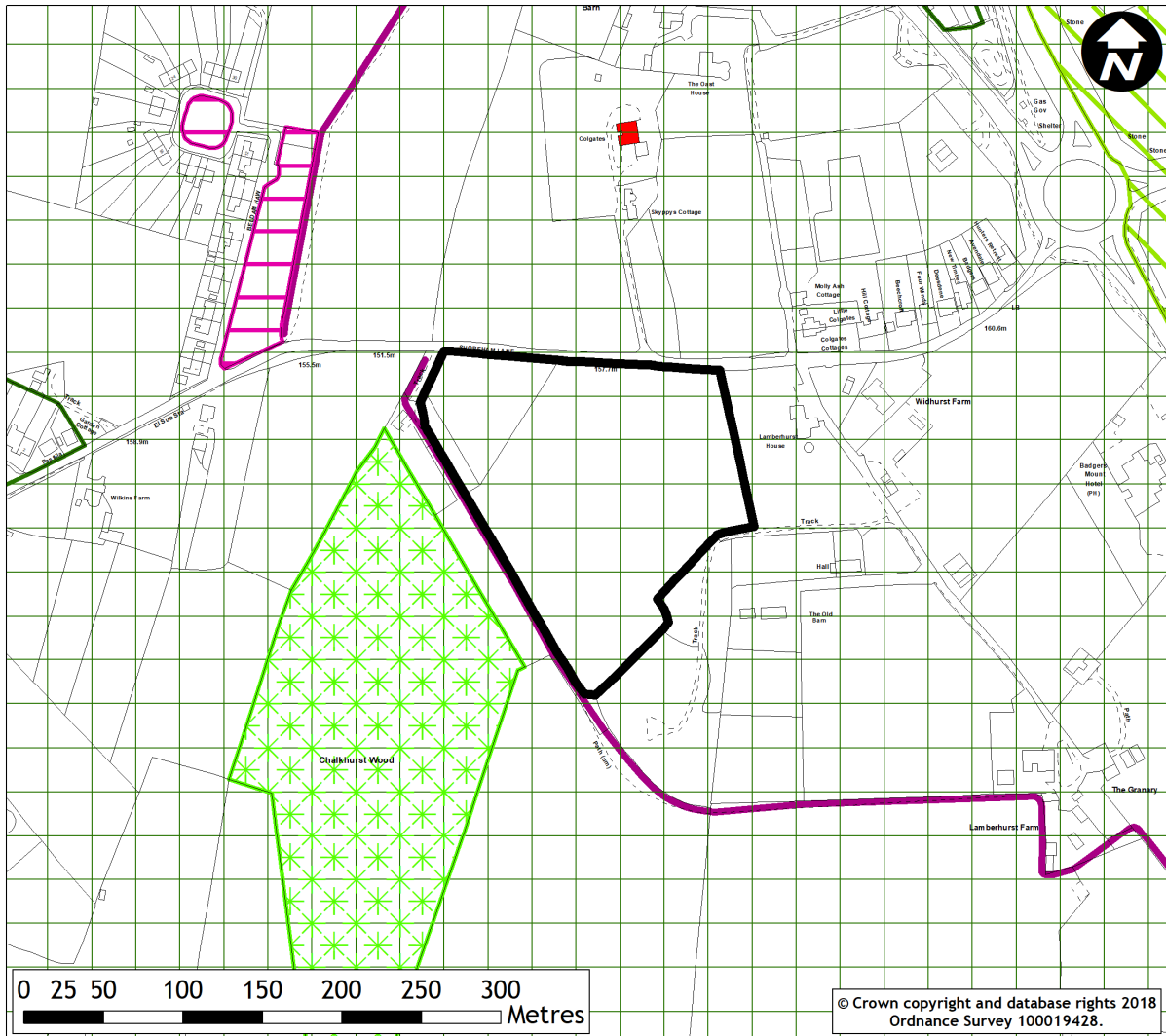
HO289 - LAND AT LAMBERHURST FARM 3, SOUTH OF THE SCOUT HUT, SHOREHAM LANE, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO289
SHELAA category	5
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	Access issues
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	Not close to or connected to any village or town.
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)	11.17
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

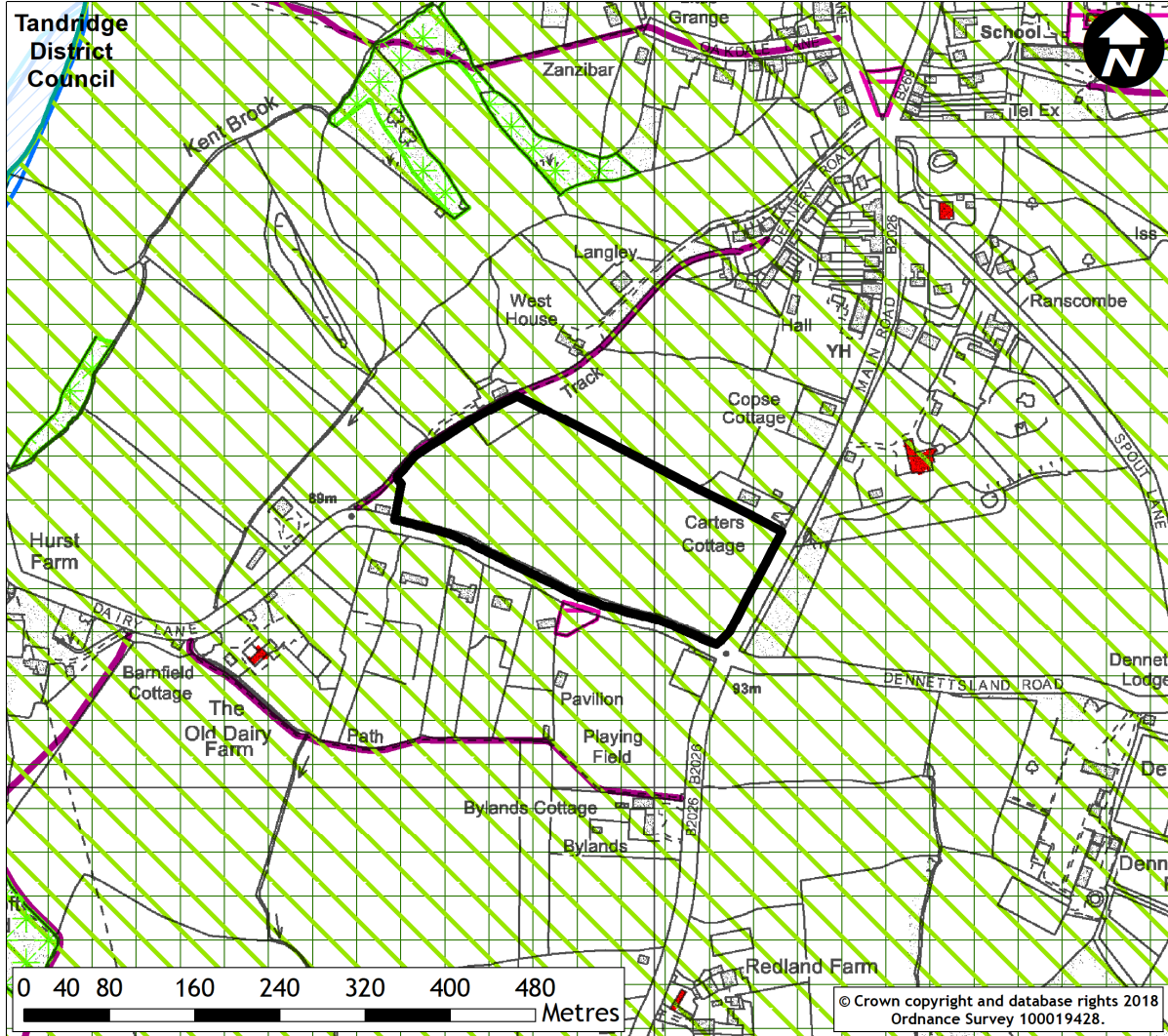
HO290 - LAND AT LAMBERHURST FARM 4, SOUTH OF SHOREHAM LANE, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO290
SHELAA category	5
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 field
Access requirements	Shoreham Lane
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	Not close to or connected to any village or town.
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 Town/Local Centre
Land Use	
Developable area (ha)	2.78
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

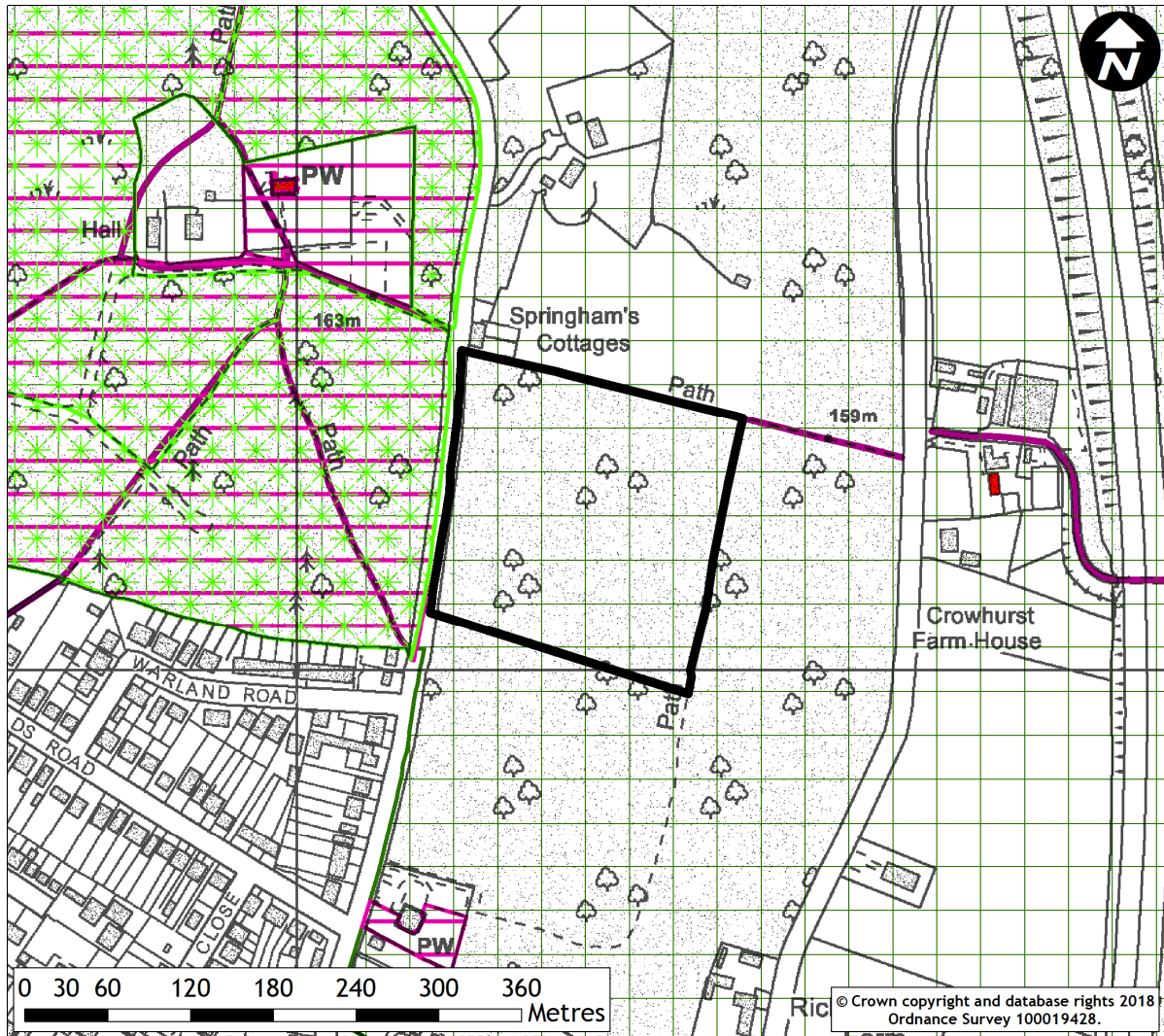
HO293 - LAND NORTH OF DAIRY LANE, CROCKHAM HILL



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO293
SHELAA category	5
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 field
Access requirements	Dairy Lane
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	AONB, rural location
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 Tier 5 Settlement Hierarchy Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	4.42
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

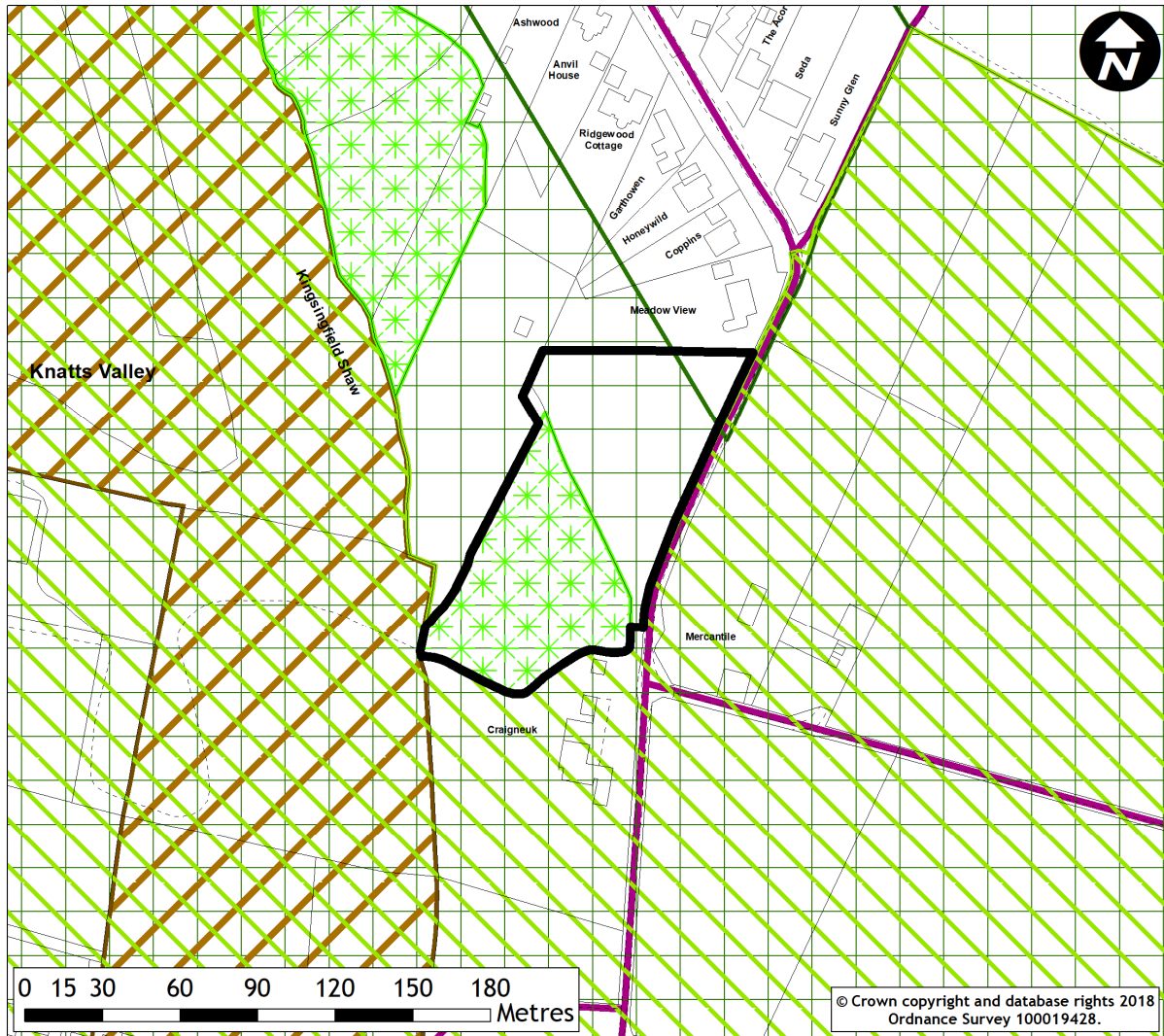
HO295 - LAND SOUTH OF SPRINGHAM'S COTTAGES, FAWKHAM ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO295
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	7-10 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 which has been partially cleared to accommodate hardstanding.
Access requirements	The existing access onto Fawkham Road could be utilised if improved.
Green Belt strength & boundary issues	Moderate 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	The woodland provides an important habitat for wildlife and should be protected.
Deliverability summary	Orange - due to site being located in Green Belt, proportion being locally defined brownfield and subject to greenfield land being excluded.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange - due to site being located in Green Belt, proportion being locally defined brownfield and subject to greenfield land being excluded.
Key messages from SA	High biodiversity Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	3.94
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

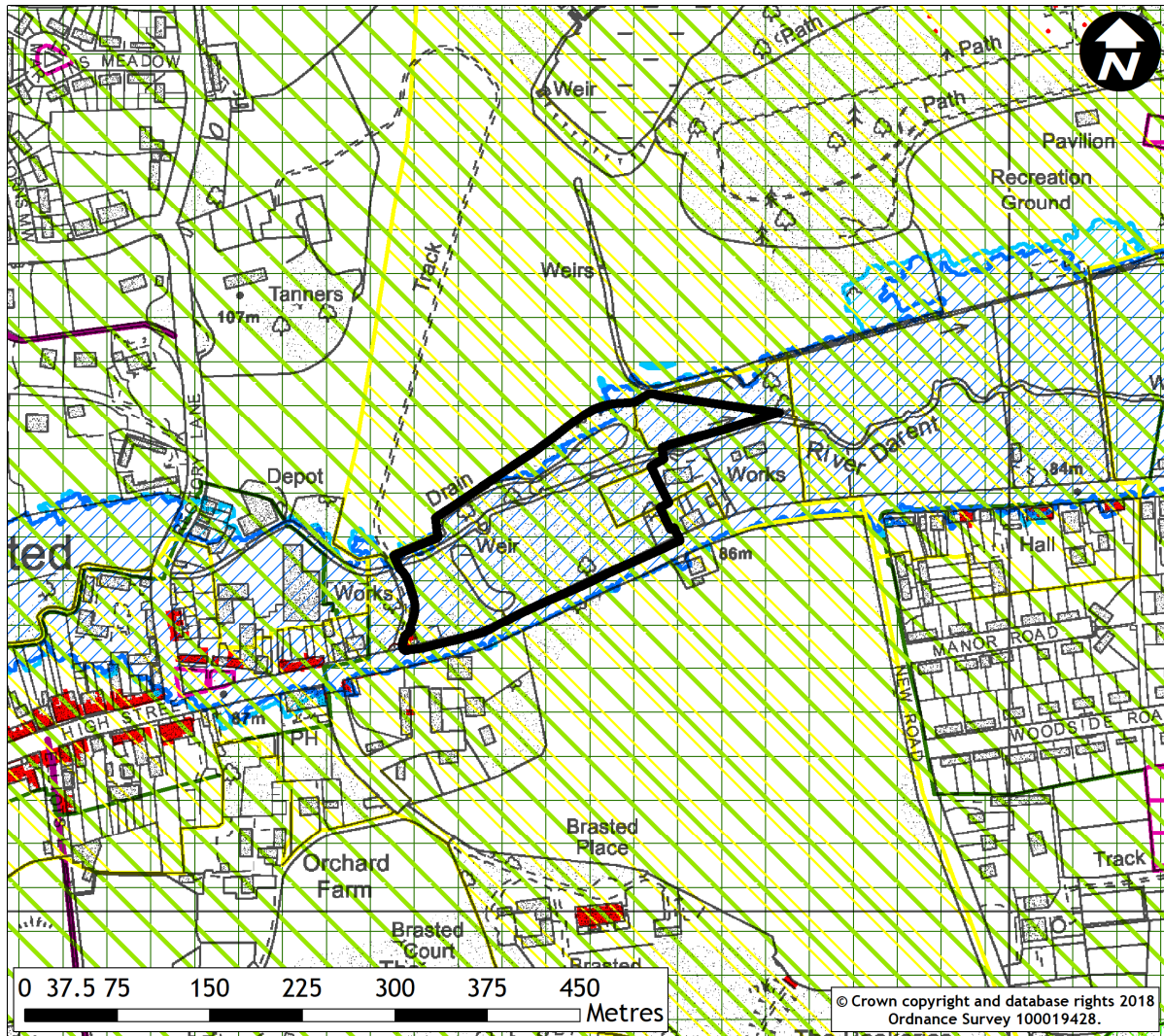
HO299 - LAND AT MEADOW VIEW, KINGSINGFIELD ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO299
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	13-18 residential units
SHELAA Density	30-40 DPH
When will development be delivered?	1-5years
Will an existing use be lost? If yes, what?	Grass field and woodland
Access requirements	Difficult access
Green Belt strength & boundary issues	Green belt strength: strong Adjacent to West Kingsdown urban confines
Viability issues	
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Partially ancient woodland.
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 Local wildlife site (adjacent) Kent Downs AONB Ancient woodland School Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	0.93
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

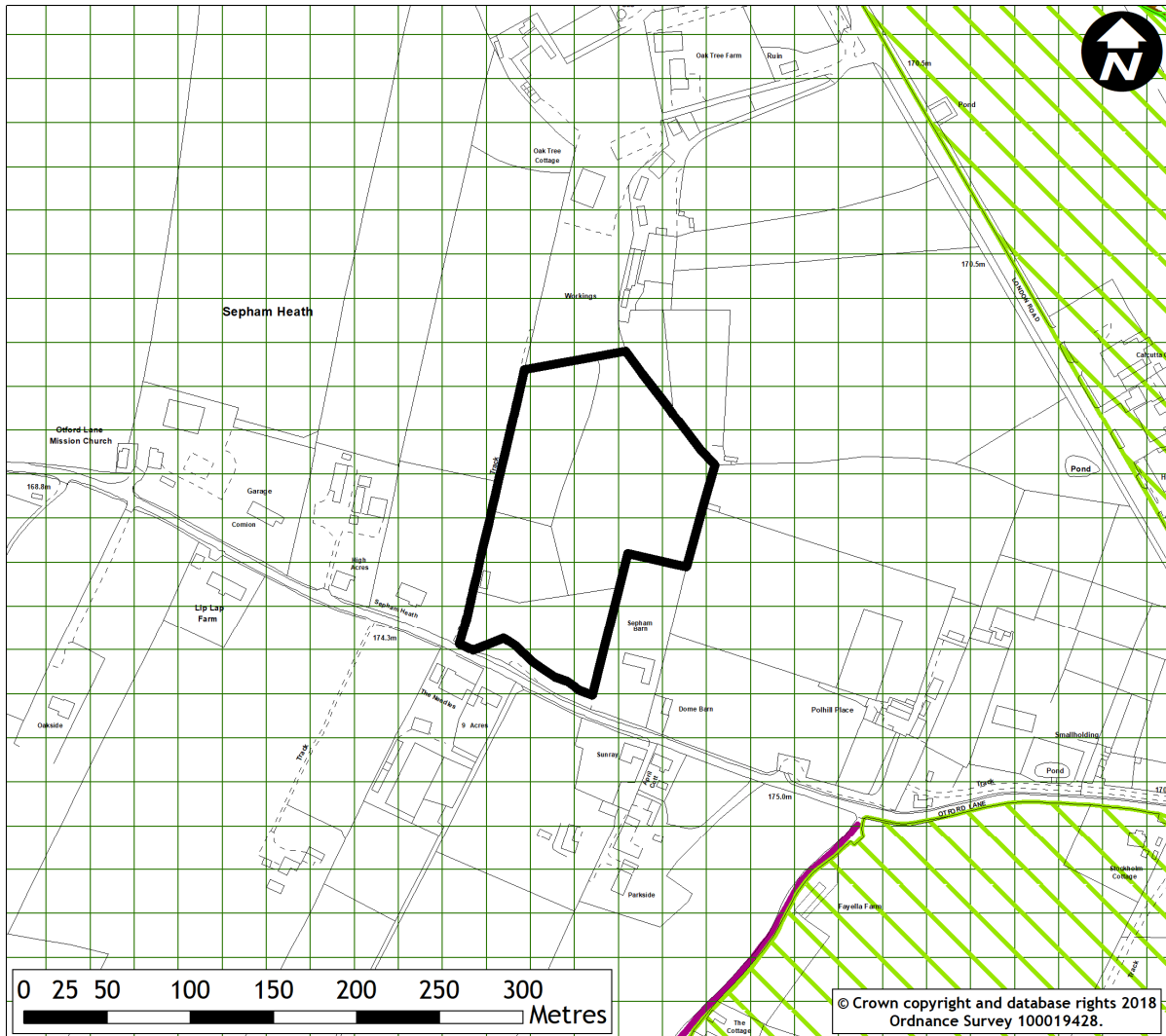
HO300 - LAND WEST OF 172 MAIN ROAD, SUNDRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO300
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?	Woodland
Access requirements	Main Road
Green Belt strength & boundary issues	Strong - Adjacent to Sundridge urban confines (considered with HO311)
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	Flood, conservation area, registered park and garden
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 Flood Risk Zone 2 and 3 Conservation Area – Sundridge Registered Park/Garden – Combe Bank Listed Building – Combe Bank Lodge Kent Downs AONB AQMA School
Land Use	
Developable area (ha)	2.72
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

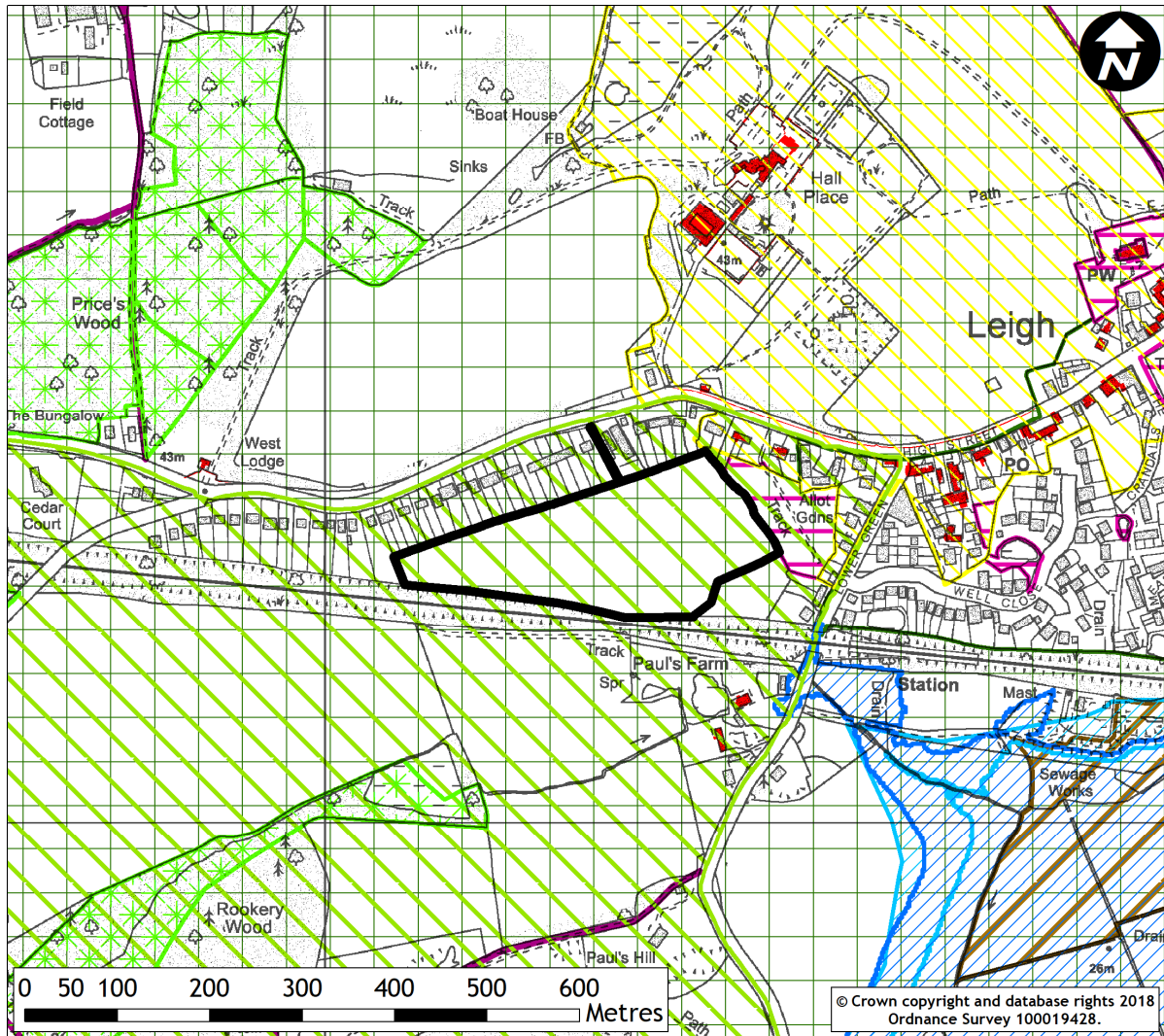
HO301 - LAND NORTH OF OTFORD LANE, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO301
SHELAA category	5
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 field
Access requirements	Otford Lane
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	Not close to or connected to any village or town.
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)	1.87
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

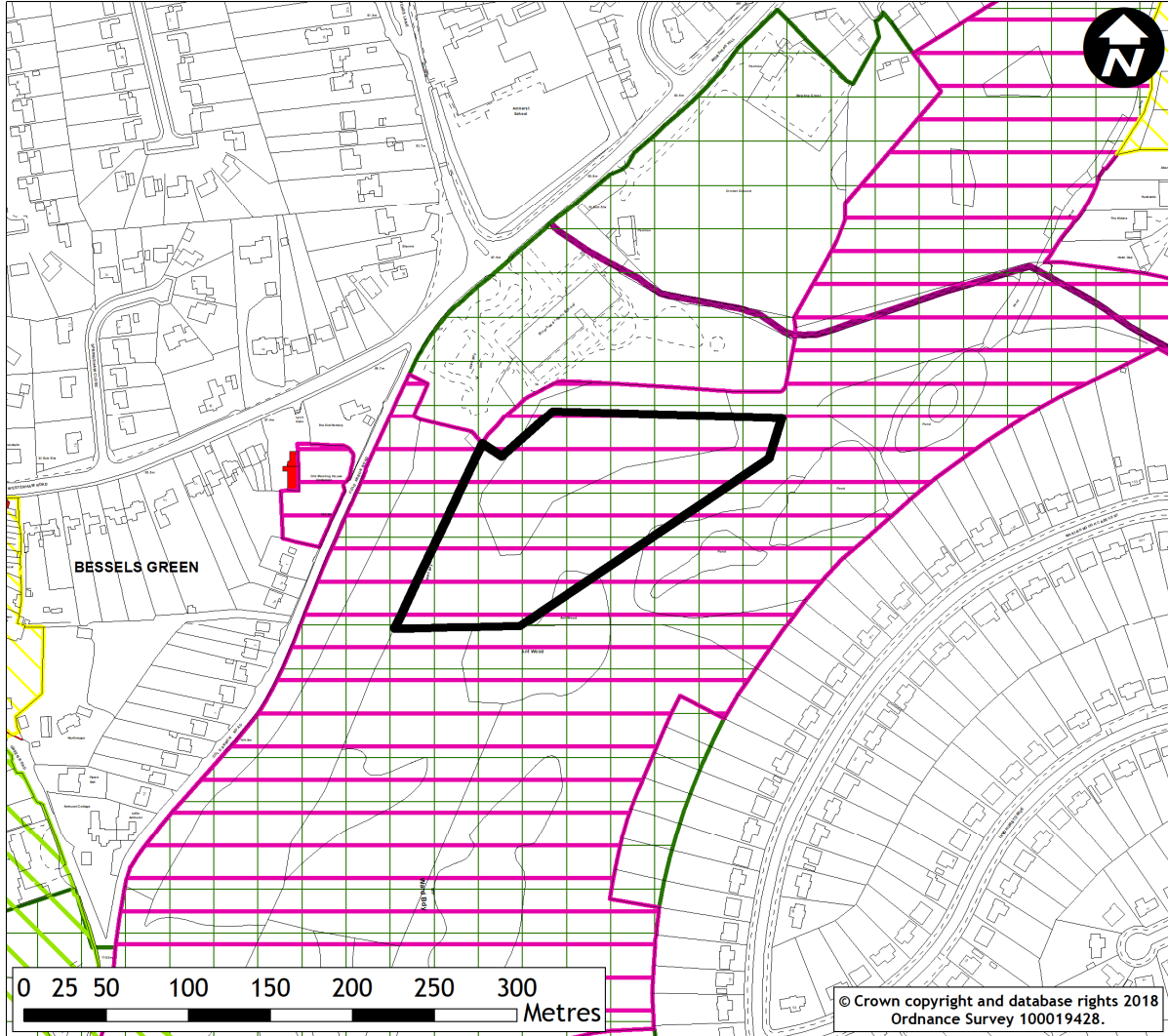
HO302 - LAND SOUTH OF PENSURST ROAD AND WEST OF THE ALLOTMENTS, LEIGH



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO302
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	126- 168 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
Access requirements	No suitable access identified
Green Belt strength & boundary issues	Green belt strength: strong Weak performing green belt RA5. Adjacent to Leigh urban confines
Viability issues	None identified
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	Conservation area High Weald AONB School Bus stop Town/local centre
Land Use	
Developable area (ha)	4.2
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

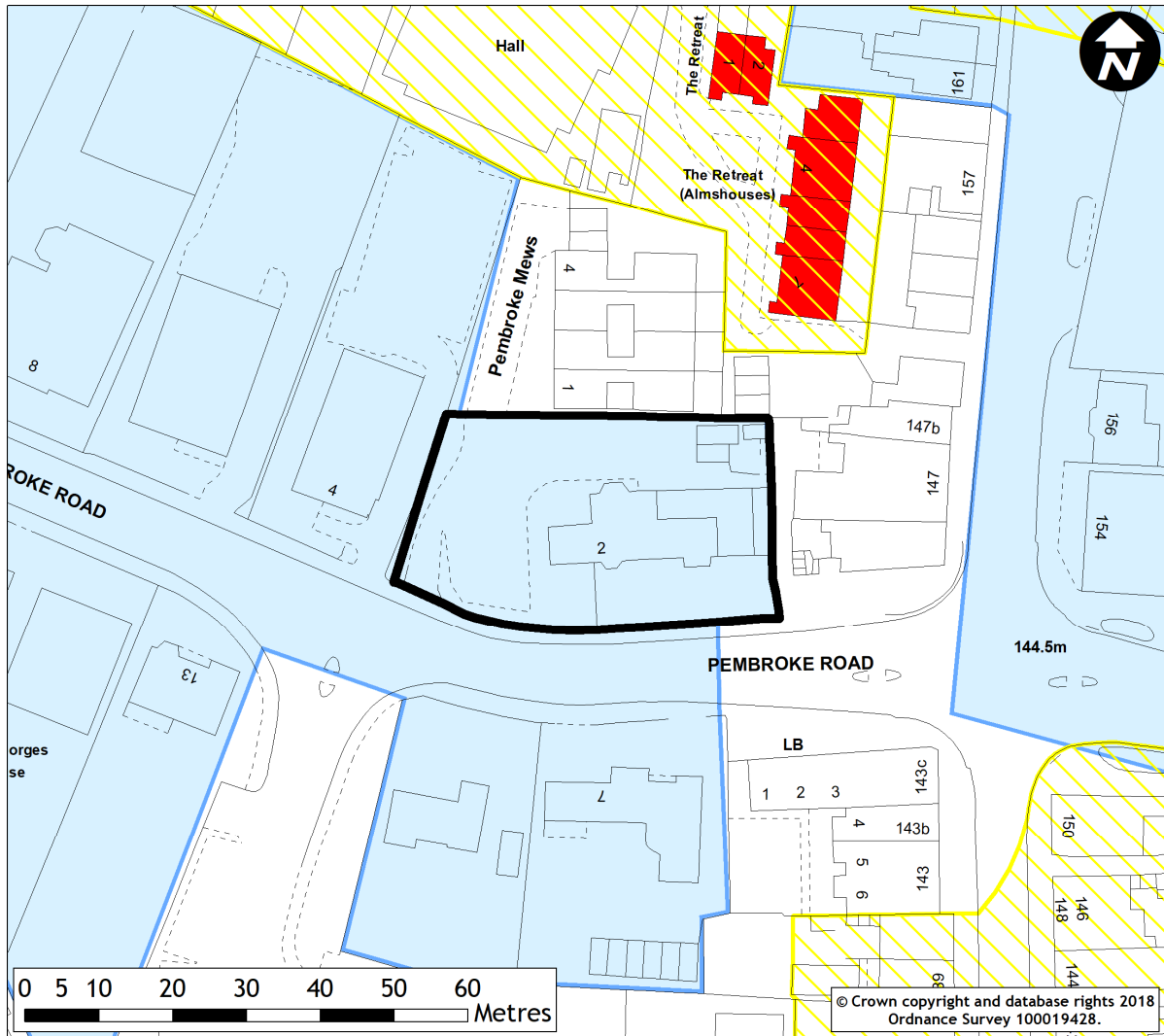
HO304 - LAND SOUTH OF RIVERHEAD INFANTS SCHOOL, WORSHIPS HILL, RIVERHEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO304
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	Currently access is through Riverhead Infants School which is not feasible for development. Access to Cold Arbour Road needs to be negotiated with 1 of 2 property owners west of site.
Green Belt strength & boundary issues	Strong - 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	Designated open space. No indication of how the loss will be mitigated.
Deliverability summary	Red – due to no evidenced infrastructure benefits, moderate/strongly performing green belt, identified open space and ecology issues.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits, moderate/strongly performing green belt, identified open space and ecology issues.
Key messages from SA	High Biodiversity Health Centre
Land Use	
Developable area (ha)	1.73
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

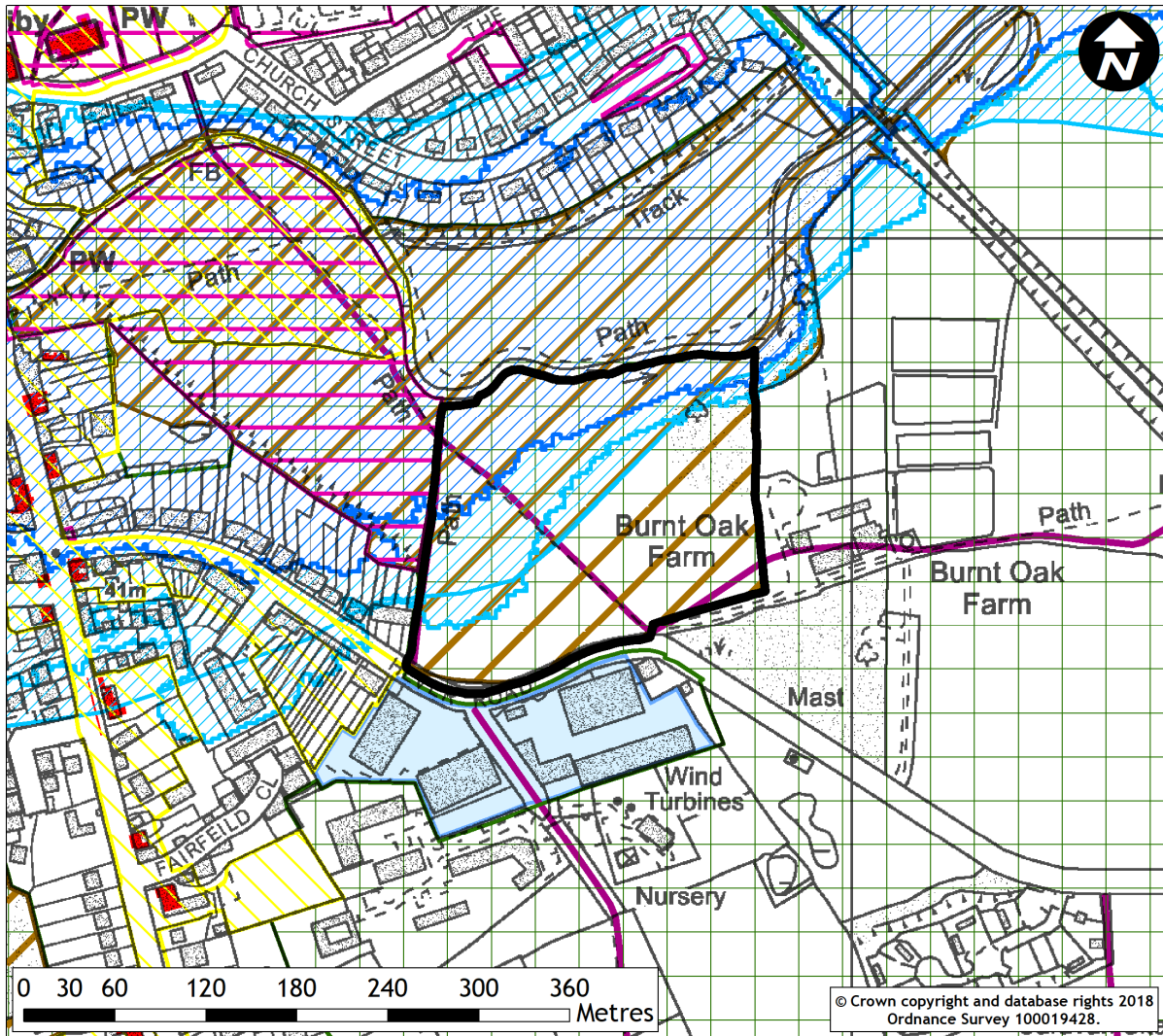
HO306 - 2 PEMBROKE ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO306
SHELAA category	1
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	40-50 DPH
When will development be delivered?	Not considered available for housing development as contrary to policy.
Will an existing use be lost? If yes, what?	Offices and associated car parking.
Access requirements	Existing access
Green Belt strength & boundary issues	N/A
Viability issues	No constraints that could render the site financially unviable have been identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	The site is currently allocated for employment (office) use. The loss of this use is therefore not supported and would need to be clearly demonstrated.
Deliverability summary	Red – allocated employment site (Policy SP8).

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red– allocated employment site (Policy SP8).
Key messages from SA	AQMA
Land Use	
Developable area (ha)	0.13
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

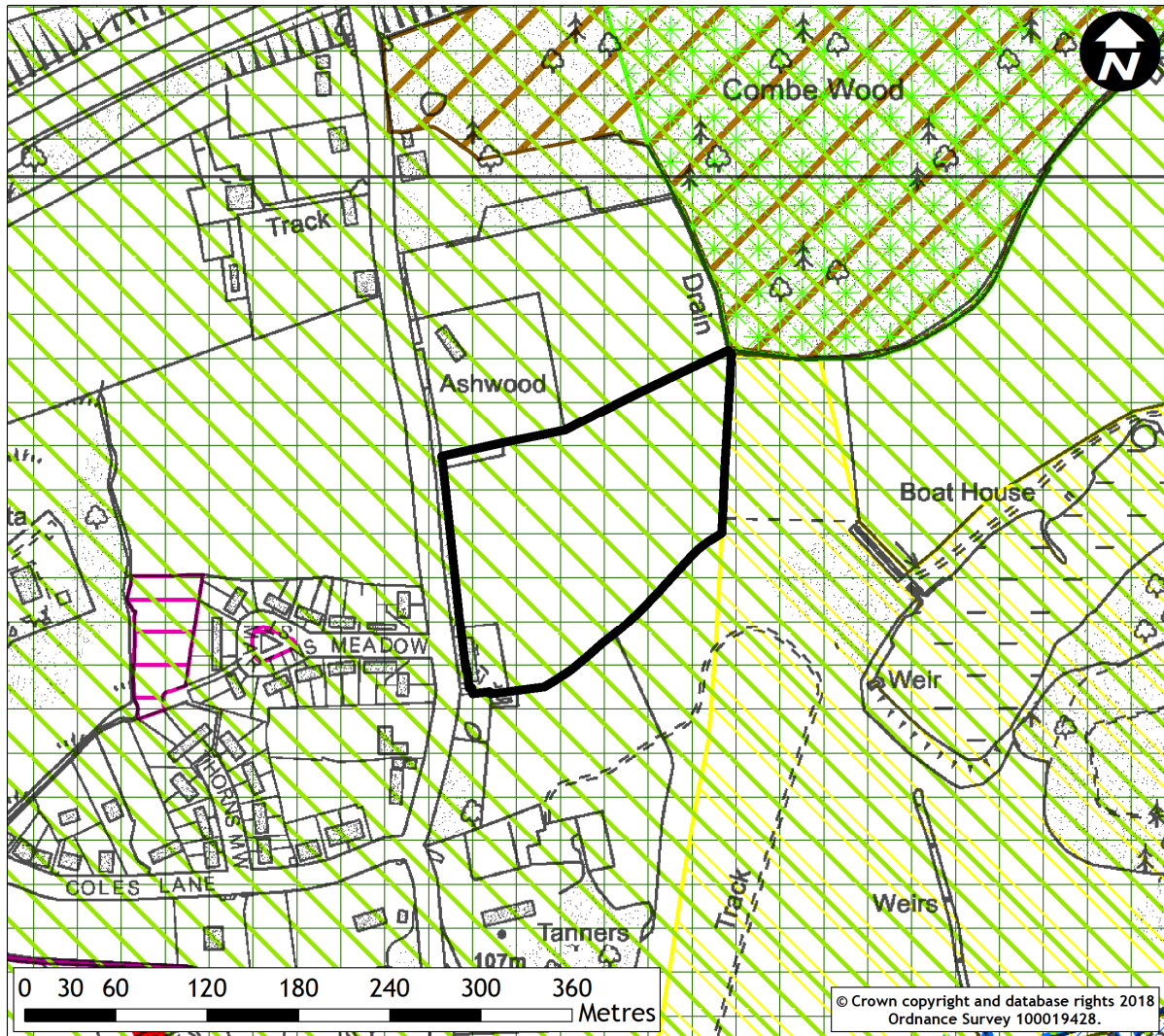
HO308 - LAND ADJACENT TO 57 HEVER ROAD, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO308
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?	Grassland
Access requirements	Hever 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	Local Wildlife Site and flooding issues
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 – Edenbridge School Health centre Bus Stop
Land Use	
Developable area (ha)	3.99
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

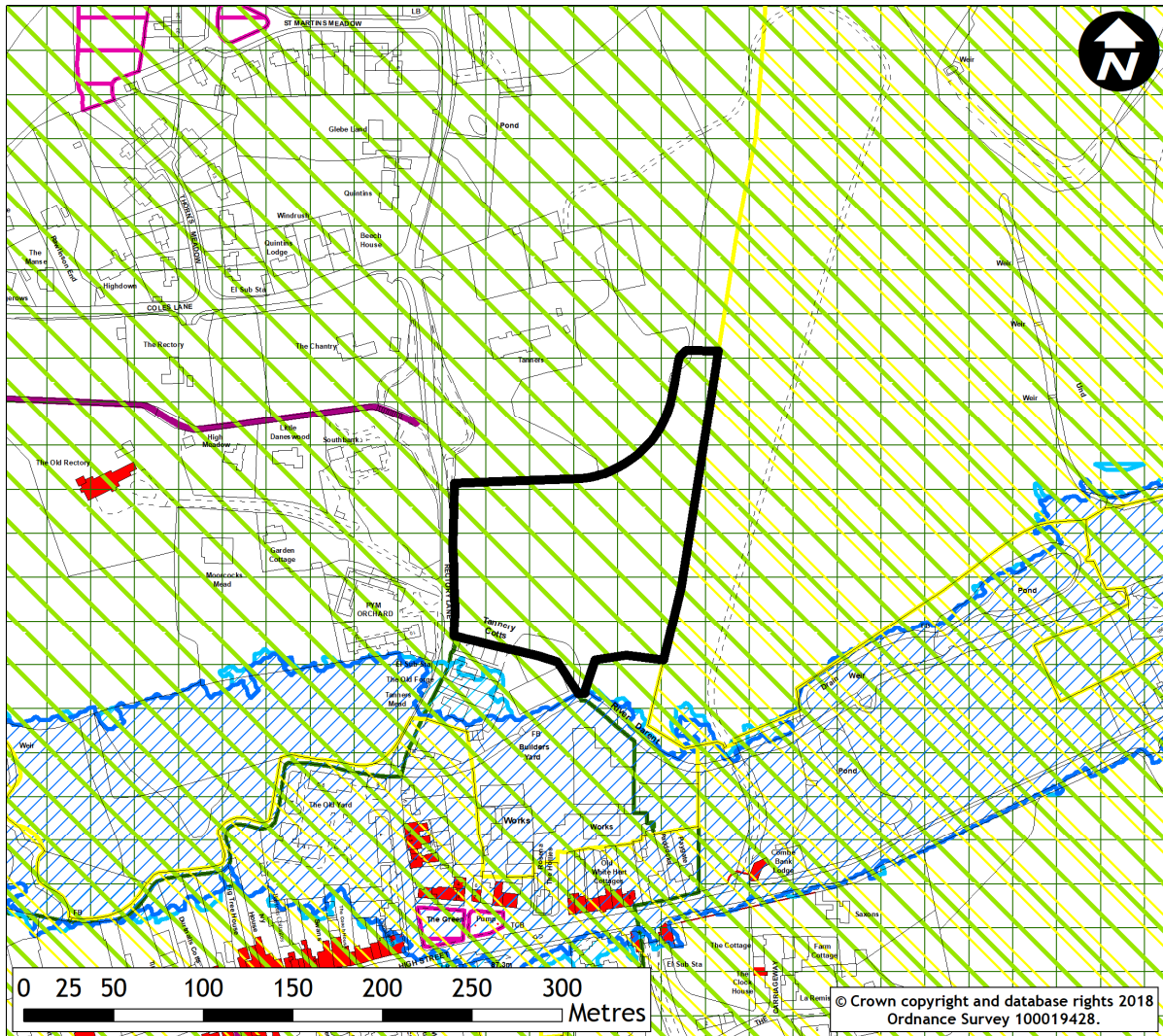
H0309 - LAND SOUTH OF ASHWOOD, BRASTED HILL ROAD, BRASTED



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO309
SHELAA category	5
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?	Grazing land with locally designated historic park and garden
Access requirements	Brasted Hill 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	AONB and Green Belt, site located adjacent to conservation area, site also falls within the Kent Compendium of Historic Parks and Gardens (Tanners).
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 – Sundridge Adjoining Registered Park/Garden – Combe Bank Kent Downs AONB School Health Centre Bus Stop
Land Use	
Developable area (ha)	2.67
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

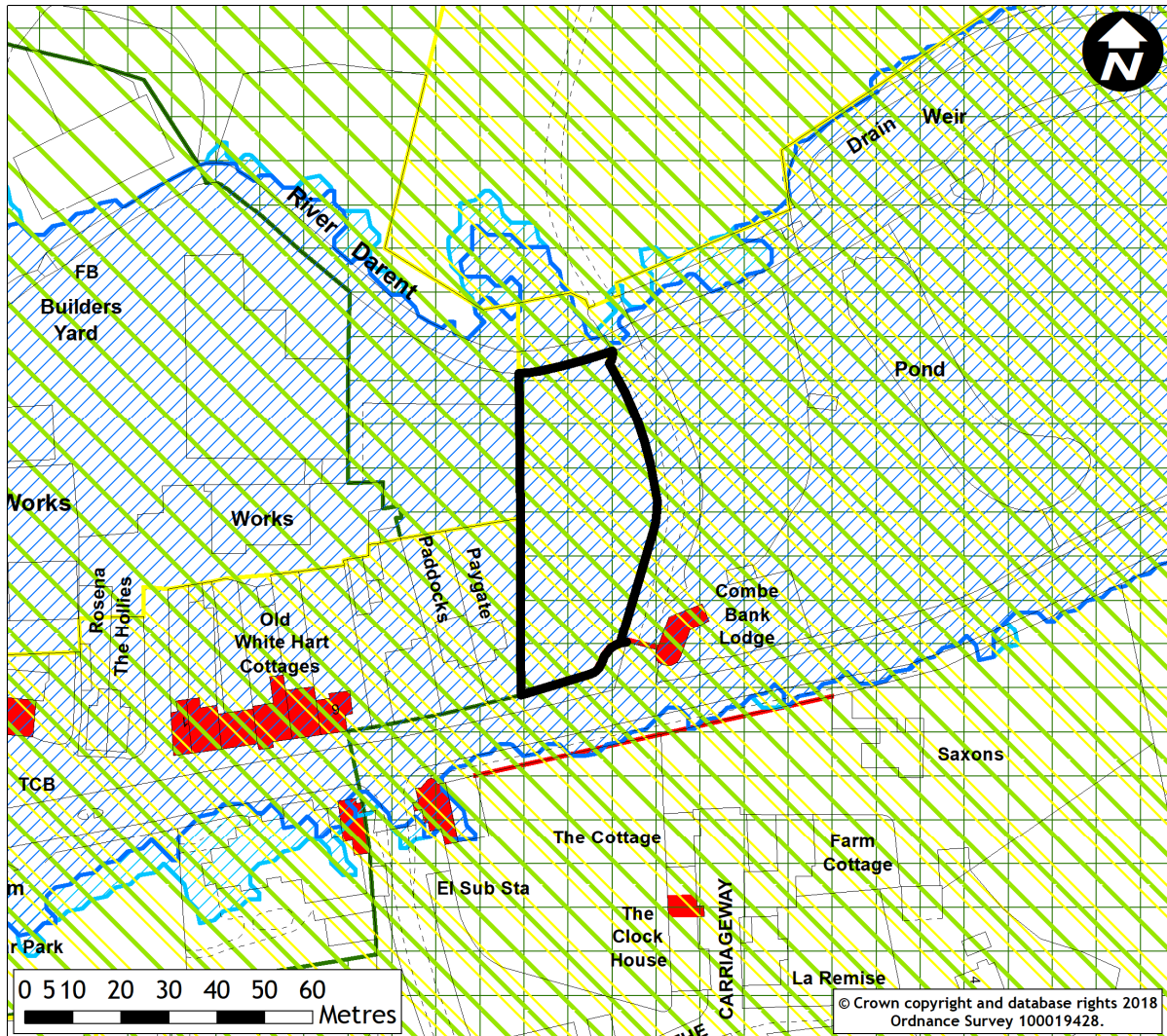
HO310 - LAND SOUTH OF TANNERS, RECTORY LANE, BRASTED



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO310
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?	Park Land
Access requirements	Access issues
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	Adjacent to registered park and garden. Within Locally registered historic park and garden.
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 – Sundridge Registered Park/Garden – Combe Bank Kent Downs AONB School
Land Use	
Developable area (ha)	1.47
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

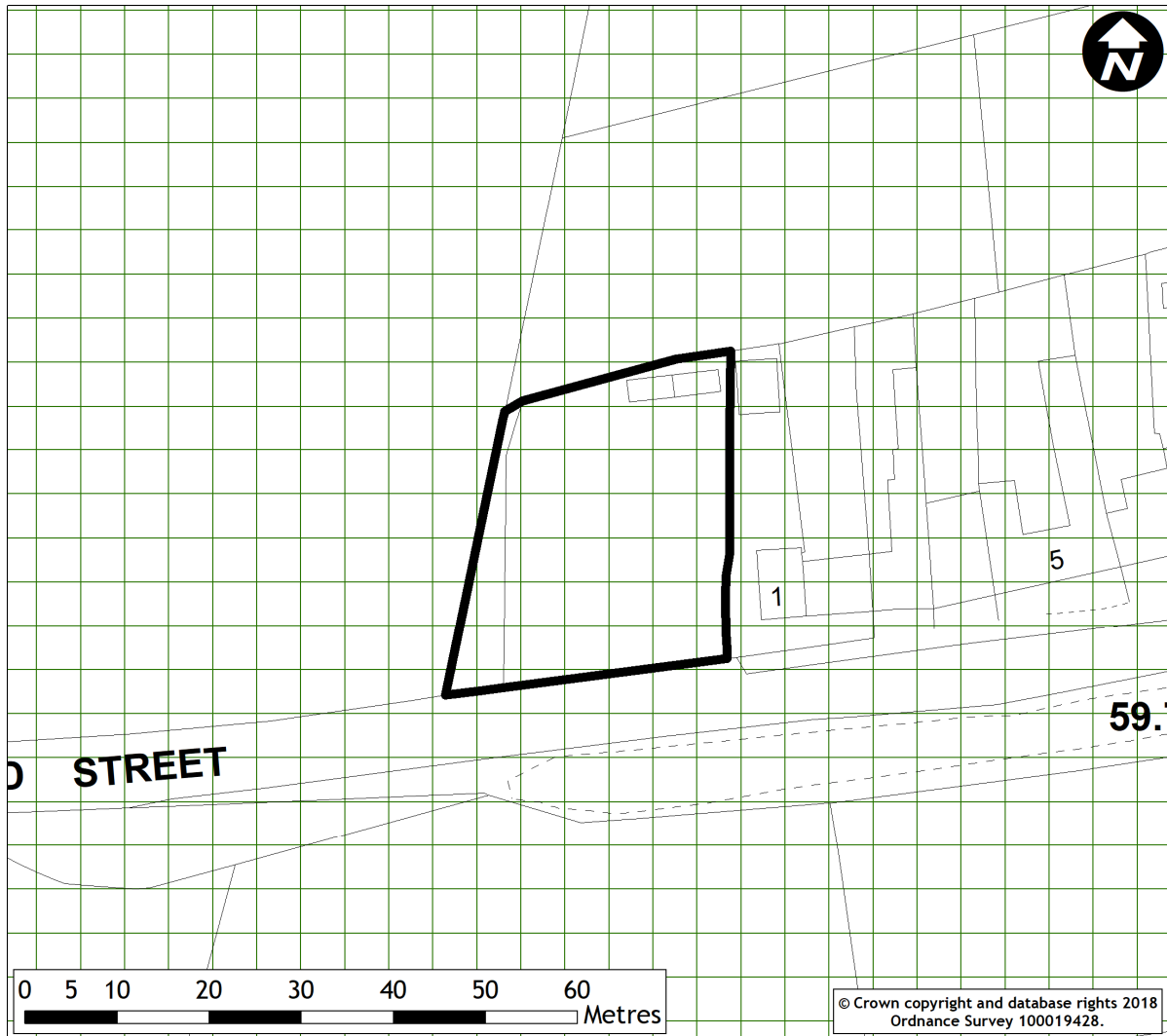
HO311 - LAND BETWEEN PAYGATE AND COMBE BANK LODGE, HIGH STREET, BRASTED



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO311
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?	Woodland
Access requirements	High street Brasted
Green Belt strength & boundary issues	Strong - Adjacent to Brasted 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	Registered Park and Garden. Flooding issues.
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 Flood Risk Zone 2 and 3 Conservation Area – Brasted High Street Registered Park/Garden – Combe Bank Listed Building Kent Downs AONB AQMA School
Land Use	
Developable area (ha)	0.16
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

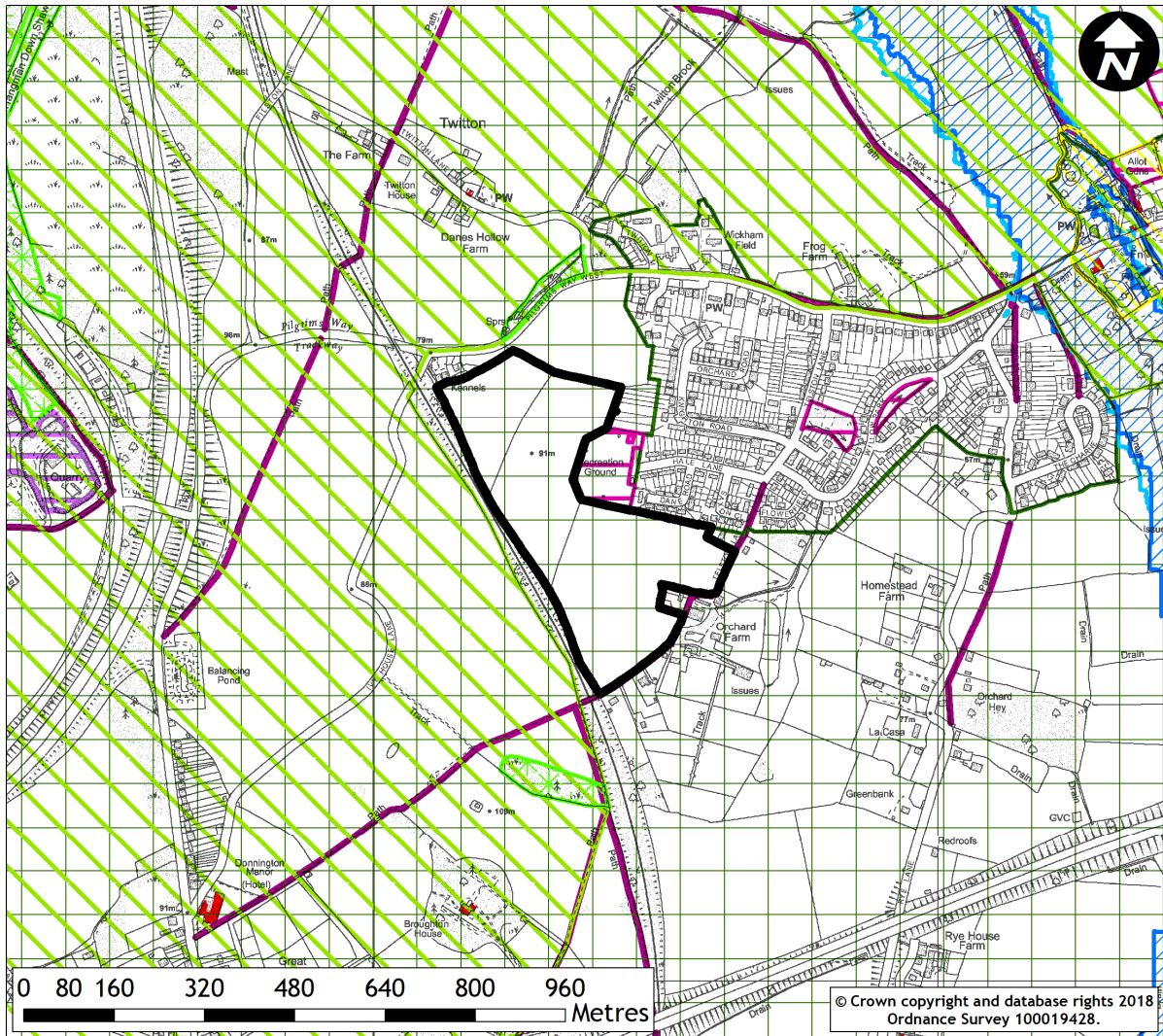
HO312 - LAND WEST OF 1 WOOD STREET, SWANLEY VILLAGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO312
SHELAA category	5
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?	Scrubland and small outbuilding
Access requirements	Wood Street
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	Rural location
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)	0.09
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

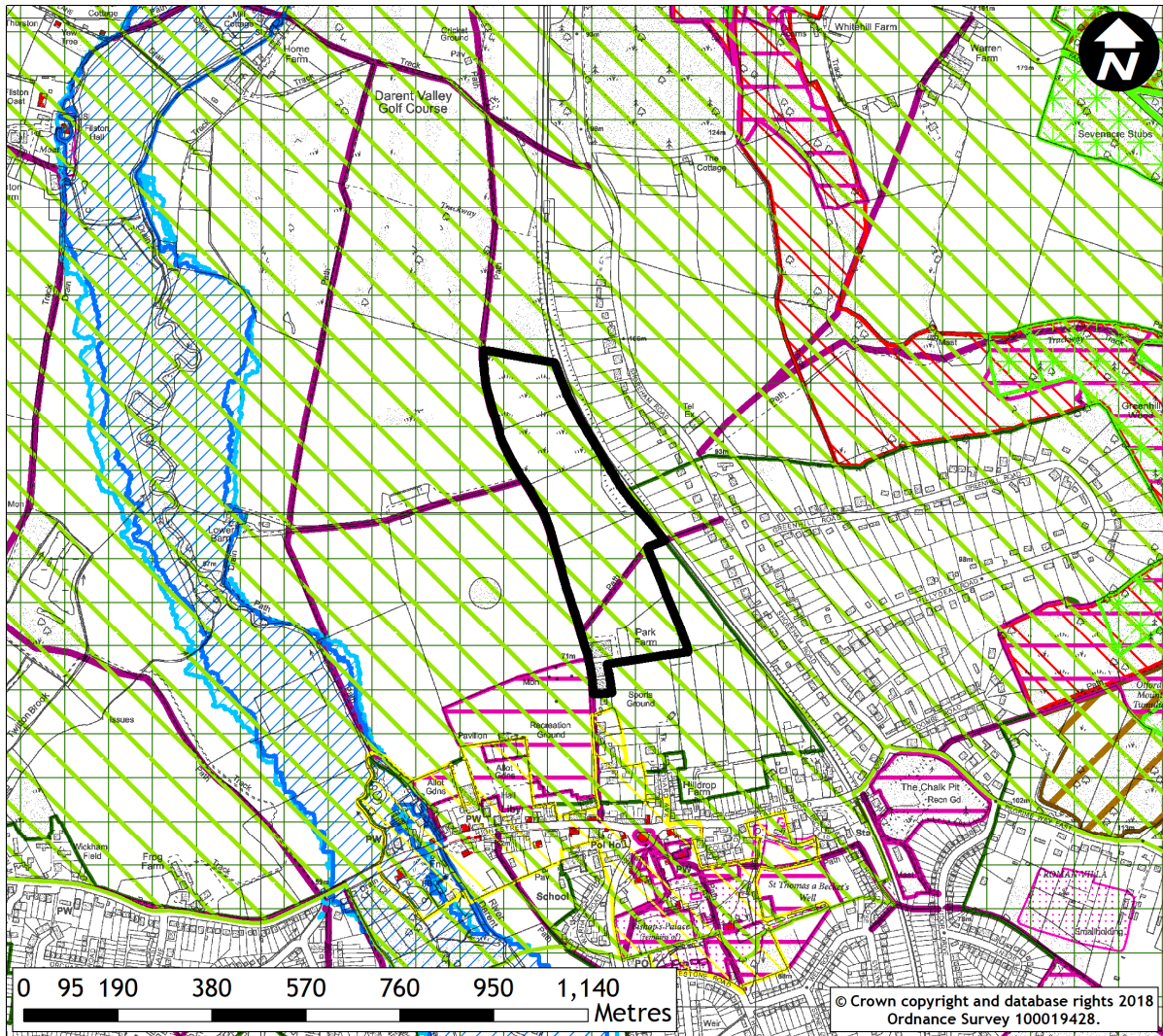
HO313 - LAND BETWEEN PILGRIMS WAY AND TELSTON LANE, OTFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO313
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	Single track lane not suitable for large scale development. Would need additional access with third party involvement.
Green Belt strength & boundary issues	Strong - Adjacent to Otford 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	Impact on landscape character.
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 Town/Local Centre
Land Use	
Developable area (ha)	13.29
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

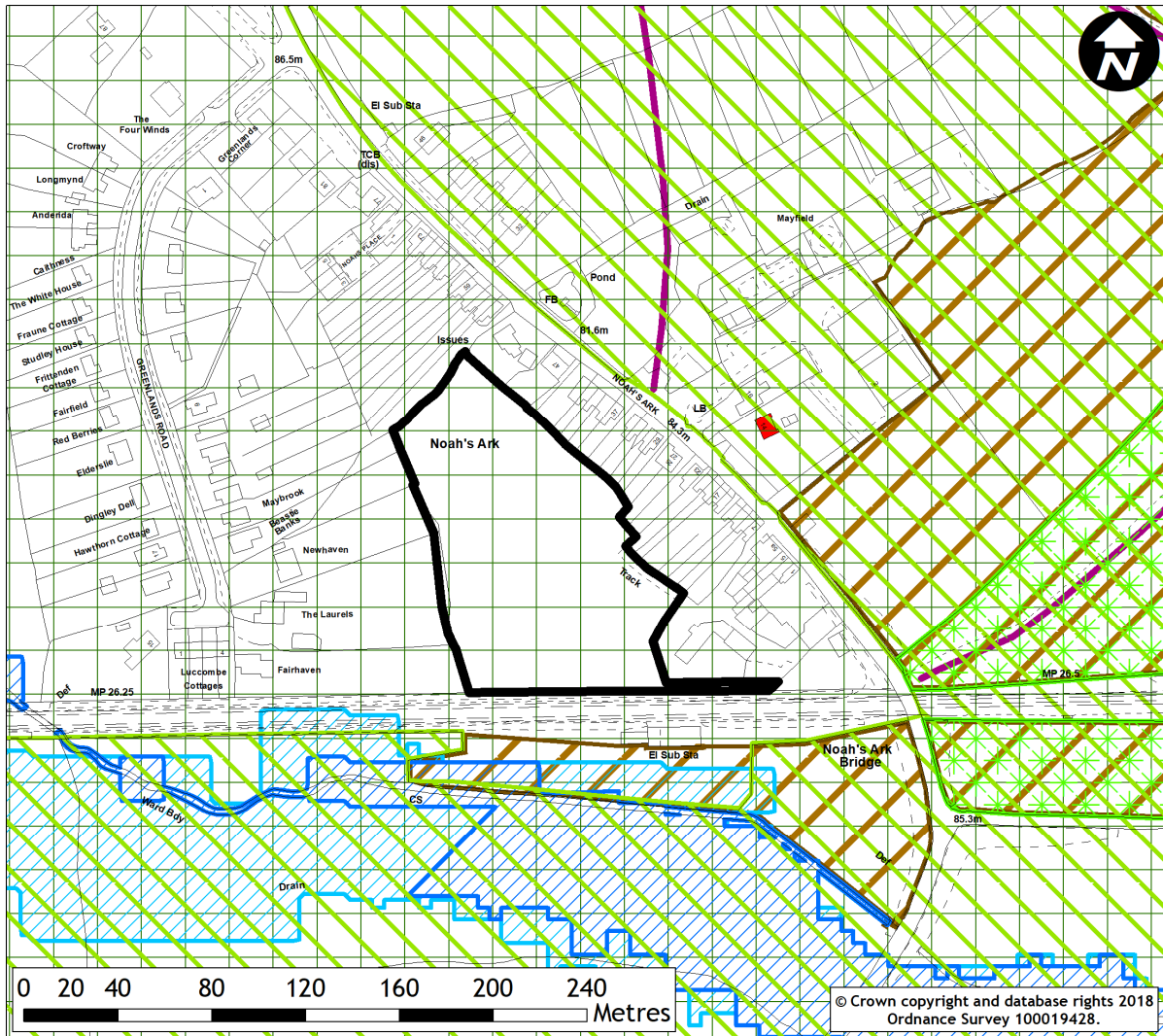
H0316 - LAND NORTH OF PARK FARM LODGE, HIGH STREET, OTFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO316
SHELAA category	3
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?	Equestrian
Access requirements	Access issues
Green Belt strength & boundary issues	Green belt strength: Strong The site is located adjacent to Otford 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 Grade 1 or 2 agricultural land Bus stop
Land Use	
Developable area (ha)	11.69
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

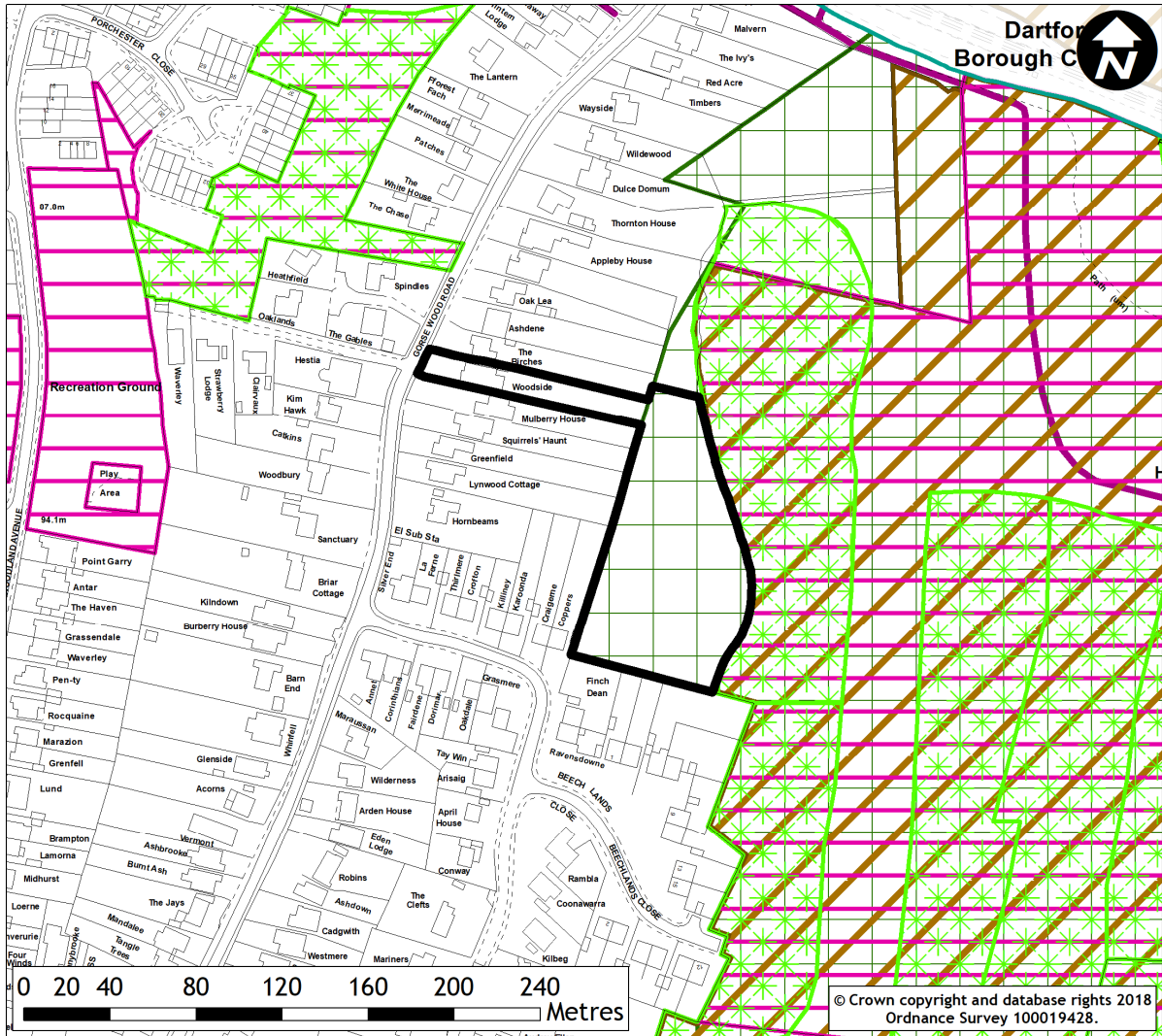
HO318 - LAND SOUTH OF NOAH'S ARK, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO318
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	0
Density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural fields and scrubland
Access requirements	Access issues
Green Belt strength & boundary issues	Strength: Moderate Weak performing green belt RA21.
Viability issues	Potential issues due to access
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Adjacent to railway line
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	Schools Health Centre Bus Stop Town/ Local Centre
Land Use	
Developable area (ha)	1.09
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan

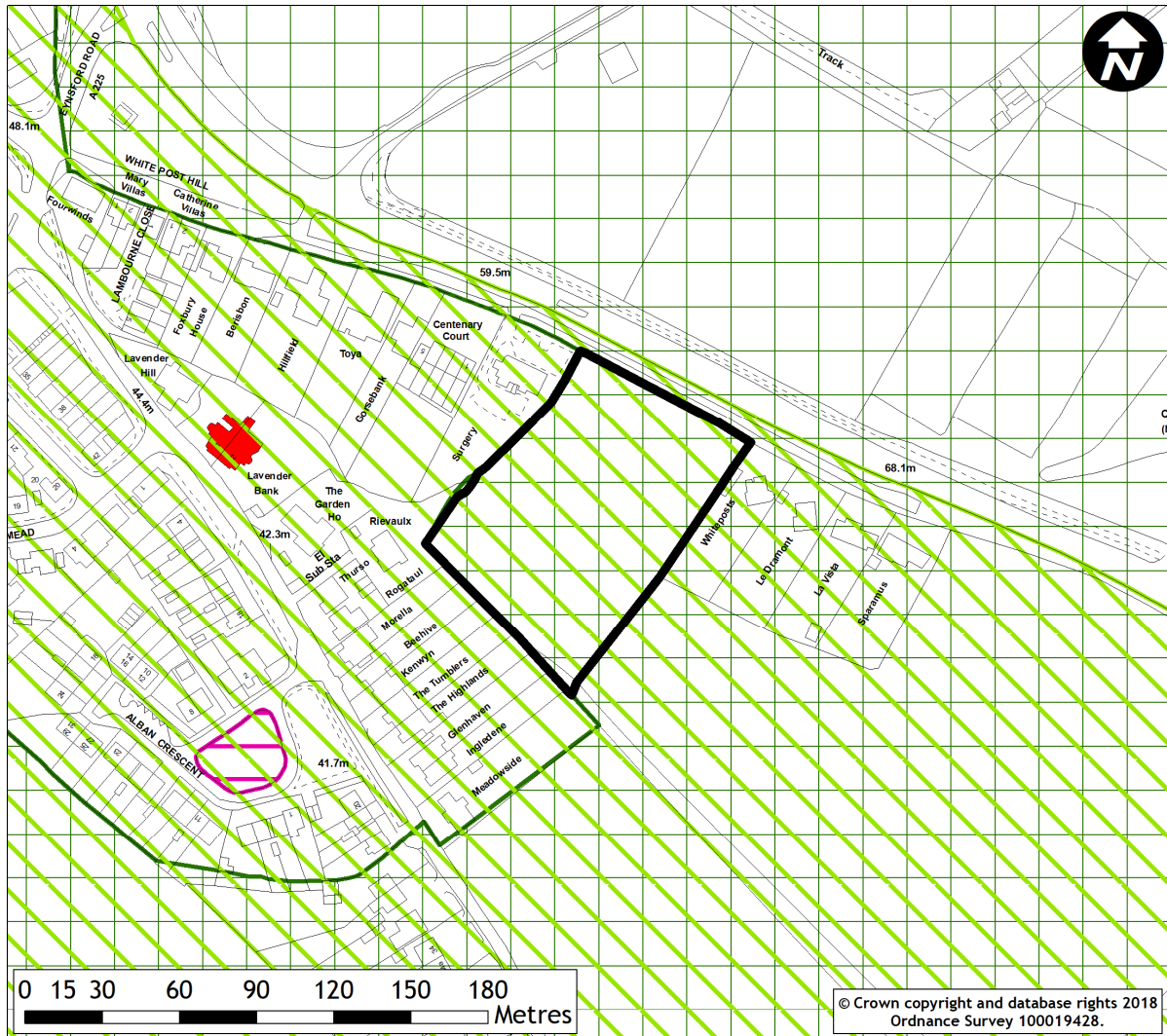
H0319 –WOODSIDE AND LAND TO THE REAR, GORSEWOOD ROAD, HARTLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO319
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	26-34 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Dwelling and garden
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	Adjacent to ancient woodland and a local wildlife site. A recommended 20m buffer would need to be included and therefore the site area is reduced and becomes difficult to develop.
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	School Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	0.87
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

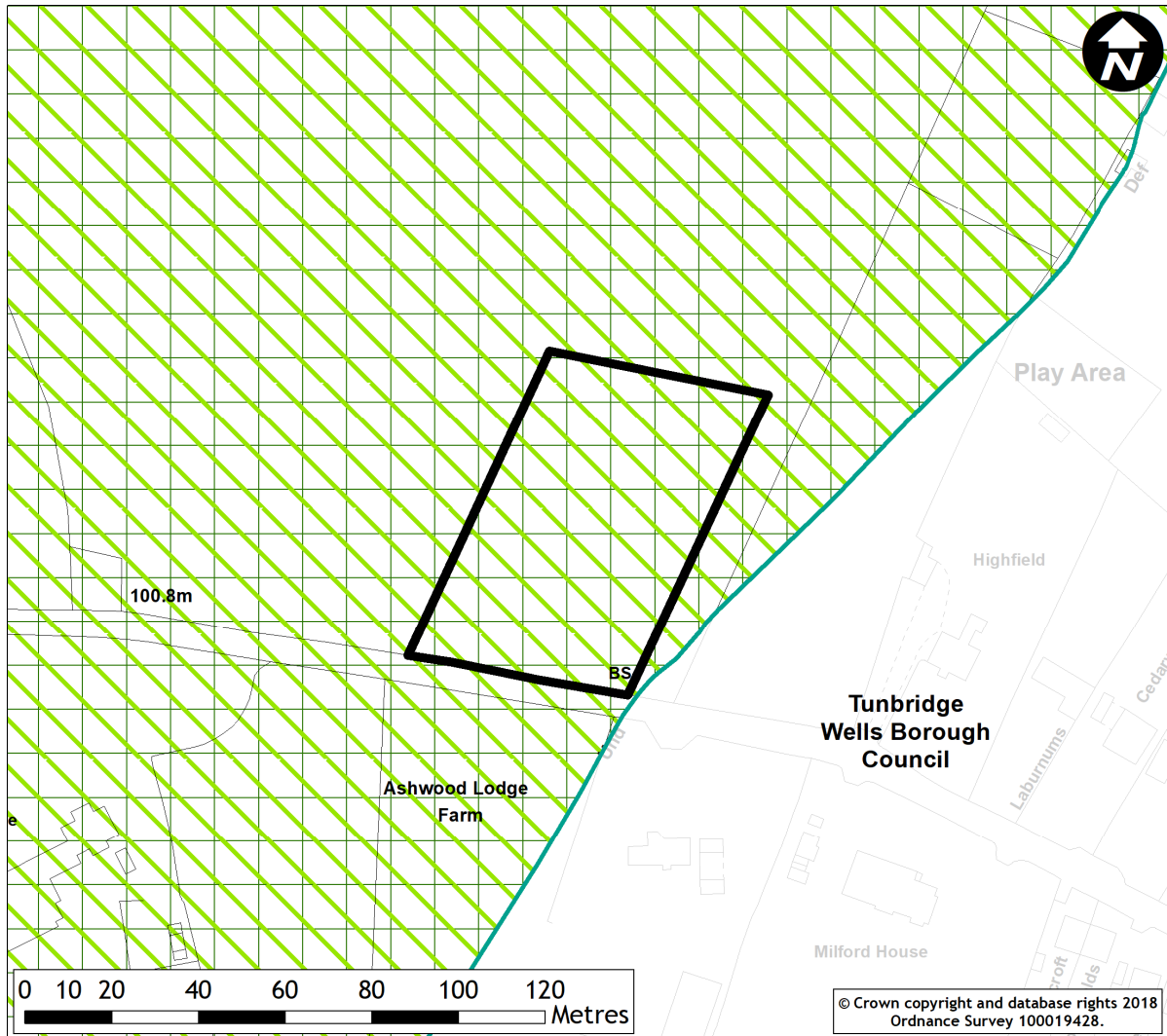
H0321 - LAND EAST OF BRAESIDE SURGERY, GORSE HILL, FARNINGHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO321
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	Access from busy road
Green Belt strength & boundary issues	Strong - Adjacent to Farningham 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	AONB. Development will have a detrimental impact on local character and the wider Darent Valley as the site slopes.
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 Zone 1 SPZ School Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.84
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

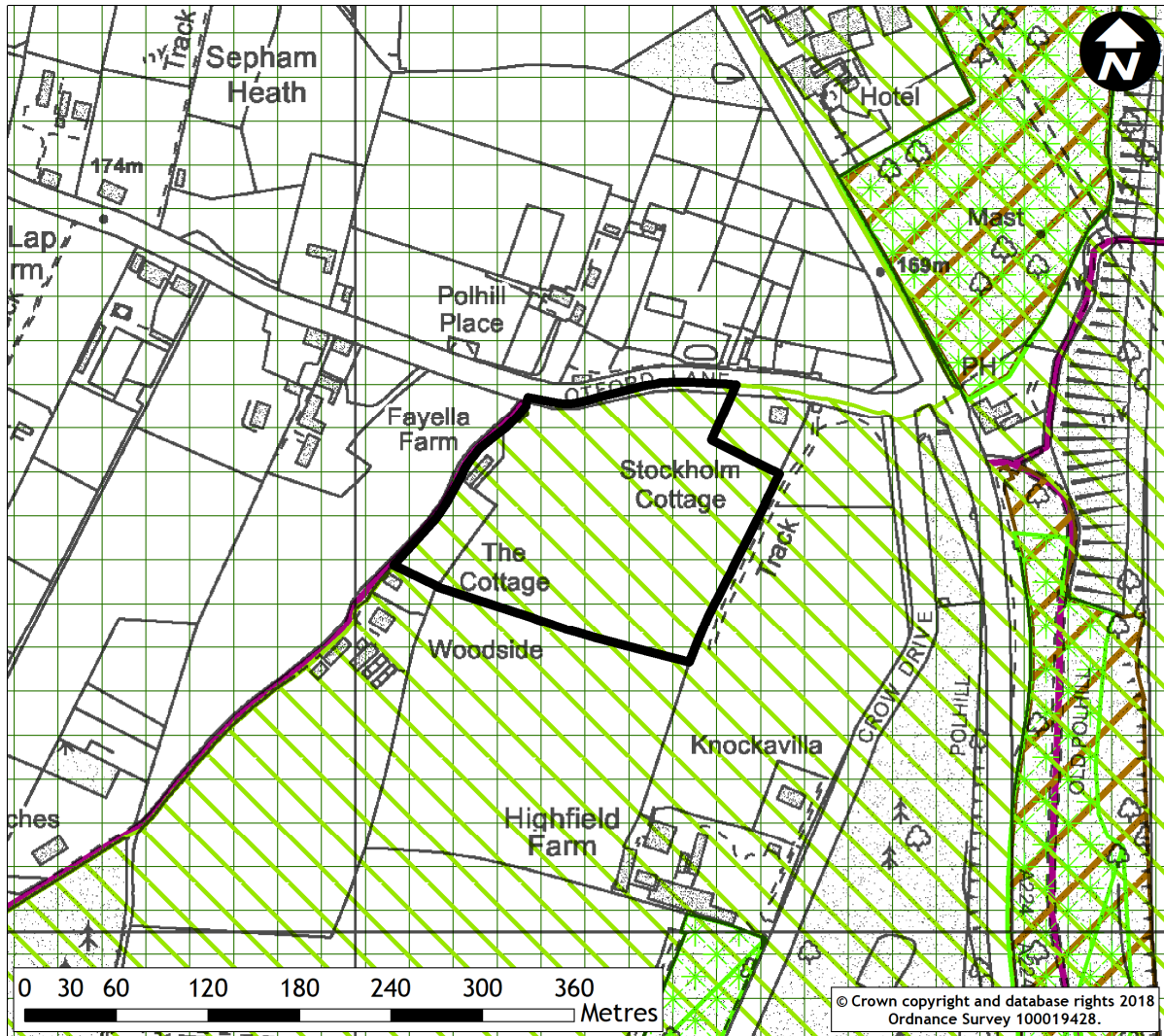
HO322 - LAND OPPOSITE ASHWOOD LODGE FARM, PENSURST ROAD, POUNDSBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO322
SHELAA category	5
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 field
Access requirements	No issues
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	Rural location. 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	High Weald AONB Tier 5 Settlement Hierarchy School Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.39
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

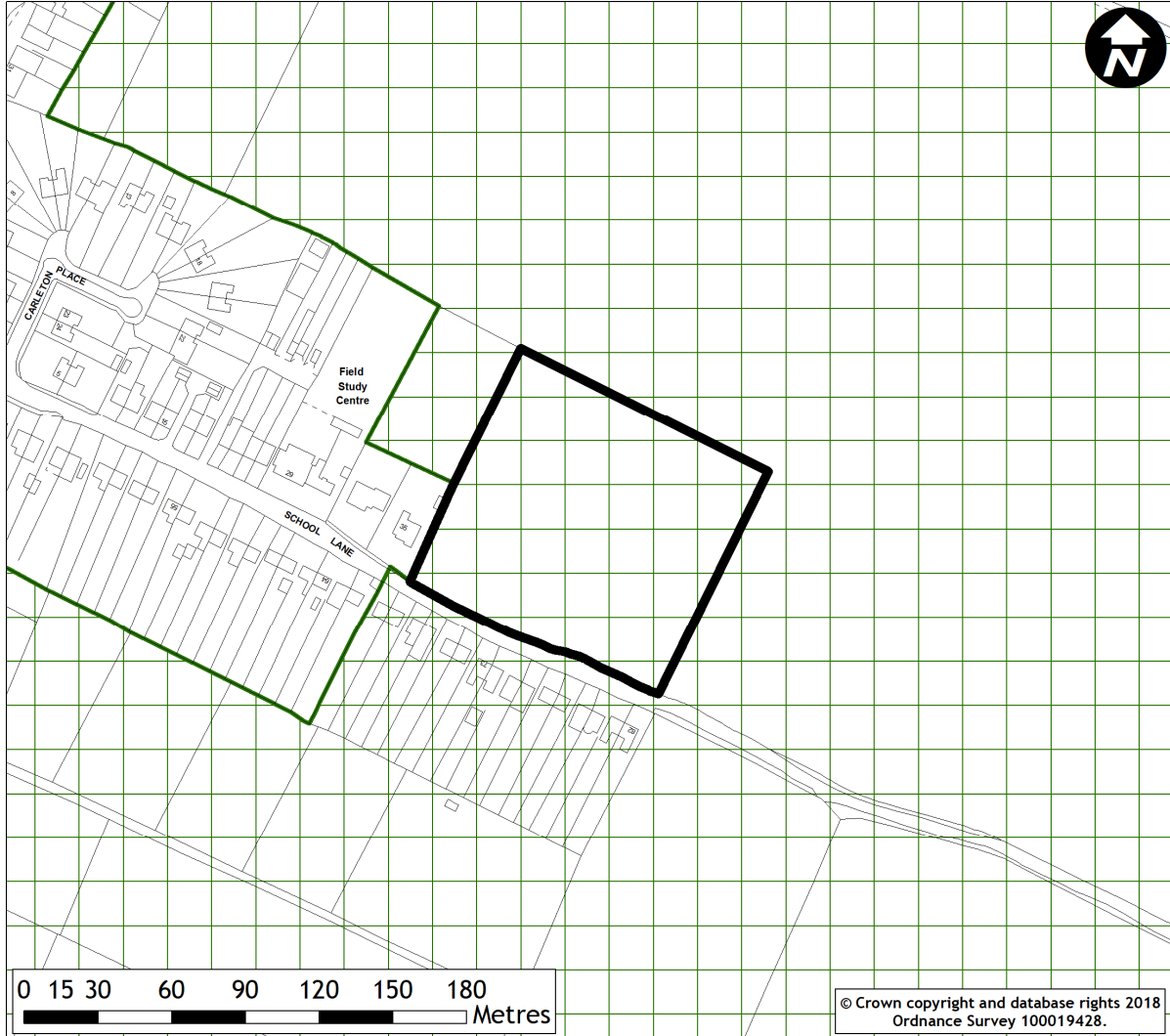
HO323 - LAND SOUTH OF OTFORD LANE, HALSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO323
SHELAA category	5
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 field
Access requirements	Otford Lane
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	Not close to or connected to any village or town. Within 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	Kent Downs AONB School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	2.88
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

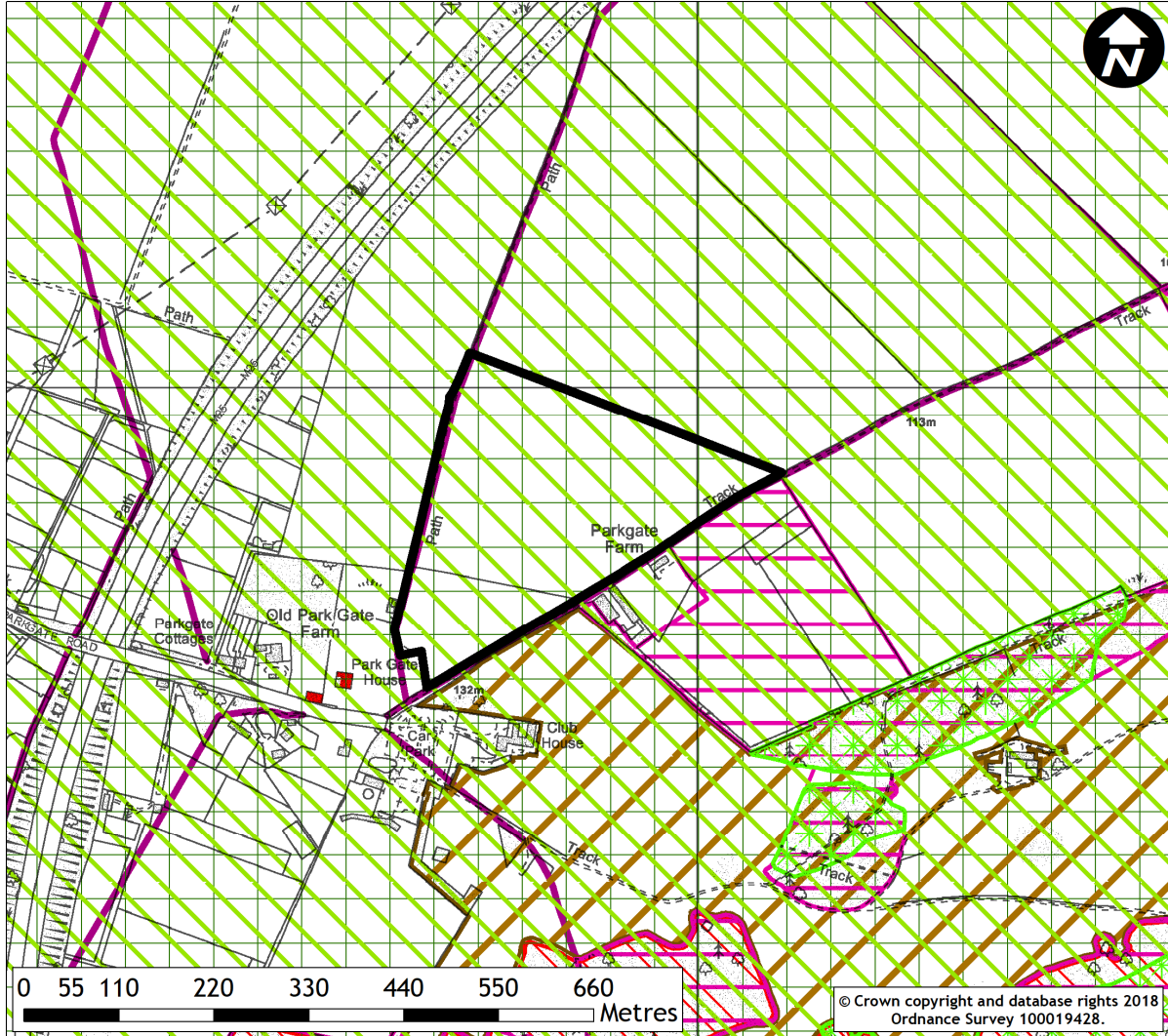
HO325 - LAND EAST OF 35 SCHOOL LANE, HORTON KIRBY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO325
SHELAA category	4
SHELAA conclusion	Deliverable
SHELAA yield	15-21
SHELAA Density	30-40dph
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Agricultural land
Access requirements	School Lane
Green Belt strength & boundary issues	Green belt strength: strong Adjacent to Farningham urban confines
Viability issues	None known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Long views across the Darent Valley. Development will have a detrimental impact on local character
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)	1.17
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

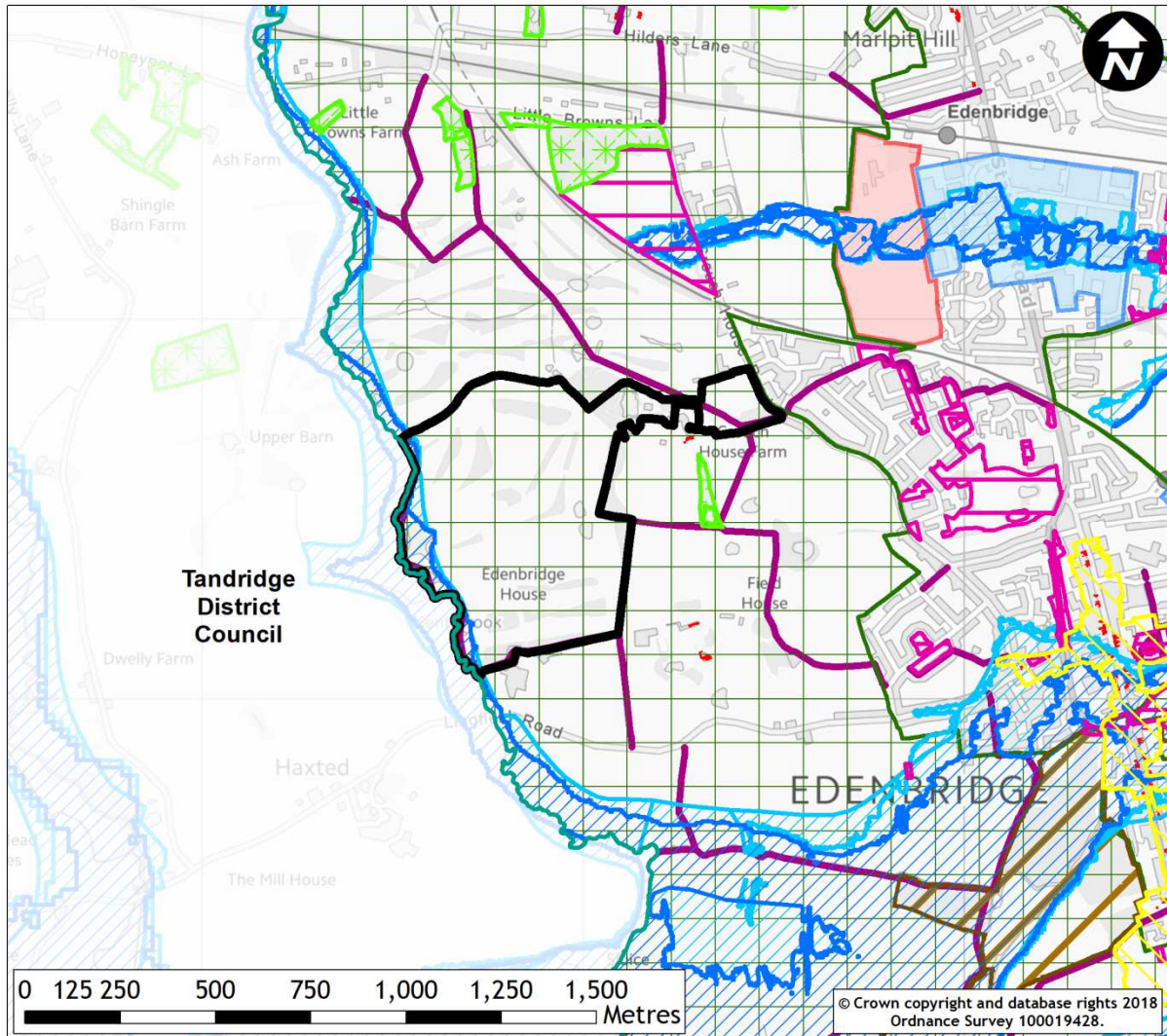
HO329 - LAND NORTH EAST OF PARKGATE HOUSE, PARK GATE ROAD, ORPINGTON



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO329
SHELAA category	5
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 fields
Access requirements	Access issues
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	Rural location. 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	Kent Downs AONB Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	8.42
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

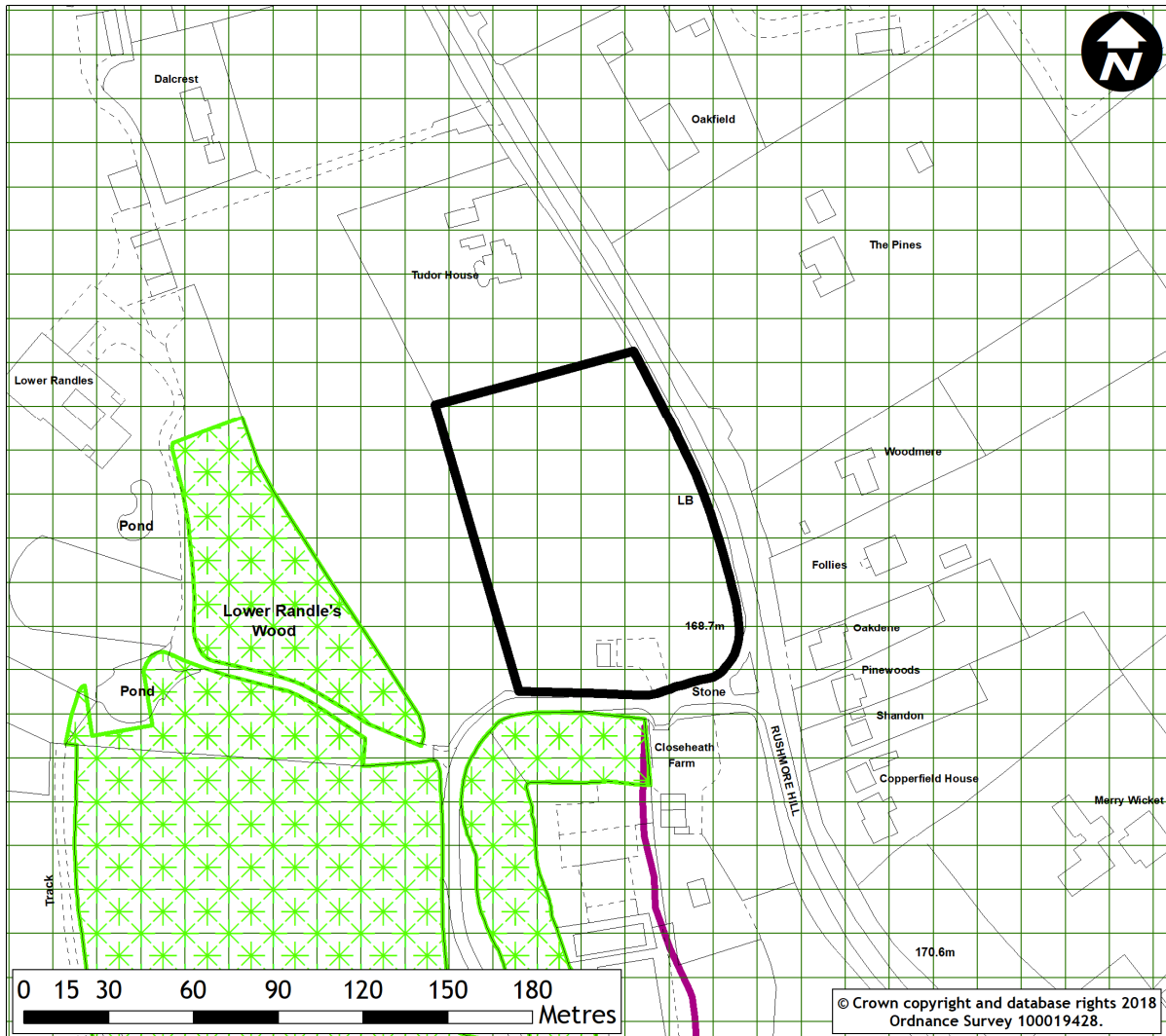
HO330 - LAND SOUTH OF THE KENT AND SURREY GOLF COURSE, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO330 / HO331
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Redundant golf course (HO330) Golf course and driving range (HO331)
Access requirements	Access could be taken from Crouch House Road however this would require significant new infrastructure. Additional access would also be required
Green Belt strength & boundary issues	Strong - Small part of the site located adjacent to settlement but the majority of the site is isolated and not well connected
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 majority of the site is isolated and not well connected to the settlement.
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 Listed Building – The Lodge (HO330) School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	101.13
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development; site

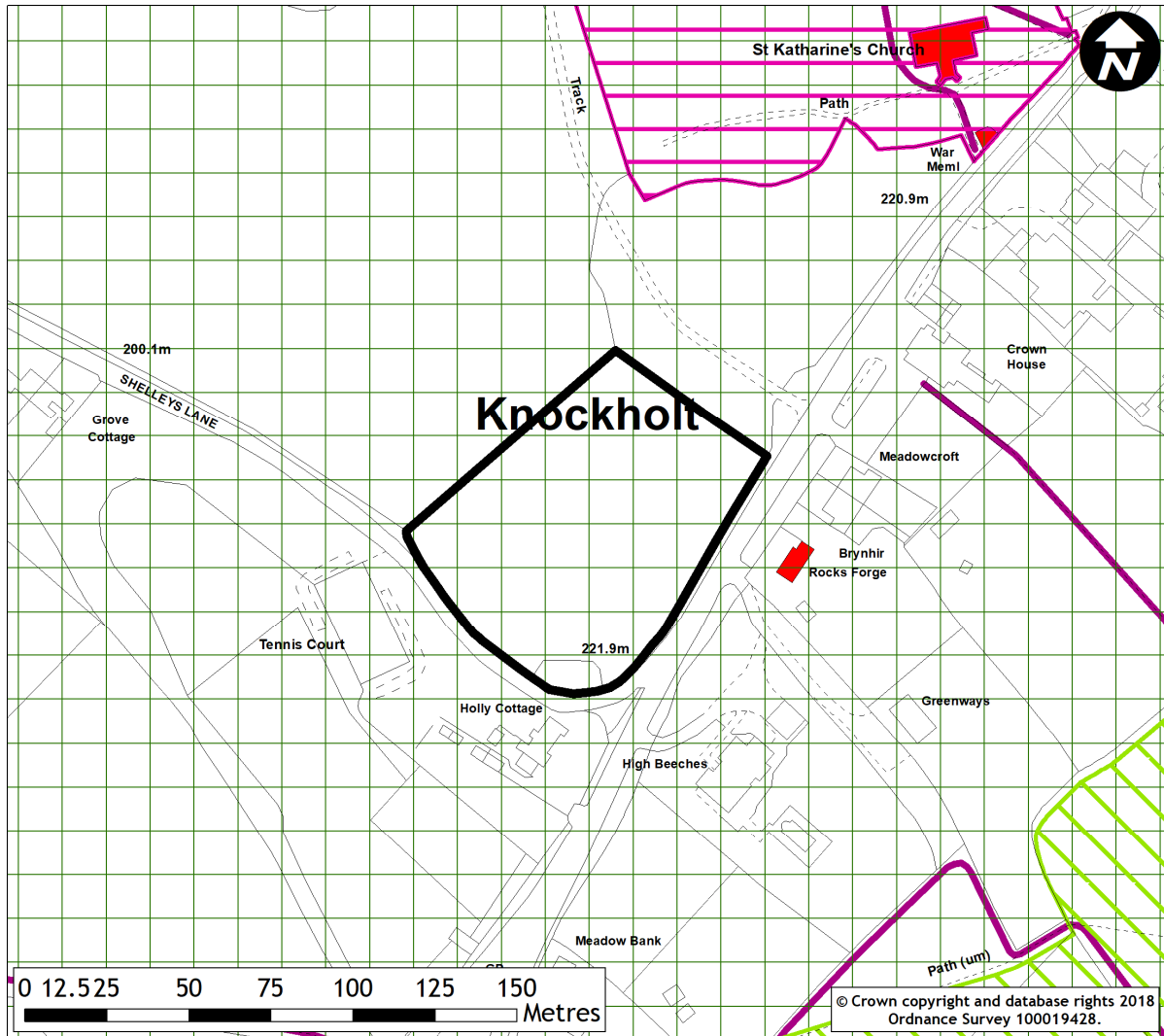
HO332 - LAND SOUTH OF TUDOR HOUSE, RUSHMORE HILL, KNOCKHOLT



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO332
SHELAA category	5
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 field and residential/agricultural building
Access requirements	Access issues
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	Rural location away from the centre of Knockholt.
Deliverability summary	Red –due to access arrangements and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red –due to access arrangements and encroachment into the countryside.
Key messages from SA	School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.92
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

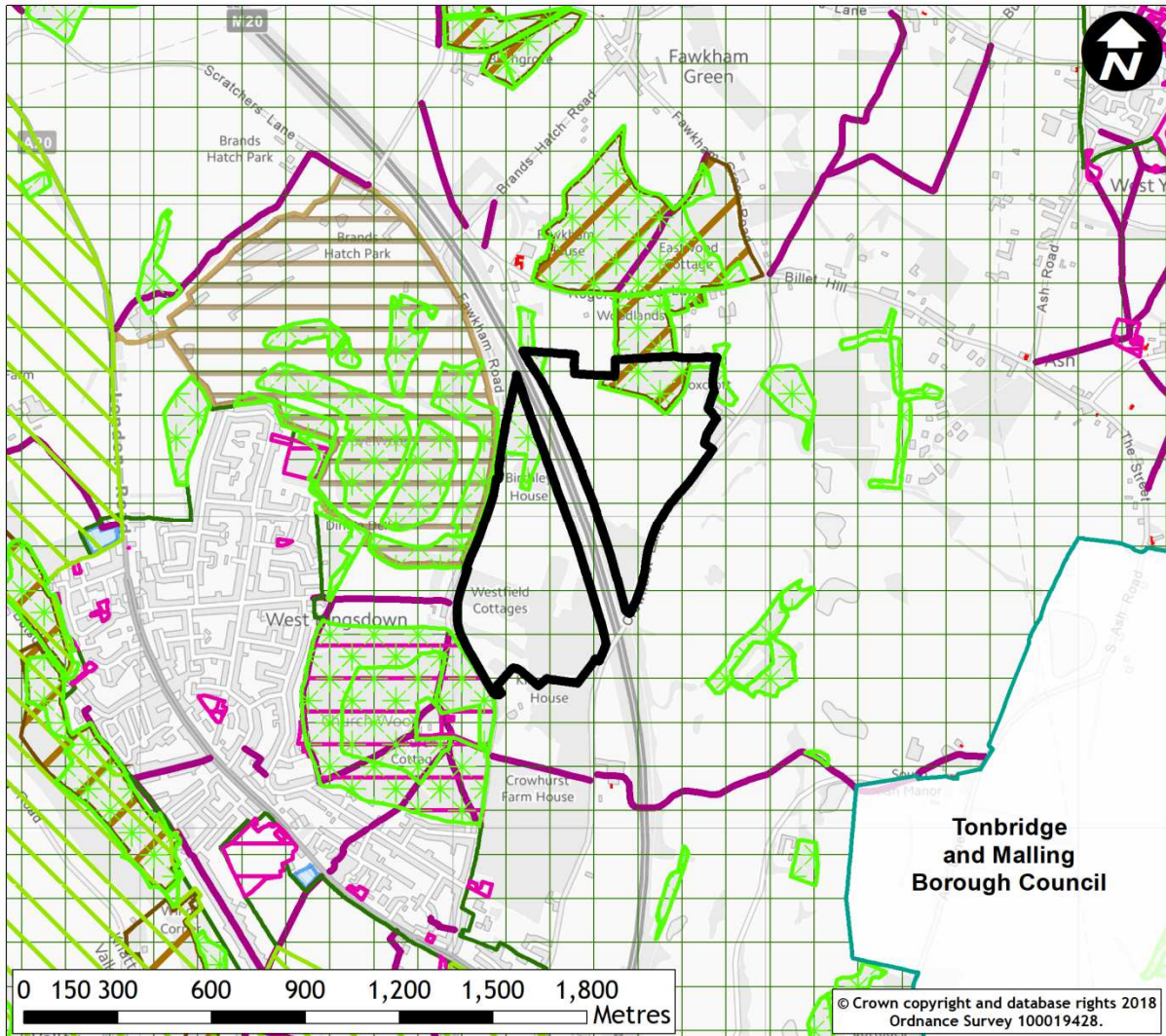
HO334 - LAND AT THE CORNER OF MAIN ROAD AND SHELLEYS LANE, KNOCKHOLT



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO334
SHELAA category	5
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?	Scrubland with trees
Access requirements	Shelleys Lane
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	Rural location
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)	0.65
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

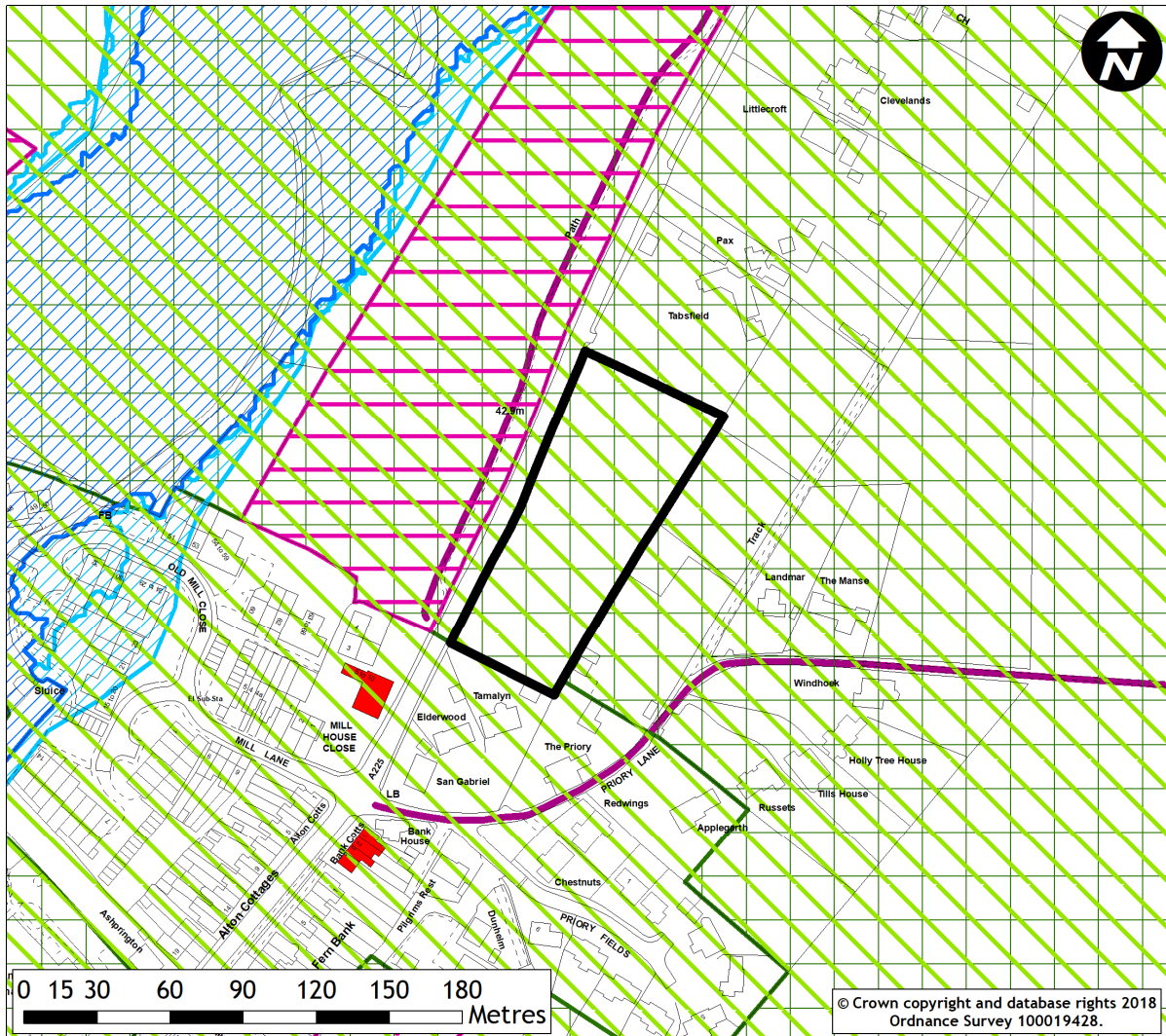
HO338 - LAND AT CROWHURST LANE, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO338
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?	Agricultural field and woodland
Access requirements	Crowhurst Lane
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, local wildlife site. Adjacent to M20.
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 AQMA School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	50.76
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

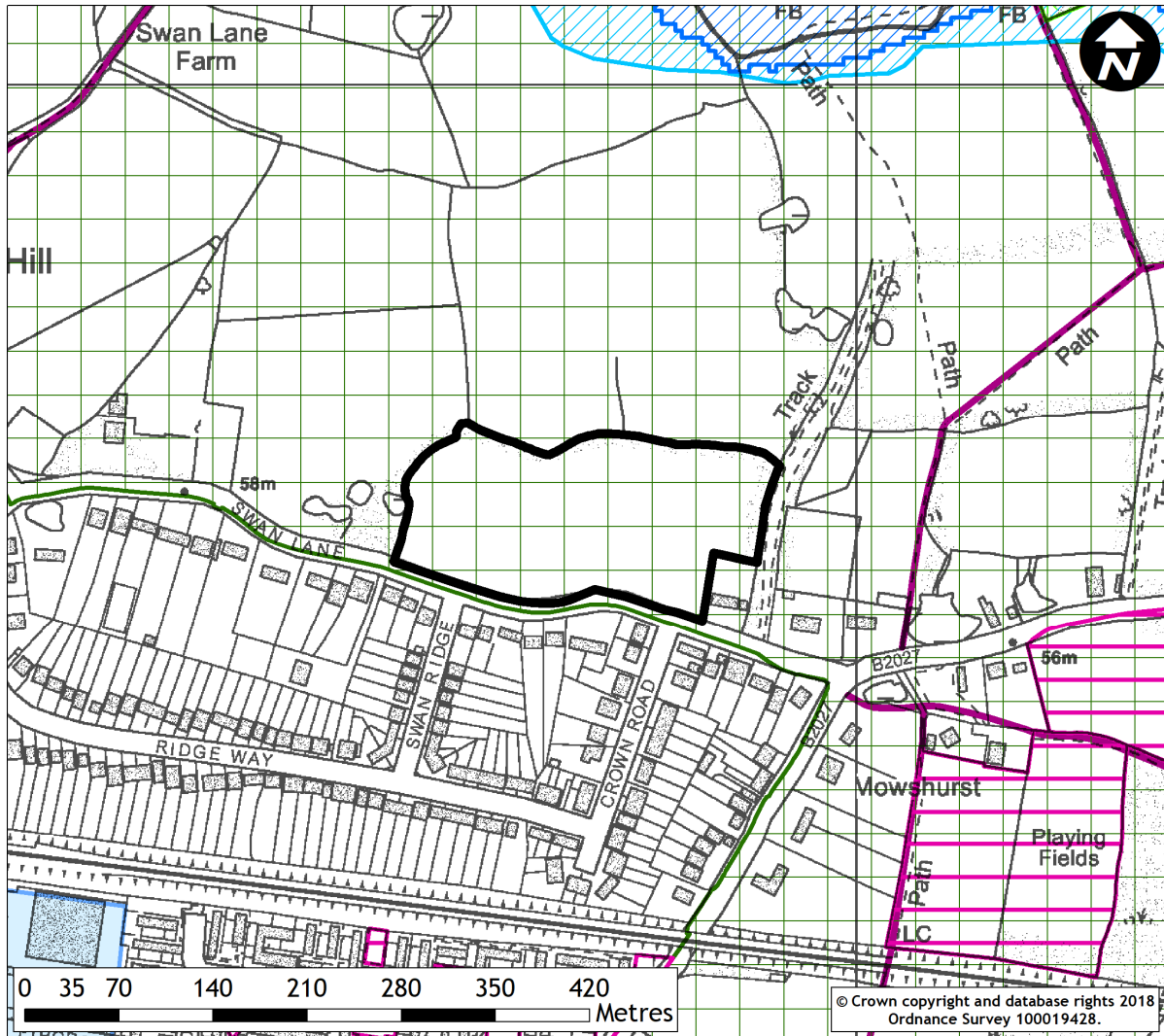
HO339 - LAND NORTH OF TAMALYN, PRIORY ROAD, EYNSFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO339
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Woodland
Access requirements	Access issues
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	Loss of habitat and impact on biodiversity and wildlife
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 Kent Downs AONB Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.71
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

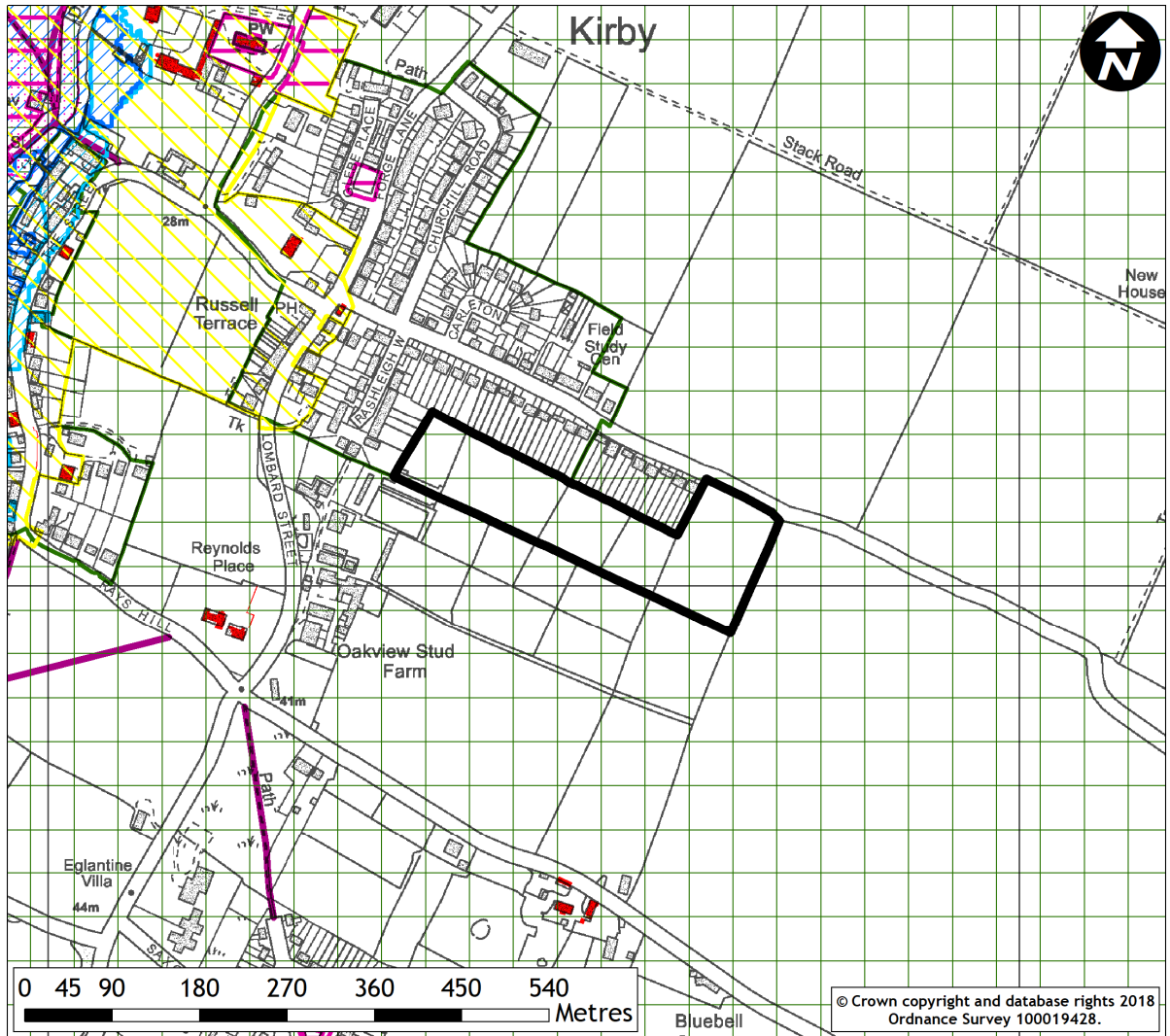
HO345 - LAND WEST OF MOWSHURST FARMHOUSE, SWAN LANE, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO345
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	A new access onto Swan Lane 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	The site sits within an attractive landscape character and there are long views to the north. In addition development of this site would create an unnatural extension to the settlement. Overall the site is considered unsuitable for development given the sensitive landscape and encroachment into the countryside.
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 Town/Local Centre
Land Use	
Developable area (ha)	2.94
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

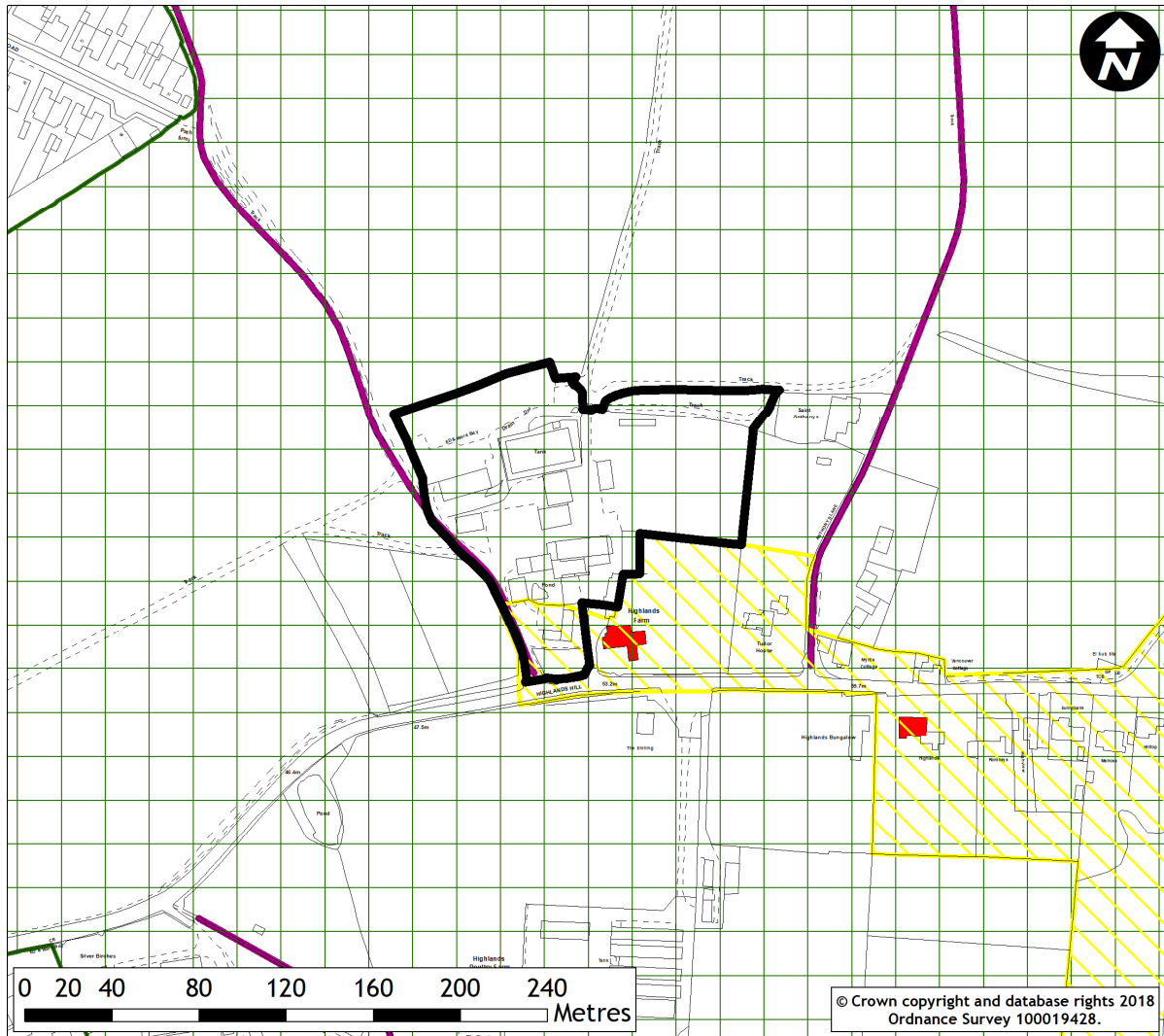
HO347 - LAND AT SCHOOL LANE, HORTON KIRBY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO347
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 School Lane 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	Greenfield with long views into the Darent Valley. Development will have a detrimental impact on local character
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)	3.24
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

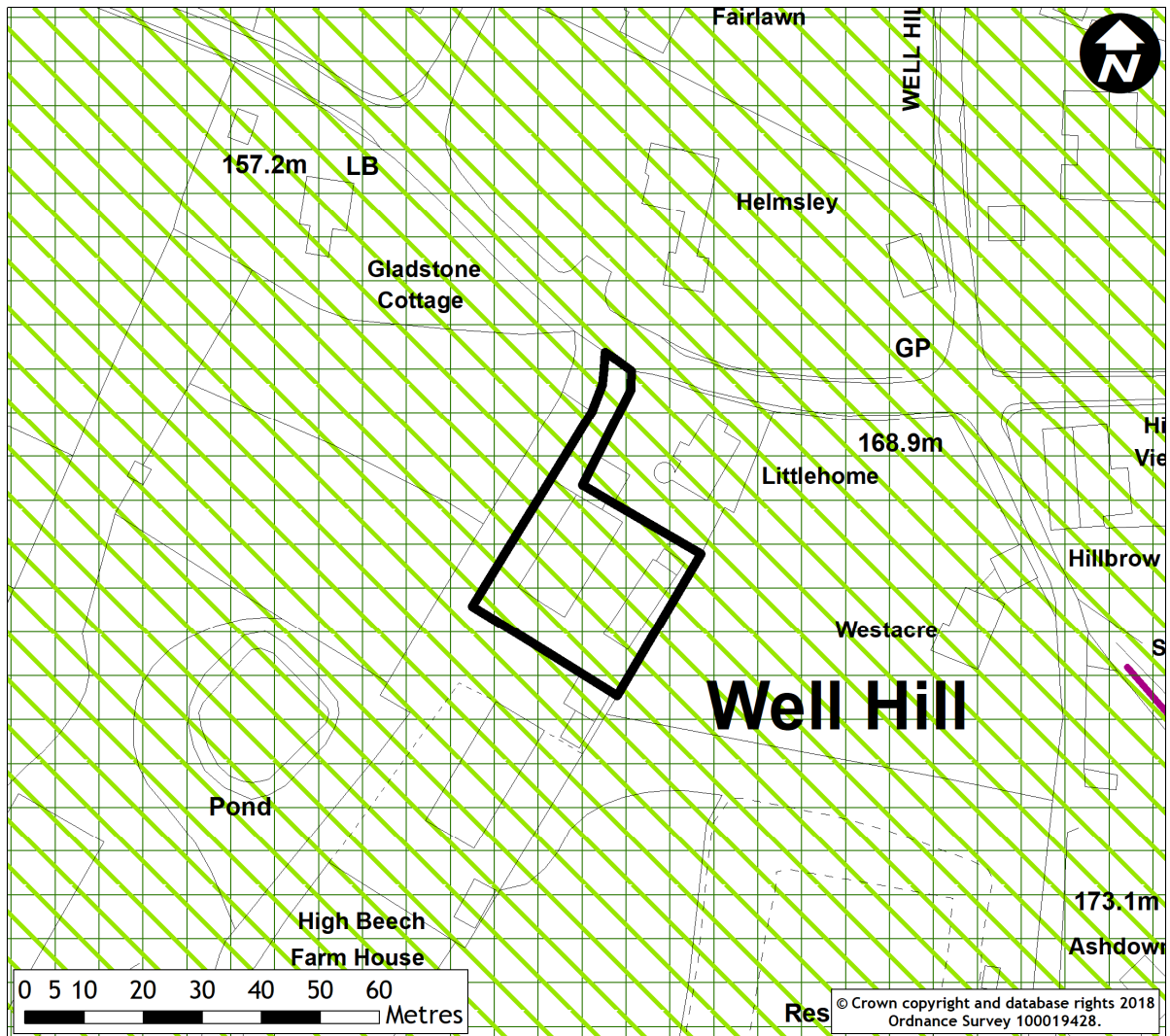
HO352 - HIGHLANDS FARM, HIGHLANDS HILL, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO352
SHELAA category	2
SHELAA conclusion	Deliverable
SHELAA yield	27-36 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 yard with commercial buildings and containers
Access requirements	The existing access could be used
Green Belt strength & boundary issues	Green belt strength: Strong The site is not connected to a settlement but is within walking distance of the limited services and facilities in Swanley Village.
Viability issues	Viability may be affected by costs associated with remediating any contamination
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	The southern portion of the site lies within a Conservation Area and forms the setting of an adjacent listed building. Open in the countryside. Retain buildings in employment use.
Deliverability summary	Orange – due to site being located in Green Belt, proportion being locally defined brownfield and subject to review of existing use.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to site being located in Green Belt, proportion being locally defined brownfield and subject to review of existing use.
Key messages from SA	Conservation area Bus stop Town/local centre
Land Use	
Developable area (ha)	1.39
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

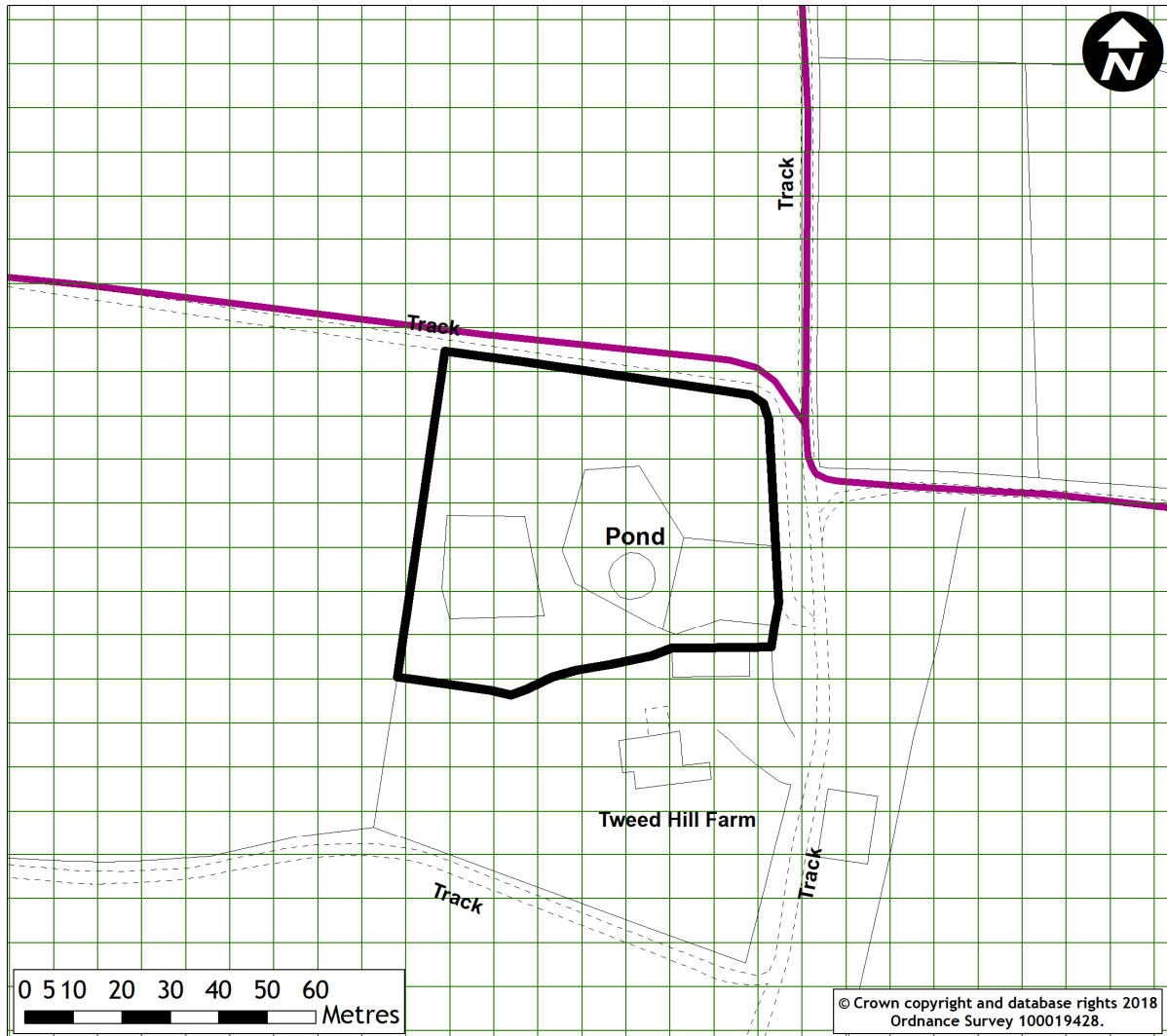
HO355 - HIGH BEECH FARM, ROCK HILL, ORPINGTON



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO355
SHELAA category	2
SHELAA conclusion	Deliverable
SHELAA yield	2-3 residential units
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Previously an agricultural building
Access requirements	The existing access could be used
Green Belt strength & boundary issues	Green belt strength: Strong The site is isolated and not connected to a settlement.
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Unsustainable location
Deliverability summary	Orange – due to site being located in Green Belt and locally defined brownfield.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange – due to site being located in Green Belt and locally defined brownfield.
Key messages from SA	Kent Downs AONB School Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	0.89
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

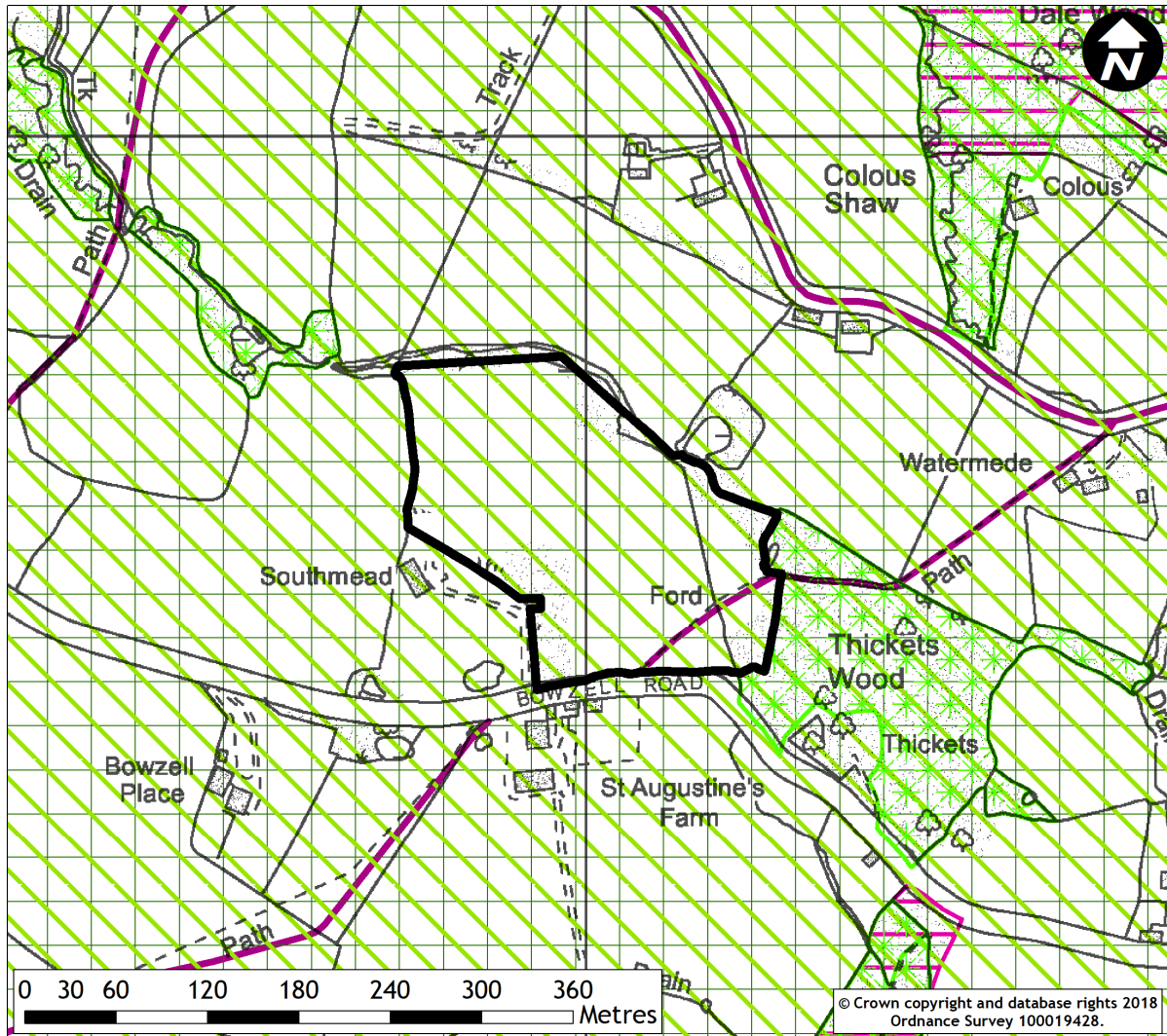
HO356 - TWEED HILL FARM, PARK LANE, SWANLEY VILLAGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO356
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?	Agricultural
Access requirements	Access issues. Rural lane unpaved.
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	Rural location
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 Tier 5 Settlement Hierarchy School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.44
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

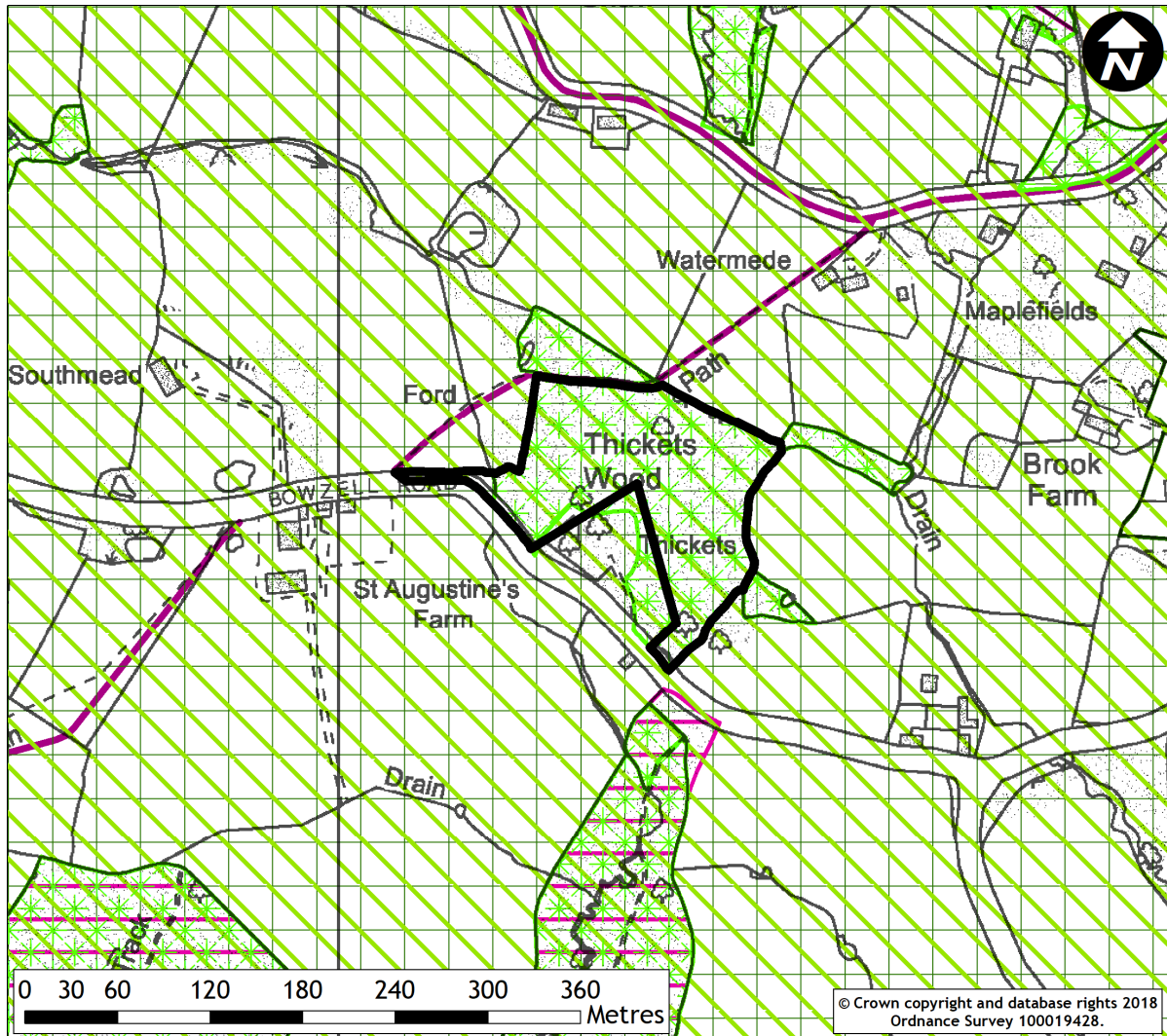
HO358 - LAND NORTH OF ST AUGUSTINE'S COTTAGES, BOWZELL ROAD, SEVENOAKS WEALD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO358
SHELAA category	5
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?	Field and woodland
Access requirements	Bowzell 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	Adjacent to ancient woodland. Rural location. 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	High Biodiversity Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	3.59
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

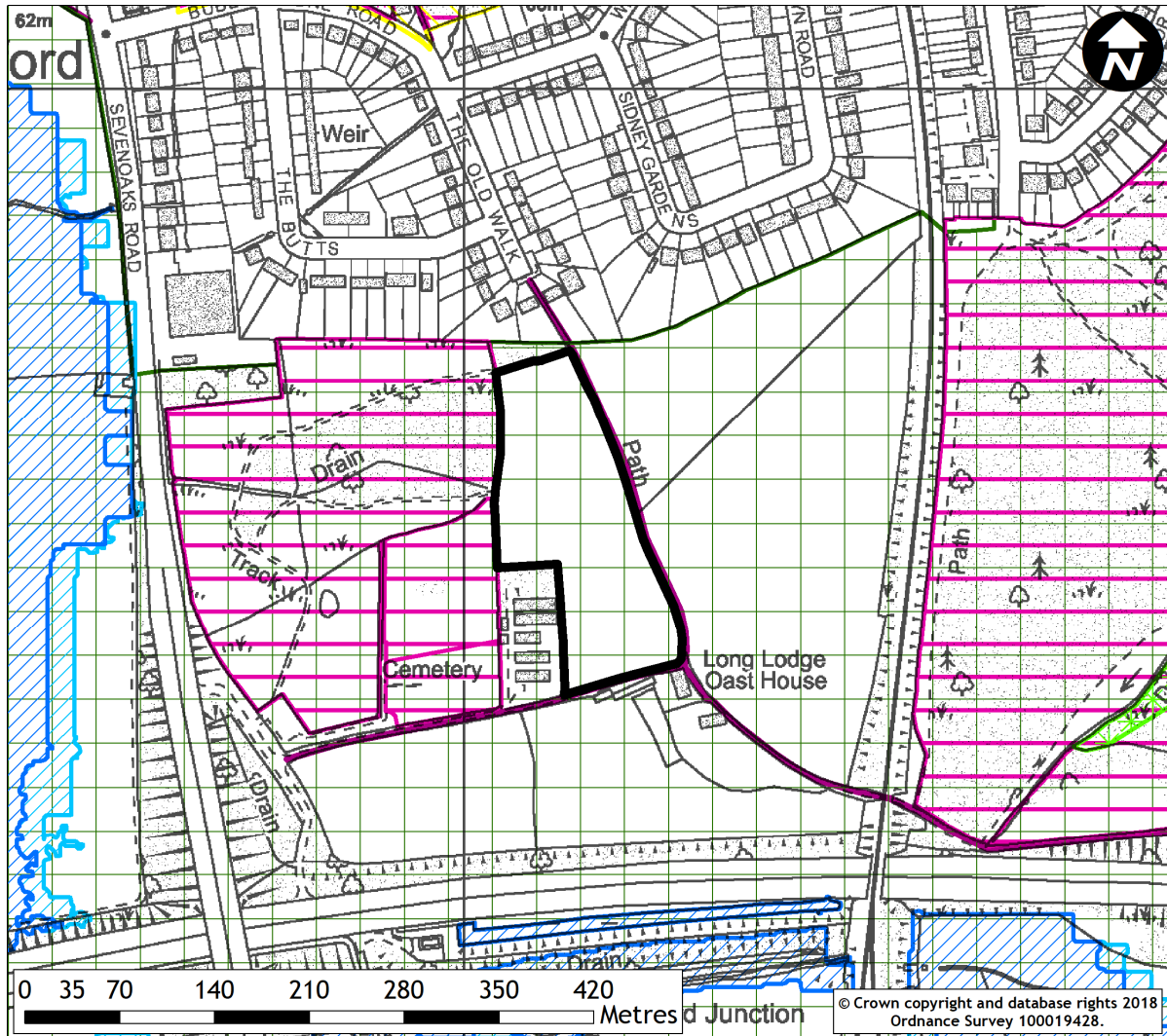
HO359 - LAND NORTH OF THICKETS WOOD HOUSE, BOWZELL ROAD, SEVENOAKS WEALD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO359
SHELAA category	5
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?	Field and woodland
Access requirements	Bowzell 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	Ancient woodland.
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 Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.74
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

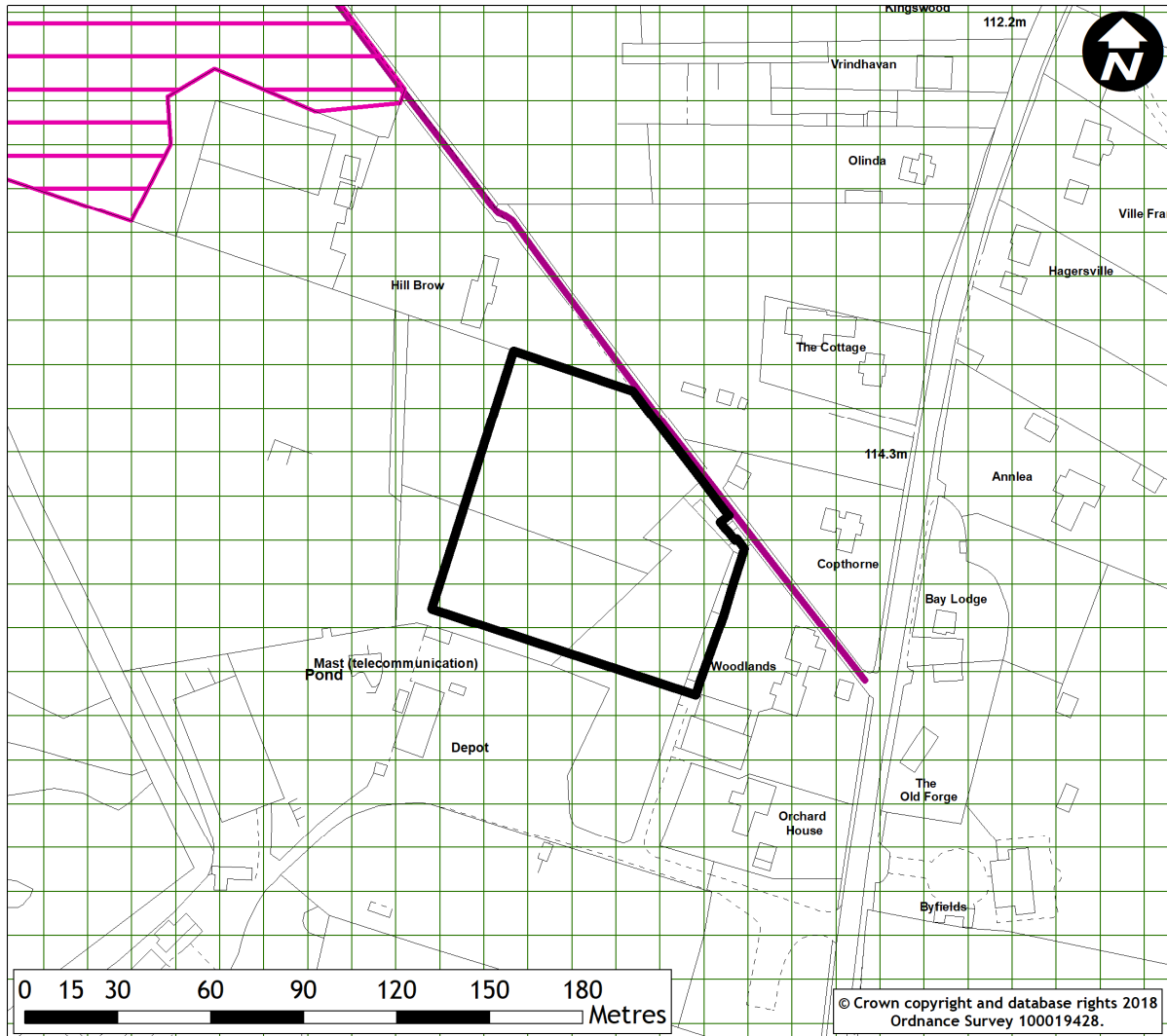
HO360 - LAND NORTH AND EAST OF LONG LODGE FARM, SEVENOAKS ROAD, OTFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO360
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	6-10 Years
Will an existing use be lost? If yes, what?	Agricultural field for grazing.
Access requirements	There is existing access onto Sevenoaks Road however this is a narrow rural track and not considered suitable for this scale of development. An additional access would 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 have identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	The site is visible from the Kent Downs scarp and any impact on the AONB would need to be assessed.
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)	2.03
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

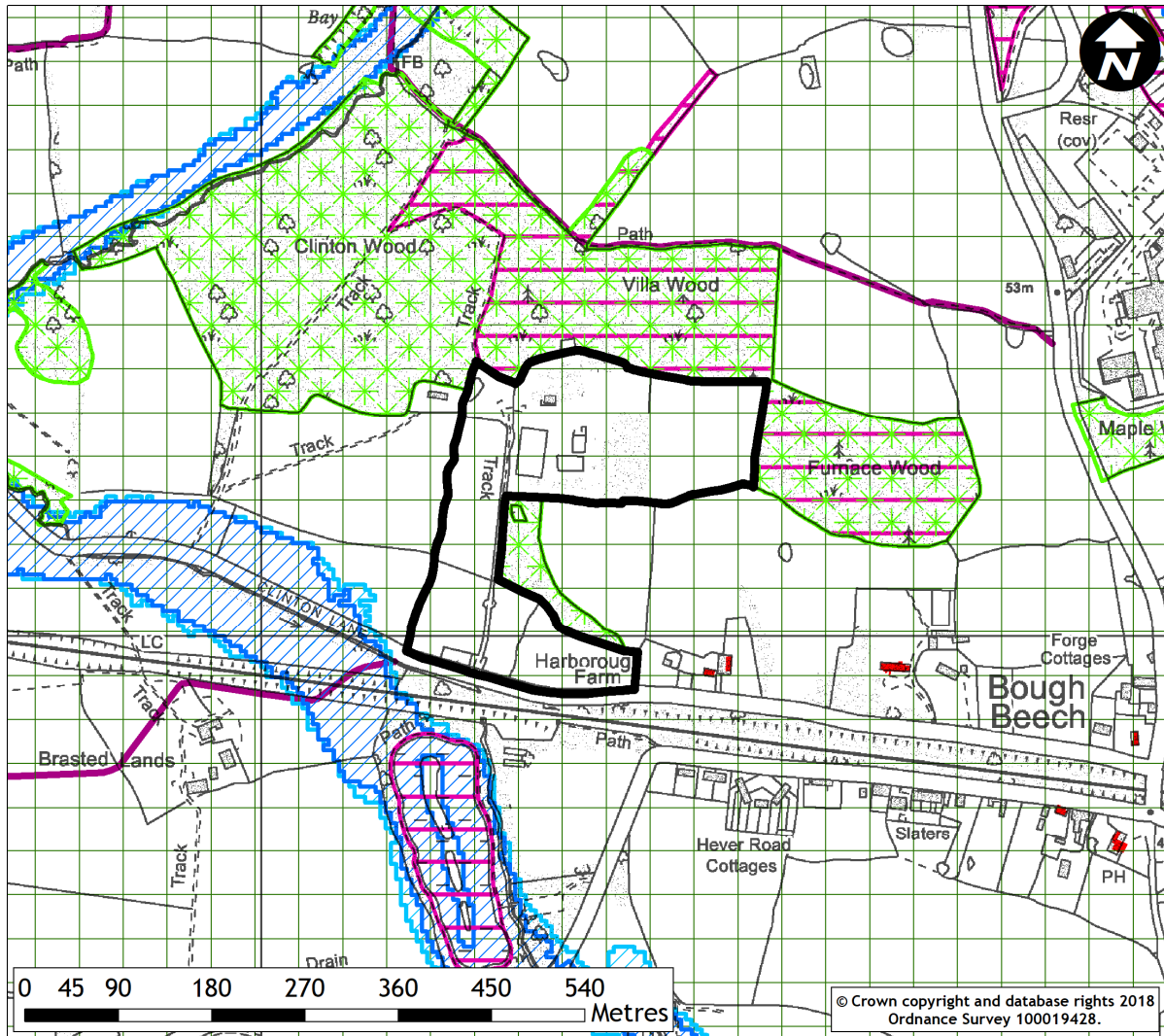
HO361 - LAND NORTH OF CHAPEL WOOD ENTERPRISES, ASH ROAD, HARTLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO361
SHELAA category	5
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
Access requirements	Access unclear
Green Belt strength & boundary issues	Green belt strength: Strong Weak performing green belt RA27. The parcel is located to the north-east of West Kingsdown, to the south of Hartley, and encompasses New Ash Green and Horton Kirby. It is bounded by the Chatham Main Line and the District boundary to the north, the District boundary to the east and south.
Viability issues	
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Rural location
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	Schools Health Centre Bus Stop Town/ Local Centre
Land Use	
Developable area (ha)	0.70
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

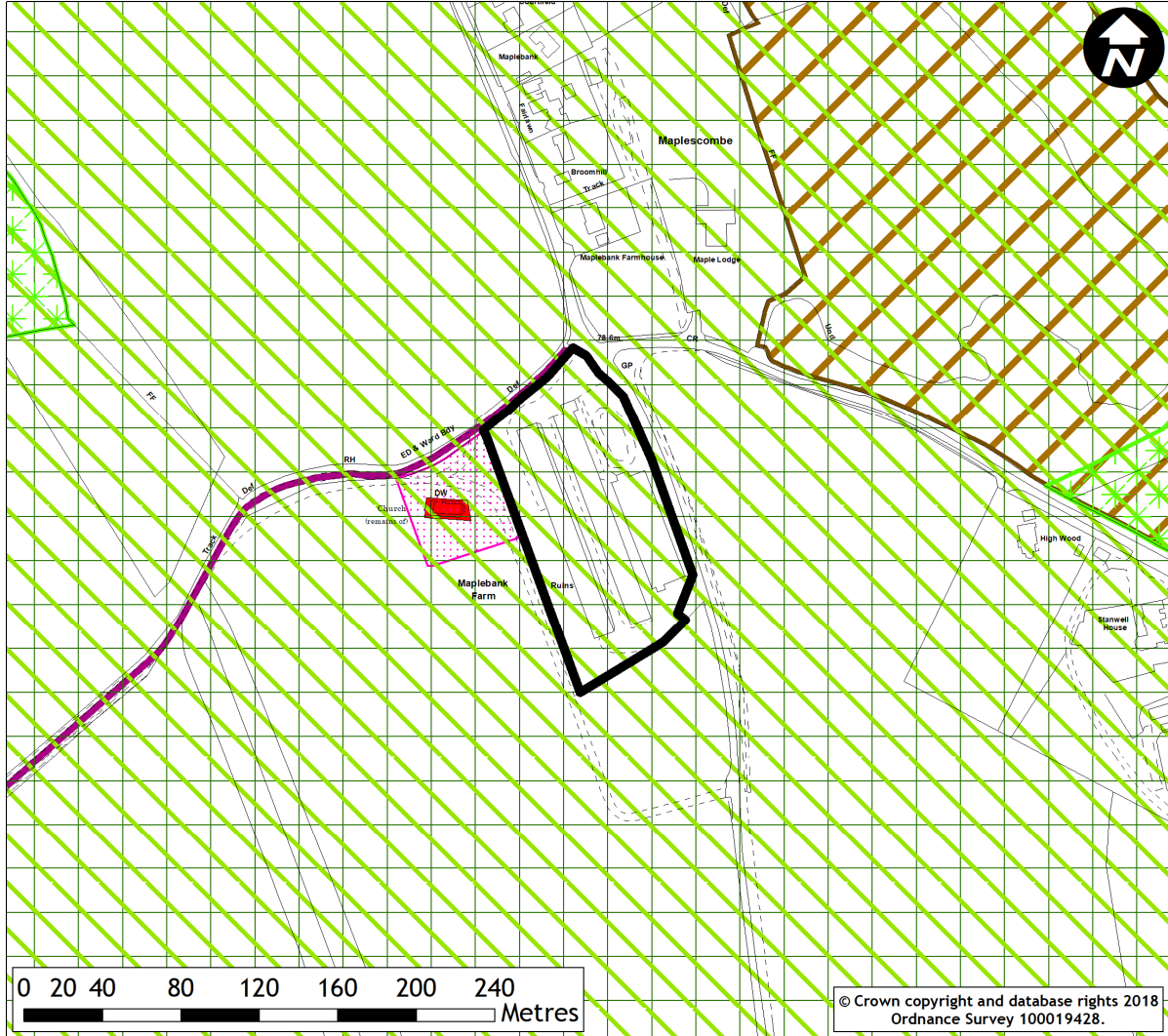
HO362 - LAND AT HARBOROUGH FARM, CLINTON LANE, BOUGH BEECH



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO362
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30-40 DPH
When will development be delivered?	5-10 years
Will an existing use be lost? If yes, what?	Dwelling / Sand School / Grazing
Access requirements	The existing access could be used
Green Belt strength & boundary issues	Green belt strength: Strong
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Rural location. Adjacent to ancient woodland.
Deliverability summary	Red - due to encroachment into the countryside and landscape impact.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to encroachment into the countryside and landscape impact.
Key messages from SA	High biodiversity School Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	5.63
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

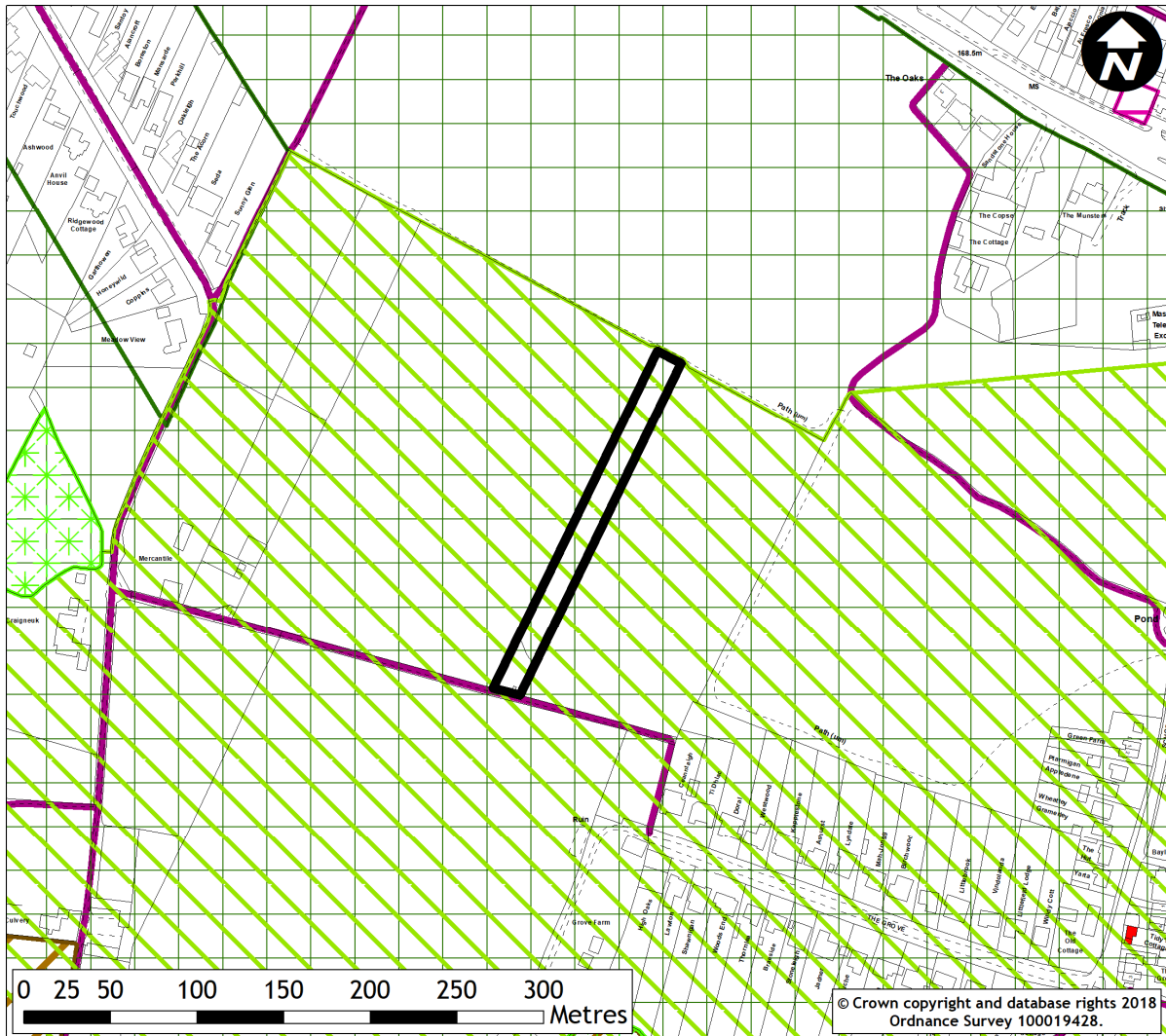
HO370 - MAPLEBANK FARM, MAPLESCOMBE LANE, FARNINGHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	HO370
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA Density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Poultry farm with single storey development
Access requirements	Existing access could be used
Green Belt strength & boundary issues	Green belt strength: Strong Maplebank Farm, Maplescombe Lane, Farningham
Viability issues	No issues known
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	AONB and rural location. Development will have a detrimental impact on local character. Unsustainable location for residential development.
Deliverability summary	Red - due to impact on AONB and landscape character.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to impact on AONB and landscape character.
Key messages from SA	Scheduled monument Kent downs AONB High landscape sensitivity School Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	1.06
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

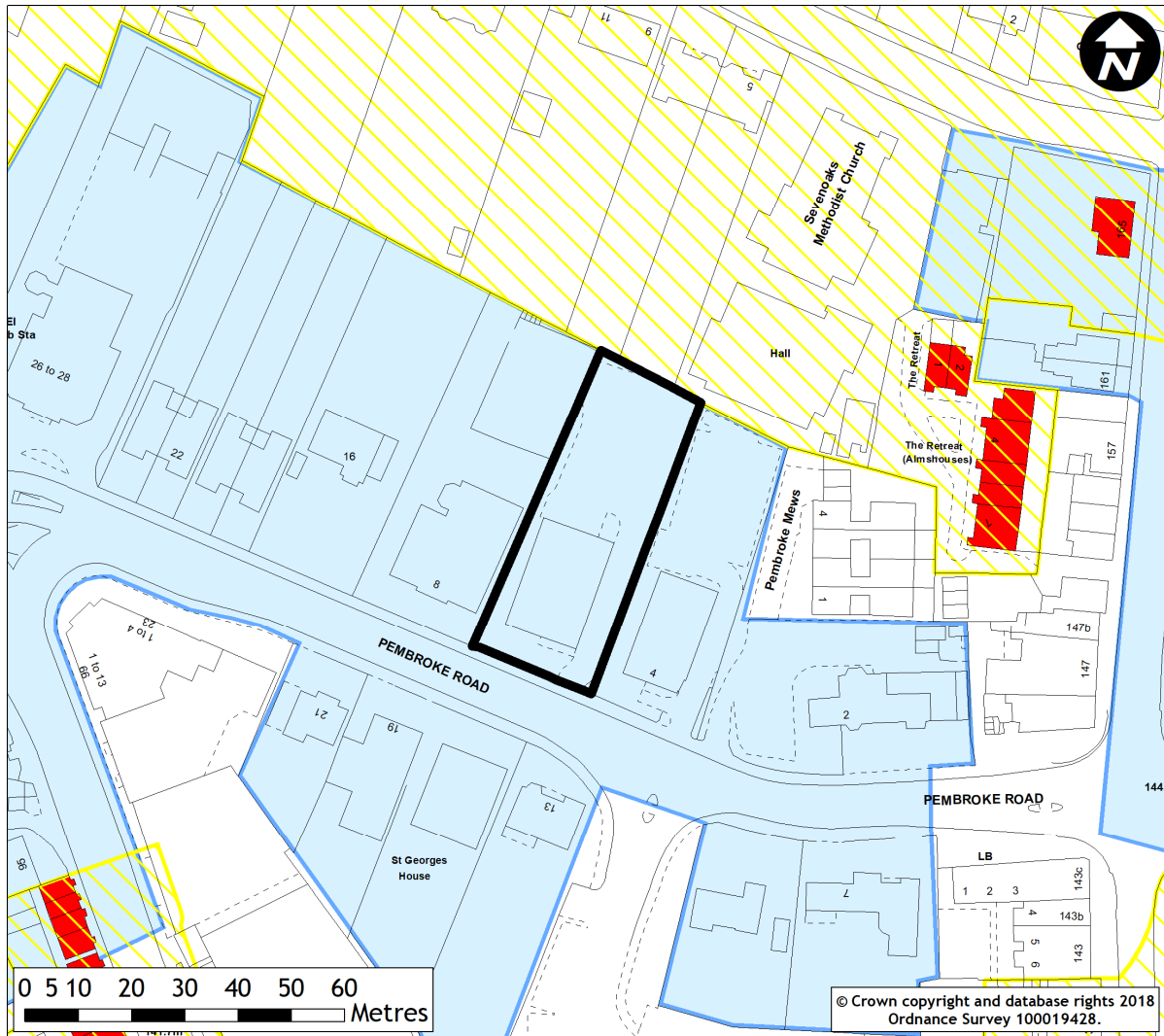
H0375 - STRIP OF LAND BETWEEN THE GROVE AND KINGSINGFIELD ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	HO375
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?	Strip of land containing trees.
Access requirements	A new access would be required.
Green Belt strength & boundary issues	Strong Weak performing green belt RA-24
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 lies within the AONB and forms part of an open landscape. It is considered that development of this site would not conserve or enhance the AONB.
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 Bus stop Town/local centre
Land Use	
Developable area (ha)	0.34
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

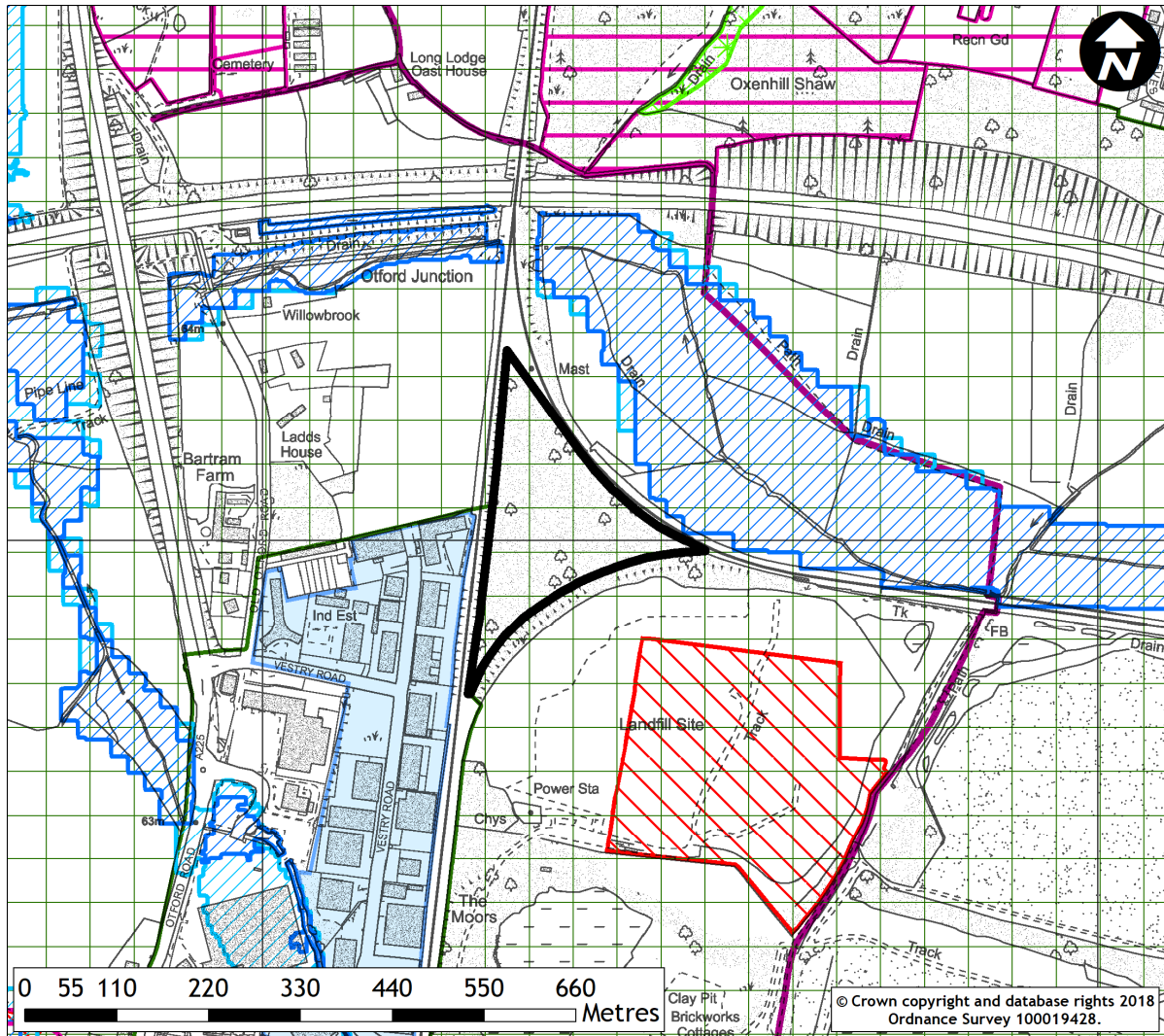
MX1 - 6 PEMBROKE ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX1
SHELAA category	1
SHELAA conclusion	Deliverable
SHELAA yield	B1 (a) Office Floorspace
SHELAA density	75-100 DPH
When will development be delivered?	1-5 Years (Subject to the retention of adequate parking)
Will an existing use be lost? If yes, what?	Allocated employment site
Access requirements	The existing access onto Pembroke Road could be utilised.
Green Belt strength & boundary issues	N/A
Viability issues	No constraints that could render the site financially unviable have been identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	
Deliverability summary	Red - Not considered available for housing development as contrary to policy. Should be retained for employment per Policy EMP1.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - Not considered available for housing development as contrary to policy. Should be retained for employment per Policy EMP1.
Key messages from SA	Conservation Area – Sevenoaks (The Vine) AQMA
Land Use	
Developable area (ha)	0.13
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

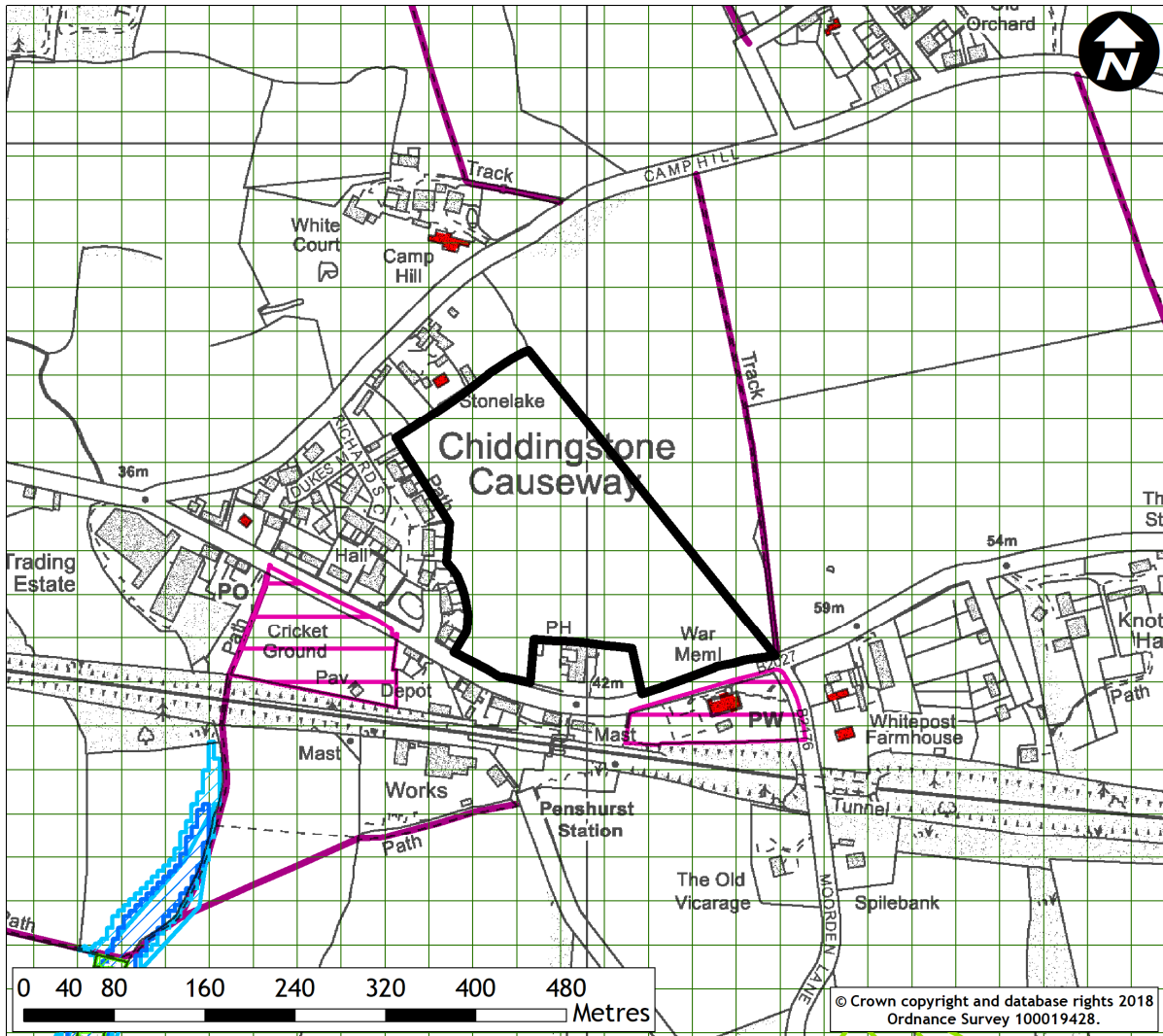
MX8 - LAND AT THE RAILWAY JUNCTION, SEVENOAKS ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX8
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30 – 40 DPH
When will development be delivered?	5 – 10 years
Will an existing use be lost? If yes, what?	Woodland
Access requirements	The site has no vehicular access and there is no obvious opportunity to create one without third party involvement.
Green Belt strength & boundary issues	Strong - Adjacent to Sevenoaks urban confines. Bounded by railway lines on all three sides 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 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 School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	3.73
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development, site specific issues cannot be overcome)

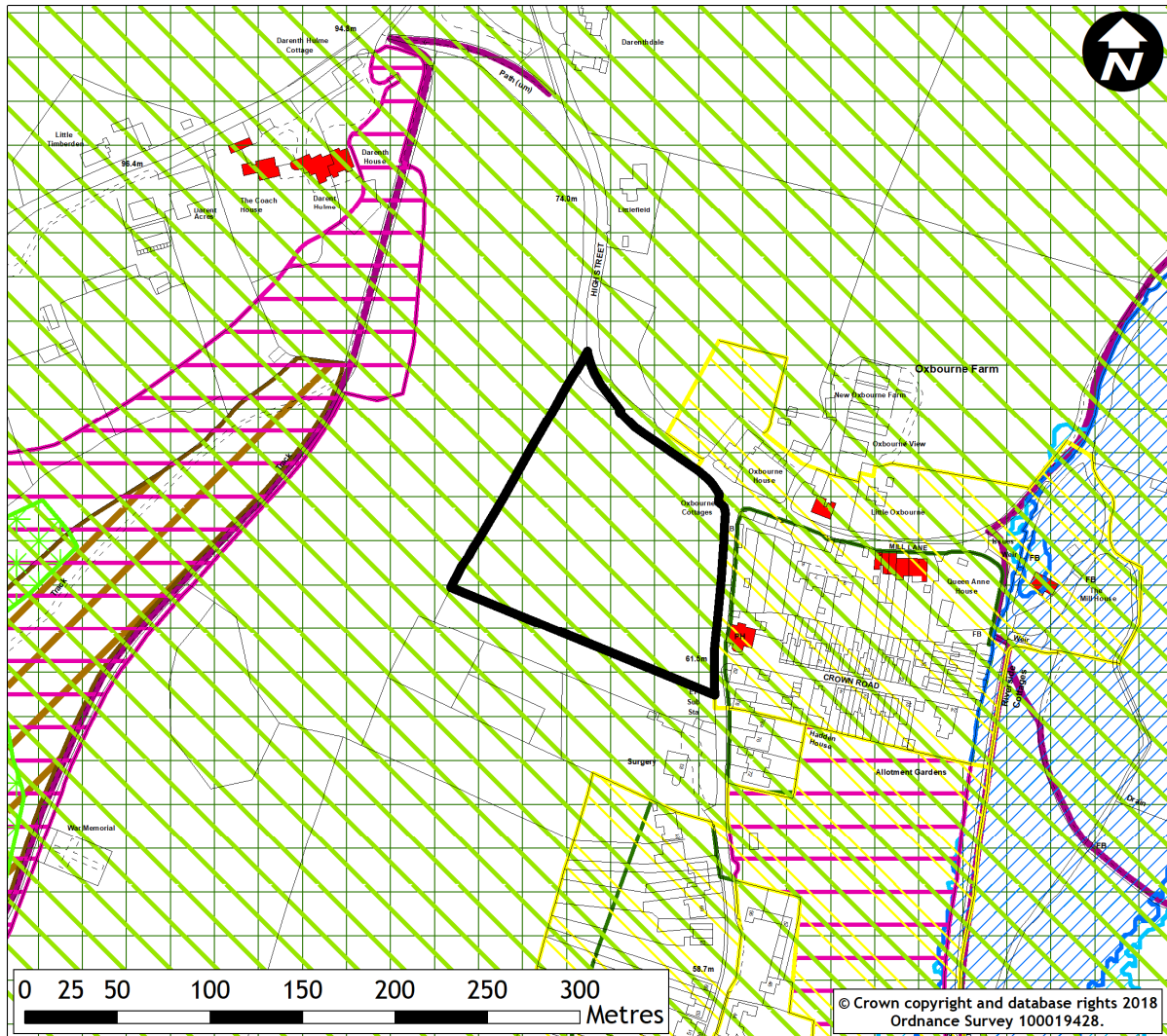
LAND REAR OF THE LITTLE BROWN JUG, TONBRIDGE ROAD, CHIDDINGSTONE CAUSEWAY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX11
SHELAA category	5
SHELAA conclusion	N/A
SHELAA yield	0
SHELAA density	24 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Greenfield
Access requirements	From Tonbridge 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	Very large site in rural settlement.
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	Tier 5 Settlement Hierarchy School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	5.04
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

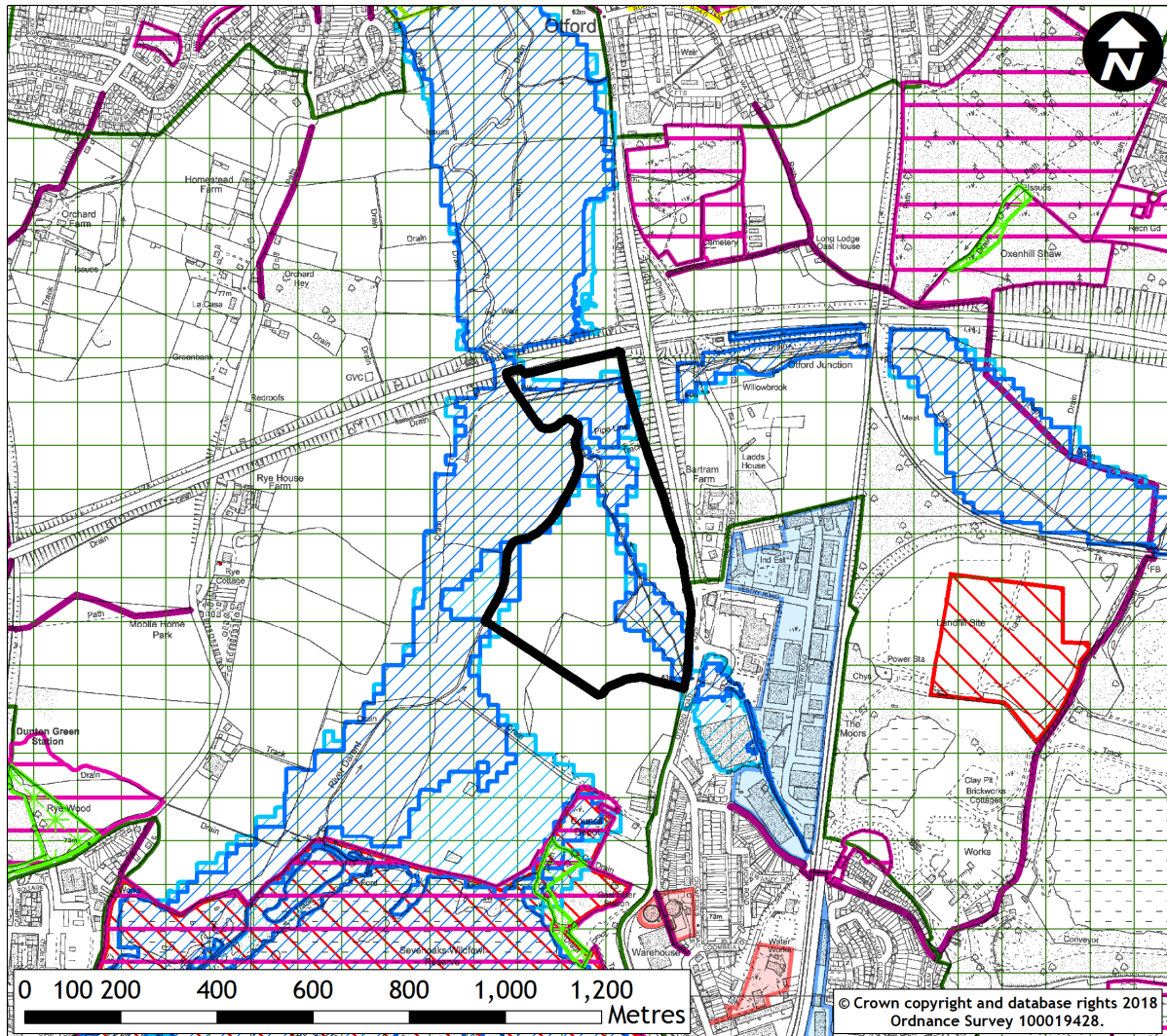
MX13 - LAND WEST OF HIGH STREET, SHOREHAM



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX13
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 used for grazing.
Access requirements	A new access onto High Street would be required.
Green Belt strength & boundary issues	Strong - Adjacent to Shoreham urban confines. Bounded by high Street to the east and north, and open countryside to the west and 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 on the sloping site of the Darent Valley. Concerns are raised over any impact development would have on the setting of the adjacent listed building and conservation area.
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 – Shoreham (Mill Lane) Kent Downs AONB Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.49
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

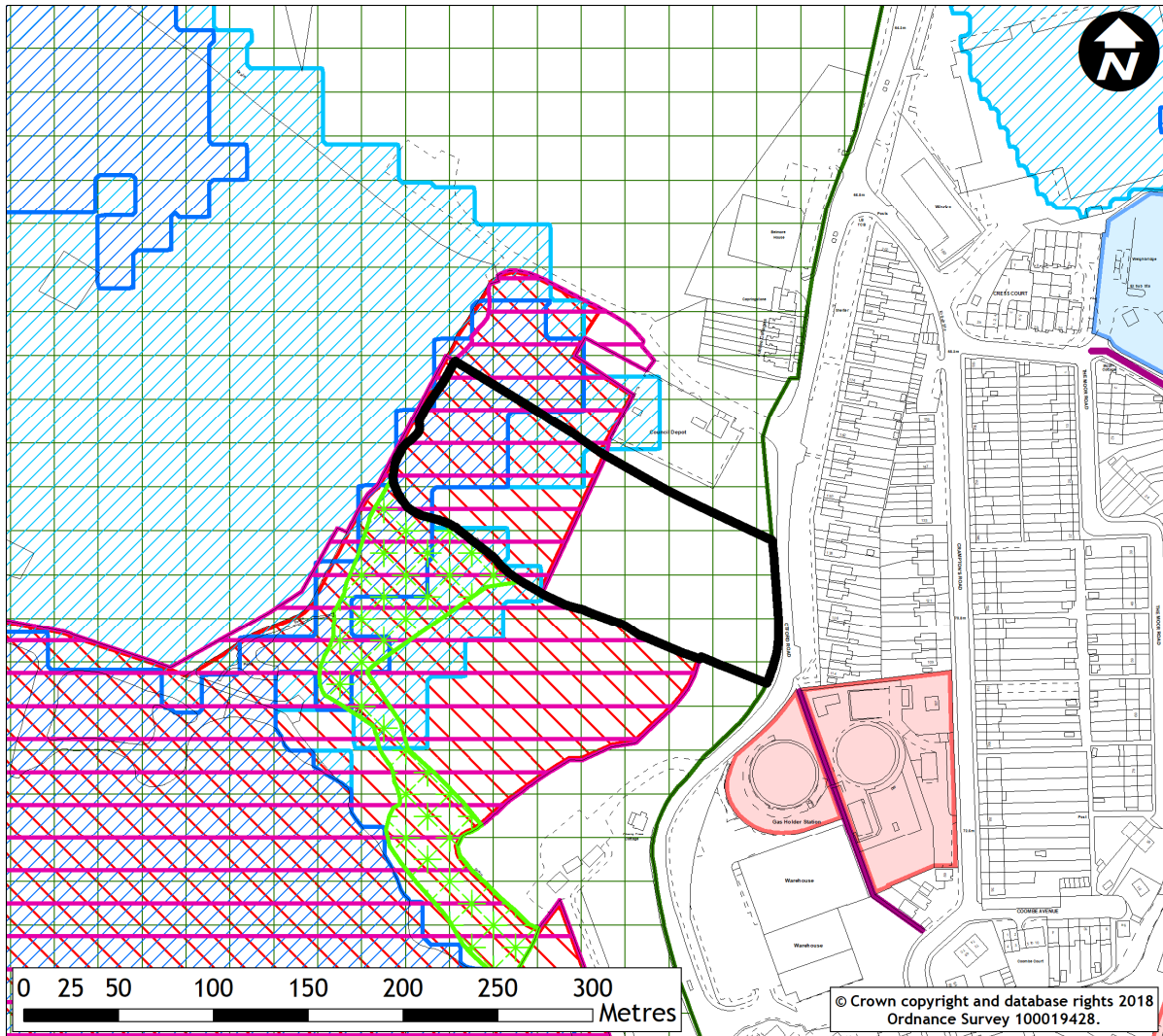
MX19 - LAND WEST OF OLD OTFORD ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX19
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 with a stream running through
Access requirements	A new access onto Otford Road would be required.
Green Belt strength & boundary issues	Moderate/Strong - Adjacent to Shoreham urban confines. Bounded by Otford Road to the east, the M26 motorway to the north and open countryside to the west and 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	Approximately half of the site lies within flood zones 2 and 3. Site originally promoted for leisure use. Strategic gap, break in landscape between Otford and Sevenoaks.
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 Zone 1 SPZ School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	18.26
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

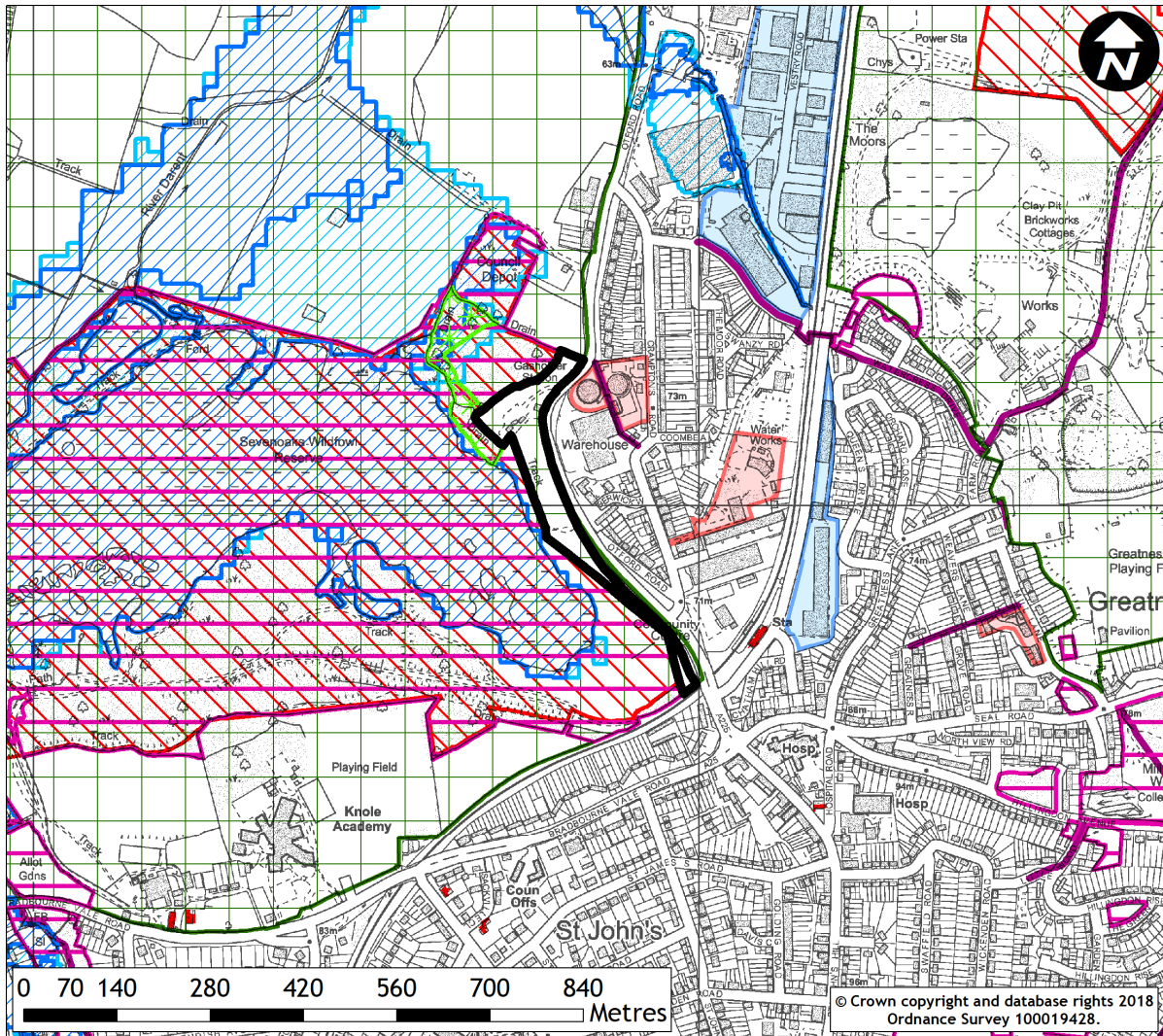
MX20 - LAND SOUTH OF FORMER PARK AND RIDE, OTFORD ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX20
SHELAA category	4
SHELAA conclusion	B1-B8 floorspace
SHELAA yield	N/A
SHELAA density	30-40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Woodland/Grassland
Access requirements	A new access would be required
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	SSSI, Sevenoaks Wildlife Reserve etc. Loss of habitat and impact on biodiversity and wildlife
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 Tier 5 Settlement Hierarchy Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.62
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome, site specific issues cannot be overcome)

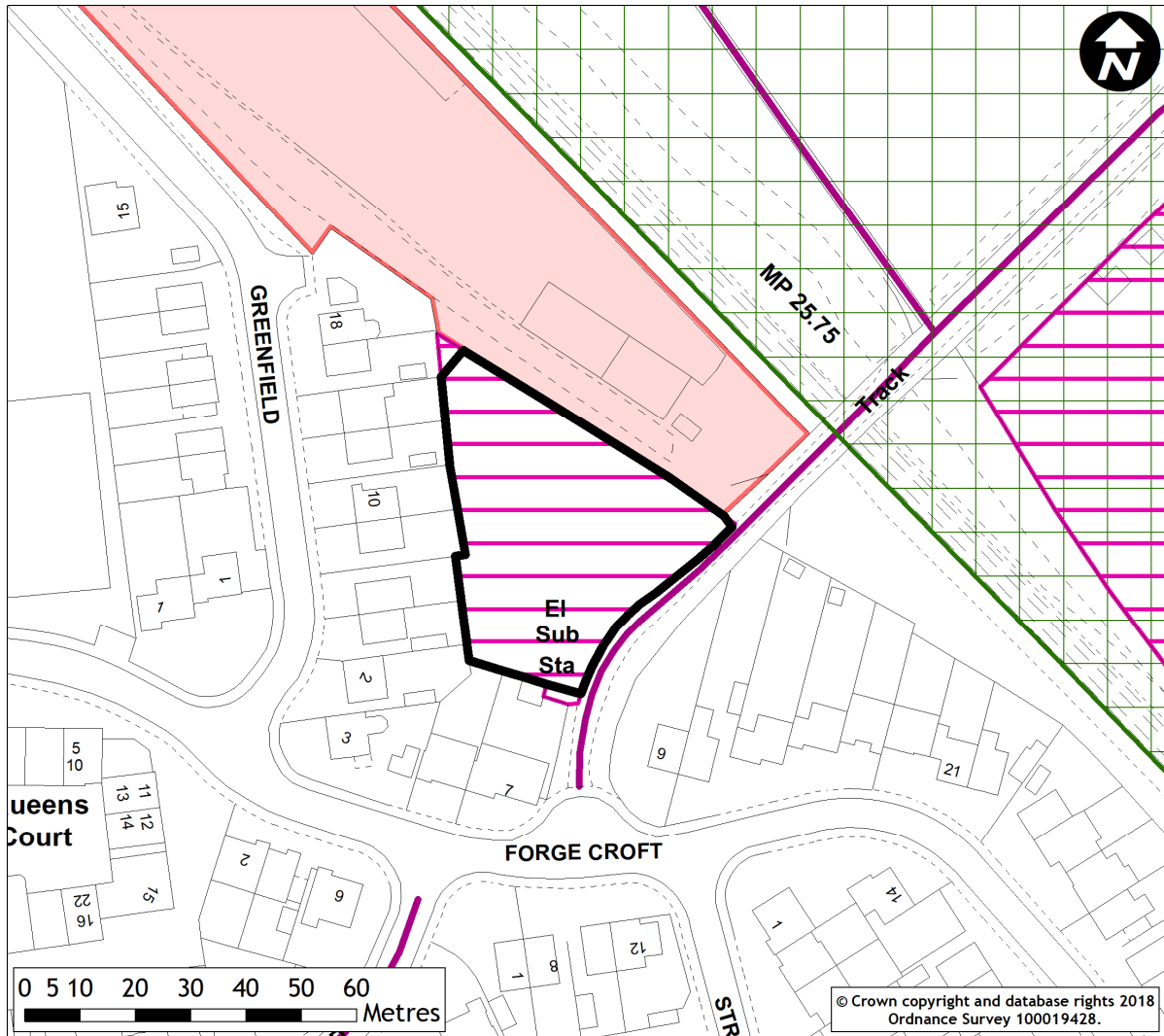
MX21 - BAKERS YARD, OTFORD ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX21
SHELAA category	3
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?	Commercial yard containing temporary buildings and a large car parking area, as well as a residential dwelling and an area of glasshouses.
Access requirements	The existing access onto Otford Road could be utilised.
Green Belt strength & boundary issues	Moderate
Viability issues	Viability may be affected by costs associated with remediating any contamination but at this stage the site is seen as being achievable.
New infrastructure and community benefits	Potential retail usage on site.
Input from technical specialists	N/A
Other considerations	The site lies adjacent to a SSSI and the site provides an important buffer between the road and adjacent wildlife habitats. Overall the site is considered unsuitable for this type of development given the potential harm to the SSSI. Retain existing retail on hardstanding with no extension into green areas or habitats.
Deliverability summary	Red – due to impact on SSSI.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to impact on SSSI
Key messages from SA	High Biodiversity Zone 1 SPZ School
Land Use	
Developable area (ha)	2.09
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome, site specific issues cannot be overcome)

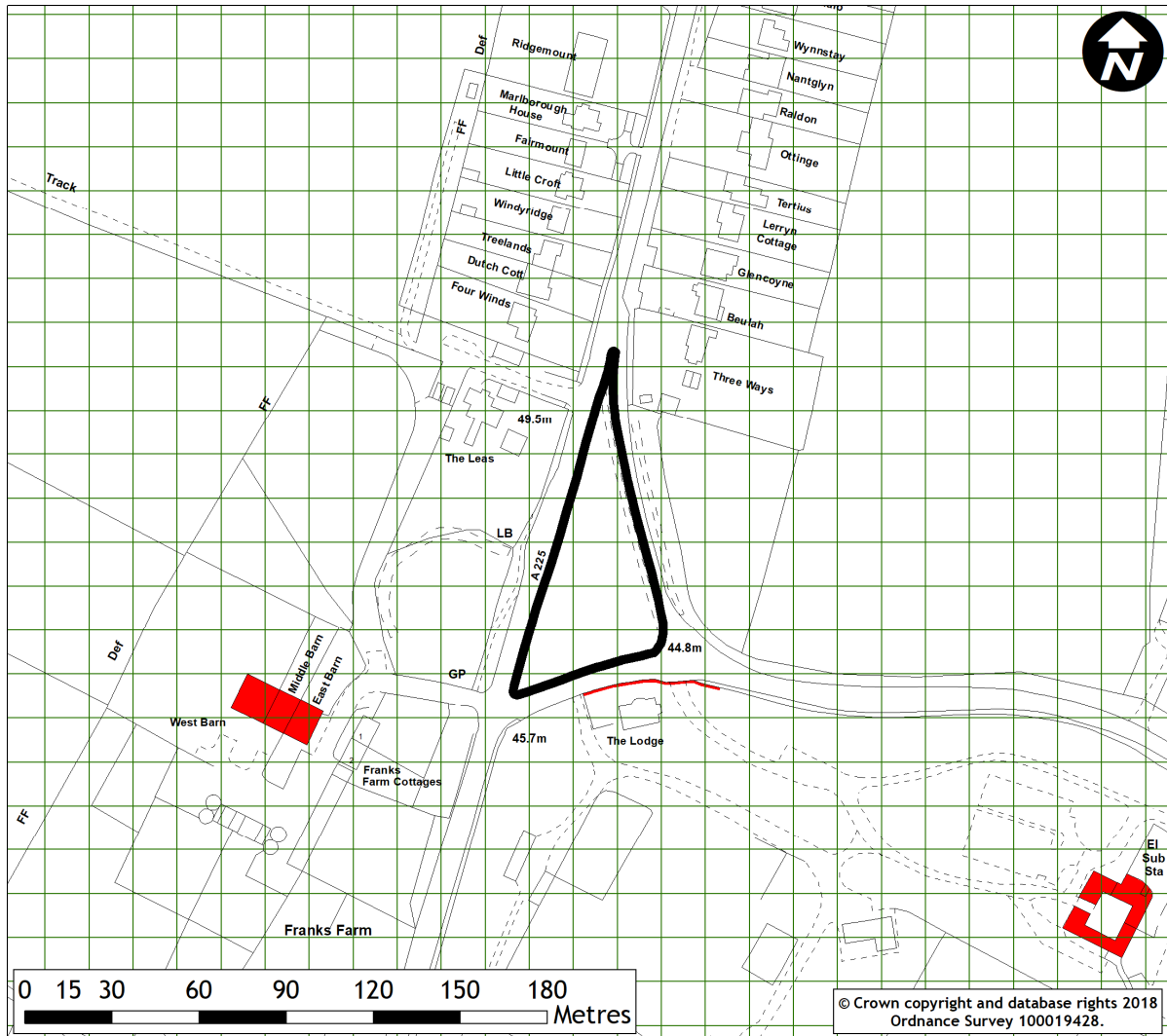
MX27 - LAND NORTH OF FORGE CROFT, EDENBRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX27/HO192
SHELAA category	1
SHELAA conclusion	Not Available
SHELAA yield	0
SHELAA density	40-50
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Amenity (Open) Green Space
Access requirements	There is existing access onto Forge Croft that would need to be improved.
Green Belt strength & boundary issues	N/A
Viability issues	No constraints that could render the site financially unviable have been identified at this time.
New infrastructure and community benefits	None
Input from technical specialists	N/A
Other considerations	Protected open space with no indication of how the loss will be mitigated. Mature trees
Deliverability summary	Red – allocated open space (Policy GI2).

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – allocated open space (Policy GI2).
Key messages from SA	Health Centre Bus Stop
Land Use	
Developable area (ha)	0.18
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

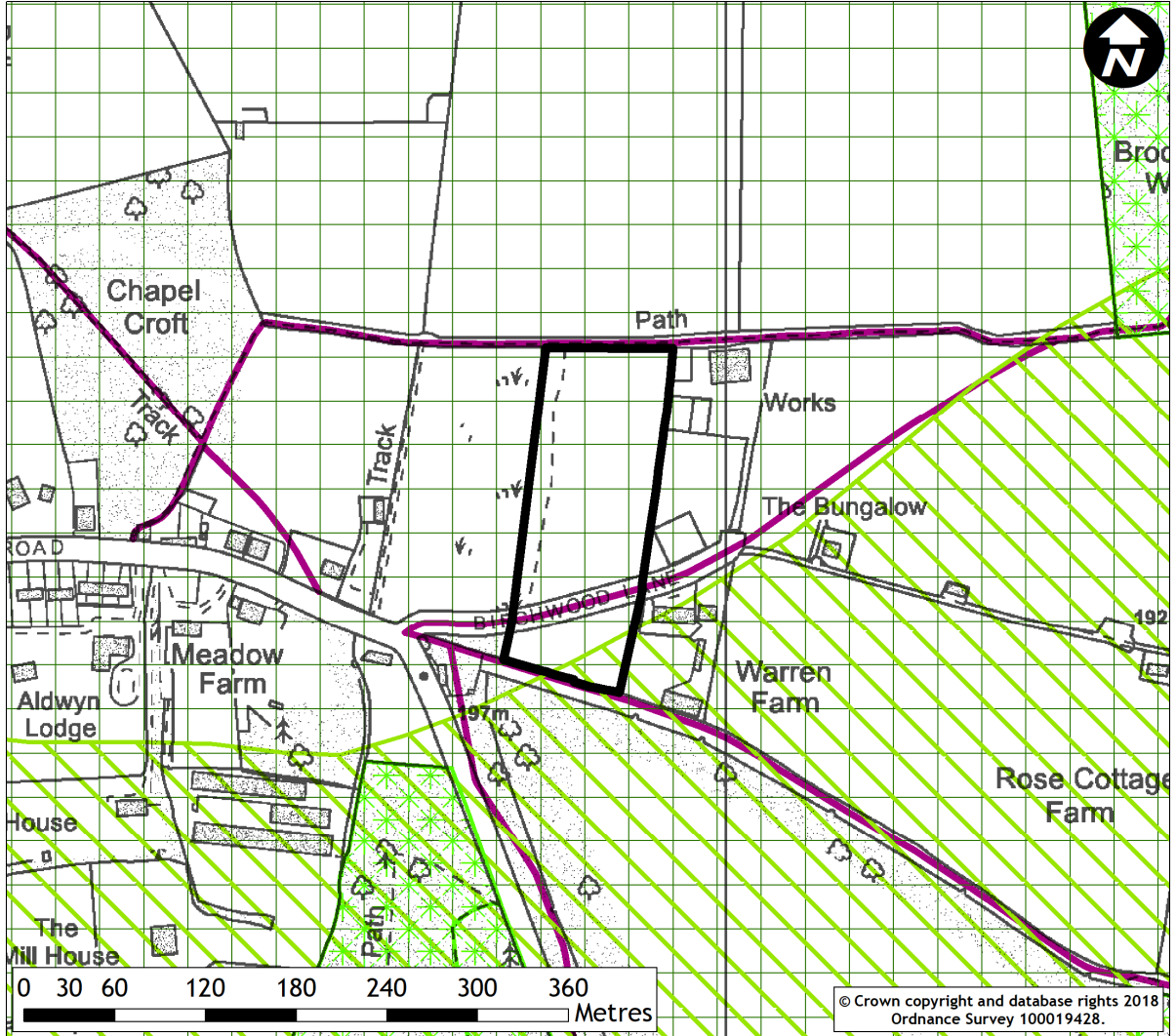
MX35 - LAND OPPOSITE THE LEAS, FRANKS LANE, HORTON KIRBY



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX35
SHELAA category	5
SHELAA conclusion	N/A
SHELAA yield	0
SHELAA density	30 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	Busy 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	Shape of site and proximity to busy roads make this unsuitable
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 School Health Centre Town/Local Centre
Land Use	
Developable area (ha)	0.27
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

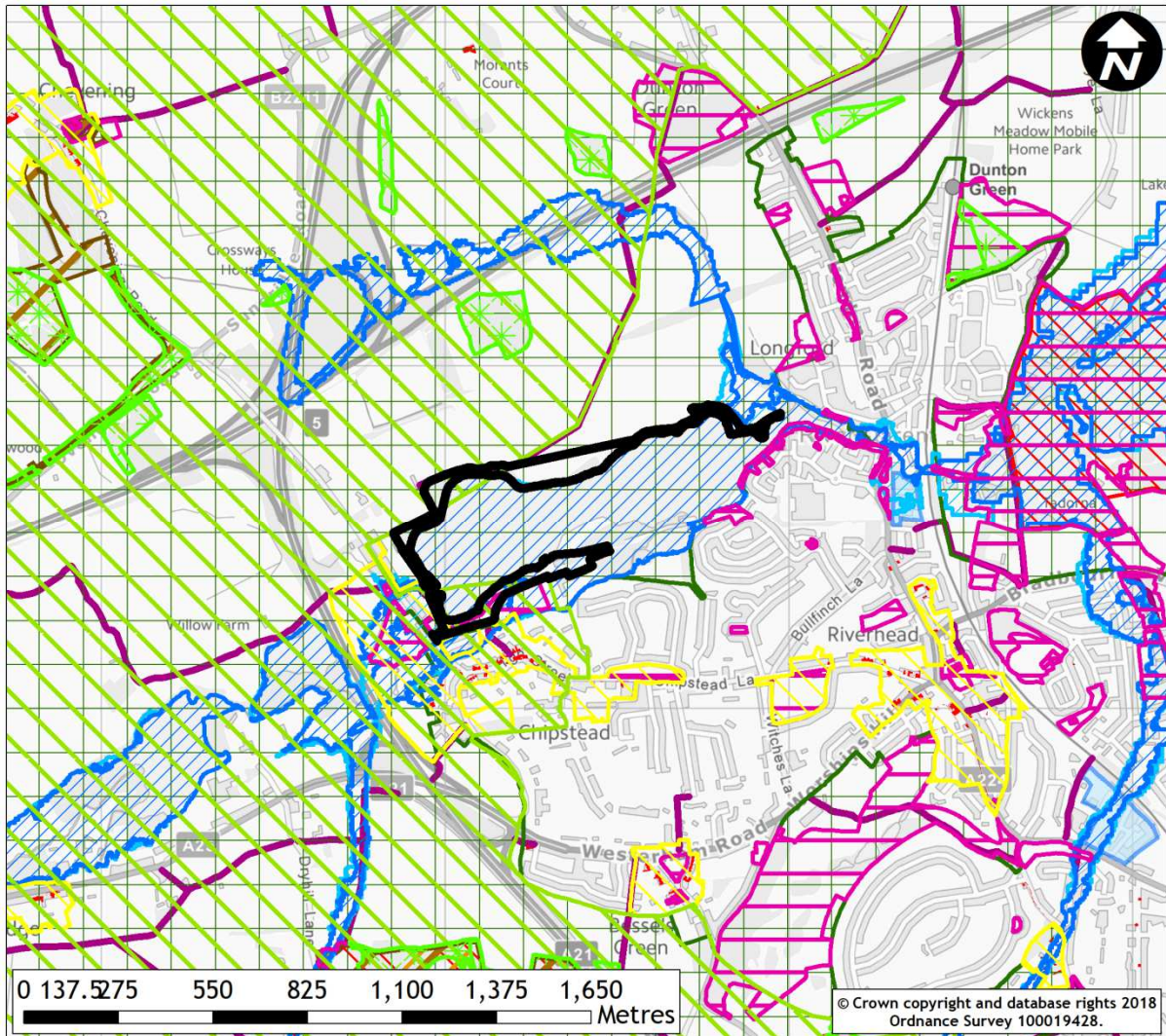
MX36 - LAND AT BIRCHWOOD LANE, KNOCKHOLT



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX36
SHELAA category	5
SHELAA conclusion	N/A
SHELAA yield	0
SHELAA density	30 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Field
Access requirements	From Birchwood Lane
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	Rural location
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 Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	1.83
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)

MX37 - LAND AT CHIPSTEAD SAILING CLUB, CHEVENING ROAD, CHIPSTEAD



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX37
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?	Narrow strip of land surrounding Chipstead Lake.
Access requirements	The existing access onto Chevening Road 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	Woodland on site and provides an important habitat for wildlife. Lies partially in flood zones 2 and 3. Concerns are raised over any impact development would have on the setting of the adjacent conservation area and the lake.
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.

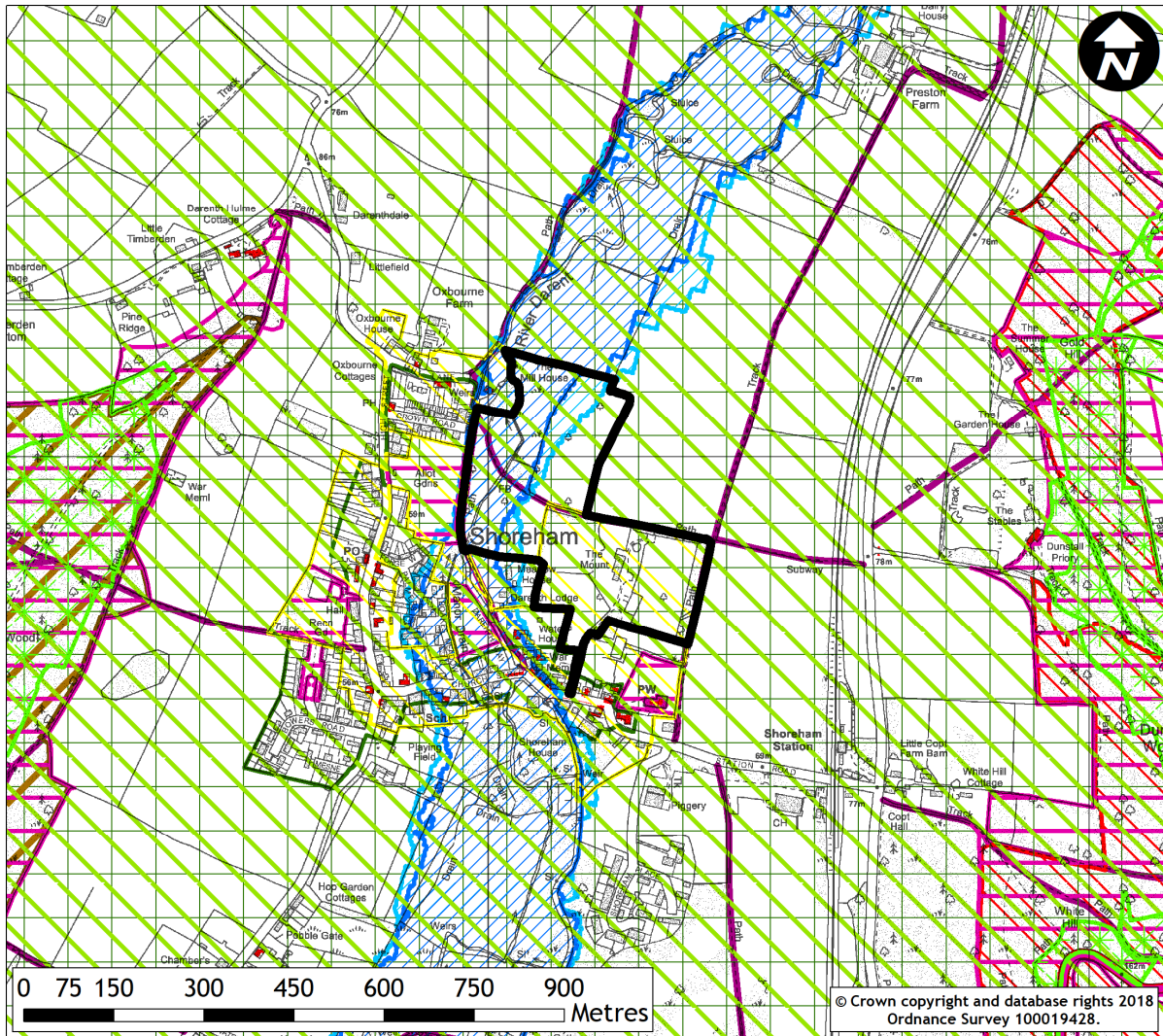
SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to no evidenced infrastructure benefits and moderate/strongly performing green belt.
Key messages from SA	High Biodiversity Conservation Area – Chipstead Listed Building Kent Downs AONB Health Centre Town/Local Centre
Land Use	
Developable area (ha)	7.18
Density	
Site capacity	0
Phasing	

Overall conclusion

Not for inclusion in plan (site specific issues cannot be overcome)

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MX39 - THE MOUNT AND LAND TO THE REAR, CHURCH STREET, SHOREHAM



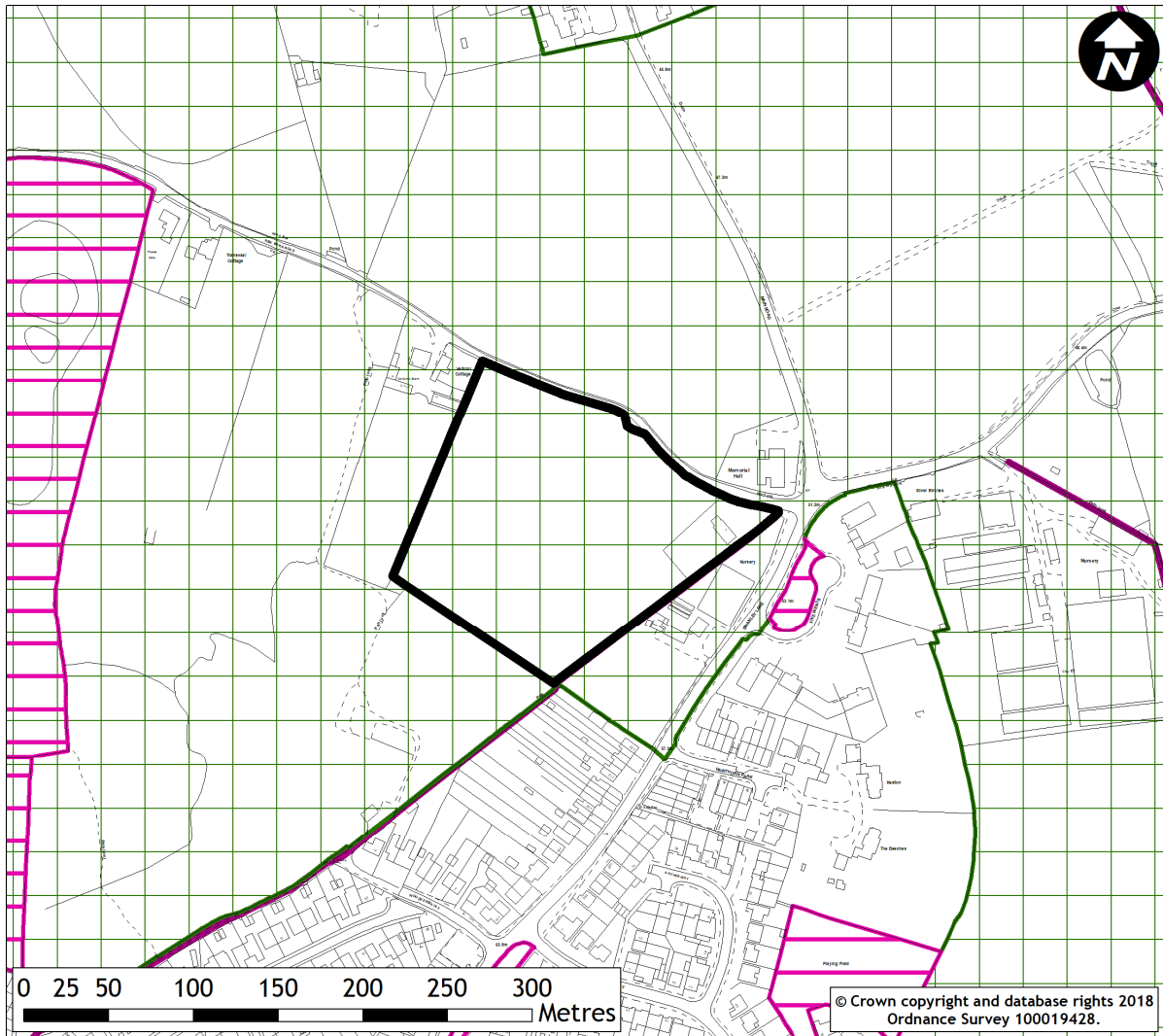
SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX39
SHELAA category	3
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Large estate containing residential dwelling, garden, tennis court, vineyards and agricultural fields.
Access requirements	There is existing access onto Church Street however this is a narrow rural lane and not considered suitable for further development. It is difficult to see how an additional access could be achieved without third party involvement.
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 lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Further concerns are raised over any impact development would have on the setting of the adjacent listed buildings and conservation area. Overall the site is considered unsuitable for development given the access issues, impact on the AONB and risk of flooding.
Deliverability summary	Red - due to unsuitable for development given the access issues, impact on the AONB and risk of flooding.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to unsuitable for development given the access issues, impact on the AONB and risk of flooding.
Key messages from SA	High Biodiversity Conservation Area – Shoreham (Mill Lane) Kent Downs AONB Health Centre Bus Stop Town/Local Centre
Land Use	Mixed Use

Developable area (ha)	10.96
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome, site specific issues cannot be overcome)

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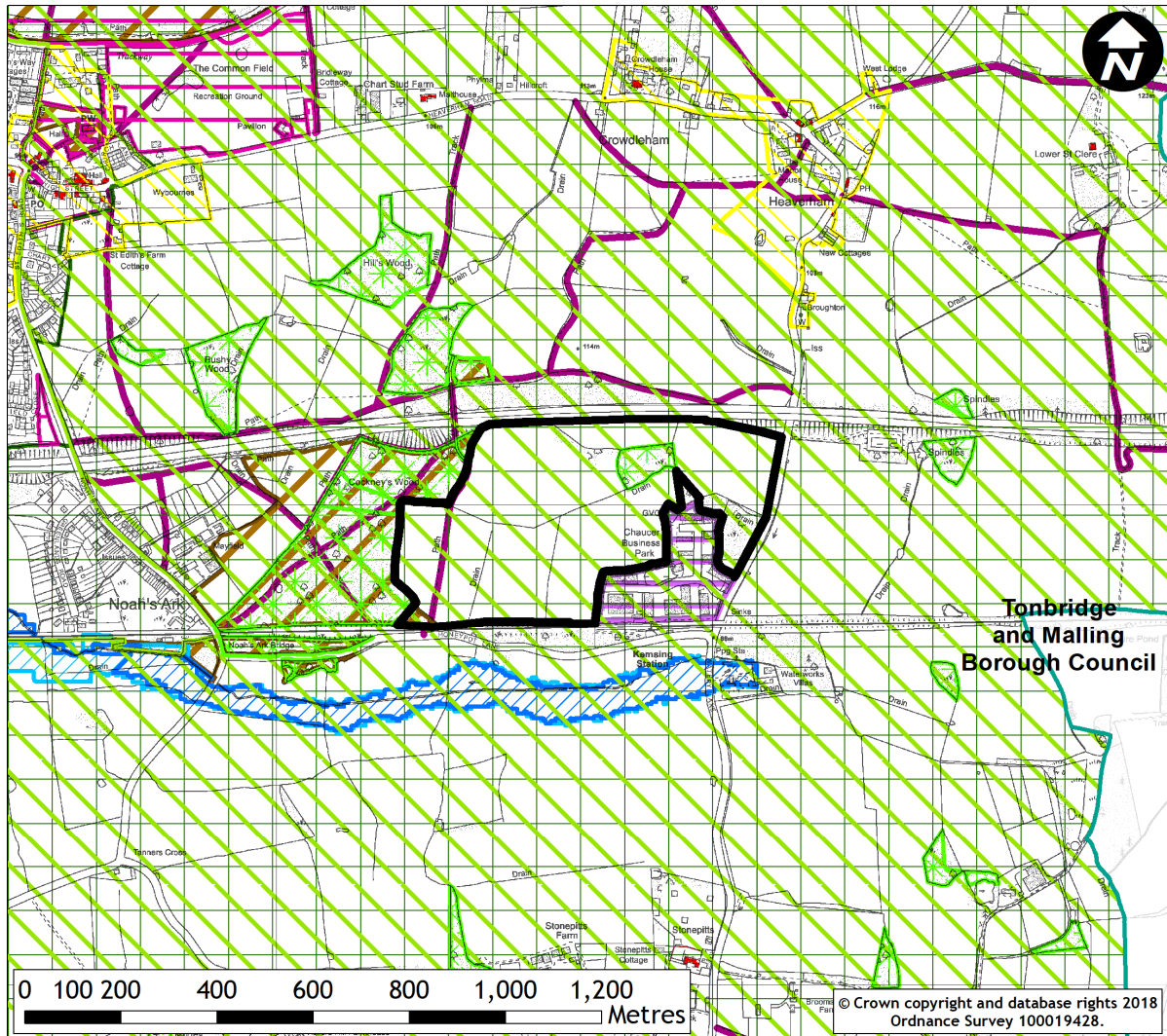
MX45 - FOOTPATH NURSERY, NEW BARN ROAD, SWANLEY



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	MX45
SHELAA category	3
SHELAA conclusion	Deliverable
SHELAA yield	4-6 Residential Units
SHELAA Density	30-40 DPH
When will development be delivered?	1-5 Years
Will an existing use be lost? If yes, what?	Former horticultural nursery containing a dwelling and overgrown scrubland.
Access requirements	The existing access onto New Barn Road could be utilised.
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	It is important to retain the gap between Swanley and Hextable and to avoid encroachment here. Woodland/scrubland. Loss of habitat and impact on biodiversity and wildlife
Deliverability summary	Red – due to the site being located in a strategic gap.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – due to the site being located in a strategic gap.
Key messages from SA	High biodiversity School Town/local centre
Land Use	
Developable area (ha)	2.28
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (strategic green belt gap, site specific issues cannot be overcome)

MX46 - LAND NORTH OF KEMSING STATION, HONEYPOT LANE, KEMSING



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX46
SHELAA category	5
SHELAA conclusion	Developable
SHELAA yield	B1-B8
SHELAA density	N/A
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Agricultural field
Access requirements	Improved access required.
Green Belt strength & boundary issues	Green Belt Strength: Moderate Adjacent to Major Development Employment Site
Viability issues	No issues known
New infrastructure and community benefits	N/A
Input from technical specialists	Kent Downs AONB Unit Environment Agency Environmental Health
Other considerations	Adjacent to existing Major Developed Employment Site in the Green Belt. Historic Landfill site in proximity. Area more suited to employment development
Deliverability summary	Orange - due to strategic scale of employment land, on a rail transport network and adjacent to major developed employment site in the Green Belt.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Orange - due to strategic scale of employment land, on a rail transport network and adjacent to major developed employment site in the Green Belt.
Key messages from SA	Kent Downs AONB Zone 1 SPZ School Health centre Bus stop Town/local centre
Land Use	
Developable area (ha)	24.00
Density	
Site capacity	

Phasing	5-10 years
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

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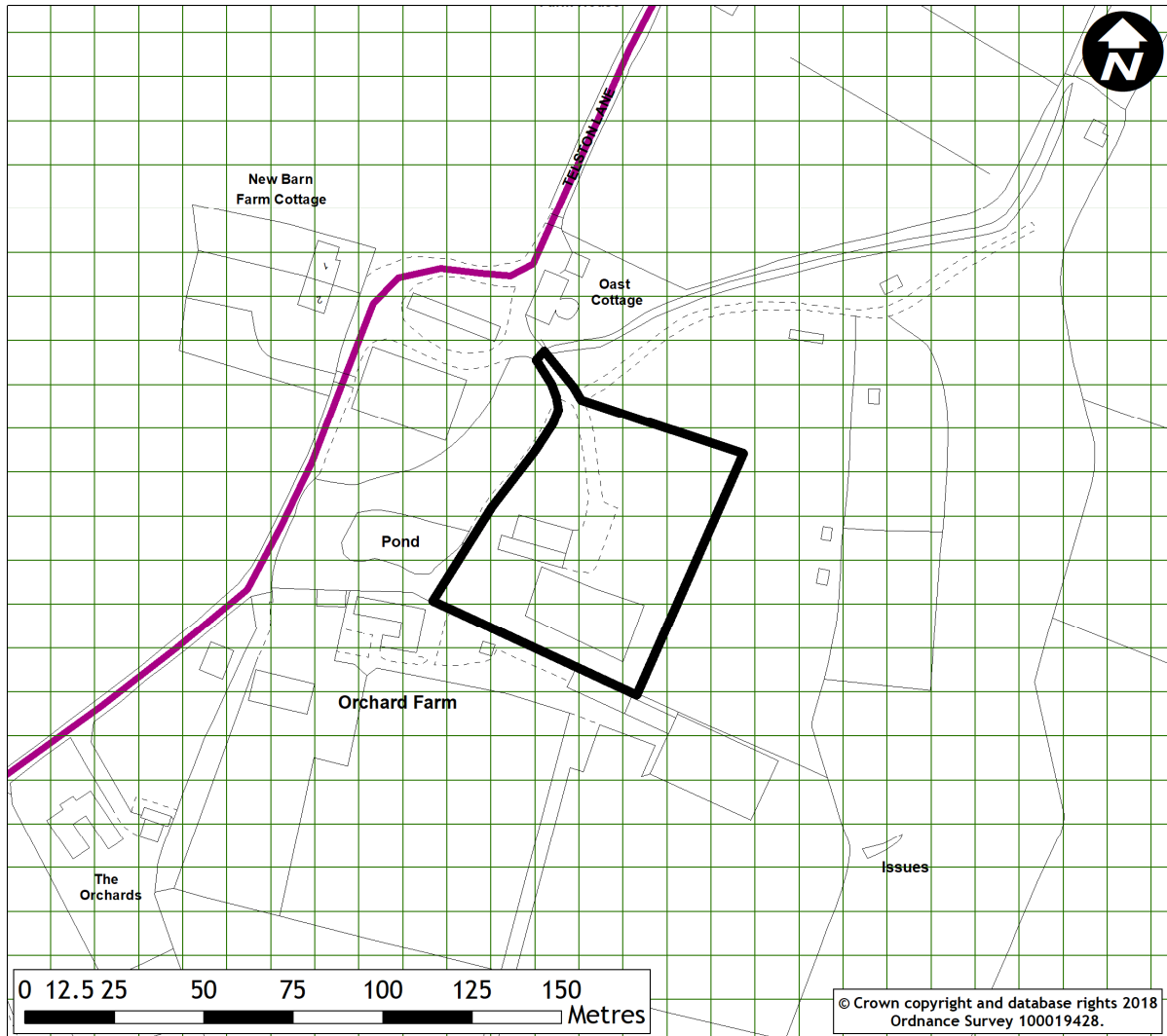
MX47 - LAND NORTH OF MAIN ROAD, SUNDRIDGE



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	MX47
SHELAA category	4
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	30-40 DPH
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	Agricultural fields
Access requirements	Main 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	Proposed community facilities
Input from technical specialists	N/A
Other considerations	The site lies within the AONB. Flood zones 2 and 3. Conservation area and Coombe Bank registered park and garden.
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 Flood Risk Zone 2 and 3 Conservation Area – Sundridge Registered Park/Garden – Combe Bank Kent Downs AONB AQMA School
Land Use	
Developable area (ha)	3.51
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (constraints cannot be overcome)

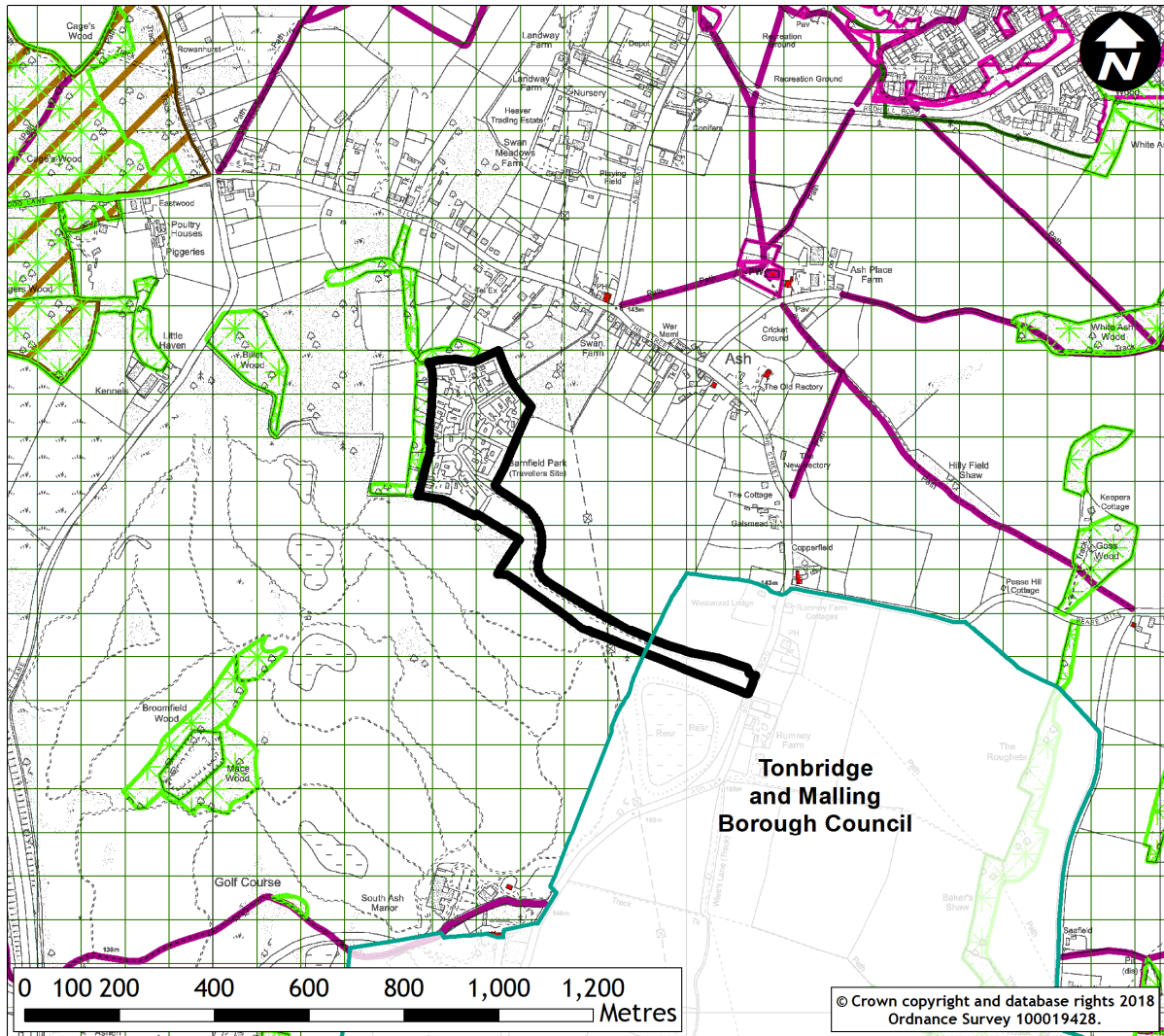
GT15 - HOPGARDEN FARM, TELSTON LANE, OTFORD



SITE DELIVERABILITY ASSESSMENT	
SHELAA Ref	GT15
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	0 pitches
SHELAA Density	N/A
When will development be delivered?	N/A
Will an existing use be lost? If yes, what?	No.
Access requirements	Access adjacent to residential dwelling.
Green Belt strength & boundary issues	Strength: Strong Approx 150m to settlement green belt boundary
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	Refused planning permission 16/03001. Appeal dismissed on amenity grounds.
Deliverability summary	Red – found unsuitable due to amenity issues

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red – found unsuitable due to amenity issues
Key messages from SA	School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	0.41
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan

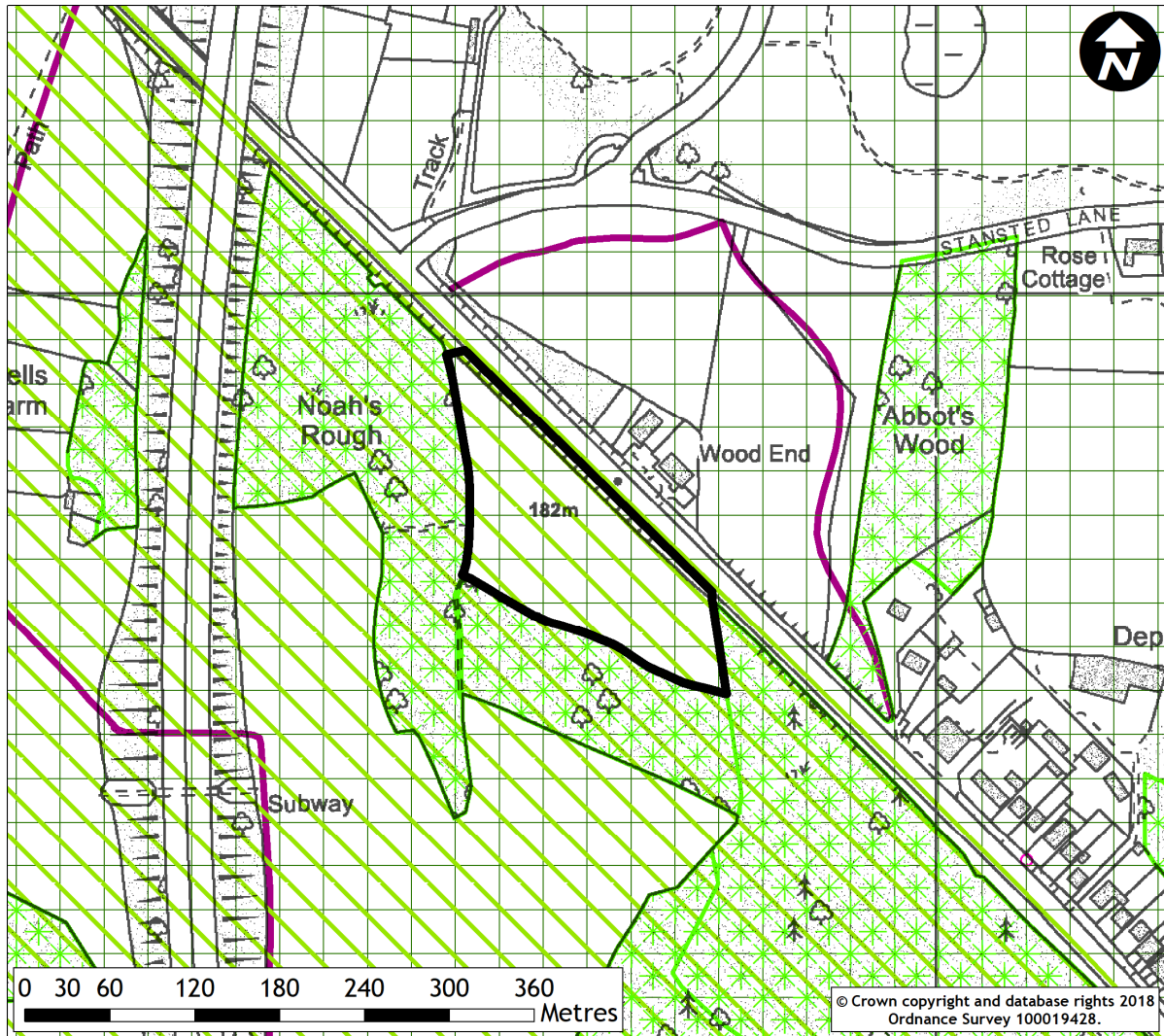
GT21 - BARNFIELD PARK, ASH ROAD, SEVENOAKS



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	GT21
SHELAA category	5
SHELAA conclusion	Deliverable
SHELAA yield	5 pitches via plot division
SHELAA density	N/A
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	No.
Access requirements	Access from Ash Road
Green Belt strength & boundary issues	Strength: Strong Close to Ash but Approx 1.8km from green belt settlement boundary (via Ash Road)
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	Existing large site. Additional plots considered to be overdevelopment.
Deliverability summary	Yellow – due to site being located in the Green Belt, >1km from existing settlement but with existing authorised pitches.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Yellow – due to site being located in the Green Belt, >1km from existing settlement but with existing authorised pitches.
Key messages from SA	School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	8.82
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (site specific issues cannot be overcome)

EM16 - LAND OPPOSITE WOOD END, LONDON ROAD, WEST KINGSDOWN



SITE DELIVERABILITY ASSESSMENT	
SHELAA ref	EM16
SHELAA category	5
SHELAA conclusion	Unsuitable
SHELAA yield	0
SHELAA density	N/A
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Existing commercial use
Access requirements	From London 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	Adjacent to ancient woodland. Rural location
Deliverability summary	Red - due to the impact on the AONB and encroachment into the countryside.

SITE APPRAISAL CONCLUSION	
Deliverability summary	Red - due to the impact on the AONB and encroachment into the countryside.
Key messages from SA	Kent Downs AONB School Health Centre Bus Stop Town/Local Centre
Land Use	
Developable area (ha)	2.11
Density	
Site capacity	0
Phasing	
Overall conclusion	Not for inclusion in plan (unsuitable location for development)