

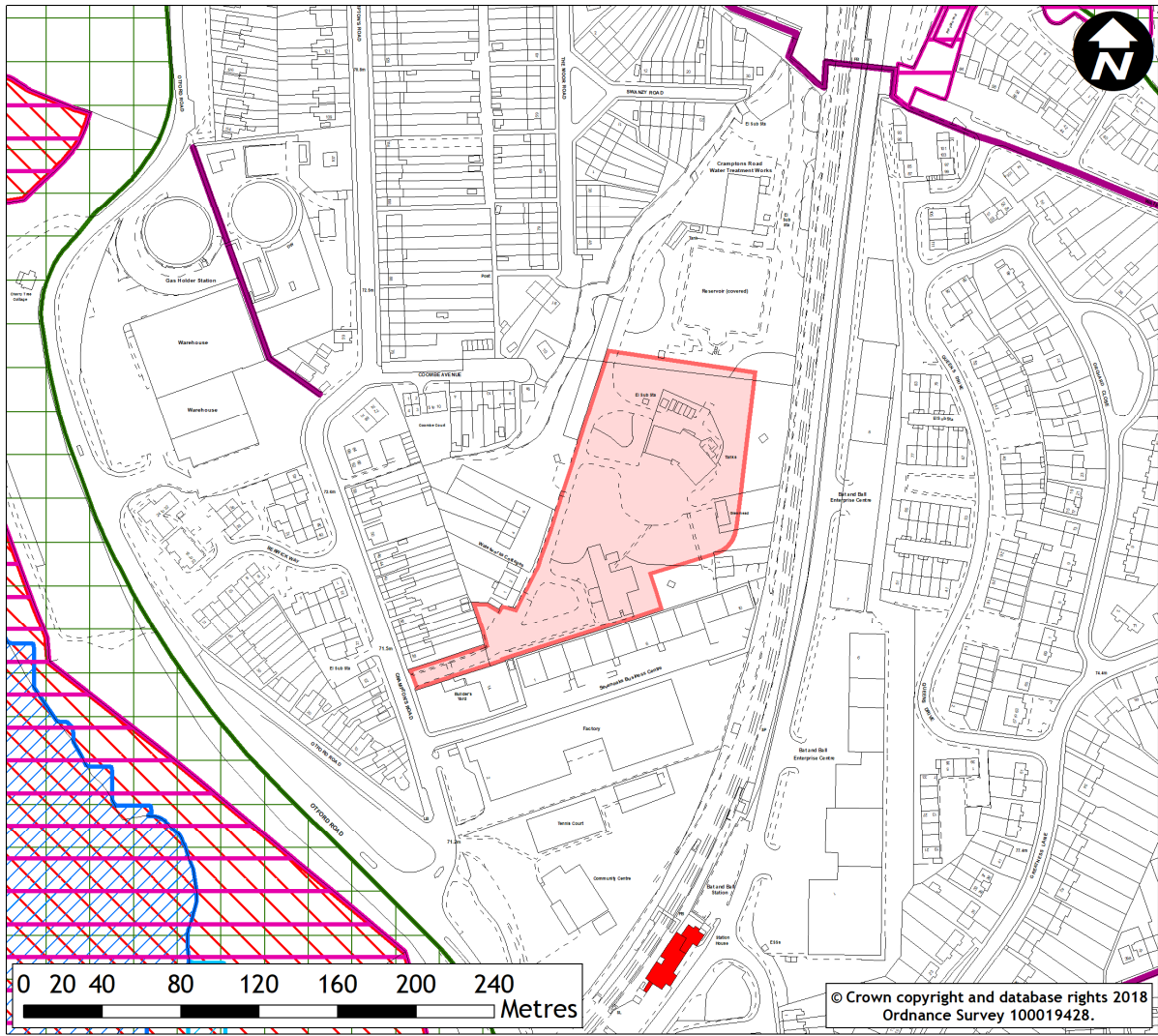
# Draft Local Plan

## Site Appraisals

Existing Housing and Mixed Use Allocations  
from the Allocations & Development  
Management Plan (ADMP)

Draft Local Plan

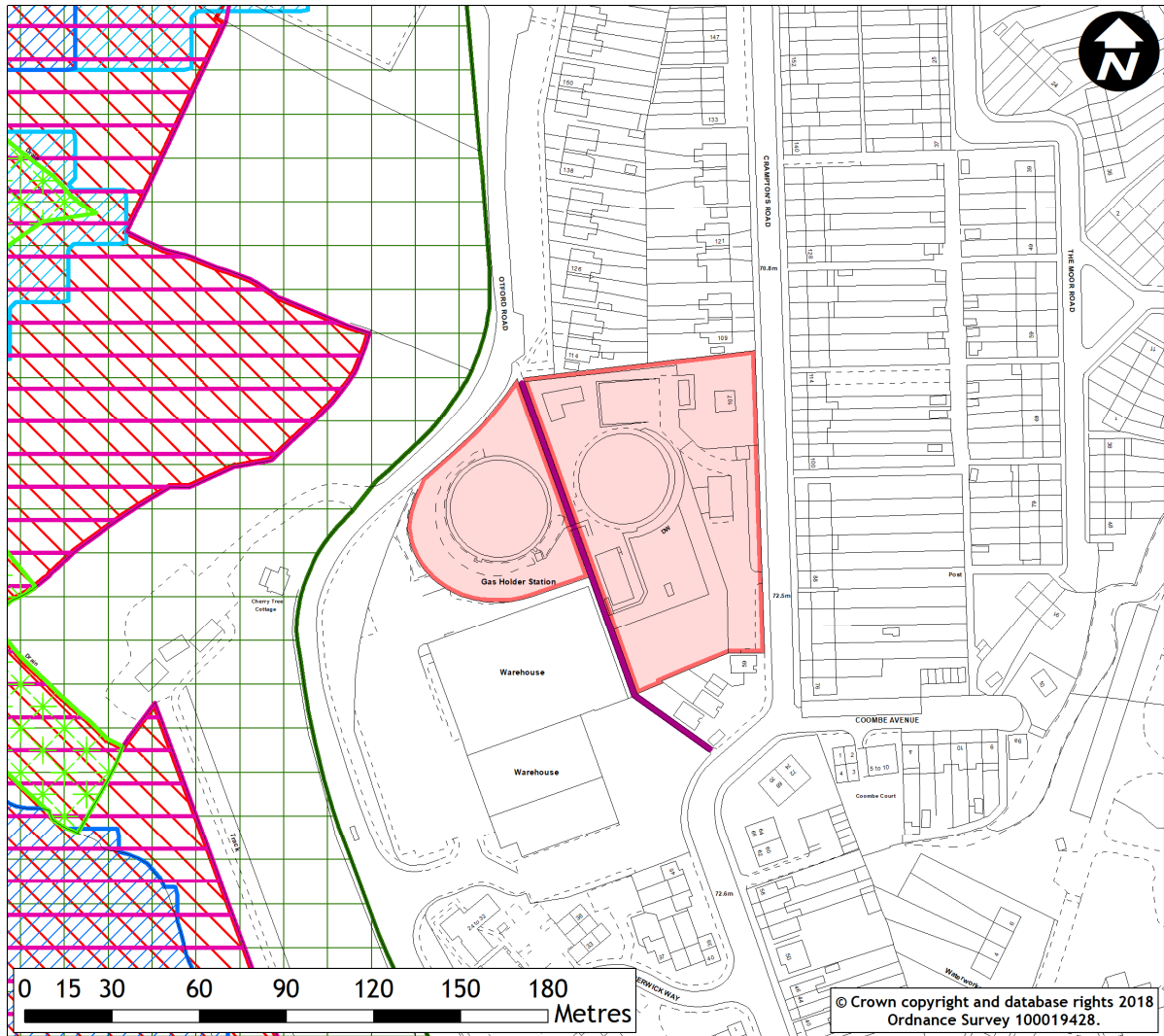
# H1b – CRAMPTON ROAD WATER WORKS, SEVENOAKS



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1b
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	70 residential units
SHELAA density	55 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Water works
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	1.26
Density	55 DPH
Site capacity	70 units
Phasing	1-5 years
<b>Overall conclusion</b>	<b>Include in plan</b>

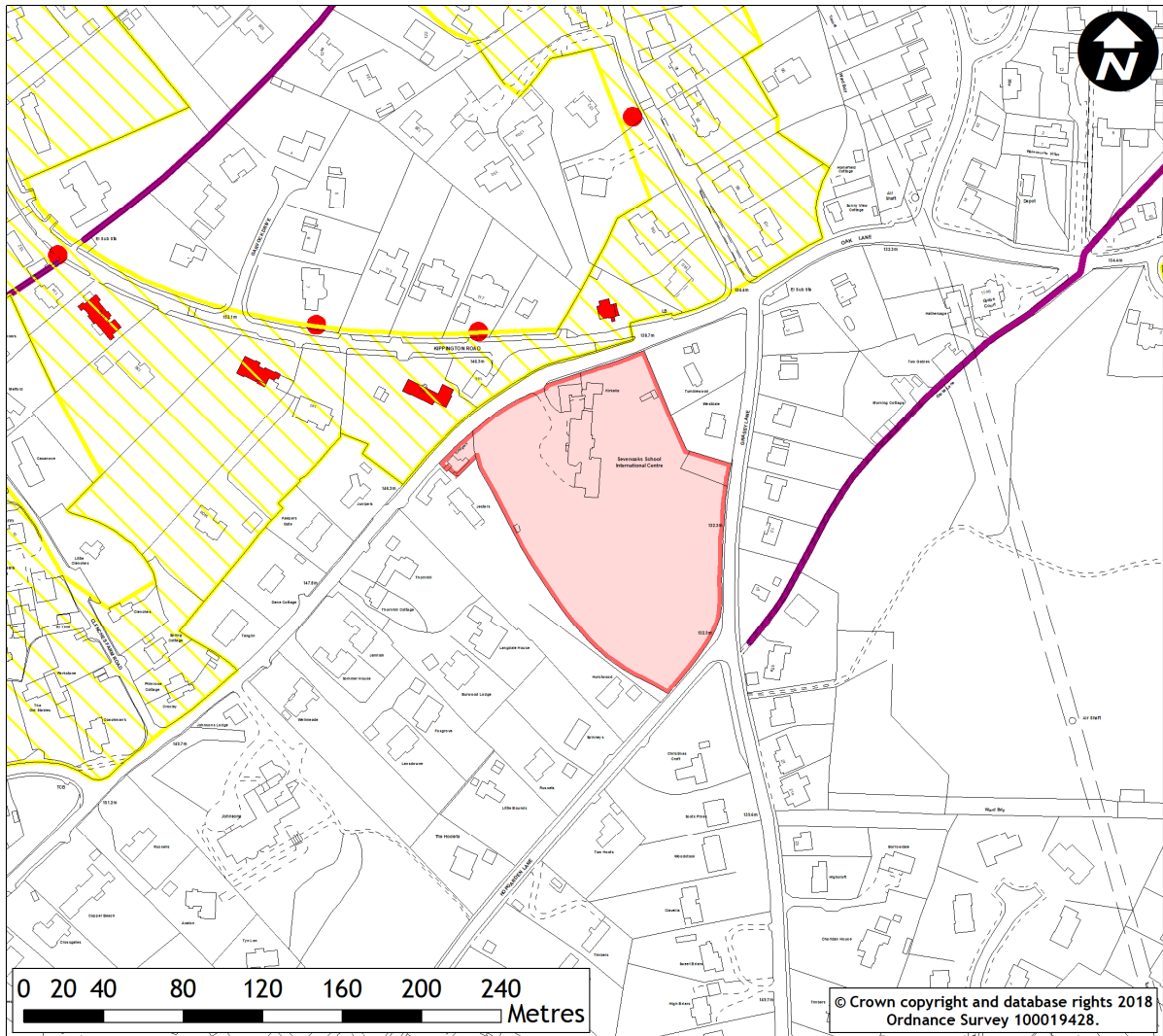
H1c – SEVENOAKS GASHOLDERS, CRAMPTONS ROAD, SEVENOAKS



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1c
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	54 residential units
SHELAA density	55 DPH
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Gasholders and buildings
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	0.98
Density	55 DPH
Site capacity	54 units
Phasing	6-10 years
<b>Overall conclusion</b>	<b>Include in plan</b>

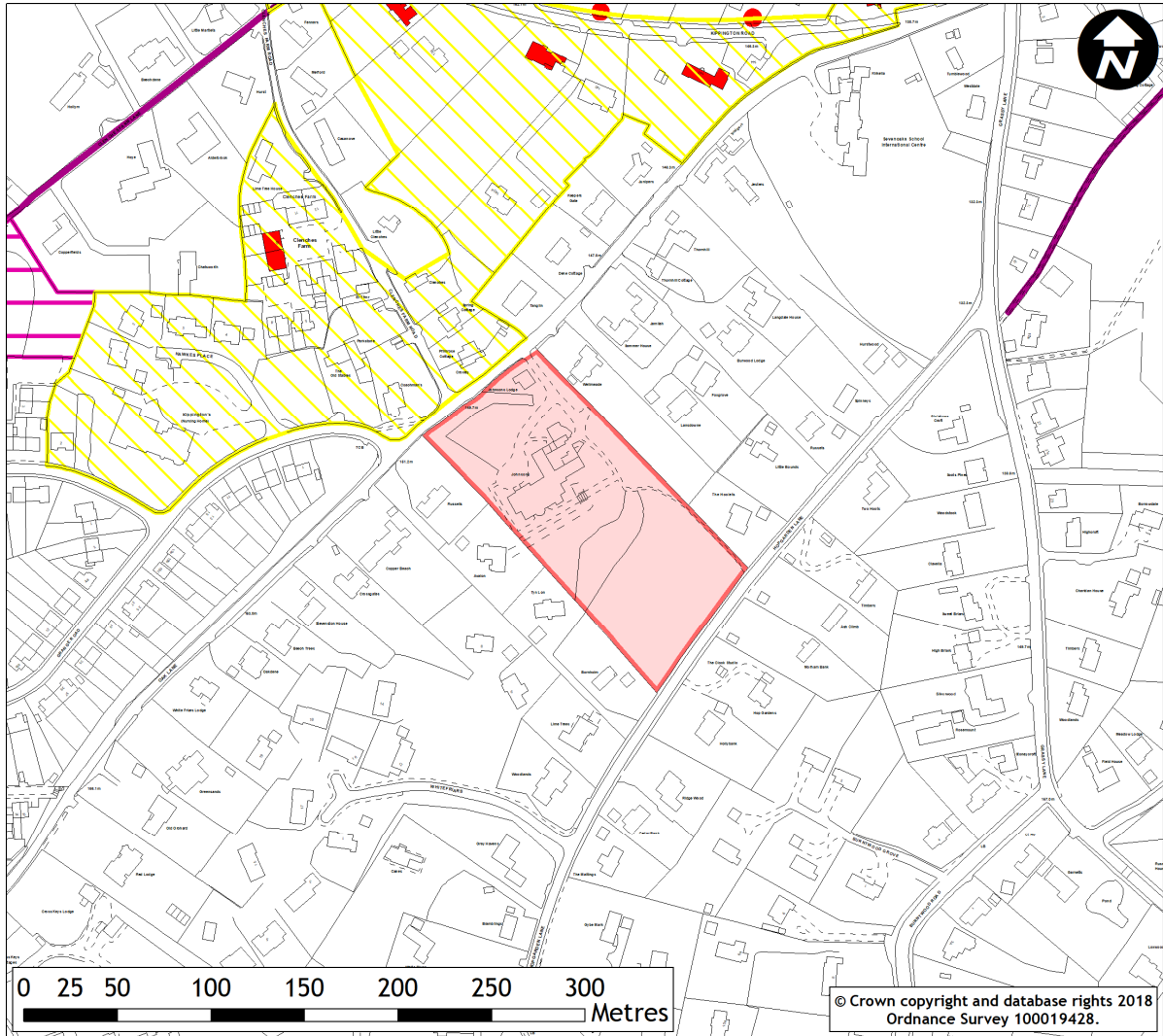
H1d – SCHOOL HOUSE, OAK LANE & HOPGARDEN LANE, SEVENOAKS



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1d
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	28 residential units
SHELAA density	20 DPH
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Open land. Existing building to be converted or replaced.
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	1.40
Density	20 DPH
Site capacity	28 units
Phasing	6-10 years
<b>Overall conclusion</b>	<b>Include in plan</b>

H1e – JOHNSONS, OAK LANE & HOPGARDEN LANE, SEVENOAKS

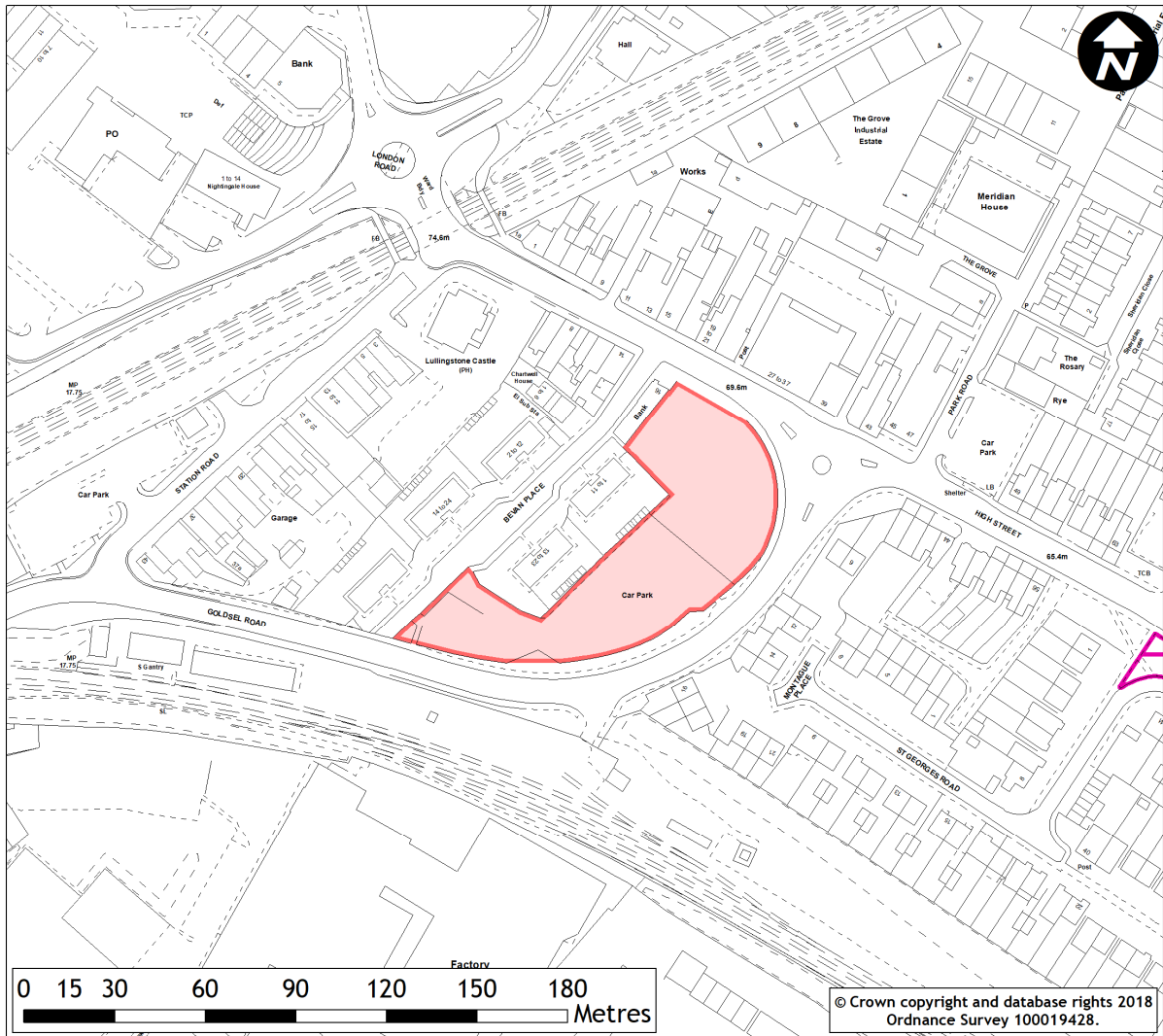




<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1e
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	27 residential units
SHELAA density	20 DPH
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Open Space. Existing building to be converted or replaced.
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	1.36
Density	20 DPH
Site capacity	27 units
Phasing	6-10 years
<b>Overall conclusion</b>	<b>Include in plan</b>

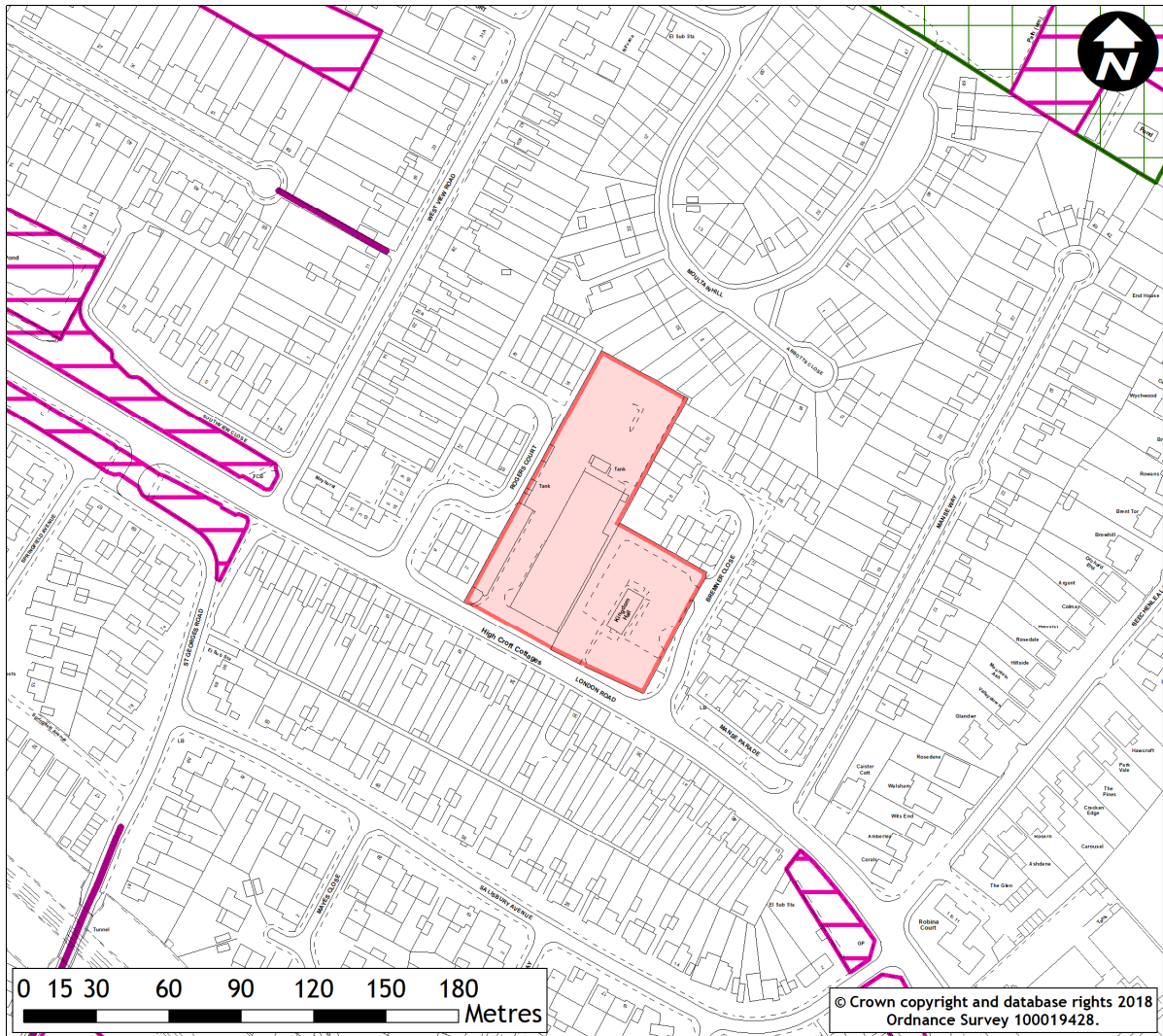
# H1g – BEVAN PLACE, SWANLEY



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1g
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	100 residential units
SHELAA density	217 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Demolished social club and former car parking
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	0.46
Density	217 DPH
Site capacity	100 units
Phasing	1-5 years
<b>Overall conclusion</b>	<b>Include in plan</b>

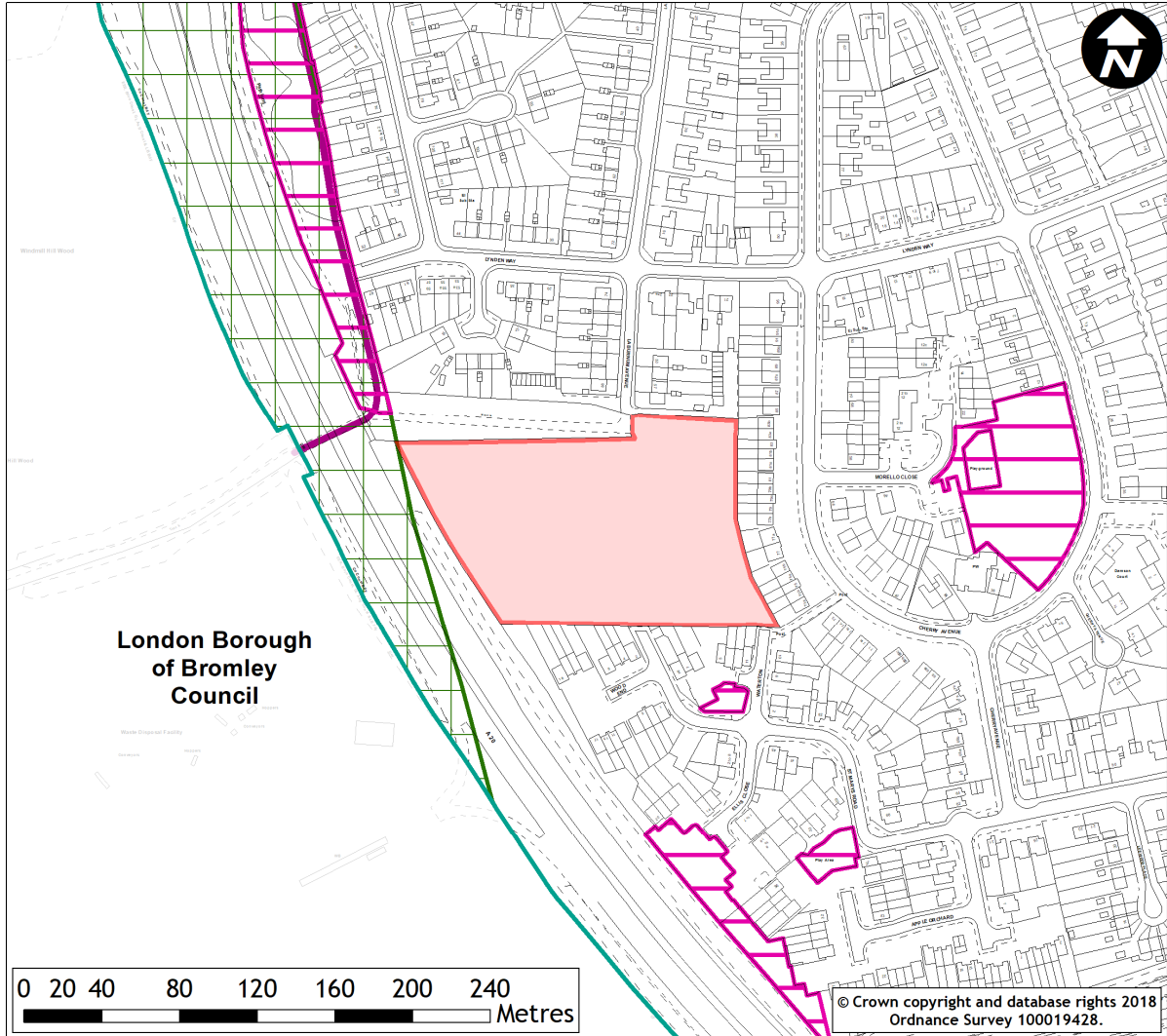
# H1h – BUS GARAGE AND KINGDOM HALL, LONDON ROAD, SWANLEY



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1h
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	45 residential units
SHELAA density	60 DPH
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Bus garage, place of worship and open land
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	0.74
Density	60 DPH
Site capacity	45 units
Phasing	6-10 years
<b>Overall conclusion</b>	<b>Include in plan</b>

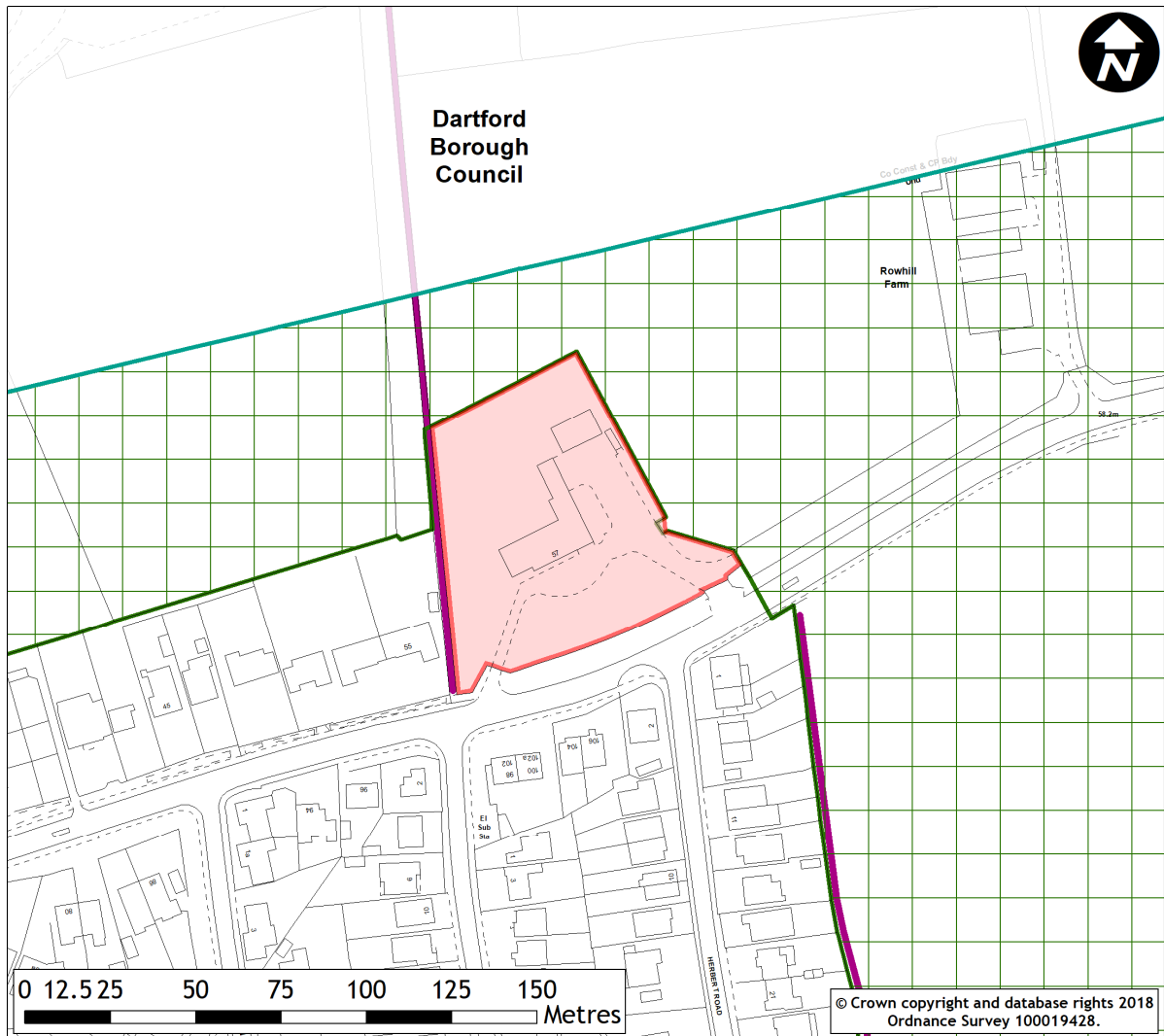
**H1i – LAND WEST OF CHERRY AVENUE, SWANLEY**



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1i
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	60 residential units
SHELAA density	60 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Open land
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	1.00
Density	60 DPH
Site capacity	60 units
Phasing	1-5 years
<b>Overall conclusion</b>	<b>Include in plan</b>

H1j – TOP DARTFORD ROAD, HEXTABLE

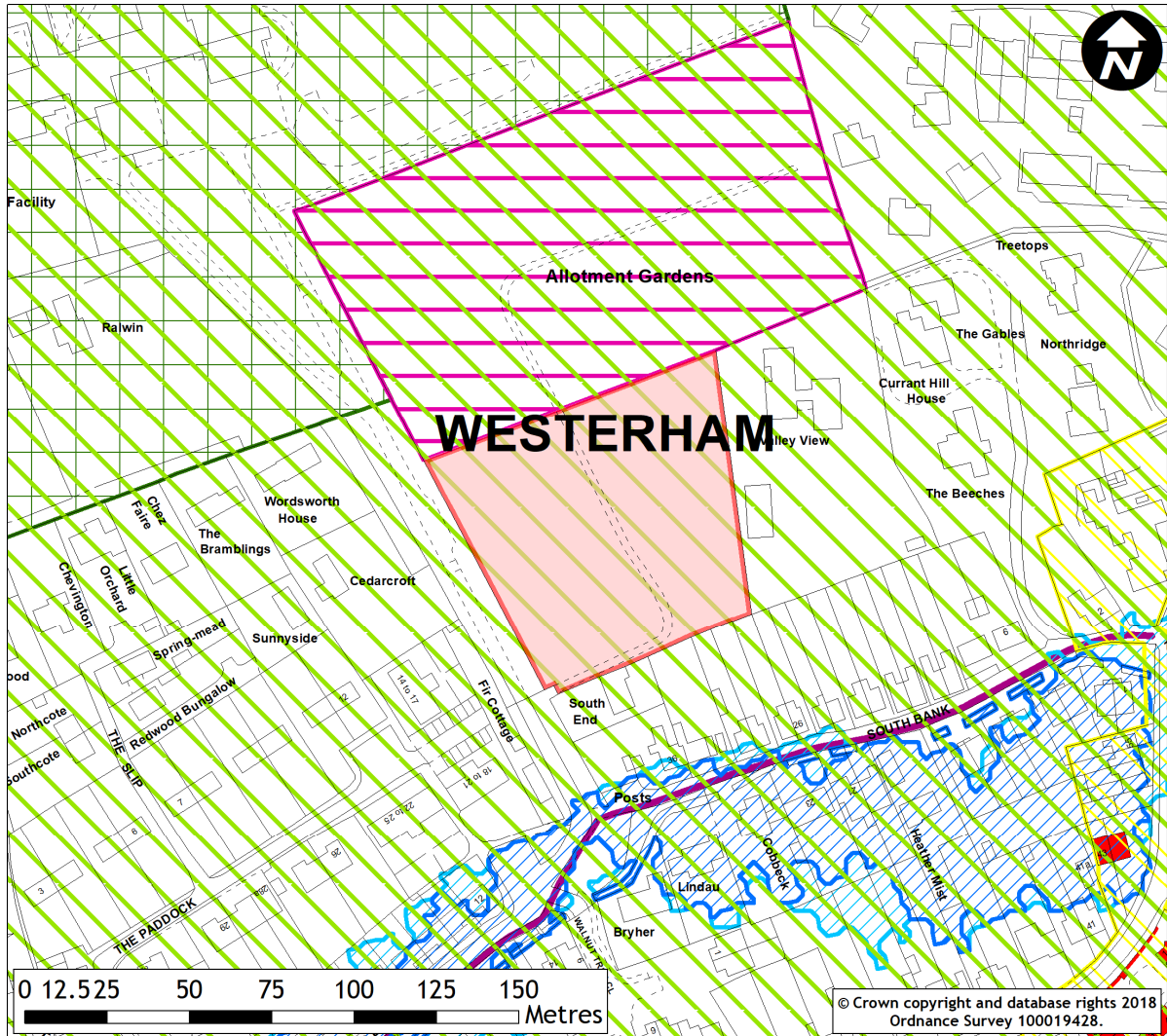




<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1j
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	15 residential units
SHELAA density	40 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	House and garden
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	0.51
Density	40 DPH
Site capacity	15 units
Phasing	1-5 years
<b>Overall conclusion</b>	<b>Include in plan</b>

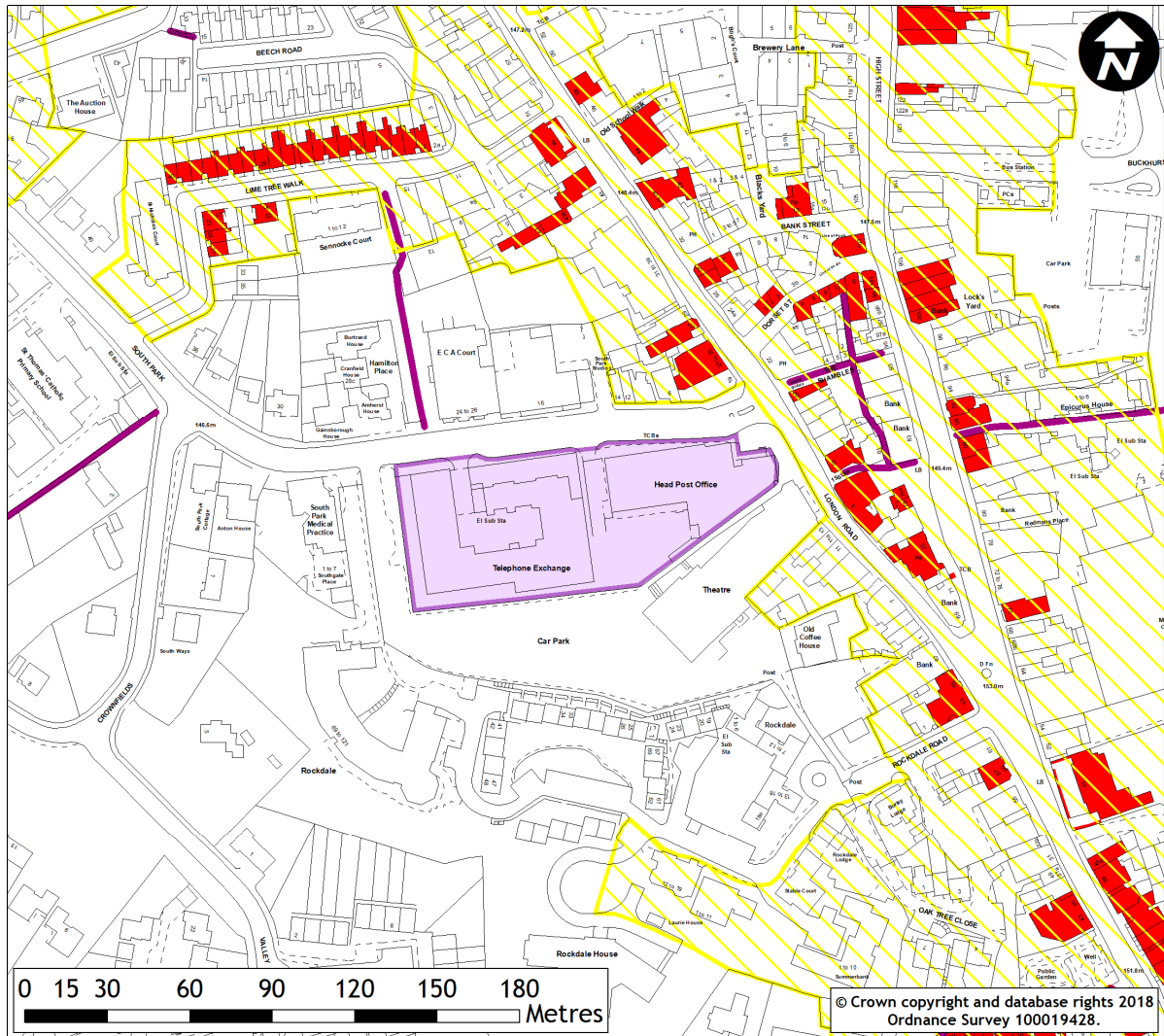
# H1m – CURRANT HILL ALLOTMENTS, WESTERHAM



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H1m
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	24 residential units
SHELAA density	35 DPH
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Allotment gardens
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Residential
Developable area (ha)	0.67
Density	35 DPH
Site capacity	24 units
Phasing	6-10 years
<b>Overall conclusion</b>	<b>Include in plan</b>

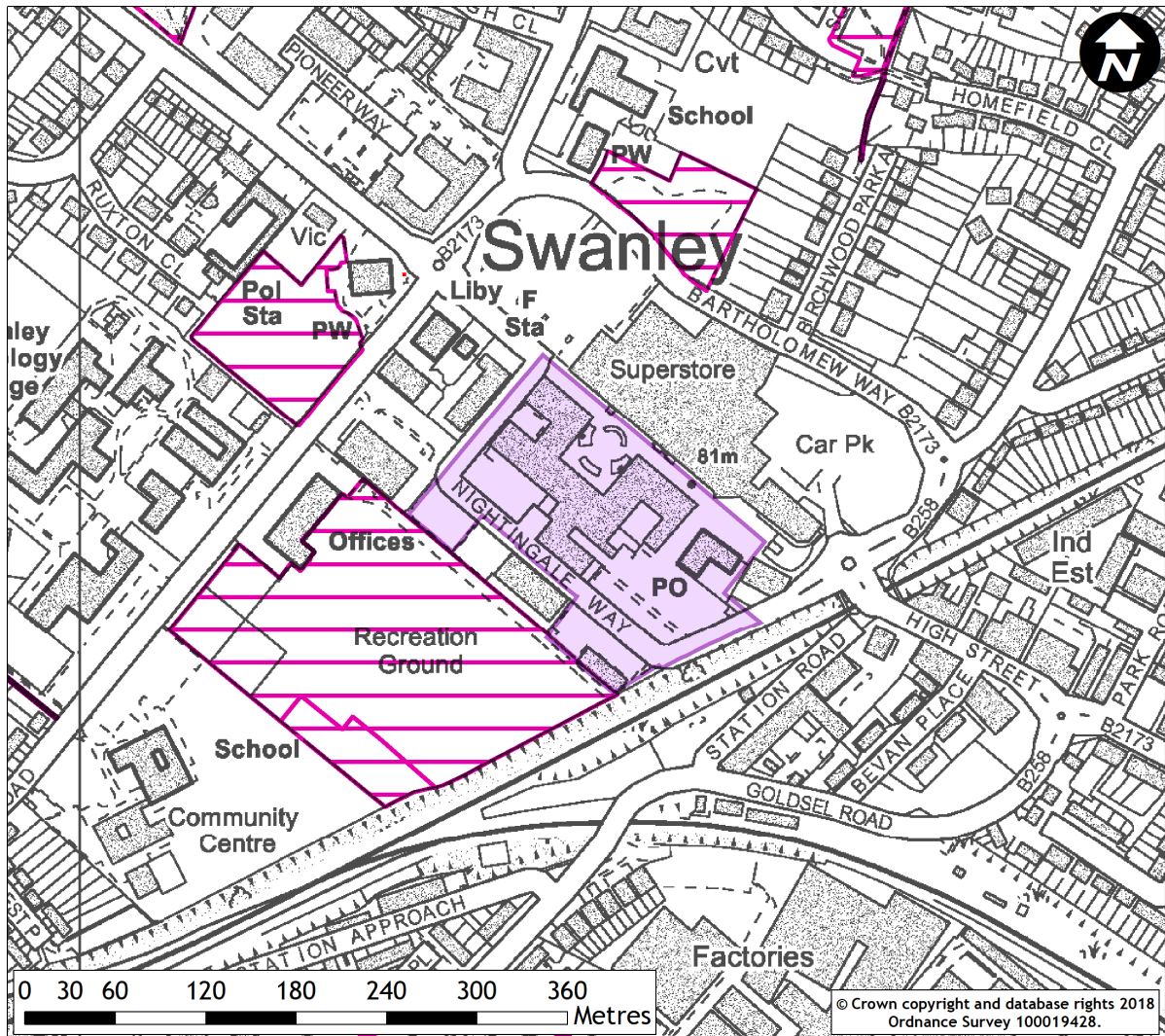
## H2a – DELIVERY & POST OFFICE-BT EXCHANGE, SOUTH PARK, SEVENOAKS



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H2a
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	51 residential units
SHELAA density	100 DPH
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Post office, delivery office and telephone exchange
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Mixed Use – Residential and Retail
Developable area (ha)	0.6
Density	100 DPH
Site capacity	51 units
Phasing	6-10 years
<b>Overall conclusion</b>	<b>Include in plan</b>

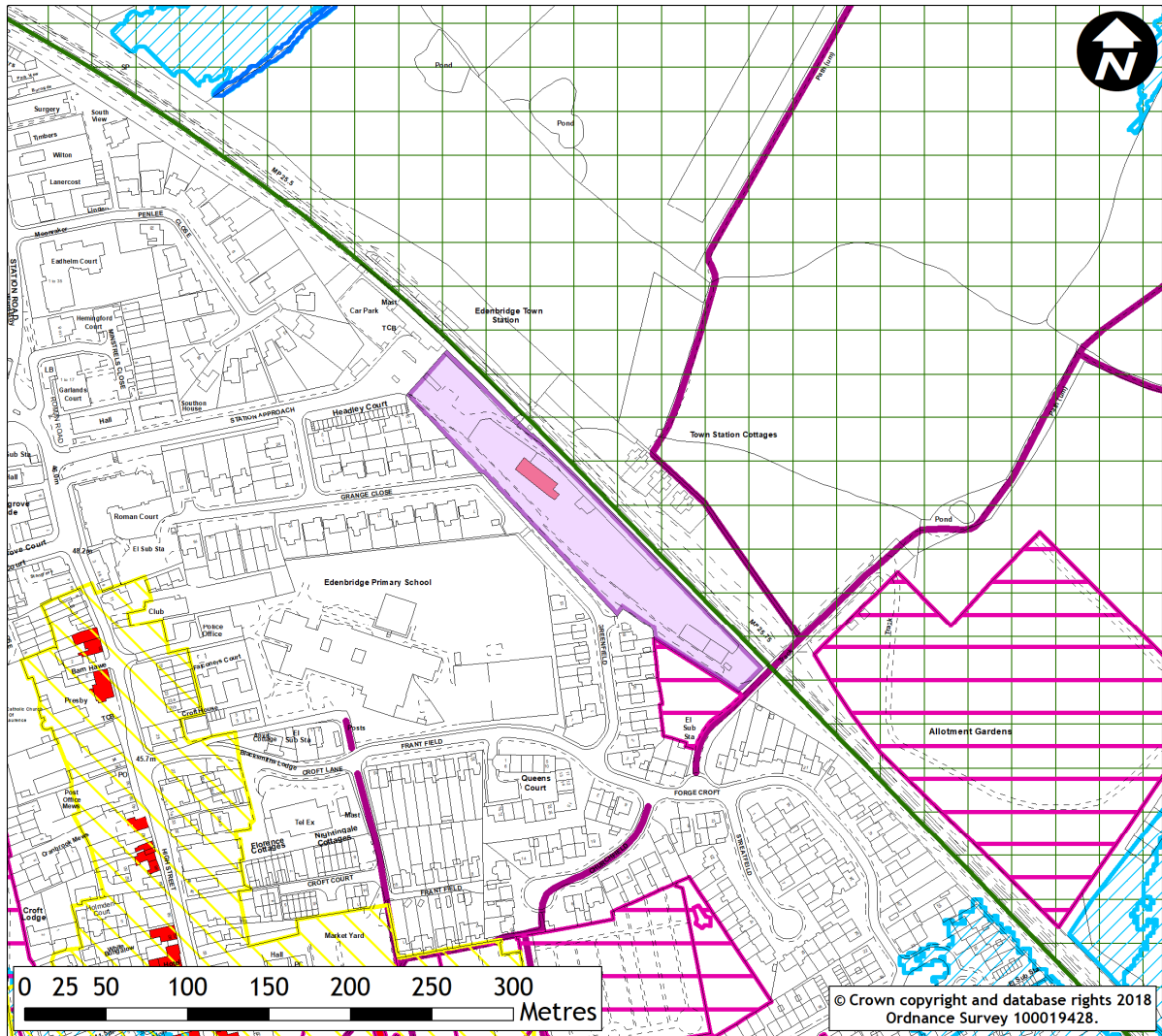
H2c – SWANLEY CENTRE, NIGHTINGALE WAY, SWANLEY



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H2c
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	250 residential units
SHELAA density	96 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Retail provision to be reprovided
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Mixed Use – Residential and Retail
Developable area (ha)	2.6
Density	96 DPH
Site capacity	250 units
Phasing	1-5 years
<b>Overall conclusion</b>	<b>Include in plan</b>

## H2d – STATION APPROACH, EDENBRIDGE

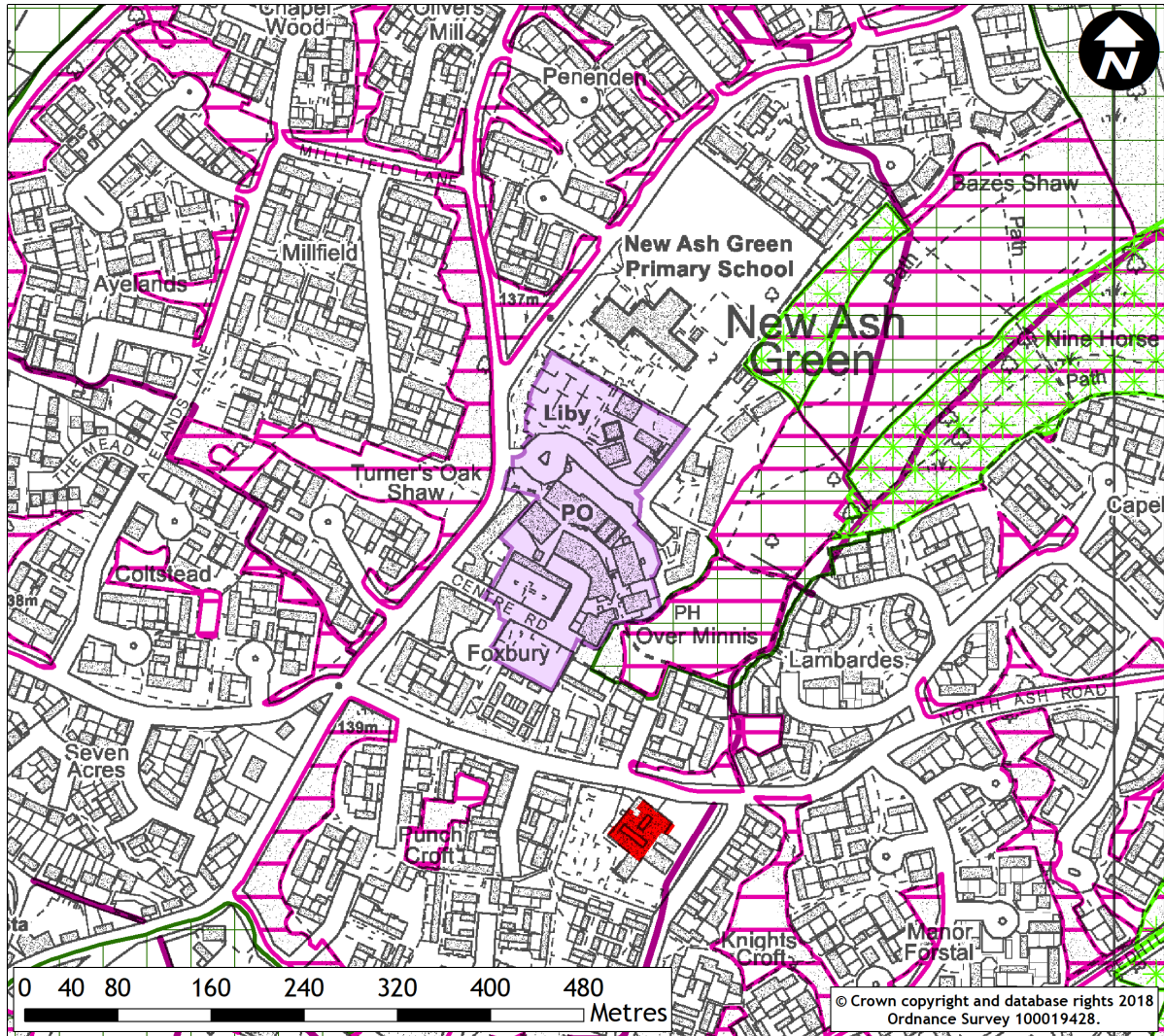




<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H2d
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	28 residential units
SHELAA density	55 DPH
When will development be delivered?	1-5 years
Will an existing use be lost? If yes, what?	Commercial use to be retained
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Mixed Use – Residential and Employment
Developable area (ha)	1.0
Density	55 DPH
Site capacity	28 units
Phasing	1-5 years
<b>Overall conclusion</b>	<b>Include in plan</b>

H2e – NEW ASH GREEN VILLAGE CENTRE, NEW ASH GREEN



<b>SITE DELIVERABILITY ASSESSMENT</b>	
SHELAA ref	H2e
SHELAA category	ADMP Allocations
SHELAA conclusion	Deliverable
SHELAA yield	70 residential units
SHELAA density	75 DPH
When will development be delivered?	6-10 years
Will an existing use be lost? If yes, what?	Retail uses to be reprovided
Access requirements	As per ADMP Allocation
Green Belt strength & boundary issues	N/A
Viability issues	N/A
New infrastructure and community benefits	N/A
Input from technical specialists	N/A
Other considerations	Existing ADMP Allocation considered suitable for a higher density scheme.
Deliverability summary	Green – ADMP Allocation

<b>SITE APPRAISAL CONCLUSION</b>	
Deliverability summary	Green – ADMP Allocation
Key messages from SA	N/A
Land Use	Mixed Use – Residential and Retail
Developable area (ha)	1.87
Density	75 DPH
Site capacity	70 units
Phasing	6-10 years
<b>Overall conclusion</b>	<b>Include in plan</b>